

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: MOU with FDOT for C 470 ROW Acquisition near I-75 (staff recommends approval)
REQUESTED ACTION: Recommand BOCC approval

Work Session (Report Only) **DATE OF MEETING:** 3/8/2011
 Regular Meeting Special Meeting

CONTRACT: N/A **Vendor/Entity:** FDOT
Effective Date: _____ **Termination Date:** _____
Managing Division / Dept: Public Works Division

BUDGET IMPACT: _____
 Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

FDOT project number FPN 242626-3 plans to improve the interchange at I-75 @ C 470. To do so, FDOT needs to acquire right of way along C 470, and work in the County's existing right of way (ROW), in order to widen the roadway, ensure proper access to businesses in the area of the interchange, and ensure continued access to the County's Shady Brook Greenway Park.

The attached MOU is the vehicle by which the County would allow FDOT to work in the County ROW, by which FDOT will acquire other real property, and by which acquired property will be conveyed to the County once the road widening project has been completed.

Property acquired by FDOT and needed for I-75 operations will be retained by FDOT.

See enclosed map for a general depiction of the County ROW and other property needed by FDOT to improve the interchange area. This aerial also shows the current plan and associated property needed to maintain access to Shady Brook Greenway Park, due to the change to the limited access areas of the interchange brought about by the project.

Note that the new access to Shady Brook Park will expand the CSX crossing and could dictate closure of 1-2 railroad crossings elsewhere in the County. FDOT is coordinating with CSX on this issue in an effort to negate or limit this potential impact.

Attachments: MOU and aerial of area.

APPROVED

MARCH 8, 2011

EKH. 1

MEMORANDUM OF UNDERSTANDING

THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

And

**SUMTER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
FLORIDA**

WHEREAS, the State of Florida, Department of Transportation, an Executive Agency of the State, hereinafter "Department" and Sumter County, Florida, a political subdivision of the State of Florida, hereinafter "County" desire to enter into this Memorandum of Understanding to memorialize their agreement and understanding as to acquisition, ownership and conveyance of real property associated with the Department's Project, FPN 242626-3; and

WHEREAS, the Department and the County hereby make these commitments so as to enable the other parties to rely on the other and to move forward with the Department's Project.

NOW THEREFORE, in consideration of the foregoing and on the basis of establishing the expectations of the obligations of each party hereto, the parties agree as follows:

1. The Department and the County agree and understand that the Department will be required out of necessity to acquire certain real property to undertake and to construct the Department's Project at I-75 and CR 470.

2. The parties agree and understand that the Department will need to enter onto and to perform work within the County's right of way for CR 470 and that this Memorandum of Understanding shall serve as the Department's permit to do so.

3. It is expected that the Department will need to acquire real property to enable the Department to undertake and to complete its Project. The Department shall acquire the real property in the Department's name and the Department shall retain ownership and control of the real property acquired during the construction of the Project. At the completion of construction, the Department shall convey to the County any and all property that is needed for CR 470 and the Department shall retain all property necessary for I-75. The County hereby agrees to accept the conveyance of the real property associated with CR 470 from the Department once construction is complete.

4. This Memorandum of Understanding shall become effective upon execution by the last party to sign and no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

5. The COUNTY shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of;

A. All persons employed by the COUNTY during the term of the Contract to perform employment duties within Florida; and

B. All persons, including subcontractors, assigned by the COUNTY to perform work pursuant to the contract with the Department.

6. All notices required pursuant to the terms hereof shall be sent by First Class United States Mail. Unless prior written notification of an alternate address for notices is sent, all notices shall be sent to the following addresses:

DEPARTMENT

Todd Long or Designee
Project Management Supervisor
719 South Woodland Boulevard
DeLand, Florida 32720
(386) 943-5558
todd.long@dot.state.fl.us

COUNTY

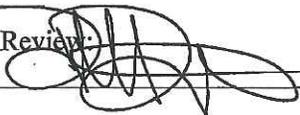
Public Works Director or Designee
319 East Anderson Avenue
Bushnell, Florida 33513
PH: (352) 793-0240

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed on the date listed below.

**FLORIDA DEPARTMENT OF
TRANSPORTATION**

By: 
Noranne B. Downs
District Secretary

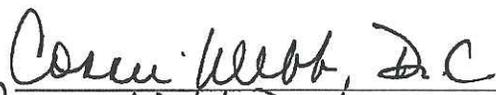
Date: 3-31-11

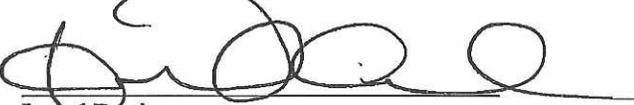
Legal Review: 

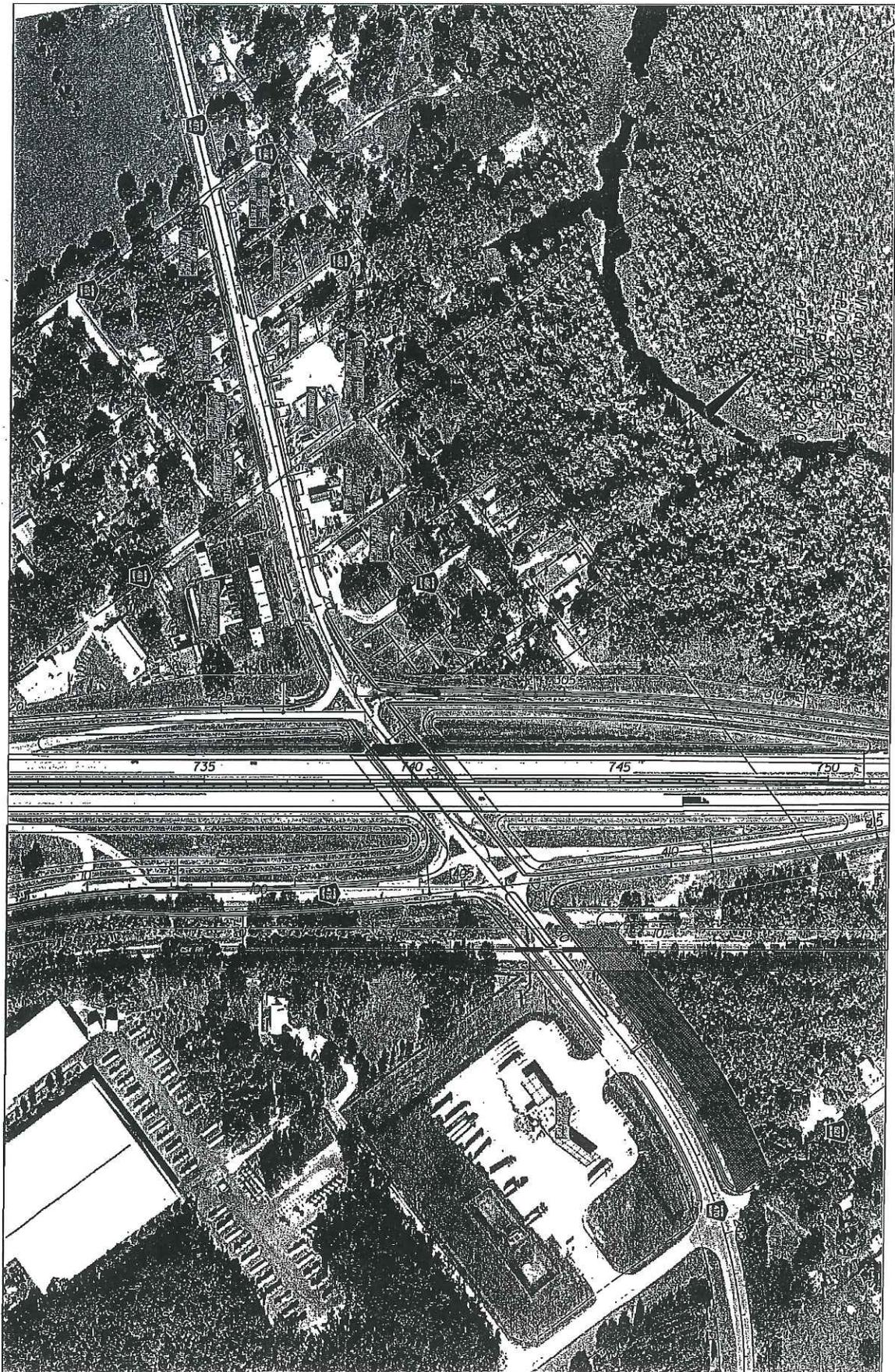
SUMTER COUNTY, FLORIDA

By: 
Don Burgess, Chair
Board of County Commissioners
MAR 08 2011

Date: _____


Connie Webb, Deputy Clerk to the
Board of County Commissioners in and
for the County of Sumter


Legal Review



MEMORANDUM OF UNDERSTANDING
AMENDMENT NUMBER 1
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
and
SUMTER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
EXECUTION DATE: _____

The terms of the original Memorandum of Understanding, executed on March 31, 2011, are hereby amended as follows:

The purpose of this Amendment is to include County Road 475 into all terms and conditions of the original agreement.

Except as hereby modified, amended or changed, all of the terms and conditions of said original Agreement thereto will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents be executed, the day and year first above written.

SUMTER COUNTY, FLORIDA

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
Name: Garry Breeden
Title: Chairman

By: _____
Name: Frank J. O'Dea, P.E.
Title: Director of Transportation Development

Attest:

Attest:

Executive Secretary (Seal)

Legal Review:

Shams, Taleb

2426263 I-75 FROM SR 470 TO SR91(FLORIDA TURNPIKE)

ACT	Title	OD	Early Start	Early Finish
256010	ORDER DESIGN TRAFFIC	1	3/3/2006A	3/3/2006A
900020	FINALIZE SCOPE/PRELIMINARY UNITS MEETING	1	3/28/2006A	3/28/2006A
233010	P.E. CONTRACT EXECUTED	1	7/6/2006A	7/6/2006A
304010	CORING	40	7/6/2006A	8/30/2006A
950010	BUILD SCHEDULE	10	7/31/2006A	8/11/2006A
257010	DESIGN TRAFFIC RECEIVED	1	8/16/2006A	8/16/2006A
250020	P.E. BEGIN	1	8/21/2006A	8/21/2006A
106010	DESIGN SURVEY	140	9/5/2006A	2/22/2007A
106210	SURVEY ALIGNMENT	60	9/15/2006A	12/22/2006A
170050	PNC COORDINATES	20	9/15/2006A	11/20/2006A
170010	R/W SURVEY	220	9/15/2006A	4/16/2007A
325020	TIITF DETERMINATION	1	10/3/2006A	10/3/2006A
170250	PNC DATABASE	20	11/3/2006A	2/5/2007A
925010	POND NOTIFICATION LETTER- INITIAL	1	11/14/2006A	11/14/2006A
271010	DRAFT POND SITE REPORT	148	11/14/2006A	6/7/2007A
313010	CORING TEST RESULTS RECEIVED	1	11/20/2006A	11/20/2006A
106310	SURVEY ALIGNMENT REVIEW	20	11/21/2006A	1/2/2007A
298010	R/W ESTIMATE - SCOPE	10	12/11/2006A	1/15/2007A
925020	POND NOTIFICATION LETTER - SECOND	1	12/27/2006A	12/27/2006A
170150	30% CONTROL MAP	40	2/6/2007A	3/5/2007A
925030	POND NOTIFICATION LETTER - FINAL	1	2/8/2007A	2/8/2007A
315120	60% CONTROL MAP	60	3/6/2007A	5/4/2007A
315020	30% CONTROL MAP REVIEW - WAIVED	1	3/6/2007A	3/6/2007A
301010	LINE & GRADE MEETING (15% ROADWAY PLANS)	1	3/13/2007A	3/13/2007A
113011	30% ROADWAY PLANS	60	4/2/2007A	5/11/2007A
106110	MAINLINE DESIGN SURVEY DB SUBMITTAL	1	4/3/2007A	4/3/2007A
197010	PAVEMENT DESIGN	60	4/30/2007A	1/30/2008A
315030	60% CONTROL MAP REVIEW	20	5/7/2007A	7/11/2007A
271110	REVIEW DRAFT POND SITE REPORT	20	6/8/2007A	6/22/2007A
221010	ACCESS MANAGEMENT RPT	20	6/11/2007A	7/6/2007A
271020	FINAL POND SITE REPORT	21	6/18/2007A	7/16/2007A
260010	TYPICAL SECTION APPROVED	1	6/22/2007A	6/22/2007A
315140	90% CONTROL MAP	32	7/12/2007A	7/25/2007A
301252	30% ROADWAY PLANS REVIEW	20	7/16/2007A	8/31/2007A
271120	REVIEW FINAL POND SITE REPORT	20	7/17/2007A	8/15/2007A
315040	90% CONTROL MAP REVIEW	20	7/26/2007A	8/27/2007A

EXH. 3

138010	30% R/W MAP (INCLUDES TOPO)	30	8/28/2007A	10/8/2007A
113020	INITIAL ROADWAY PLANS (60% ROADWAY PLANS)	110	8/31/2007A	4/8/2011A
271030	SIGNED & SEALED POND SITE REPORT	1	8/31/2007A	8/31/2007A
298030	R/W ESTIMATE - LINE & GRADE COMPLETION	10	8/31/2007A	11/6/2007A
131010	PHASE II SOILS REPORT (LIMITED INITIAL)	100	9/3/2007A	2/28/2011A
109010	DRAINAGE DESIGN	90	9/3/2007A	2/28/2011A
140010	30% R/W MAP REVIEW	20	10/9/2007A	11/1/2007A
197020	PAVEMENT CONSTRUCTABILITY REV MTG	1	10/19/2007A	10/19/2007A
265010	INITIAL UTILITY DESIGN CONF.	1	10/26/2007A	10/26/2007A
146010	TITLE SEARCH WORK	80	11/27/2007A	5/16/2008A
256020	CR470 INTERCHANGE TRAFFIC STUDY	60	6/9/2008A	9/23/2008A
900220	SUMTER CO 470 INTERCHG DECISION	20	9/24/2008A	2/6/2009A
302090	REVIEW TRAFFIC STUDY	20	9/24/2008A	2/5/2009A
925029	SA 4 FOR CR470 INTERCHANGE	40	2/9/2009A	6/3/2009A
161010	CSX RR/CR470 SIMULATION	70	6/4/2009A	9/14/2009A
925089	SA 5 FOR MODIFY CR 470	40	12/14/2009A	5/24/2010A
113030	CR 470 ALT ALIGNMENT DEV & REC.	50	5/25/2010A	2/17/2011A
925099	SA 6 PROPOSE /NEG./EXECUTE	23	12/15/2010A	4/15/2011A
900040	INITIAL DESIGN TEAM MEETING (PHASE II)	1	12/22/2010A	12/22/2010A
106031	UPDATED DESIGN SURVEY DB SUBMITTAL	1	2/16/2011A	2/16/2011A
302010	INITIAL PLANS REVIEW (60% RDWY/95% DRAINAGE)	30	4/11/2011A	5/20/2011A
900060	PUBLIC/STAKEHOLDERS MEETING	1	4/13/2011A	4/13/2011A
302030	RDWY - RESPOND TO COMMENTS	10	5/27/2011A	7/29/2011A
359010	CONFIRM LOCAL SUPPORT FOR INITIAL PLANS	1	6/13/2011A	6/13/2011A
238010	INTERIM EVALUATION OF CONS.	1	6/27/2011A	6/27/2011A
113025	INCORPORATE 60% RDWY/95% DRAINAGE COMMENTS	20	8/5/2011A	9/1/2011A
900090	PRE-PARCEL REVIEW MTG	1	8/23/2011A	8/23/2011A
900050	60% MAPPING TEAM MEETING (PARCEL BY PARCEL)	1	8/23/2011A	8/23/2011A
138030	R/W IMPACT REVISIONS	10	8/24/2011A	9/7/2011A
113026	RDWY - CHECK IMPLEMENTATION OF COMMENTS	10	9/2/2011A	9/15/2011A
139010	60% R/W MAP	50	9/20/2011A	11/2/2011A
271050	PERMIT COORDINATION MEETING	1	9/22/2011A	9/22/2011A
264010	UTILITY CONTACT - N/A HAVE EXISTING UTILITIES	1	9/29/2011A	9/29/2011A
145010	PERMITS PACKAGE	10	11/3/2011A	12/19/2011A
140020	60% R/W MAP REVIEW	20	11/7/2011A	12/6/2011A
322020	FINAL R/W REQUIRE & LOC TO S & M	1	11/8/2011A	11/8/2011A
146110	TITLE SEARCH UPDATE	30	12/5/2011A	1/13/2012A
325010	PREPARE TIITF PACKAGE (none)	0	12/5/2011A	12/5/2011A
315050	R/W CONTROL MAP COMP.	1	12/6/2011A	12/6/2011A

139020	90% R/W MAP	30	12/7/2011A	2/10/2012A
298060	R/W ESTIMATE - INITIAL PLANS COMPLETION	10	12/15/2011A	12/28/2011A
272010	PERMIT PROCESS	80	12/20/2011A	9/3/2012
140030	90% R/W MAP REVIEW	20	2/13/2012A	3/26/2012A
139030	100% R/W MAP	15	3/27/2012A	4/17/2012A
140040	100% R/W MAP REVIEW	15	4/18/2012A	5/1/2012A
157010	R/W MAP COMPLETE	1	5/3/2012A	5/3/2012A
144010	INSTRUMENT PREP	15	5/4/2012A	5/10/2012A
298070	R/W ESTIMATE - IFINAL 60% PLANS COMPLETION	10	5/10/2012A	5/10/2012A
268010	DOCUMENTS TO R/W (DOCS TO R/W ON 5/11/12)	1	5/11/2012A	5/11/2012A
971010	ASSEMBLE R/W TEAM	1	6/5/2012A	6/5/2012A
971030	FUNDING FOR R/W OBLIGATED	1	8/8/2012	8/8/2012
208010	APPRAISAL CONTRACT	90	8/10/2012	12/13/2012
222010	ALL PERMITS CLEAR	1	9/4/2012	9/4/2012
131030	SIGNED & SEALED SOILS REPORT(LIMITED)	1	9/5/2012	9/5/2012
201010	PACKAGE COMPLETE-FINAL DELIVERABLES	1	9/6/2012	9/6/2012
950090	INITIAL ANNUAL LOCAL AGENCY CONTACT	1	9/7/2012	9/7/2012
120010	APPRAISALS	140	12/14/2012	6/27/2013
143010	APPRAISAL REVIEW	115	3/15/2013	8/22/2013
121010	NEGOTIATION	200	6/28/2013	4/3/2014
164010	PREPARE SCOPE/RFP	40	10/21/2013	12/13/2013
264050	D/B UTILITY CONTACT	70	10/28/2013	1/31/2014
228030	SUBMIT SCOPE TO UTILITIES	1	10/28/2013	10/28/2013
240010	COMPLETE SUIT DATA	1	11/15/2013	11/15/2013
107100	REVIEW -SCOPE/RFP	10	12/16/2013	12/27/2013
145040	PERMITS COORDINATION MEETING	1	12/16/2013	12/16/2013
107210	PLANNED AD APPROVED	5	12/24/2013	12/30/2013
107200	REVIEW LRE&ESTIMATE	5	12/30/2013	1/3/2014
107310	RFP/DIV 1 SPECS REVIEW W/ CONSTRUCTION	1	12/30/2013	12/30/2013
107204	AD TO PSU	1	12/30/2013	12/30/2013
950110	C/O APPROVAL FOR ADVERTISEMENT	5	12/30/2013	1/3/2014
460010	FED APPR OF RFP PACKAGE	20	12/30/2013	1/24/2014
107130	UPDATE FINAL RFP	5	12/30/2013	1/3/2014
299010	FED FUND - SUBMIT SF37 BY WORK PRGM	1	1/27/2014	1/27/2014
237020	FED APPROVAL SF37/ENCUM	1	1/28/2014	1/28/2014
107860	SUBMIT MEMO ENCUM	1	1/29/2014	1/29/2014
181050	R/W CERTIFIED	1	1/30/2014	1/30/2014
458010	AD PUBLISHED	10	2/10/2014	2/21/2014
459010	ELOI FOR PHASE I DUE	1	3/3/2014	3/3/2014

107570	COMPLETE EVALUATION OF ELOI PHASE I BY TRC	14	3/4/2014	3/21/2014
107800	ELOI SCORES DUE FROM TECH. REVIEW COMMITTEE	1	3/24/2014	3/24/2014
107050	SELECTION COMM. APPROVAL OF ELOI PH I SCORES	1	3/31/2014	3/31/2014
107030	NOTIFY D/B FIRMS OF ELOI PH I SCORES	1	3/31/2014	3/31/2014
107060	PH 2 COMMITTEMENT LETTER DUE FROM FIRMS BY 12:PM	1	4/2/2014	4/2/2014
462010	POSTING OF SCORES FOR ELOI PH II	1	4/2/2014	4/2/2014
249010	TECH PROP DEV&DUE	41	4/7/2014	6/2/2014
273010	FINAL R/W ORDER OF TAKING	1	4/7/2014	4/7/2014
107630	RFP TO FIRMS BY 5:PM	1	4/7/2014	4/7/2014
107140	MANDATORY PRE-PROPOSAL MEETING	1	4/9/2014	4/9/2014
107150	FIRST ATC MTGS.	1	4/14/2014	4/14/2014
107160	LAST DAY FOR ATC MTGS.	1	4/21/2014	4/21/2014
107170	DEADLINE FOR FIRMS TO SUBMIT ATC AND DESIGN EXCE	1	5/5/2014	5/5/2014
107180	ATC RESPONSES DUE TO D/B FIRMS	1	5/19/2014	5/19/2014
107190	LAST DAY TO REQUEST ADDTL INFO.	1	5/20/2014	5/20/2014
107220	LAST DAY TO PROVIDE ADDTL. INFO. TO D/B FIRMS	1	5/23/2014	5/23/2014
107730	EVAL OF TECH PROP.	25	6/3/2014	7/7/2014
107740	PRE Q & A MEETING	1	6/18/2014	6/18/2014
464010	Q & A MEETING	1	6/23/2014	6/23/2014
125010	R/W DEMO & CLEAR WORK	30	6/24/2014	8/4/2014
107780	CONTR. CLAIFICATION LETTERS DUE	1	6/30/2014	6/30/2014
107230	DEADLINE TO SUBMIT BID QUESTIONS	1	7/1/2014	7/1/2014
107240	DEADLINE TO ANSWER BID QUESTIONS	1	7/4/2014	7/4/2014
283010	OPEN DESIGN BUILD BIDS	1	7/8/2014	7/8/2014
107770	GRADES DUE TO PSU (SEALED) (NOON)	1	7/8/2014	7/8/2014
107830	SELECTION COMMITTEE APPROVES WINNER (SUBJECT TO	1	7/15/2014	7/15/2014
107840	FINAL SELECTION POSTING	1	7/15/2014	7/15/2014
107870	SUBMIT ENCUMBRANCE	1	7/29/2014	7/29/2014
107890	FHWA CONCURRENCE/APPROVAL OF AWARD	1	7/29/2014	7/29/2014
107900	AWARD LETTER MAILED	1	8/4/2014	8/4/2014
107930	PREPARE CONTRACT DOCS	8	8/5/2014	8/14/2014
255010	R/W CERTIFIED	1	8/5/2014	8/5/2014
284010	EXECUTE DESIGN BUILD (EXECUTE ON OR BEFORE)	1	8/19/2014	8/19/2014
203010	C.E.I. CONS. CONT. EXEC.	1	8/20/2014	8/20/2014
312010	CONSTRUCTION	1	9/17/2014	9/17/2014
234010	NTP/STATUS CHANGE IN FM	1	9/17/2014	9/17/2014



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard, MS 551
DeLand, FL 32720-6834

ANANTH PRASAD, P.E.
SECRETARY

NOTICE TO OWNER

Date: 08/15/2012

Sumter County, a Political Subdivision of the State of Florida
209 N. Florida St.
Bushnell, FL 33513

ITEM/SEGMENT #: 2426263
MANAGING DISTRICT: 05
F.A.P. #: 0751 164 I
STATE ROAD #: SR 93 (I-75)
COUNTY: Sumter
PARCEL #: 100

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Widening of SR 93 (I-75)

Our research shows you own property needed for this project. This letter, along with the enclosed brochure entitled **The Real Estate Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Appraisal and/or Legal Description

If you no longer own this property, please refer to the enclosed questionnaire.

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

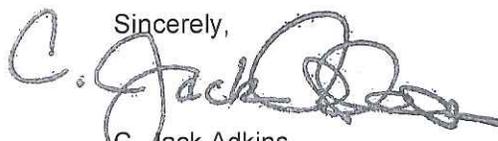
Your rights and options are more fully explained in the enclosed brochure entitled **The Real Estate Acquisition Process**. We encourage you to read this brochure carefully and contact us if you have any questions.

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law; there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process. You will find a more thorough discussion of the reimbursement of fees and costs in the enclosed brochure.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether we can reach agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Amy Weinbender, R/W Agent
719 South Woodland Blvd, MS 551
DeLand, FL 32720-6834
(386) 943-5092

Sincerely,

C. Jack Adkins
District Right of Way Manager
By: Amy Weinbender

Enclosures:

Questionnaire
Return Envelope
Legal Description (and/or right of way map)
The Real Estate Acquisition Process Brochure
CC: Records Management

Received by: Devesh Waparak

Certified Mail Number:

Date: 8-16-12

03-BSD03SUMTER-03/07
October 9, 2012
This instrument prepared by
LORETTA A. WILLMITCH
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 100.1R
SECTION 18130
F.P. NO. 242626-3
STATE ROAD 93 (I-75)
COUNTY Sumter

COUNTY DEED

THIS DEED, made this _____ day of _____, _____ by SUMTER COUNTY, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

PARCEL NO. 100
RIGHT OF WAY OF COUNTY ROAD S-475

SECTION NO. 18130
FP NO. 242626 3

THAT PART OF:

The existing right of way for County Road 475 as shown on that certain State Road Department Right of Way Map for State Road 93 (Interstate 75), Section 18130-2404 lying between the South boundary of the Northwest 1/4 of Section 15, Township 20 South, Range 22 East, Sumter County, Florida and the Southerly right of way line of County Road 470.

DESCRIBED AS FOLLOWS:

From a 3 inch by 3 inch concrete monument with a 1/8 inch iron pin and no identification at the Southwest corner of the Northwest 1/4 of Section 15, Township 20 South, Range 22 East, Sumter County, Florida as shown on the Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75), Section 18130, F.P. ID 242626 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, DeLand, Florida, run South 89 degrees 53 minutes 59 seconds East 181.06 feet along the South boundary of said Northwest 1/4 for the POINT OF BEGINNING, said point being 50.00 feet right of, when measured perpendicular to the centerline of survey of County Road S-475 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 22+48.18 and being a point on the existing Westerly right-of-way line of said County Road S-475; thence South 89 degrees 53 minutes 59 seconds East 150.74 feet along said Southerly boundary to a point on the existing Easterly right of way line of said County Road S-475 and the existing Westerly right of way line of the CSX Transportation Railroad as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75); thence run along said existing Easterly right of way line of County Road S-475 and said existing Westerly right of way line of the CSX Transportation Railroad with the following courses and distances: North 05 degrees 46 minutes 27 seconds East 404.78 feet to the beginning of a tangent curve concave Easterly and having a radius of 1810.08 feet; thence Northerly 989.44 feet along the arc of said curve with a chord bearing of North 21 degrees 26 minutes 02 seconds East, through a central angle of 31 degrees 19 minutes 10 seconds to the end of said curve; thence North 37 degrees 05 minutes 37 seconds East 159.41 feet; thence North 37 degrees 06 minutes 46 seconds East 662.74 feet to a point on the existing South right of way line of County Road 470 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) being 33.00 feet

PARCEL NO. 100.1R
SECTION 18130
F.P. NO. 242626-3
PAGE 2

right of, when measured perpendicular to the centerline of survey of said County Road 470 at station 29+21.53; thence leaving said existing Easterly right of way line of County Road S-475 and said existing Westerly right of way line of the CSX Transportation Railroad run South 88 degrees 30 minutes 10 seconds West 313.53 feet along said existing Southerly right of way line to a point on the aforesaid existing Westerly right of way line of County Road S-475; thence run along said existing Westerly right of way line with the following courses and distances: South 01 degrees 29 minutes 50 seconds East 17.00 feet; thence South 27 degrees 05 minutes 27 seconds East 93.57 feet; thence South 37 degrees 05 minutes 37 seconds West 572.55 feet to the beginning of a tangent curve concave Westerly and having a radius of 1960.08 feet; thence Southerly 1071.43 feet along the arc of said curve with a chord bearing of South 21 degrees 26 minutes 02 seconds West, through a central angle of 31 degrees 19 minutes 10 seconds to the end of said curve; thence South 05 degrees 46 minutes 27 seconds West 419.68 feet to the Point of Beginning.

CONTAINING: 7.743 Acres, more or less.

This legal description prepared under the direction of:
Michael L. Dougherty, PSM #4841
Jones, Wood & Gentry, Inc., LB1
2600 East Robinson Street
Orlando, Florida 32803
Date: May 3, 2012
(407) 898-7780

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Grantor:

1. The Grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the Grantor or require the Grantor to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to, the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.
4. The Grantor agrees to repair any damage caused by the Grantor to F.D.O.T.'s facilities and to indemnify to the extent permitted under Florida

PARCEL NO. 100.1R
SECTION 18130
F.P. NO. 242626-3
PAGE 3

Law the F.D.O.T. against any loss or damage resulting from the Grantor exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____
Clerk (or Deputy Clerk)

SUMTER COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: _____

Its Chairperson
(or Vice-Chairperson)
ADDRESS OF GRANTOR:

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

03-BSD04-08/01

October 9, 2012

This instrument prepared by

LORETTA A. WILLMITCH

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 100.1R

SECTION 18130

F.P. NO. 242626-3

STATE ROAD 93 (I-75)

COUNTY Sumter

RESOLUTION

ON MOTION of Commissioner _____, seconded by Commissioner _____, the following Resolution was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 93, Section No. 18130, F.P. No. 242626-3 in Sumter County, Florida; and

WHEREAS, it is necessary that certain lands now owned by Sumter County be acquired by the State of Florida Department of Transportation; and

WHEREAS, said property is not needed for County purposes; and

WHEREAS, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation a deed, or deeds, in favor of the State of Florida Department of Transportation, conveying all rights, title and interest that said County has in and to said lands required for transportation purposes, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, that the application of the State of Florida Department of Transportation for a deed, or deeds, is for transportation purposes which are in the public or community interest and for public welfare and the land needed for transportation purposes is not needed for county purposes; that a deed, or deeds, in favor of the State of Florida Department of Transportation conveying all right, title and interest of Sumter County in and to said lands should be drawn and executed by _____, on behalf of this Board of County Commissioners.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand, Florida, 32720-6834.

DONE AND RESOLVED this _____ day of _____, 201____, at _____, Sumter County, Florida. Time adopted: _____ p.m.

ATTEST: GLORIA HAYWARD
CLERK & AUDITOR

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Garry Breeden
Chairman

PARCEL NO. 100
RIGHT OF WAY OF COUNTY ROAD S-475

SECTION NO. 18130
FP NO. 242626 3

THAT PART OF:

The existing right of way for County Road 475 as shown on that certain State Road Department Right of Way Map for State Road 93 (Interstate 75), Section 18130-2404 lying between the South boundary of the Northwest 1/4 of Section 15, Township 20 South, Range 22 East, Sumter County, Florida and the Southerly right of way line of County Road 470.

DESCRIBED AS FOLLOWS:

From a 3 inch by 3 inch concrete monument with a 1/8 inch iron pin and no identification at the Southwest corner of the Northwest 1/4 of Section 15, Township 20 South, Range 22 East, Sumter County, Florida as shown on the Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75), Section 18130, F.P. ID 246262 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run South 89 degrees 53 minutes 59 seconds East 181.06 feet along the South boundary of said Northwest 1/4 for the POINT OF BEGINNING, said point being 50.00 feet right of, when measured perpendicular to the centerline of survey of County Road S-475 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 22+48.18 and being a point on the existing Westerly right-of-way line of said County Road S-475; thence South 89 degrees 53 minutes 59 seconds East 150.74 feet along said Southerly boundary to a point on the existing Easterly right of way line of said County Road S-475 and the existing Westerly right of way line of the CSX Transportation Railroad as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75); thence run along said existing Easterly right of way line of County Road S-475 and said existing Westerly right of way line of the CSX Transportation Railroad with the following courses and distances: North 05 degrees 46 minutes 27 seconds East 404.78 feet to the beginning of a tangent curve concave Easterly and having a radius of 1810.08 feet; thence Northerly 989.44 feet along the arc of said curve with a chord bearing of North 21 degrees 26 minutes 02 seconds East, through a central angle of 31 degrees 19 minutes 10 seconds to the end of said curve; thence North 37 degrees 05 minutes 37 seconds East 159.41 feet; thence North 37 degrees 06 minutes 46 seconds East 662.74 feet to a point on the existing South right of way line of County Road 470 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) being 33.00 feet right of, when measured perpendicular to the centerline of survey of said County Road 470 at station 29+21.53; thence leaving said existing Easterly right of way line of County Road S-475 and said existing Westerly right of way line of the CSX Transportation Railroad run South 88 degrees 30 minutes 10 seconds West 313.53 feet along said existing Southerly right of way line to a point on the aforesaid existing Westerly right of way line of County Road S-475; thence run along said existing Westerly right of way line with the following courses and distances: South 01 degrees 29 minutes 50 seconds East 17.00 feet; thence South 27 degrees 05

EXH. 7

minutes 27 seconds East 93.57 feet; thence South 37 degrees 05 minutes 37 seconds West 572.55 feet to the beginning of a tangent curve concave Westerly and having a radius of 1960.08 feet; thence Southerly 1071.43 feet along the arc of said curve with a chord bearing of South 21 degrees 26 minutes 02 seconds West, through a central angle of 31 degrees 19 minutes 10 seconds to the end of said curve; thence South 05 degrees 46 minutes 27 seconds West 419.68 feet to the Point of Beginning.

CONTAINING: 7.743 Acres, more or less.

This legal description prepared under the direction of:
Michael L. Dougherty, PSM #4841
Jones, Wood & Gentry, Inc., LB1
2600 East Robinson Street
Orlando, Florida 32803
Date: May 3, 2012
(407) 898-7780

EXH. 8

SECTION 16
TOWNSHIP 20 SOUTH
RANGE 22 EAST

NE. 1/4



NO.	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
CI 01	12.36°(F)	1198.00'(F)	24.90'(F)	24.90'(F)	S67°22'27"E
CI 02	112.21°(F)	1198.00'(F)	237.70'(F)	237.31'(F)	S71°50'22"E
CI 03	04°59'59"(F)	1198.00'(F)	104.38'(F)	104.33'(F)	S75°52'20"E
CI 04	12.36°(F)	1113.00'(F)	23.51'(F)	23.51'(F)	S67°22'27"E
CI 05	112.21°(F)	1098.00'(F)	211.82'(F)	211.46'(F)	S71°50'22"E
CI 06	02°17'00"(F)	1098.00'(F)	43.58'(F)	43.58'(F)	N73°13'40"E
CI 07	04°06'15"(F)	1098.00'(F)	78.51'(F)	78.49'(F)	S70°02'13"E

CURVE NO. CL1
P.I. STA. 717+01.49
Δ = 18°47'40" RT.
R = 3819.83'
T = 632.18'
L = 1253.00'
P.C. STA. 710+69.31
P.T. STA. 723+22.31

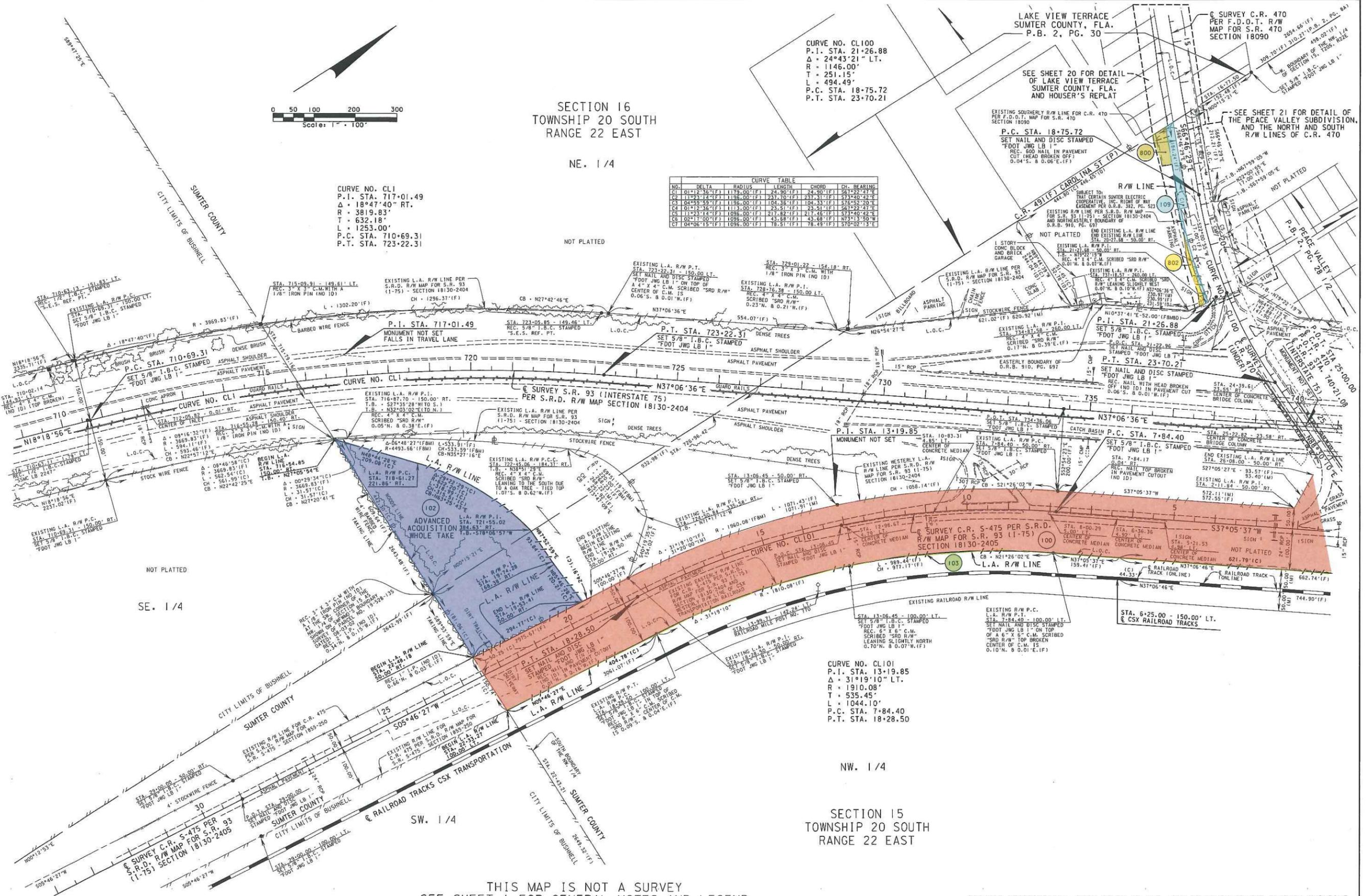
CURVE NO. CL100
P.I. STA. 21+26.88
Δ = 24°43'21" LT.
R = 1146.00'
T = 251.15'
L = 494.49'
P.C. STA. 18+75.72
P.T. STA. 23+70.21

LAKE VIEW TERRACE
SUMTER COUNTY, FLA.
P.B. 2, PG. 30

C SURVEY C.R. 470
PER F.D.O.T. R/W
MAP FOR S.R. 470
SECTION 18090

SEE SHEET 20 FOR DETAIL
OF LAKE VIEW TERRACE
SUMTER COUNTY, FLA.
AND HOUSER'S REPLAT

SEE SHEET 21 FOR DETAIL OF
THE PEACE VALLEY SUBDIVISION,
AND THE NORTH AND SOUTH
R/W LINES OF C.R. 470



THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

PROJECT DESCRIPTION: FROM SOUTH OF C.R. 470 TO SOUTH OF THE FLORIDA TURNPIKE

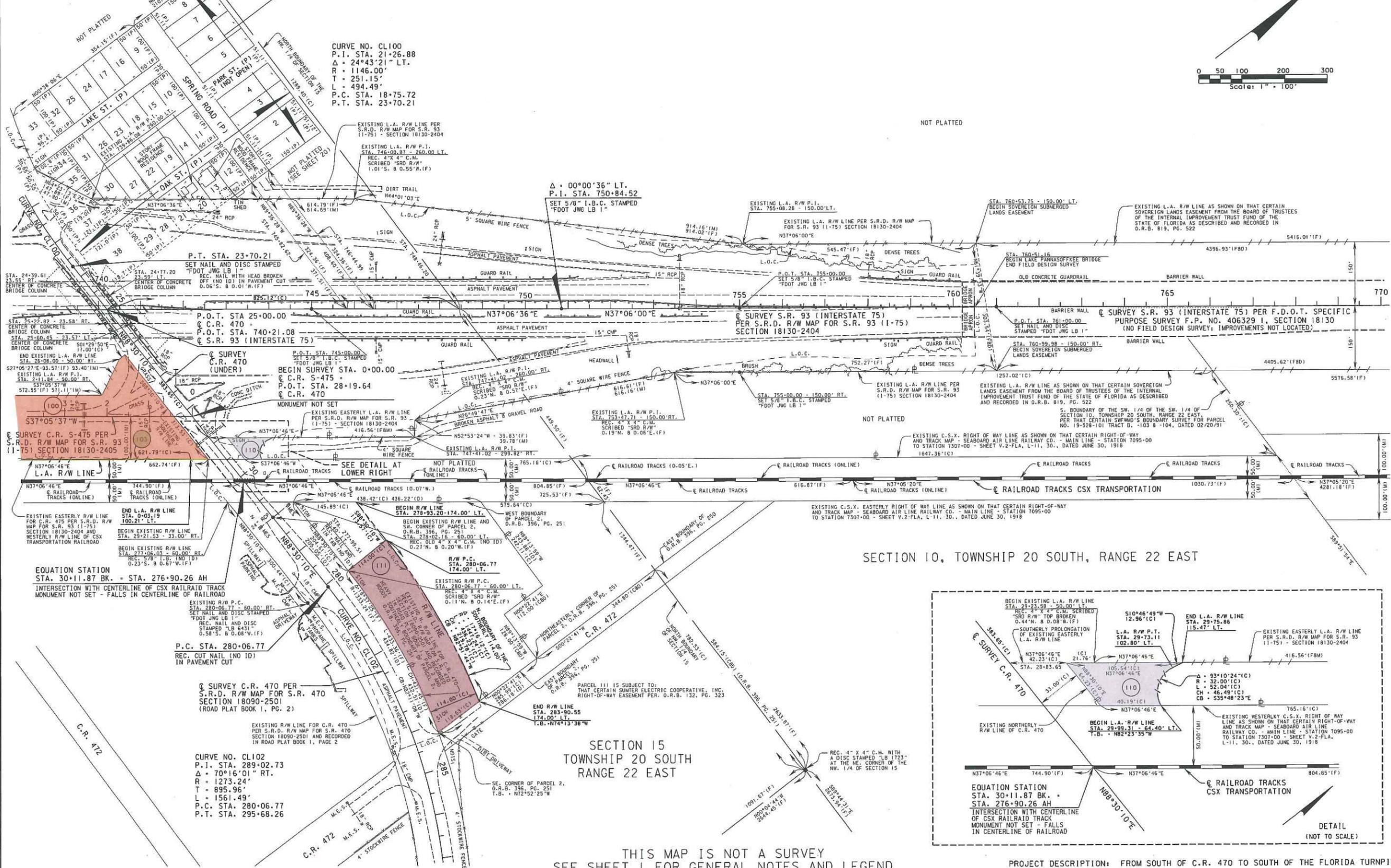
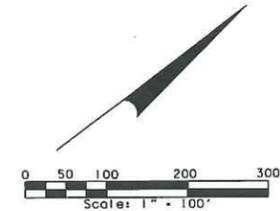
FILE: RWDET107.DGN
JOB NO.: 28898

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY <i>Deborah Mott</i>	DATE 05-07-12	BY C. SCHIELKE	DATE 10-01-07	FED. PROJ. 0751-164-1	SECTION 18130	MAPS PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - L.B.I.	DATA SOURCE: SEE GENERAL NOTES
		FOR DISTRICT SECRETARY	REVISION	BY	DATE				

EXH. 8

SEE SHEET 21 FOR DETAIL OF THE PEACE VALLEY SUBDIVISION AND THE NORTH AND SOUTH R/W LINES OF C.R. 470

PEACE VALLEY
P.B. 2, PG. 28 1/2



THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

PROJECT DESCRIPTION: FROM SOUTH OF C.R. 470 TO SOUTH OF THE FLORIDA TURNPIKE

FILE: RWETLOB.DGN
JOB NO. 28898

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY <i>Rebecca Mott</i>	DATE 05-07-12	BY C. SCHIELKE	DATE 10-01-07	FED. PROJ. 0751-164-1	SECTION 18130	MAPS PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - L.S.	DATA SOURCE: SEE GENERAL NOTES SCALE: 1" = 100'
		FOR DISTRICT SECRETARY		PRELIM					
				REVISION	BY	DATE			



Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 South Woodland Boulevard, MS 551
DeLand, FL 32720-6834

ANANTH PRASAD, P.E.
SECRETARY

NOTICE TO OWNER

Date: 08/15/2012

Sumter County, a Political Subdivision of the State of Florida
7375 Powell Road, Suite 206
Wildwood, FL 34785

ITEM/SEGMENT #:	2426263
MANAGING DISTRICT:	05
F.A.P. #:	0751 164 I
STATE ROAD #:	SR 93 (I-75)
COUNTY:	Sumter
PARCEL #:	110

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Widening of SR 93 (I-75)

Our research shows you own property needed for this project. This letter, along with the enclosed brochure entitled **The Real Estate Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Appraisal and/or Legal Description

If you no longer own this property, please refer to the enclosed questionnaire.

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed brochure entitled **The Real Estate Acquisition Process**. We encourage you to read this brochure carefully and contact us if you have any questions.

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process. You will find a more thorough discussion of the reimbursement of fees and costs in the enclosed brochure.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether we can reach agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Amy Weinbender, R/W Agent
719 South Woodland Blvd, MS 551
DeLand, FL 32720-6834
(386) 943-5092

Sincerely,


C. Jack Adkins
District Right of Way Manager
By: Amy Weinbender

Enclosures:

Questionnaire
Return Envelope
Legal Description (and/or right of way map)
The Real Estate Acquisition Process Brochure
CC: Records Management

Received by: Dennis Warnock

Certified Mail Number:

Date: 8-16-12

03-BSD03SUMTER-03/07

October 9, 2010

This instrument prepared by

LORETTA A. WILLMITCH

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 110.1R

SECTION 18130

F.P. NO. 242626-3

STATE ROAD 93 (I-75)

COUNTY Sumter

COUNTY DEED

THIS DEED, made this _____ day of _____, _____ by SUMTER COUNTY, a political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

PARCEL NO. 110
RIGHT OF WAY AND
LIMITED ACCESS RIGHTS

SECTION NO. 18130
FP NO. 242626 3

THAT PART OF:

"IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, that portion of Northeast ¼ of the Northwest ¼, lying West of the Westerly right of way line of the CSX Railroad and East of the Easterly right of way line of Interstate 75;"

(The above described land being a part of the land described and recorded in Official Records Book 602, Page 148, Public Records of Sumter County, Florida.)

DESCRIBED AS FOLLOWS:

From a 6 inch by 6 inch concrete monument with a 4 inch brass disc stamped "Sumter County Section Survey 1948" at the Northwest corner of the Northwest 1/4 of Section 15, Township 20 South, Range 22 East, Sumter County, Florida as shown on the Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75), Section 18130, F.P. ID 246262 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run South 89 degrees 40 minutes 39 seconds East 1289.40 feet along the North boundary of said Northwest 1/4 to a point on the centerline of survey of State Road 93 (Interstate 75) as shown on said Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 748+46.20; thence South 37 degrees 06 minutes 36 seconds West 825.12 feet along said centerline of survey to the centerline of survey of County Road 470 as shown on said Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 740+21.08; thence North 88 degrees 30 minutes 10 seconds East 383.65 feet along said centerline of survey of County Road 470 to a point on the Southerly prolongation of the existing Easterly limited access right of way line of the aforesaid State Road 93 (Interstate 75) at station 28+83.65; thence North 37 degrees 06 minutes 46 seconds East 42.23 feet along said Southerly prolongation for the POINT OF BEGINNING, said point being on the existing Northerly right of way line of said County Road 470; thence continue North 37 degrees 06 minutes 46 seconds East 105.54 feet along the existing Easterly right of way line and the existing Easterly limited access right of way line of the aforesaid State Road 93 (Interstate 75); thence South 10 degrees 46 minutes 49 seconds West 12.96 feet to the beginning of a tangent curve

EXH 10

PARCEL NO. 110.1R
SECTION 18130
F.P. NO. 242626-3
PAGE 2

concave Northeasterly and having a radius of 32.00 feet; thence Southeasterly 52.04 feet along the arc of said curve with a chord bearing of South 35 degrees 48 minutes 23 seconds East through a central angle 93 degrees 10 minutes 24 seconds to a point on the existing Westerly right of way line of the CSX Transportation Railroad as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75); thence South 37 degrees 06 minutes 46 seconds West 40.19 feet along said existing Westerly right of way line to a point on the aforesaid existing Northerly right of way line for County Road 470; thence South 88 degrees 30 minutes 10 seconds West 64.23 feet along said Northerly right of way line to the Point of Beginning.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ON THE ABOVE DESCRIBED PROPERTY

CONTAINING: 3117 Square feet, more or less.

This legal description prepared under the direction of:
Michael L. Dougherty, PSM #4841
Jones, Wood & Gentry, Inc., LB1
2600 East Robinson Street
Orlando, Florida 32803
Date: May 3, 2012
(407) 898-7780

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Grantor:

1. The Grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the Grantor or require the Grantor to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to, the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.
4. The Grantor agrees to repair any damage caused by the Grantor to F.D.O.T.'s facilities and to indemnify to the extent permitted under Florida

PARCEL NO. 110.1R
SECTION 18130
F.P. NO. 242626-3
PAGE 3

Law the F.D.O.T. against any loss or damage resulting from the Grantor exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____
Clerk (or Deputy Clerk)

SUMTER COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: _____

Its Chairperson
(or Vice-Chairperson)
ADDRESS OF GRANTOR:

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

03-BSD04-08/01

October 9, 2012

This instrument prepared by

LORETTA A. WILLMITCH

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 110.1R

SECTION 18130

F.P. NO. 242626-3

STATE ROAD 93 (I-75)

COUNTY Sumter

RESOLUTION

ON MOTION of Commissioner _____, seconded by
Commissioner _____, the following Resolution
was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or
improve State Road No. 93, Section No. 18130, F.P. No. 242626-3 in Sumter County, Florida; and

WHEREAS, it is necessary that certain lands now owned by Sumter County be acquired by
the State of Florida Department of Transportation; and

WHEREAS, said property is not needed for County purposes; and

WHEREAS, the State of Florida Department of Transportation has made application to said
County to execute and deliver to the State of Florida Department of Transportation a deed, or
deeds, in favor of the State of Florida Department of Transportation, conveying all rights, title and
interest that said County has in and to said lands required for transportation purposes, and said
request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter
County, that the application of the State of Florida Department of Transportation for a deed, or
deeds, is for transportation purposes which are in the public or community interest and for public
welfare and the land needed for transportation purposes is not needed for county purposes; that a
deed, or deeds, in favor of the State of Florida Department of Transportation conveying all right,
title and interest of Sumter County in and to said lands should be drawn and executed by
_____, on behalf of this Board of County Commissioners.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith
to the State of Florida Department of Transportation at 719 South Woodland Blvd., DeLand,
Florida, 32720-6834.

DONE AND RESOLVED this _____ day of _____, 201____, at _____,
Sumter County, Florida. Time adopted: _____ p.m.

ATTEST: GLORIA HAYWARD
CLERK & AUDITOR

BOARD OF COUNTY COMMISSIONERS
SUMTER COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Garry Breeden
Chairman

EXH. 11

**PARCEL NO. 110
RIGHT OF WAY AND
LIMITED ACCESS RIGHTS**

**SECTION NO. 18130
FP NO. 242626 3**

THAT PART OF:

"IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, that portion of Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying West of the Westerly right of way line of the CSX Railroad and East of the Easterly right of way line of Interstate 75;"

(The above described land being a part of the land described and recorded in Official Records Book 602, Page 148, Public Records of Sumter County, Florida.)

DESCRIBED AS FOLLOWS:

From a 6 inch by 6 inch concrete monument with a 4 inch brass disc stamped "Sumter County Section Survey 1948" at the Northwest corner of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 22 East, Sumter County, Florida as shown on the Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75), Section 18130, F.P. ID 246262 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run South 89 degrees 40 minutes 39 seconds East 1289.40 feet along the North boundary of said Northwest $\frac{1}{4}$ to a point on the centerline of survey of State Road 93 (Interstate 75) as shown on said Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 748+46.20; thence South 37 degrees 06 minutes 36 seconds West 825.12 feet along said centerline of survey to the centerline of survey of County Road 470 as shown on said Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75) at station 740+21.08; thence North 88 degrees 30 minutes 10 seconds East 383.65 feet along said centerline of survey of County Road 470 to a point on the Southerly prolongation of the existing Easterly limited access right of way line of the aforesaid State Road 93 (Interstate 75) at station 28+83.65; thence North 37 degrees 06 minutes 46 seconds East 42.23 feet along said Southerly prolongation for the POINT OF BEGINNING, said point being on the existing Northerly right of way line of said County Road 470; thence continue North 37 degrees 06 minutes 46 seconds East 105.54 feet along the existing Easterly right of way line and the existing Easterly limited access right of way line of the aforesaid State Road 93 (Interstate 75); thence South 10 degrees 46 minutes 49 seconds West 12.96 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 32.00 feet; thence Southeasterly 52.04 feet along the arc of said curve with a chord bearing of South 35 degrees 48 minutes 23 seconds East through a central angle 93 degrees 10 minutes 24 seconds to a point on the existing Westerly right of way line of the CSX Transportation Railroad as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 93 (Interstate 75); thence South 37 degrees 06 minutes 46 seconds West 40.19 feet along said existing Westerly right of way line to a point on the aforesaid existing Northerly right of way line for County Road 470; thence South 88 degrees 30 minutes 10 seconds West 64.23 feet along said Northerly right of way line to the Point of Beginning.

EXH. 12

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW
BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ON THE ABOVE
DESCRIBED PROPERTY

CONTAINING: 3117 Square feet, more or less.

This legal description prepared under the direction of:

Michael L. Dougherty, PSM #4841

Jones, Wood & Gentry, Inc., LB1

2600 East Robinson Street

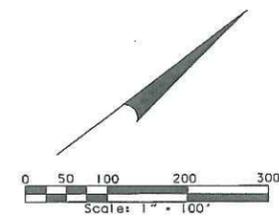
Orlando, Florida 32803

Date: May 3, 2012

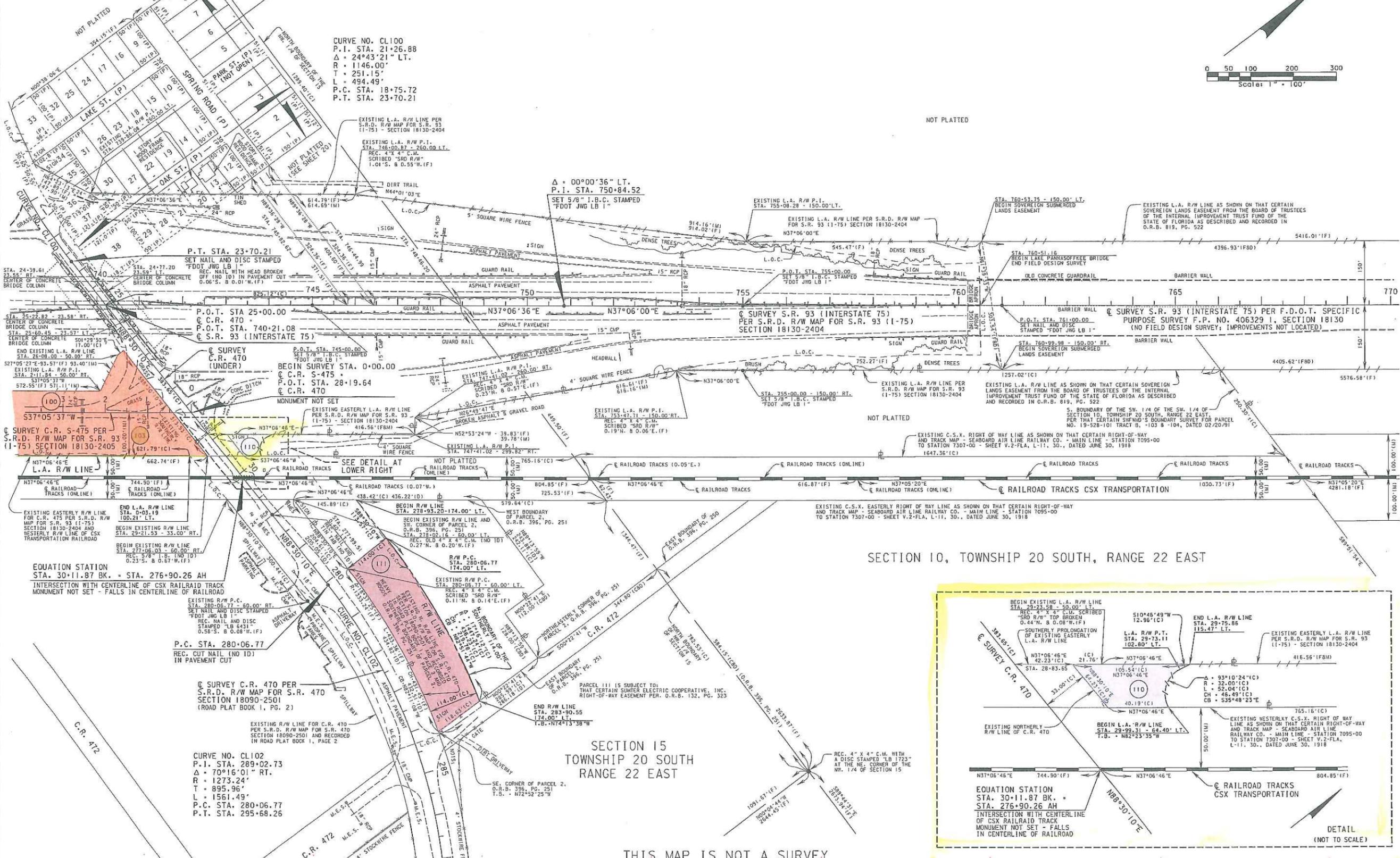
(407) 898-7780

SEE SHEET 21 FOR DETAIL OF THE PEACE VALLEY SUBDIVISION AND THE NORTH AND SOUTH R/W LINES OF C.R. 470

PEACE VALLEY
P.B. 2, PG. 28 1/2



EXH. 13



THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR GENERAL NOTES AND LEGEND

PROJECT DESCRIPTION: FROM SOUTH OF C.R. 470 TO SOUTH OF THE FLORIDA TURNPIKE

FILE: RWDET.L08.DGN
JOB NO.: 26698

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY: *Deborah Mott*
DATE: 05-07-12
FOR DISTRICT SECRETARY

REVISION	BY	DATE	REVISION	BY	DATE
	PRELIM	C.SCHIELKE	10-01-07		
	FINAL	C.SCHIELKE	05-02-12		
	CHECKED	M.DOUGHERTY	05-03-12		

FED. PROJ. 0751-164-1

SECTION 18130

STATE ROAD NO. 93 (INTERSTATE 75)

SUMTER COUNTY

MAPS PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - L.B. I.	DATA SOURCE: SEE GENERAL NOTES SCALE: 1" = 100'
F.P. ID 242626 3	SHEET 8 OF 25

EXH. 13