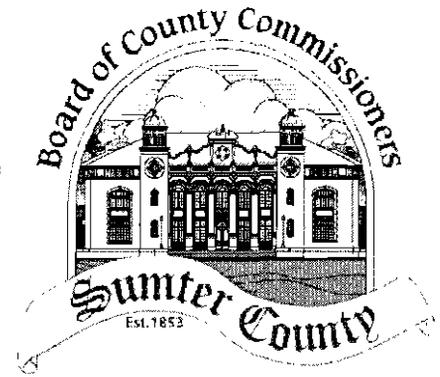


# Board of County Commissioners

## Sumter County, Florida

910 N. Main Street, Room 201 • Bushnell, FL 33513-6146 • Phone (352) 793-0200 • FAX: (352) 793-0207  
SunCom: 665-0200 • Website <http://sumtercountyfl.gov>



## MEMO

**TO:** Bradley Arnold  
**FROM:** Connie Webb  
**DATE:** November 30, 2009  
**RE:** Right-of-Way Deeds – CR 139

Please reference the attached deeds either under your time or Derrill's on the next agenda so that we have a reference in the minutes. I have the originals. Thanks.

c/Derrill McAteer

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Don Burgess, Dist 3  
Vice Chairman  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513

Bradley S. Arnold  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513-6146

Gloria R. Hayward  
Clerk & Auditor  
(352) 793-0215  
209 North Florida Street  
Bushnell, FL 33513

The Hogan Law Firm  
County Attorney  
(352) 799-8423  
P.O. Box 485  
Brooksville, FL 34605-0485

This instrument prepared by:  
McLin & Burns PA  
Steven M. Roy, Esq./may  
P.O. Box 1299  
The Villages, FL 32159

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:54:59PM  
DEED

PAGE 1 OF 2  
B-2136 P-406  
2009 32028



RETURN TO:  
County Administrator  
910 North Main Street  
Bushnell, Florida 33513-6152

Property Appraiser's PID NO.: \_\_\_\_\_

**RIGHT-OF-WAY DEED**

Conveyance made as a result of proposed condemnation by Grantee;  
documentary stamp tax not collectable pursuant to Section 12B-4.014, Florida Administrative Code

THIS INDENTURE, made this 16<sup>th</sup> day of November, 2009, by THE VILLAGES OF LAKE-SUMTER, INC., a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162, hereinafter called the "GRANTOR"\*, and SUMTER COUNTY, a political subdivision of the State of Florida, whose post office address is 910 North Main Street, Bushnell, Florida 33513, hereinafter called the "GRANTEE"\*.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the GRANTEE, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

**AS SET FORTH IN EXHIBIT "A"**

and GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

GRANTOR hereby certifies that the above lands are not homestead as defined by the Constitution of the State of Florida, nor are they contiguous thereto.

SUBJECT TO restrictions and easements of record.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

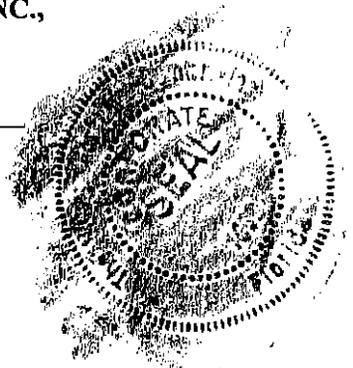
WITNESSES:

[Signature]  
Print Name: Vicki C. Suber

[Signature]  
Print Name: Jennifer A. Peters

THE VILLAGES OF LAKE-SUMTER, INC.,  
a Florida corporation

By: [Signature]  
Martin L. Dzuro, Vice President



STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Nov, 2009, by Martin L. Dzuro, as Vice President of and on behalf of The Villages of Lake-Sumter, Inc., a Florida corporation, for the purposes expressed herein, who is personally known to me.

[Signature]  
NOTARY PUBLIC-STATE OF FLORIDA

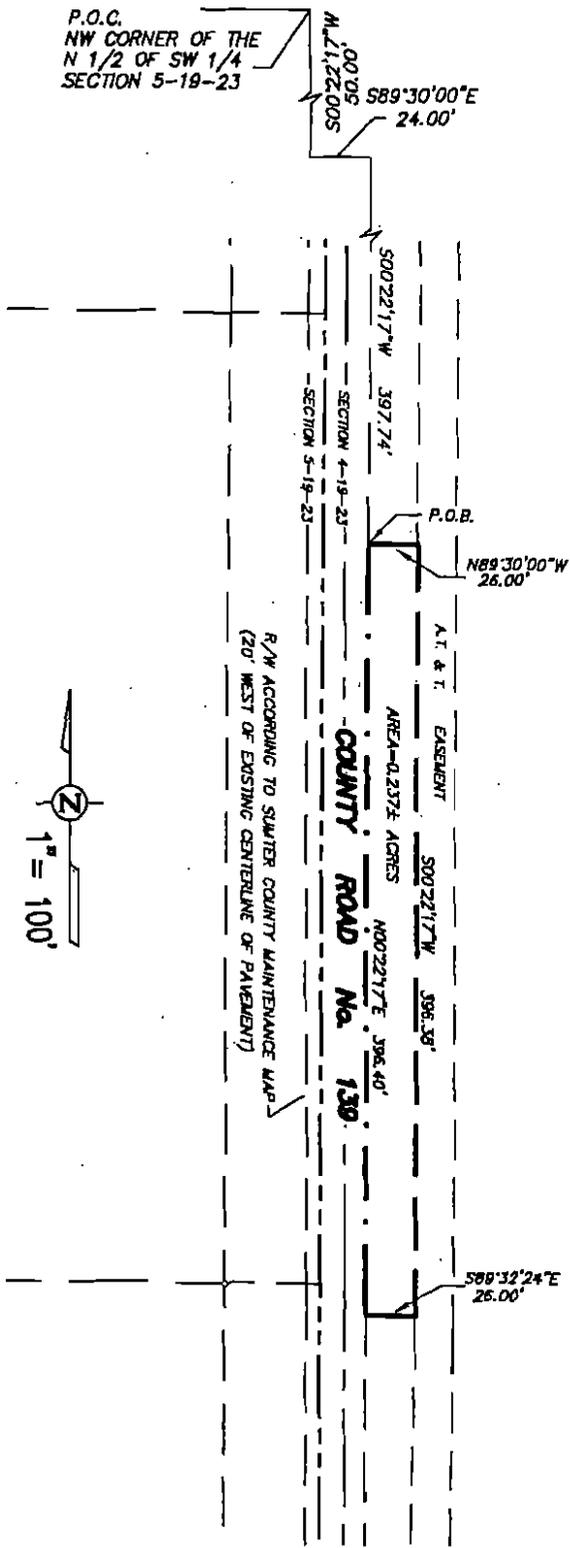
Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



VICKI C. SUBER  
Commission DD 677141  
Expires September 22, 2011  
Bonded Thru Troy Fain Insurance 800-366-7019

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 1 OF 1



## LEGAL DESCRIPTION:

A PORTION OF NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°22'17" WEST ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°30'00" EAST FOR 24.00 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 53, PAGE 414 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°22'17" WEST ALONG SAID EAST LINE FOR 397.74 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE SOUTH 89°30'00" EAST FOR 26.00 FEET TO A LINE 50.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, SAID WEST LINE OF SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°22'17" WEST ALONG SAID PARALLEL LINE FOR 396.38 FEET TO THE NORTH LINE OF THE SOUTH 481.70 FEET OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 89°32'24" WEST ALONG SAID NORTH LINE FOR 26.00 FEET TO SAID EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 53, PAGE 414; THENCE NORTH 00°22'17" EAST ALONG SAID EAST LINE FOR 396.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.237 ACRES MORE OR LESS.

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:54:59PM  
DEED

PAGE 2 OF 2  
B-2136 P-407

2009 32028



## GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING 500°22'17"W. AN ASSUMED MERIDIAN.

MAY 5 / 2009  
DATE

ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

**FARNER  
BARLEY  
AND ASSOCIATES, INC.**  
▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708  
4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3128

This instrument prepared by:  
McLin & Burnsed PA  
Steven M. Roy, Esq./may  
P.O. Box 1299  
The Villages, FL 32159

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:55:29PM  
DEED

PAGE 1 OF 2  
B-2136 P-408  
2009 32029



RETURN TO:  
County Administrator  
910 North Main Street  
Bushnell, Florida 33513-6152

Property Appraiser's PID NO.: \_\_\_\_\_

**RIGHT-OF-WAY DEED**

Conveyance made as a result of proposed condemnation by Grantee;  
documentary stamp tax not collectable pursuant to Section 12B-4.014, Florida Administrative Code

THIS INDENTURE, made this 16<sup>th</sup> day of November, 2009, by THE VILLAGES OF LAKE-SUMTER, INC., a Florida corporation, as Successor by Merger with LFO, LLC, a Florida limited liability company, as referenced in that Memorandum of Articles of Merger recorded in Official Records Book 2017, Page 307, Public Records of Sumter County, Florida, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162, hereinafter called the "GRANTOR"\* and SUMTER COUNTY, a political subdivision of the State of Florida, whose post office address is 910 North Main Street, Bushnell, Florida 33513, hereinafter called the "GRANTEE"\*.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the GRANTEE, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

**AS SET FORTH IN EXHIBIT "A"**

and GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

GRANTOR hereby certifies that the above lands are not homestead as defined by the Constitution of the State of Florida, nor are they contiguous thereto.

SUBJECT TO restrictions and easements of record.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

**WITNESSES:**

THE VILLAGES OF LAKE-SUMTER, INC.,  
a Florida corporation, as Successor by Merger  
with LFO, LLC, a Florida limited liability company

[Signature]  
Print Name: Juan C. Zayas

By: [Signature]  
Martin L. Dzuro, Vice President

[Signature]  
Print Name: Jeanette A. Peters

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Nov., 2009, by Martin L. Dzuro, as Vice President of and on behalf of The Villages of Lake-Sumter, Inc., a Florida corporation, for the purposes expressed herein, who is personally known to me.

[Signature]  
NOTARY PUBLIC-STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



VICKI C. SUBER  
Commission DD 677141  
Expires September 22, 2011  
Bonded Through Troy Fahn Insurance 800-858-7010

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 1 OF 1

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 9; THENCE SOUTH 89°34'47" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 9 A DISTANCE OF 32.33 FEET TO THE EASTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 01°08'59" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR 668.17 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 9 AND THE POINT OF BEGINNING; THENCE SOUTH 00°25'07" WEST ALONG SAID EASTERLY RIGHT OF WAY FOR 487.89 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1579.55 FEET; THENCE NORTHERLY, FROM A RADIAL LINE WHICH BEARS SOUTH 79°14'27" EAST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'44" FOR A DISTANCE OF 295.78 FEET TO A LINE 50.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 9 AND POINT OF TANGENCY; THENCE NORTH 00°27'24" EAST ALONG SAID PARALLEL LINE FOR 193.66 FEET TO THE AFORESAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE NORTH 89°35'22" WEST ALONG SAID NORTH LINE FOR 25.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.232 ACRES MORE OR LESS.

**LEGEND**

- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

*(Signature)*  
ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998



**FARNER  
BARLEY  
AND ASSOCIATES, INC.**

4490 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3128

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4700

P.O.C.  
NW CORNER OF THE  
NORTHWEST 1/4 OF  
SECTION 9-19-23

S89°34'47"E  
32.33'

S01°08'59"W  
668.17'

P.O.B.

N89°35'22"W  
25.75'

COUNTY ROAD No. 139

500°25'07"W 487.89'  
RIGHT-OF-WAY PER MAINTENANCE MAP

N00°27'24"E 193.66'

R=1579.55'  
L=295.78'  
Δ=10°43'44"

S79°14'27"E  
RADIAL



SUMTER COUNTY, FLORIDA CIRCUIT COURT  
 GLORIA HAYWARD, CLERK OF COURT  
 11/20/2009 02:55:29PM  
 DEED  
 PAGE 2 OF 2  
 B-2136 P-409  
 2009 32029

**GENERAL NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING S00°27'52"W, AN ASSUMED MERIDIAN.

MAY 5 / 2009  
DATE

Rec 27.00

This instrument prepared by:  
McLin & Burns PA  
Steven M. Roy, Esq./may  
P.O. Box 1299  
The Villages, FL 32159

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:55:56PM  
DEED

PAGE 1 OF 3  
B-2136 P-410

2009 32030



RETURN TO:  
County Administrator  
910 North Main Street  
Bushnell, Florida 33513-6152

Property Appraiser's PID NO.: \_\_\_\_\_

**RIGHT-OF-WAY DEED**

Conveyance made as a result of proposed condemnation by Grantee;  
documentary stamp tax not collectable pursuant to Section 12B-4.014, Florida Administrative Code

**THIS INDENTURE**, made this 16<sup>th</sup> day of November, 2009, by **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162, hereinafter called the "**GRANTOR**"\*, and **SUMTER COUNTY**, a political subdivision of the State of Florida, whose post office address is 910 North Main Street, Bushnell, Florida 33513, hereinafter called the "**GRANTEE**".

WITNESSETH, that **GRANTOR**, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to **GRANTOR** in hand paid by **GRANTEE**, the receipt of which is hereby acknowledged, has granted, bargained and sold to the **GRANTEE**, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

**AS SET FORTH IN EXHIBIT "A"**

and **GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

**GRANTOR** hereby certifies that the above lands are not homestead as defined by the Constitution of the State of Florida, nor are they contiguous thereto.

SUBJECT TO restrictions and easements of record.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

**IN WITNESS WHEREOF**, the **GRANTOR** has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: VICKI C SUBER

Print Name: Jennifer A Peters

**THE VILLAGES OF LAKE-SUMTER, INC.**,  
a Florida corporation

By:   
Martin L. Dzuro, Vice President



**STATE OF FLORIDA**  
**COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Nov, 2009, by **Martin L. Dzuro**, as Vice President of and on behalf of **The Villages of Lake-Sumter, Inc.**, a Florida corporation, for the purposes expressed herein, who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



VICKI C. SUBER  
Commission DD 677141  
Expires September 22, 2011  
Bonded Thru Troy Fain Insurance 800-385-7010

**SKETCH FOR DESCRIPTION**  
**(NOT A FIELD SURVEY)**

**EXHIBIT "A"**  
**SHEET 1 OF 2**

**LEGAL DESCRIPTION:**

A PORTION OF NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°22'17" WEST ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°30'00" EAST FOR 24.00 FEET TO THE SOUTH RIGHT OF WAY FOR COUNTY ROAD NO. 466A AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°30'00" EAST ALONG SAID SOUTH RIGHT OF WAY FOR 219.07 FEET TO THE WEST LINE OF OFFICIAL RECORD BOOK 1013, PAGE 143, SUMTER COUNTY RECORDS; THENCE SOUTH 00°22'17" WEST FOR 47.00 FEET TO A LINE 97.00 SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 89°30'00" WEST ALONG SAID PARALLEL LINE FOR 155.07 FEET; THENCE SOUTH 45°26'09" WEST FOR 53.68 FEET TO A LINE 50.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, SAID WEST LINE OF SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°22'17" WEST ALONG SAID PARALLEL LINE FOR 312.74 FEET; THENCE NORTH 89°30'00" WEST, 26.00 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 53, PAGE 414 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE NORTH 00°22'17" EAST ALONG SAID EAST LINE FOR 397.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.462 ACRES MORE OR LESS.

MAY 5 / 2009  
DATE

  
ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:55:56PM  
DEED  
PAGE 2 OF 3  
B-2136 P-411  
2009 32030

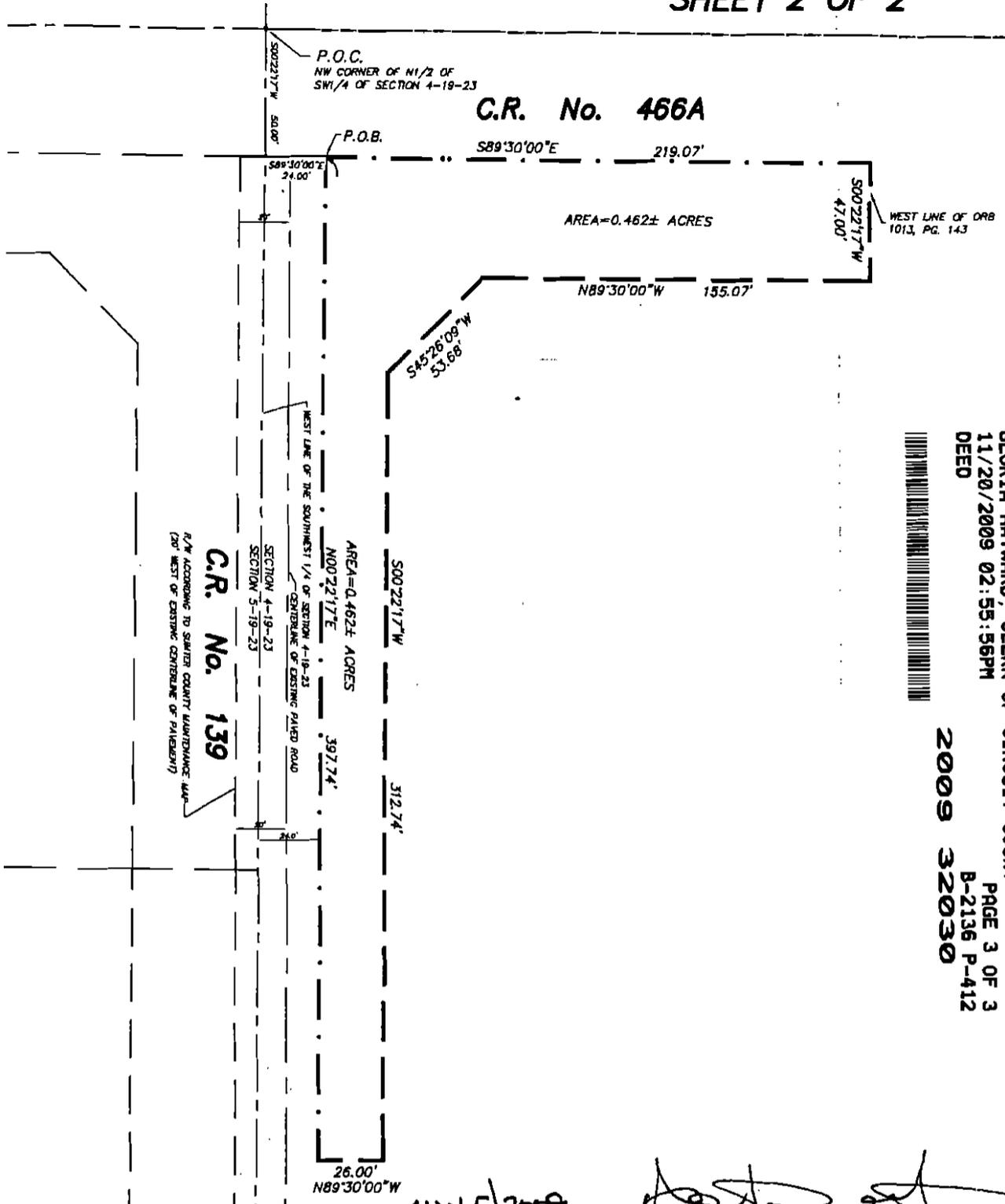


 **FARNER  
BARLEY**  
AND ASSOCIATES, INC.  
4450 NE 83RD ROAD - WILDMOOD, FL 34785 - (352) 748-3128

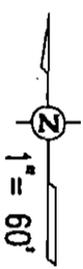
▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 2 OF 2



SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:55:56PM  
DEED  
PAGE 3 OF 3  
B-2136 P-412  
2009 32030



DATE MAY 5/2009

*Alexander Duchart*  
ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

**GENERAL NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING S00°22'17"W, AN ASSUMED MERIDIAN.

**FARNER  
BARLEY**  
AND ASSOCIATES, INC.  
4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3128

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4708

Rec 18.50

This instrument prepared by:  
McLin & Burnsed PA  
Steven M. Roy, Esq./may  
P.O. Box 1299  
The Villages, FL 32159

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:56:11PM  
DEED

PAGE 1 OF 2  
B-2136 P-413

2009 32031



RETURN TO:  
County Administrator  
910 North Main Street  
Bushnell, Florida 33513-6152

Property Appraiser's PID NO.: \_\_\_\_\_

**RIGHT-OF-WAY DEED**

Conveyance made as a result of proposed condemnation by Grantee;  
documentary stamp tax not collectable pursuant to Section 12B-4.014, Florida Administrative Code

**THIS INDENTURE**, made this 16<sup>th</sup> day of November, 2009, by **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162, hereinafter called the "**GRANTOR**"\*, and **SUMTER COUNTY**, a political subdivision of the State of Florida, whose post office address is 910 North Main Street, Bushnell, Florida 33513, hereinafter called the "**GRANTEE**"\*.

WITNESSETH, that **GRANTOR**, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to **GRANTOR** in hand paid by **GRANTEE**, the receipt of which is hereby acknowledged, has granted, bargained and sold to the **GRANTEE**, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

**AS SET FORTH IN EXHIBIT "A"**

and **GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

**GRANTOR** hereby certifies that the above lands are not homestead as defined by the Constitution of the State of Florida, nor are they contiguous thereto.

SUBJECT TO restrictions and easements of record.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the **GRANTOR** has signed and sealed these presents the day and year first above written.

WITNESSES:

Print Name: Vicki C. Suber

Print Name: Jennifer A. Peters

**THE VILLAGES OF LAKE-SUMTER, INC.**,  
a Florida corporation

By:   
Martin L. Dzuro, Vice President



**STATE OF FLORIDA**  
**COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Nov., 2009, by **Martin L. Dzuro**, as Vice President of and on behalf of **The Villages of Lake-Sumter, Inc.**, a Florida corporation, for the purposes expressed herein, who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA

Print Name: \_\_\_\_\_  
Serial/Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



VICKI C. SUBER  
Commission DD 877141  
Expires September 22, 2011  
Bonded Thru Troy Fair Insurance 800-386-7010

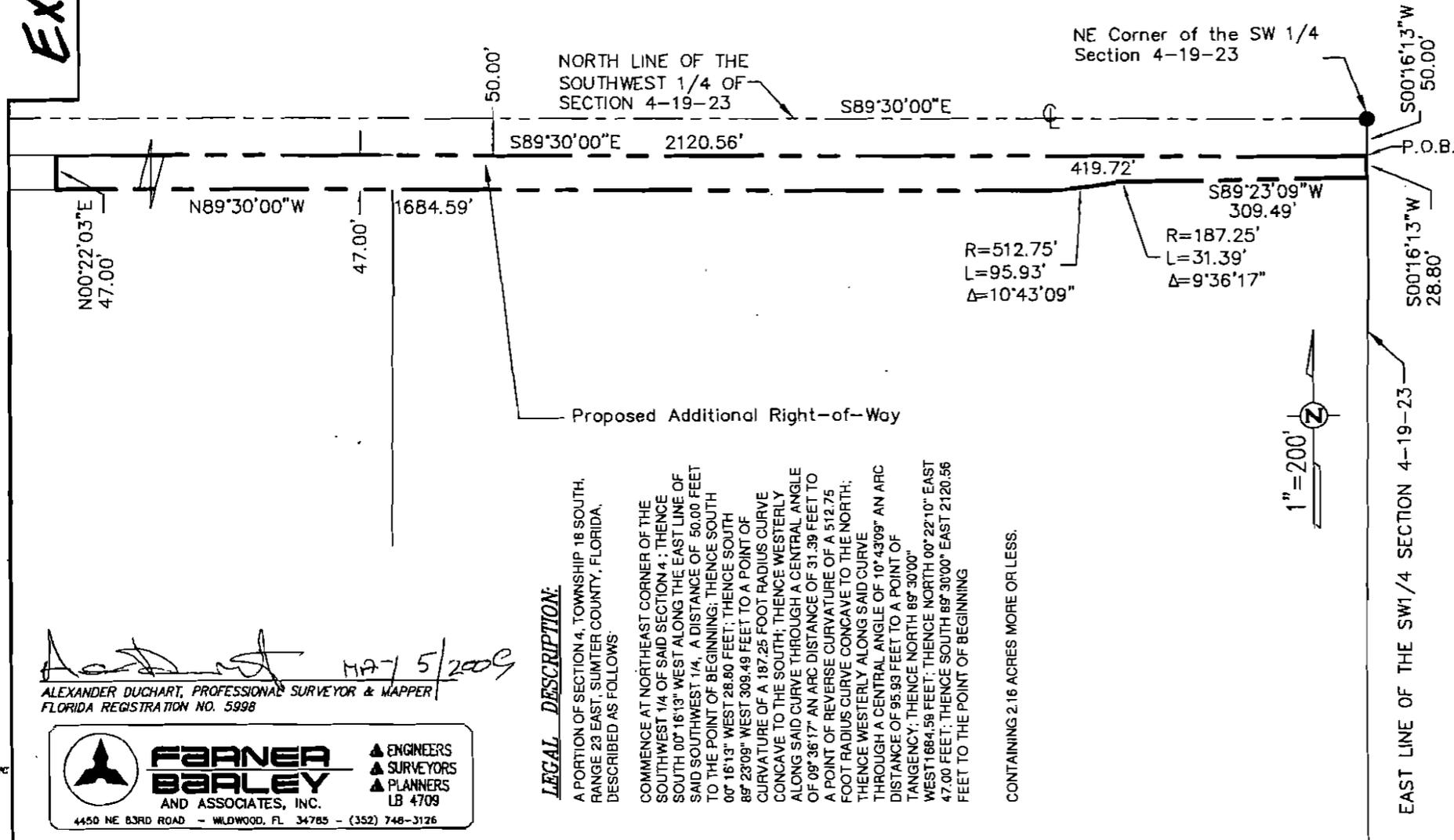
EXHIBIT A

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Owner Name = The Villages of Lake-Sumter, Inc.  
Proposed Additional R/W = 2.16 Acres±

### GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE NORTH LINE OF SOUTHWEST 1/4 OF SEC. 4-19-23 SUMTER COUNTY, FLORIDA, AS BEING S89°30'00"E.



### LEGAL DESCRIPTION:

A PORTION OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 00°16'13" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'13" WEST 28.80 FEET; THENCE SOUTH 89°23'09" WEST 309.49 FEET TO A POINT OF CURVATURE OF A 187.25 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°36'17" AN ARC DISTANCE OF 31.39 FEET TO A POINT OF REVERSE CURVATURE OF A 512.75 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'09" AN ARC DISTANCE OF 95.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°30'00" WEST 1684.59 FEET; THENCE NORTH 00°22'10" EAST 47.00 FEET; THENCE SOUTH 89°30'00" EAST 2120.56 FEET TO THE POINT OF BEGINNING

CONTAINING 2.16 ACRES MORE OR LESS.

*Alexander Duchart* MAY 5/2009  
ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

**FARNER BARLEY**  
AND ASSOCIATES, INC.  
4450 NE 83RD ROAD - WOODBURY, FL 34785 - (352) 748-3126

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

SUMTER COUNTY, FLORIDA  
GLORIA HAYWARD, CLERK OF CIRCUIT COURT  
11/20/2009 02:56:11PM  
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