

IN THE CIRCUIT COURT FOR SUMTER COUNTY, FLORIDA

SUMTER COUNTY, FLORIDA,)	
)	CASE NO. 2009 CA 000467
Petitioner,)	
vs.)	PARCELS: 108, 109 and 109A
)	
TURKEY RUN 2, LLC, a Florida limited)	
liability company, et al.,)	
)	
Respondents.)	
_____)	

**STIPULATED FINAL JUDGMENT
CONCERNING PARCELS 108, 109 and 109A**

THIS CAUSE came to be considered pursuant to the attached Joint Motion to Enter Stipulated Final Judgment Concerning Parcels 108, 109 and 109A, filed by Petitioner Sumter County (the "County") and Respondents Timothy M. Watson, Trustee of The Timothy M. Watson Family Trust dated October 13, 2006 and Mary Lou Watson, Trustee of The Mary Lou Watson Family Trust dated October 13, 2006 ("Respondents"). Upon reviewing the motion and the file, and being otherwise fully advised in the premises, the Court

ORDERED AND ADJUDGED:

1. The parties have reached a settlement of disputed claims, and their attached Joint Motion to Enter Stipulated Final Judgment Concerning Parcels 108, 109 and 109A is hereby **GRANTED**.

2. On or about May 27, 2009, the County filed its petition for the purpose of acquiring Parcels 108, 109 and 109A through eminent domain action. In accordance with the Court's August 10, 2009 Stipulated Orders of Taking Concerning Parcels 108, 109 and 109A, the County timely deposited the total sum of \$236,800.00 in the court registry concerning Parcels 108, 109 and 109A on or about August 21, 2009.

3. Within 30 days from the date of receipt of this judgment, the County shall deposit the amount of \$217,200.00 into the court registry (which amount is in addition to the \$236,800.00 previously deposited), in full and complete settlement and satisfaction of any and all claims concerning Parcels 108, 109 and 109A, including but not limited to land and improvements taken, severance damages, business or special damages, and subject to any claims for apportionment.

4. The County agrees to construct the improvements within Parcels 108, 109 and 109A in substantial compliance with the construction plans attached hereto as Exhibit "A."

5. The Respondents agree to transfer any and all right they may have in the property located east of Parcels 108, 109 and 109A, as described in the County Road 139 Maintained Right of Way Map filed with the Clerk of Court on January 5, 2010 in Map Book 4, Pages 112-116, by execution and delivery of the quitclaim deeds attached hereto as Exhibit "B."

6. Within 30 days from the date of this judgment, the County shall also pay the total amount of \$71,676.00 in full and complete satisfaction of any and all reasonable monetary and non-monetary attorney's fees concerning Parcels 108, 109 and 109A, exclusive of any claims for attorney's costs and attorney's fees and costs resulting from any disputed supplemental proceedings. This amount shall be payable to the Trust Account of Thomas P. Callan, P.A., c/o Thomas P. Callan, Esquire, 921 Bradshaw Terrace, Orlando, Florida 32806.

7. Upon depositing and paying the foregoing amounts, the County shall be deemed to own a fee simple right of way in Parcels 108, 109 and 109A, and shall have fully and completely satisfied any and all pending claims in this case concerning Parcels 108, 109 and 109A, including but not limited to the order of taking, full compensation, land and improvements taken, severance damages, business and special damages, any other type of damages recoverable

in eminent domain, interest, the value of any liens, leases, encumbrances, options, or contracts, all pending motions, and apportionment claims, but exclusive of expert fees and costs.

8. Any withdrawal and/or apportionment of funds deposited in the court registry concerning Parcels 108, 109 and 109A shall be done in accordance with Sections 73.101 and 73.141, Florida Statutes.

9. The Court reserves jurisdiction to determine (a) any and all attorney's costs, (b) expert fees and costs, (c) attorney's fees and costs resulting from any disputed supplemental proceedings, and (d) any requests to withdraw and/or apportion funds.

DONE AND ORDERED, this ____ day of _____, 20____, in chambers in Bushnell, Sumter County, Florida.

Circuit Judge

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing has been furnished to each of the following named addresses by [] regular U.S. Mail and/or [] facsimile or [] hand delivery on this ____ day of _____, 20__.

Vivian Arenas-Battles, Esquire
de la Parte & Gilbert, P.A.
Post Office Box 2350
Tampa, Florida 33601-2350
(Attorney for Sumter County)

Raandi L. Morales, Esquire
Trenam Kemker, et al.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33731-3542
(Attorney for Wachovia Bank, N.A.)

Thomas P. Callan, Esquire
Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, FL 32806
(Attorneys for Respondents)

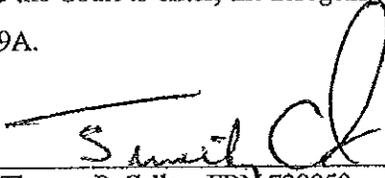
Felix M. Adams, Esquire
138 Bushnell Plaza, Suite 201
Bushnell, FL 33513
(Attorney for Tom Swain, Sumter County Tax Collector)

Judicial Assistant

**JOINT MOTION TO ENTER STIPULATED
FINAL JUDGMENT CONCERNING PARCELS 108, 109 and 109A**

Petitioner Sumter County, Florida and Respondents Timothy M. Watson, Trustee of The Timothy M. Watson Family Trust dated October 13, 2006 and Mary Lou Watson, Trustee of The Mary Lou Watson Family Trust dated October 13, 2006 ("Respondents"), by and through their undersigned attorneys, hereby stipulate to, and move the Court to enter, the foregoing Stipulated Final Judgment Concerning Parcels 108, 109 and 109A.

Vivian Arenas-Battles, FBN 606261
David M. Caldevilla, FBN 654248
de la Parte & Gilbert, P.A.
Post Office Box 2350
Tampa, Florida 33601-2350
Telephone: (813)229-2775
COUNSEL FOR SUMTER COUNTY



Thomas P. Callan, FBN 729050
G. Robertson Dilg, FBN 362281
Timothy A. Dix, FBN 647659
Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
Telephone (407) 426-9141
COUNSEL FOR RESPONDENTS

Date: _____

Date: 4-23-10

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing has been furnished to each of the following named addresses by [] regular U.S. Mail and/or [] facsimile or [] hand delivery on this _____ day of _____, 20__.

Thomas P. Callan, FBN 729050
Thomas P. Callan, P.A.
921 Bradshaw Terrace
Orlando, Florida 32806
(Attorney for Respondents)

Felix M. Adams, Esquire
138 Bushnell Plaza, Suite 201
Bushnell, FL 33513
(Attorney for Tom Swain, Sumter County Tax Collector)

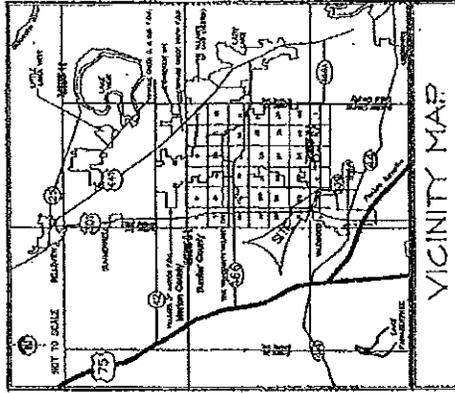
Raandi L. Morales, Esquire
Trenam Kemker, et al.
200 Central Avenue, Suite 1600
St. Petersburg, FL 33731-3542
(Attorney for Wachovia Bank, N.A.)

Vivian Arenas-Battles

C.R. 139 PHASE 1 SEGMENTS A, B & C IMPROVEMENT PLANS SUMTER COUNTY, FL

SECTIONS 4, 5, 8 + 9
TOWNSHIP 19 SOUTH RANGE 23 EAST
SUMTER COUNTY, FLORIDA
THIS DEVELOPMENT CONTAINS
A TOTAL OF 178 MILES OF ROAD

POSTED SPEED 35 MPH
DESIGN SPEED 45 MPH



DATE	DESCRIPTION
10/1/00	PRELIMINARY PLAN
10/1/00	FINAL PLAN
10/1/00	CONSTRUCTION PERMITS
10/1/00	CONSTRUCTION
10/1/00	COMPLETION

INDEX OF SHEETS

- 1. COVER SHEET
- 2. AGRICULTURE
- 3. AGRICULTURE PLAN / KEY SHEET
- 4. MASTER PLAN (STA. 1625+00 TO 20+00)
- 5. MASTER PLAN (STA. 20+00 TO 31+00)
- 6. MASTER PLAN (STA. 31+00 TO 34+00)
- 7. MASTER PLAN (STA. 34+00 TO 37+00)
- 8. MASTER PLAN (STA. 37+00 TO 41+00)
- 9. MASTER PLAN (STA. 41+00 TO 47+00)
- 10. MASTER PLAN (STA. 47+00 TO 52+00)
- 11. CR 139 PLAN & PROFILE (STA. 1625+00 TO 20+00)
- 12. CR 139 PLAN & PROFILE (STA. 20+00 TO 31+00)
- 13. CR 139 PLAN & PROFILE (STA. 31+00 TO 34+00)
- 14. CR 139 PLAN & PROFILE (STA. 34+00 TO 37+00)
- 15. CR 139 PLAN & PROFILE (STA. 37+00 TO 41+00)
- 16. CR 139 PLAN & PROFILE (STA. 41+00 TO 47+00)
- 17. CR 139 PLAN & PROFILE (STA. 47+00 TO 52+00)
- 18. C-44-A PLAN & PROFILE (STA. 1625+00 TO 20+00)
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- 23. C-44-A PLAN & PROFILE (STA. 41+00 TO 47+00)
- 24. C-44-A PLAN & PROFILE (STA. 47+00 TO 52+00)
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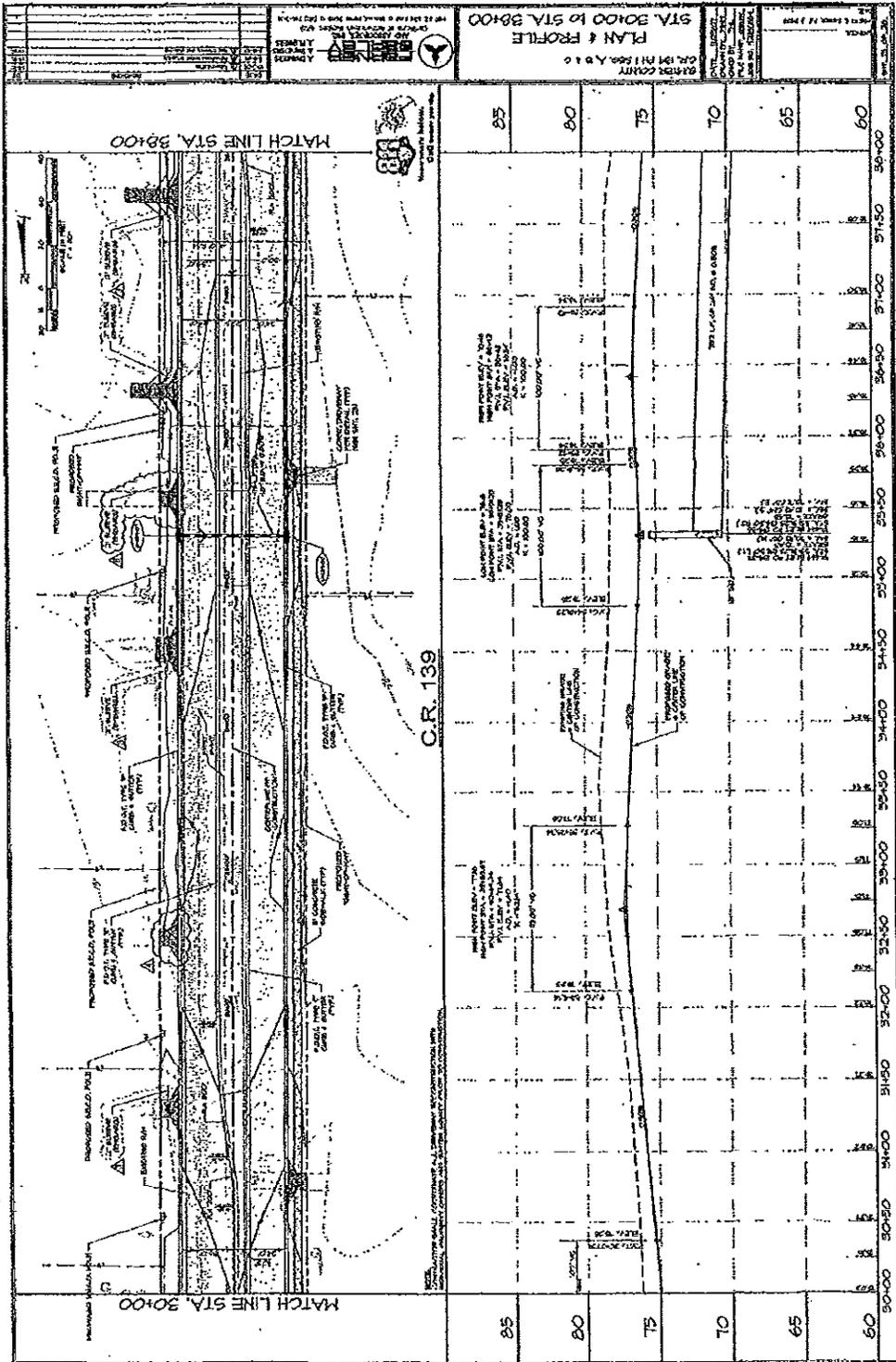
- 1-10 MILLBURN PARK ENTRANCE MODIFICATIONS
- NOTES
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- 4. THE WORKING DETAILS FOR THIS PROJECT SHALL BE
- 5. AS SHOWN ON THESE SHEETS.
- 6. THE 2000 FOOT TIE-IN MANUAL.
- 7. THE 2000 ROAD AND DRIVE IMPROVEMENT MANUAL.
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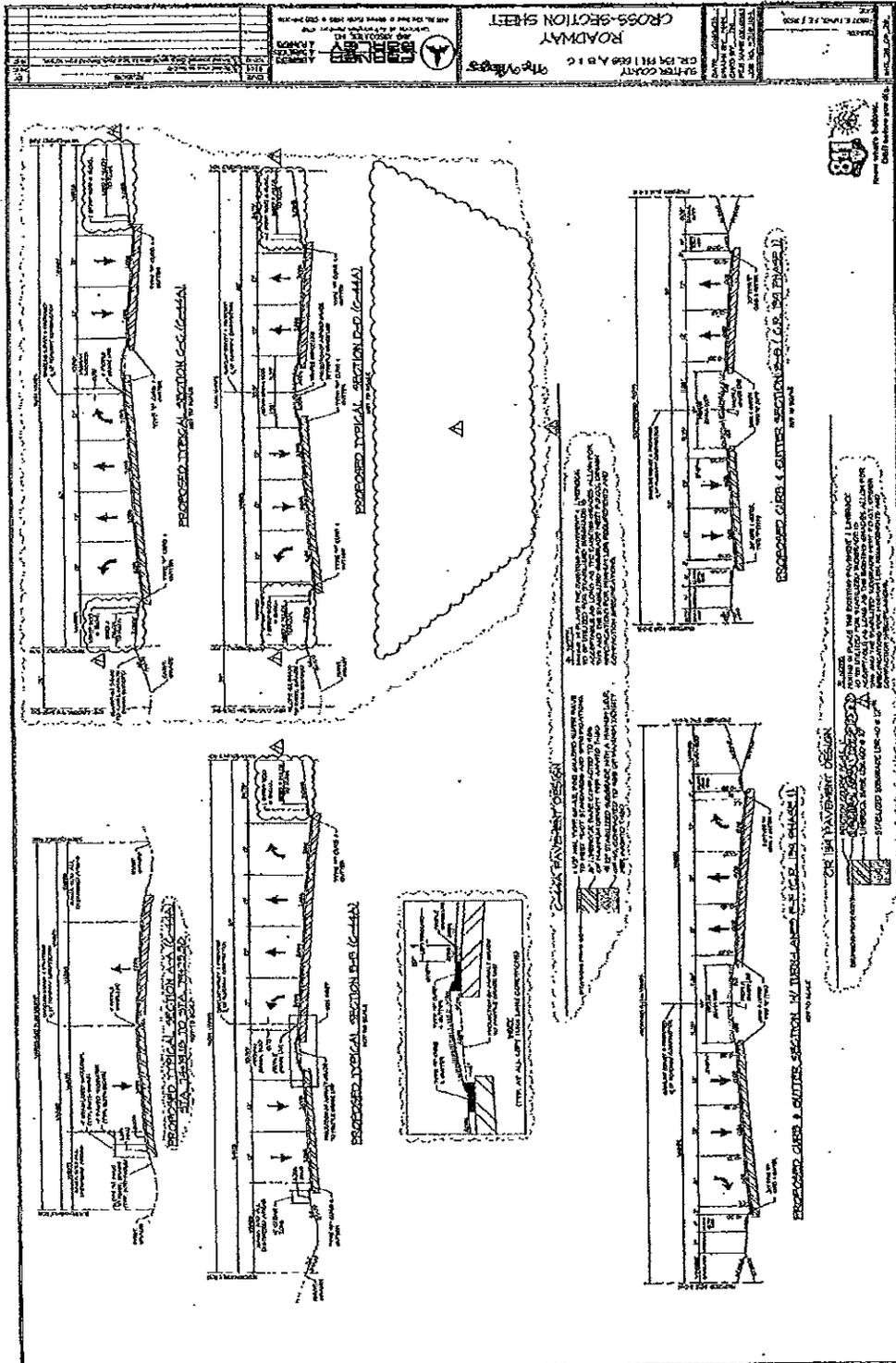
ENGINEER/SURVEYOR
FARMER, BARLEY AND ASSOCIATES, INC.
4460 N.E. 30th ROAD
WILDWOOD, FL 34785
ROBERT FARMER, PRESIDENT

OWNER
SUMTER COUNTY BOARD OF COMMISSIONERS
200 NORTH PLAZA STREET
BUSHNELL, FL 33509

APR 09 2010

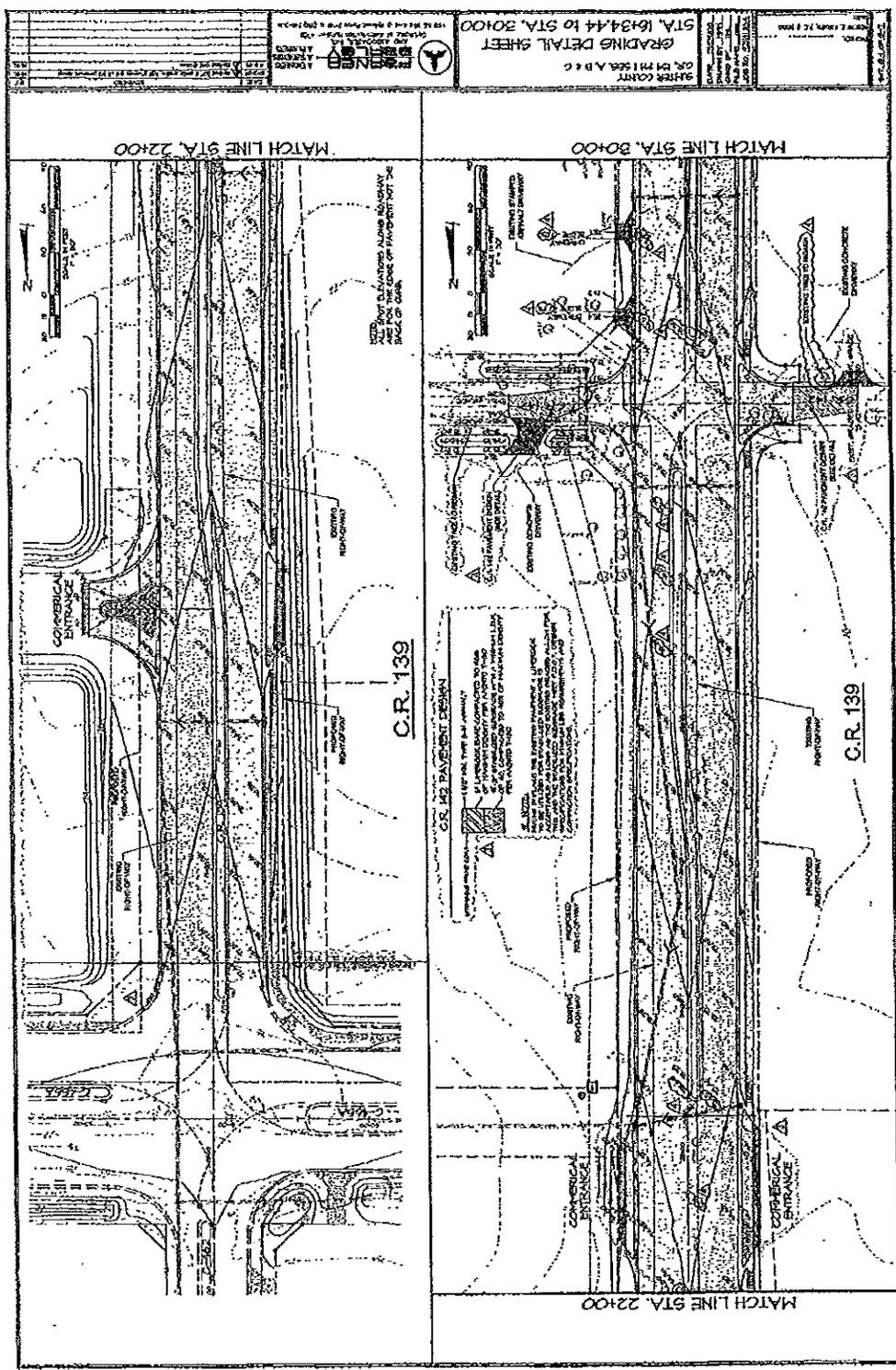


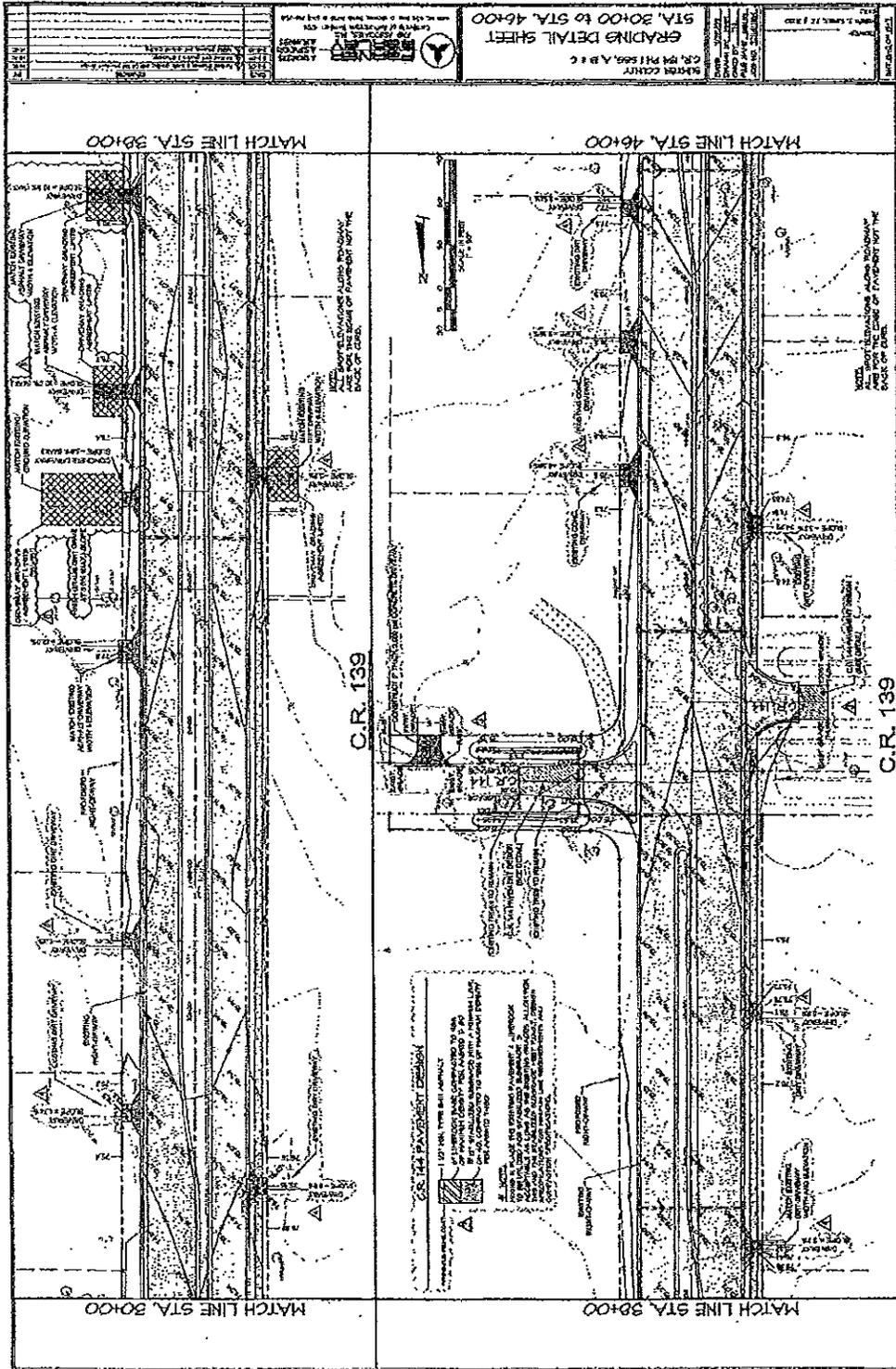
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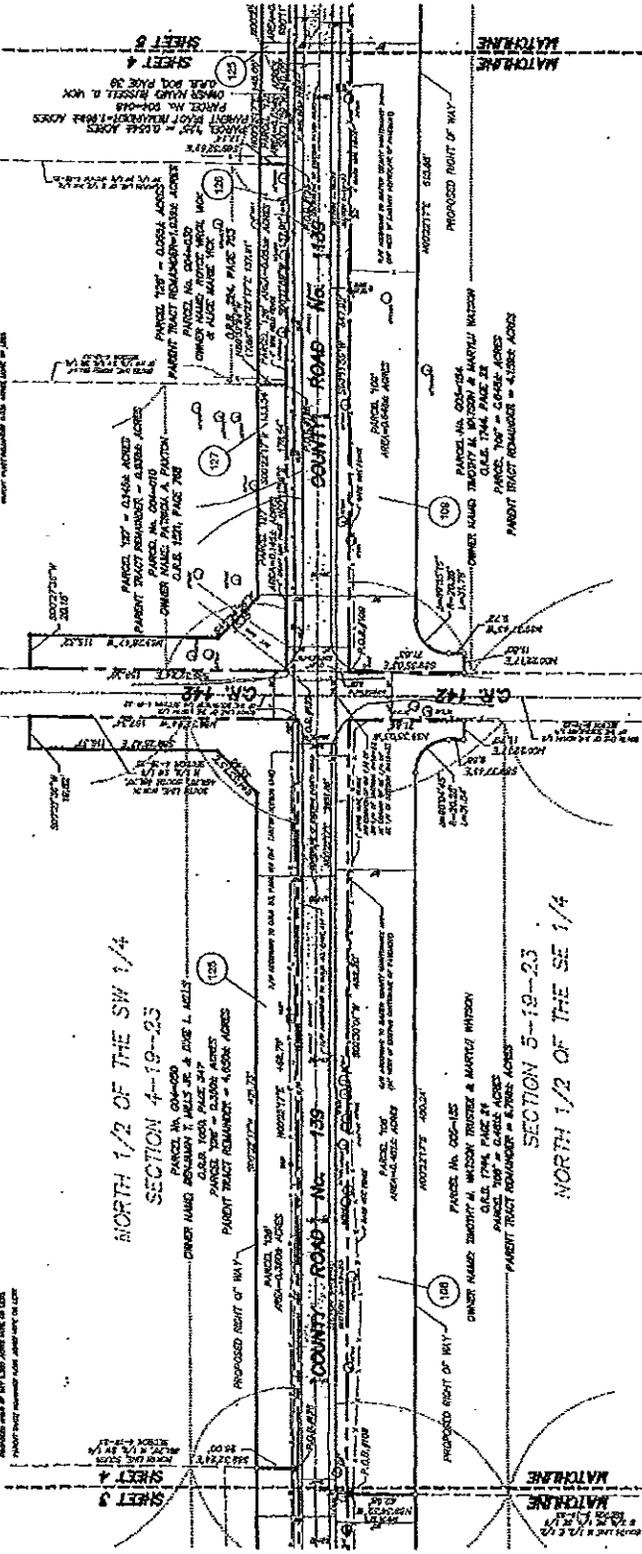


APR 03 2016

RIGHT-OF-WAY SURVEY SHOWING COUNTY ROADS 136, 462 AND 466A SECTIONS 4, 5, 8 AND 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST SUMNER COUNTY, FLORIDA

NOTICE TO CONTRACTORS: THE SURVEYOR HAS BEEN ADVISED BY THE COUNTY ENGINEER THAT THE SURVEY IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SURVEY IS SUBJECT TO THE RIGHT-OF-WAY SURVEY OF THE STATE OF FLORIDA.
2. THE SURVEY IS SUBJECT TO THE RIGHT-OF-WAY SURVEY OF THE COUNTY OF SUMNER, FLORIDA.
3. THE SURVEY IS SUBJECT TO THE RIGHT-OF-WAY SURVEY OF THE TOWNSHIP OF 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA.
4. THE SURVEY IS SUBJECT TO THE RIGHT-OF-WAY SURVEY OF THE SECTIONS 4, 5, 8 AND 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA.



SHEET 1 OF 12

ENGINEER: J. L. JONES, JR.
SURVEYOR: J. L. JONES, JR.
SUMNER COUNTY, FLORIDA

DATE: 10/1/68

PROJECT: RIGHT-OF-WAY SURVEY OF COUNTY ROADS 136, 462 AND 466A, SECTIONS 4, 5, 8 AND 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMNER COUNTY, FLORIDA.

SECTION 4-19-23

SECTION 5-19-23

SECTION 8-19-23

NORTH 1/2 OF THE SW 1/4

NORTH 1/2 OF THE SE 1/4

NORTH 1/2 OF THE SE 1/4

PARCEL 107 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 108 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 109 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 110 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 111 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 112 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 113 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 114 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 115 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 116 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 117 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

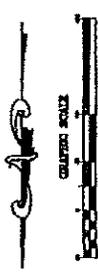
PARCEL 118 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 119 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

PARCEL 120 - 4.1586 ACRES
OWNER: JAMES T. JONES, JR. & JOE L. KELLY
FILE: 1974, PAGE 24
PARENT TRACT REMAINDER - 4.1586 ACRES

RIGHT-OF-WAY SURVEY

SHOWING COUNTY ROADS 189, 462 AND 468A SECTIONS 4, 5, 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 28 EAST SUMNER COUNTY, FLORIDA

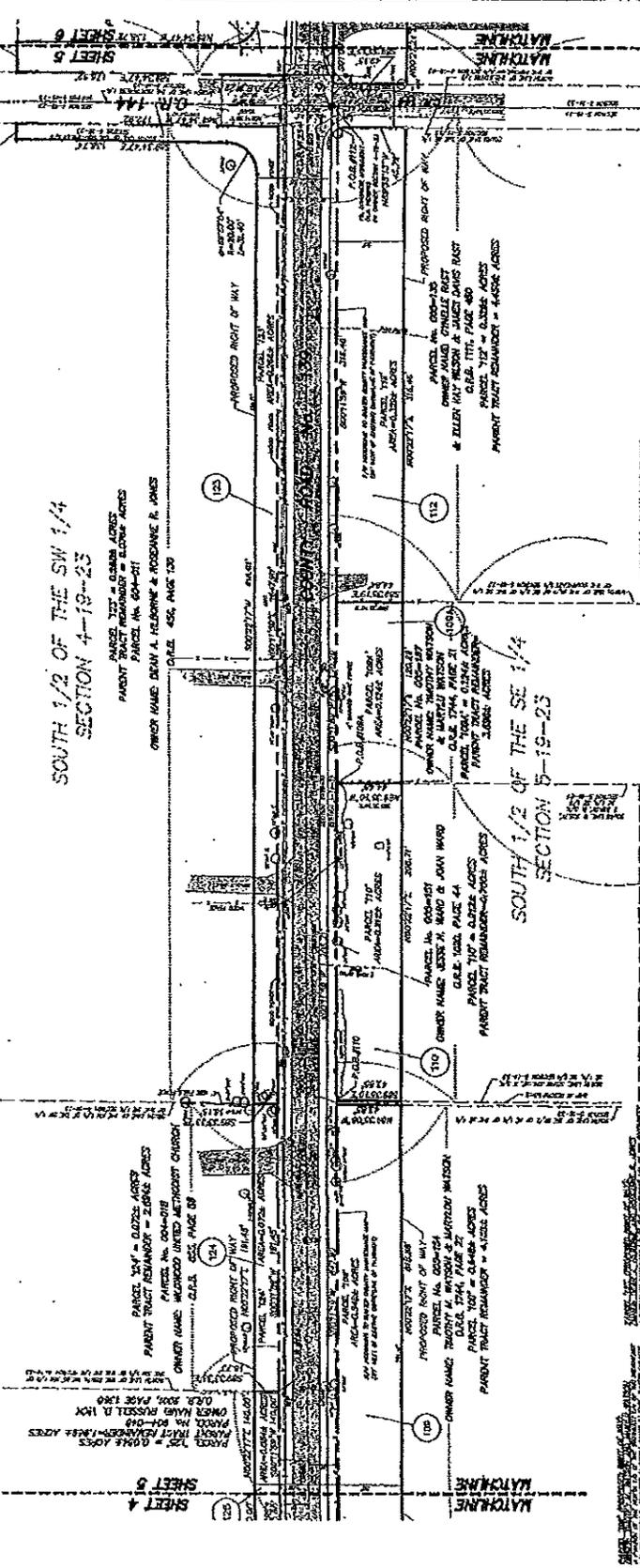


SECTION 4
 PARCEL 101 - 0.25 ACRES
 OWNER NAME: DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 5
 PARCEL 102 - 0.25 ACRES
 OWNER NAME: DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 8
 PARCEL 103 - 0.25 ACRES
 OWNER NAME: DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 9
 PARCEL 104 - 0.25 ACRES
 OWNER NAME: DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23



SECTION 5 OF 12
 SUMNER COUNTY, FLORIDA
 DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 8 OF 12
 SUMNER COUNTY, FLORIDA
 DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 9 OF 12
 SUMNER COUNTY, FLORIDA
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 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

SECTION 4 OF 12
 SUMNER COUNTY, FLORIDA
 DEAN A. HEDGECOCK & ROSANNE R. JONES
 PARENT TRACT REMAINDER - 0.25 ACRES
 PARCEL NO. 64-0-01
 DATE: 4-19-23

This instrument prepared by:

Vivian Arenas-Battles
de la Parte & Gilbert, P.A.
101 E. Kennedy Blvd, Suite 2000
Tampa, FL 33602

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 5 day of May, 2016,
by Timothy M. Watson, Trustee of The Timothy M. Watson Family Trust dated October 13, 2006, as
to an 1/2 undivided interest and Mary Lou Watson, Trustee of The Mary Lou Watson Family Trust
dated October 13, 2006, as to an undivided 1/2 interest, whose address is P.O. Box 163, Wildwood,
FL, 34785 ("Grantors"), to Sumter County, Florida ("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:

WHEREAS, the Grantors represent that they are the fee owners of the real property located
in Sumter County, Florida described as:

The South 1/2 of the East 1/2 of the South 3/4 of the Northeast 1/4 of the Southeast
1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

LESS Parcel 108 (Fee Simple Right-of-Way) being a portion of the South 1/2 of the
South 3/4 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South,
Range 23 East, Sumter County, Florida described as follows:

Commence at the Northeast corner of the North 1/2 of the Southeast 1/4 of Section 5;
thence South 00°22'17" West along the East line of Southeast 1/4 of said Section 5
for 282.00 feet to the North line of the North 1/2 of the East 1/2 of the South 3/4
of the Northeast 1/4 of said Southeast 1/4 of Section 5; thence North 89°33'38" West
for 8.99 feet to the Westerly right of way per Sumter County maintenance map for
County Road No. 139; thence South 00°08'36" West along said Westerly right of way
for 496.67 feet to the South line of said North 1/2 of the East 1/2 of the South 3/4
of the Northeast 1/4 of the Southeast 1/4 of Section 5 and the point of beginning; thence
South 00°30'01" West for 482.20 feet to a line 15.00 feet North of, when measured
at right angles to and parallel with, the South line of the North 1/2 of said Southeast
1/4 of Section 5; thence North 89°35'03" West along said parallel line for 71.84 feet;

thence North 00°22'17" East for 11.70 feet; thence South 89°37'43" East for 9.66 feet to a point of curvature of a curve concave Northwesterly and having a radius of 20.25 feet; thence Northeasterly along the arc of said curve through a central angle of 90°04'45" for a distance of 31.84 feet to the point of tangency to a line 50.00 feet West of, when measured at right angles to and parallel with, the East line of said Section 5; thence North 00°22'17" East for 450.24 feet to the aforesaid South line of the North 1/2 of the East 1/2 of the South 3/4 of the Northeast 1/4 of the Southeast 1/4 of Section 5; thence South 89°34'32" East along said South line for 42.98 feet to the point of beginning.

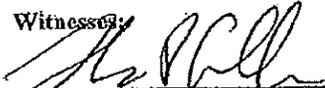
NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby remise, release and quit-claim unto the said grantee forever all the right, title, interest, claim and demand which the Grantors have in and to the following described property:

That portion of the South 1/2 of the East 1/2 of the South 3/4 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida that lies between the East line of Parcel 108 and the East line of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

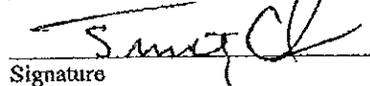
Witness:



Signature

Thomas P. Colley

Print Name



Signature

TIMOTHY WATSON

Print Name

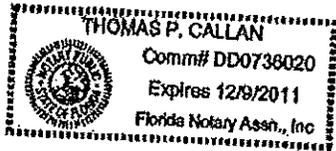
Grantor:



Timothy M. Watson, Trustee of the
Timothy M. Watson Family Trust
dated October 13, 2006

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Timothy M. Watson, as Trustee of The Timothy M. Watson Family Trust dated October 13, 2006, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

Witnesses:

[Signature]
Signature

Thomas P. Callan
Print Name

[Signature]
Signature

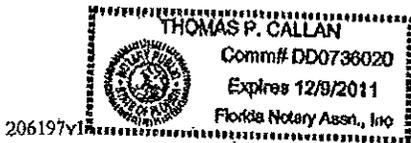
TIMOTHY BIA
Print Name

Grantor:

Mary Lou Watson
Mary Lou Watson, Trustee of the
Mary Lou Watson Family Trust
dated October 13, 2006

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Mary Lou Watson, as Trustee of The Mary Lou Watson Family Trust dated October 13, 2006, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

This instrument prepared by:

Vivian Arcenas-Battles
de la Parte & Gilbert, P.A.
101 E. Kennedy Blvd, Suite 2000
Tampa, FL 33602

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 5th day of May, 2010,
by Timothy M. Watson, Trustee of The Timothy M. Watson Family Trust dated October 13, 2006,
whose address is P.O. Box 163, Wildwood, FL, 34785 ("Grantors"), to Sumter County, Florida
("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:

WHEREAS, the Grantors represent that they are the fee owners of the real property located
in Sumter County, Florida described as:

Begin at the Northeast corner of the North 1/2 of the Southeast 1/4 of the Southeast
1/4 of Section 5, Township 19 South, Range 23 East; run thence North 89°58'20"
West, along the North line of said North 1/2 of Southeast 1/4 of Southeast 1/4 236.0
feet; thence South 0°02'30" East, parallel to the East line of said North 1/2 of
Southeast 1/4 182.0 feet; thence North 89°58'45" West, parallel to the South line of
said North 1/2 of Southeast 1/4 of Southeast 1/4 127.45 feet; thence South 0°02'30"
East, 481.11 feet to the South line of said North 1/2 of Southeast 1/4 of Southeast
1/4; thence South 89°58'45" East, along said South line 363.45 feet to the Southeast
corner of said North 1/2 of Southeast 1/4 of Southeast 1/4; thence North 0°02'30"
West, along said East line 663.08 feet to the point of beginning, Sumter County,
Florida.

LESS Parcel 109 (Fee Simple Right-of-Way) being a portion of the North 1/2 of the
Southeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 23 East,
Sumter County, Florida described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of
Section 5; thence South 00°22'17" West along the East line of Southeast 1/4 of said
Section 5 for 15.00 feet; thence North 89°35'03" West for 8.09 feet to the Westerly
right of way per Sumter County maintenance map for County Road No. 139 and the
point of beginning; thence South 00°11'59" West along said Westerly right of way
for 647.92 feet to the South line of the North 1/2 of said Southeast 1/4 of the

Southeast 1/4 of Section 5; thence North 89°35'08" West along said South line for 43.85 feet to a line 50.00 feet West of, when measured at right angles to and parallel with, the said East line of the Southeast 1/4 of Section 5; thence North 00°22'17" East along said parallel line for 615.88 feet to a point of curvature of a curve concave Southwesterly and having a radius of 20.25 feet; thence Northwesterly along the arc of said curve through a central angle of 89°55'15" for a distance of 31.78 feet to the point of tangency; thence North 89°37'43" West for 9.72 feet; thence North 00°22'17" East for 11.80 feet to a line 15.00 South of, when measured at right angles to and parallel with, the North line the aforesaid Southeast 1/4 of the Southeast 1/4 of Section 5; thence South 89°35'03" East along said parallel line for 71.85 feet to the point of beginning.

NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby remise, release and quit-claim unto the said grantee forever all the right, title, interest, claim and demand which the Grantors have in and to the following described property:

That portion of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida that lies between the East line of Parcel 109 and the East line of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

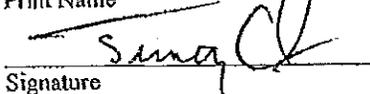
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Witnesses:

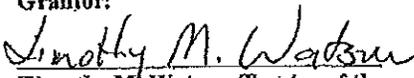

Signature

Thomas P. Colgan
Print Name


Signature

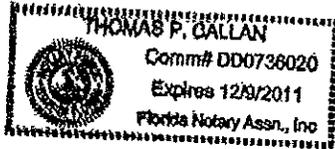
TIMOTHY D. WATSON
Print Name

Grantor:


Timothy M. Watson, Trustee of the
Timothy M. Watson Family Trust
dated October 13, 2006

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 5th day of May, 2006, by Timothy M. Watson, as Trustee of The Timothy M. Watson Family Trust dated October 13, 2006, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public

206198v1

This instrument prepared by:

Vivian Arenas-Battles
de la Parte & Gilbert, P.A.
101 E. Kennedy Blvd, Suite 2000
Tampa, FL 33602

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 5 day of May, 2010
by Mary Lou Watson, Trustee of The Mary Lou Watson Family Trust dated October 13, 2006, whose
address is P.O. Box 163, Wildwood, FL, 34785 ("Grantors"), to Sumter County, Florida ("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:

WHEREAS, the Grantors represent that they are the fee owners of the real property located
in Sumter County, Florida described as:

A portion of the property described in O.R. Book 323, Page 797, more particularly
described as follows: The East 1/2 of the South 329.00 feet of the North 3/4 of the
Southeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 23 East,
Sumter County, Florida.

LESS AND EXCEPT one acre square in the Northeast corner of the above described
properties lying in Section 5, Township 19 South, Range 23 East, Sumter County,
Florida.

ALSO LESS Parcel 109A (Fee Simple Right-of-Way) being a portion of the South
1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range
23 East, Sumter County, Florida described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of
Section 5; thence South 00°22'17" West along the East line of Southeast 1/4 of said
Section 5 for 15.00 feet; thence North 89°35'03" West for 8.09 feet to the Westerly
right of way per Sumter County maintenance map for County Road No. 139; thence
South 00°11'59" West along said Westerly right of way for 859.09 feet to the South
line of the North 208.71 feet of the South 329.00 feet of the North 3/4 of said
Southeast 1/4 of the Southeast 1/4 of Section 5 and the point of beginning; thence
continue South 00°11'59" West along said Westerly right of way for 120.29 feet to

the South line of said North 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 5; North 89°35'10" West along said South line for 44.84 feet to a line 50.00 feet West of, when measured at right angles to and parallel with, the said East line of the Southeast 1/4 of Section 5; thence North 00°22'17" East along said parallel line for 120.29 feet to said South line of the North 208.71 feet of the South 329.00 feet of the North 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 5; thence South 89°35'10" East along said South line for 44.48 feet to the point of beginning.

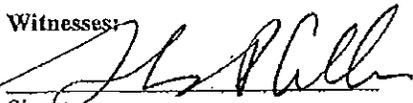
NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby remise, release and quit-claim unto the said grantee forever all the right, title, interest, claim and demand which the Grantors have in and to the following described property:

That portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida that lies between the East line of Parcel 109A and the East line of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

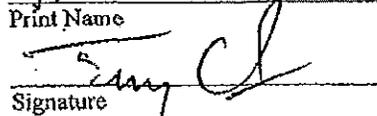
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Witnesses:

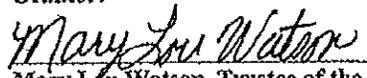

Signature

Thomas P. Callan
Print Name


Signature

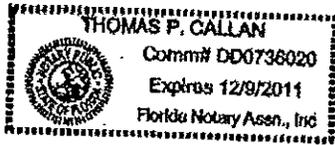
Timothy Dix
Print Name

Grantor:


Mary Lou Watson, Trustee of the
Mary Lou Watson Family Trust
dated October 13, 2006

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 5th day of May, 2010, by Mary Lou Watson, as Trustee of The Mary Lou Watson Family Trust dated October 13, 2006, who is personally known to me or who has produced _____ as identification.




Notary Public

206200v1