

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: *R2011-0025 - Rezoning on 35 acres MOL from RR, A5, R2C, RR1 & R2M to ID
(Industrial) (ZAB recommends approval)

REQUESTED ACTION: Approve Rezoning R2011-0025

Work Session (Report Only) **DATE OF MEETING:** 9/27/2011
 Regular Meeting Special Meeting

CONTRACT: N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept. Planning

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

HISTORY/FACTS/ISSUES:

The applicant is requesting a rezoning on 35 acres MOL from RR, A5 R2C, RR1 & R2M to ID (Industrial) to bring the property into compliance with the Future Land Use Map (pending Large Scale Comprehensive Plan Amendment - CPA2011-0001)

The applicant is requesting to incorporate the property into their existing operations.

The Zoning & Adjustment Board held a public hearing on September 29, 2011, and recommended approval (4-0).

ZAB cases.

- 1) Elijah & Louise Aaron - R2011-0021
 - 2) Clark & Barbara Caruthers - R2011-0022
 - 3) Sumter Electric Coop, Inc. - R2011-0025*****
 - 4) Tommy's Hauling - S2011-0002
 - 5) Sumter Electric Coop, Inc. - CPA2011-0001
 - 6) Sumter County BOCC - CPA2011-0002
 - 7) Ordinance to revise Zoning & Adjustment Board (ZAB) alternate membership
-

RESOLUTION NUMBER _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, REZONING PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY

WHEREAS, the Board of County Commissioners of Sumter County received a complete and properly funded application for rezoning of property located within the unincorporated lands of Sumter County, and,

WHEREAS, after diligent review and consideration the above referenced rezoning was approved.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sumter County, Florida, as follows:

1. Based on competent substantial evidence presented and considered during a properly noticed quasi judicial hearing, the Board of County Commissioners of Sumter County hereby approves rezoning application R2011-0025. The lands described in application R2011-0025 are hereby rezoned to ID (Industrial), as that zoning category is described in the Sumter County Land Development Code.
2. This resolution will not be effective until the related Comprehensive Plan Amendment (CPA2011-0001) becomes effective.

DONE AND RESOLVED THIS ____ DAY OF _____, 2011,
at _____, Sumter County, Florida.

ATTEST: GLORIA HAYWARD
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA

Deputy Clerk

Don Burgess, Chairman

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
September 19, 2011

BOARD OF SUMTER COUNTY COMMISSIONERS
September 27, 2011

CASE NO. R2011-0025

APPLICANT: Sumter Electric Coop., Inc. (SECO)

REPRESENTATIVE: Jeffrey D Schaffer

REQUESTED ACTION: Rezone 35 acres MOL from RR, A5, R2C RR1 & R2M to ID (Industrial).

LEGAL DESCRIPTION: Sec. 13, Twp 20S, Rng. 22E. Blks 1, 2, 17, 18, 19, 20, 35, 36, 71 & 72 Sumterville PB 1, Pg 20, & that parcel of land E of & adjacent to Blks 1, 18, 19, 36 & 72 lying between said Blks and W line of NE ¼ of SE ¼ & the E ½ of Vine Street lying between Blks 20 & 21, 34 & 35 Sumterville PB 1 Pg 20 & comm at NE cor of NE ¼ of SE ¼ run W 946.46' to W line of SR 471 S 26°32'17" E 330.36' to POB, & from SW cor of NE ¼ of SE ¼ run E 208.72' N 232.72' E 501.8' to POB E 208.72' to W/ly R/W SR 471 said pt of curve with chord N 25°50'20" W 101.97' to pot N 26°28'47" W 106.75' leaving said R/W W 208.72' S 26°10' E 208.72' to POB & E 137.5' of W 692.44' of S 208.72' of NE ¼ of SE ¼ less R/W on S side & that part of the NE ¼ of SE ¼ lying W of SR 471 less comm at SE cor of NE ¼ run W 891.35' to C/L of SR 471 S 26°00'00" E 208.71' E to W/ly R/W SR 471 N 26°00'00" 208.71' to POB and less comm at SE cor of NE ¼ run E 208.72' N 232.72' E 501.8' to POB E 208.72' to W/ly R/W SR 471 said pt on curve a chord N 25°50'20" W 101.97' to POB N 26°26'47" W 106.75' leaving R/W W 208.72' S 26°10'00" E 208.72' to POB and less N 208.71' E 208.72' S 232.72' W 208.72' less from NE cor of NE ¼ of SE ¼ W along N line of said NE ¼ of SE ¼ 946.46' to W/ly R/W SR 471 S 26°32'17" E 330.36' to POB cont S 26°32'17" E along W R/W 182.19' S 87°57'52" W 211.43' N 03°03'19" W 164.48' N 87°25'01" E 138.81' to POB & W 208.71' N 208.71' NE ¼ of SE ¼

EXISTING ZONING: RR, A5, R2C, RR1, & R2M

FUTURE LAND USE: Industrial (pending approval of CPA2011-0001)

EXISTING USE: Residential & Vacant

PARCEL SIZE: 35 acres MOL

GENERAL LOCATION: Sumterville

SURROUNDING LAND USE: **SURROUNDING ZONING:**

NORTH: Industrial (Pending CPA2011-0001) **NORTH:** Industrial – SECO maintenance yard

SOUTH: Low Density Residential **SOUTH:** A5, RR, R2M – mobile home & residence

EAST: Low Density Residential **EAST:** A5, RR, R2M, RR1 · mobile home & vacant

WEST: Low Density Residential **WEST:** RR, R1 - residence

COMMISSIONER’S DISTRICT: District 4

CASE SUMMARY:

The subject property is located north of CR 520, east of CR 522 and west of SR 471

The subject property is approximately 35 acres, with a width of approximately 1183 feet and depth of approximately 1301 feet.

CASE ANALYSIS:

The property being rezoned currently has two single family residences and vacant pasture land. The applicant has plans to expand their existing operation to this property

The analysis of the rezoning to ID (Industrial) is addressed in the staff report for the Comprehensive Plan (CPA2011-0001). Please refer to that staff report.

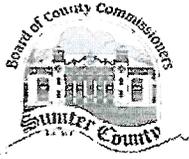
DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval.

The rezoning will not take affect until the related comprehensive plan is effective.

Notices Sent: 26 (In objection) 3 (In favor) 2

ZAB recommendation: Approval (4-0)



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD

Project No: R2011-0025

Application: 8/30/2011 SF

910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE		PROJECT DESCRIPTION REZONE 35 ACRES MOL	
OWNER SUMTER, ELECTRIC COOP INC		ADDRESS PO BOX 301 SUMTERVILLE, FL 33585		PHONE	
AGENT/APPLICANT Weaver Boos Consultants		ADDRESS 365 Citrus Tower Blvd, Ste 110 CLERMONT, FL 34711		PHONE (352) 352-2410	
PARCEL # J13=120	SEC/TWP/RNG 132022	GENERAL LOCATION Sumterville		DIRECTIONS TO PROPERTY SR 301 S TO SR471. PROPERTY IS ON THE Nw CORNER OF CR520 AND SR471	
Property Address 664 SR 471, Sumterville, FL 33585					
PARCEL SIZE 35 ACRES MOL		F.L.U. LDR		LEGAL DESCRIPTION	
PRESENT ZONING RR, A5, R2C, RR1 & R2M		PRESENT USE VACANT AND RESIDENTI		<p>THAT PART OF THE NE1/4 OF SE1/4 OF SECTION 13 TWP 20 RGN 22 SUMTER COUNTY THAT LIES W OF S R 471 AKA S-471 LESS COMM A THE SE COR OF NE1/4 OF SECTION RUN N 89 DEG 29 MIN 00 SEC W 891 35 FT TO CENTERLINE OF SR 471 THENCE S 26 DEG 00 MIN 0</p> <p>J13=038</p> <p>COMM AT NE COR OF NE1/4 OF SE1/4 RUN W 946.46 FT TO W LINE OF SR 471 S 26 DEG 32 MIN 17 SEC E ALONG SAID R/W 330.36 FTT POB CONT S 26 DEG 32 MIN 17 SEC E 182 19 FT S 87 DEG 57 MIN 52 SEC W 211 43 FT N 03 DEG 03 MIN 19 SEC W 164 48 FT N 87</p> <p>J13=060</p> <p>FROM SW COR OF NE1/4 OF SE1/4 RUN N 89 DEG 50 MIN 15 SEC E 208.72 FT N 00 DEG 02 MIN 19 S EC E 232.72 FT N 89 DEG 50 MI 15 SEC E 501 80 FT TO POB RUN N 89 DEG 50 MIN 15 SEC E 208.72 FT TO W/LY R/W SR 471 N 25 DEG 50 MIN 20 SEC W 101 97 FT</p> <p>J13=073</p> <p>E 137 5 FT OF W 692.44 FT S 208.72 FT OF NE 1/4 OF SE 1/4 LESS RD R/W ON S SIDE THEREOF</p> <p>J13=120</p> <p>THAT PART OF THE NE1/4 OF SE1/4 OF SECTION 13 TWP 20 RGN 22 SUMTER COUNTY THAT LIES W OF S R 471 AKA S-471 LESS COMM A THE SE COR OF NE1/4 OF SECTION RUN N 89 DEG 29 MIN 00 SEC W 891 35 FT TO CENTERLINE OF SR 471 THENCE S 26 DEG 00 MIN 0</p> <p>J13=125</p> <p>W 208.71 FT OF N 208.71 FT OF NE1/4 OF SE1/4</p> <p>J13B001</p> <p>BLKS 1 2 17 18 19 20 35 36 71 & 72 SUMTERVILLE & THAT PARCEL OF LAND E OF & ADJ BLKS 1 18 19 36 & 72 SUMTERVILLE & LYINBETWEEN SAID BLKS AND W LINE OF NE1/4 OFSE1/4 AND THE E1/2 OF VINE STREET LYING BETWEEN BLKS 20 21 34 & 35 PB 1 PG 20</p>	
REQUESTED REZONING REZONE 35 ACRES MOL FROM RR, A5, R2C, RR1 & R2M TO IN		REZONED ACREAGE 35 ACRES MOL		REZONED LEGAL DESCRIPTION SAME AS ABOVE	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH ID COM	EAST A5, RR, R2M, RR1 AG & LDR	SOUTH A5, RR, R2M LDR	WEST RR, R1 LDR	

As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.

UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jeffrey D. Schaffer, Weaver Boos Consultants,



for Sumter Electric Cooperative, Inc.

August 30, 2011

Signature(s)

Date

A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.

Zoning and Adjustment Board	9/19/2011 6:30 PM	Room: Colony Cottage Rec. Center	Action: _____
County Commission Meeting	9/27/2011 5:30 PM	Room: Colony Cottage Rec. Center	Action: _____

NOTICES SENT <i>26</i>	RECEIVED IN FAVOR <i>2</i>	RECEIVED OBJECTING <i>3</i>
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Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.

R2011-XXXX SECO Legal Description

J13B001

BLKS 1, 2, 17, 18, 19, 20, 35, 36, 71, & 72 SUMTERVILLE PB 1 PG 20 & THAT PARCEL OF LAND E OF & ADJ BLKS 1, 18, 19, 36, & 72 LYING BETWEEN SAID BLKS, AND W LINE OF NE1/4 OF SE1/4 OF S13, T20S, R22E, & THE E1/2 OF VINE STREET LYING BETWEEN BLKS 20 & 21, 34 & 35 SUMTERVILLE PB 1 PG 20

J13=038

COMM AT NE CORNER OF NE1/4 OF SE1/4 OF S13, T20S, R22E; RUN W 946.46 FT TO W LINE OF SR 471, S 26° 32'17" E ALONG SAID R/W 330.36 FTT POB; CONT S 26°32'17" E 182.19 FT S 87°57'52" W 211.43 FT N 03°03'19" W 164.48 FT N 87°25'01" E FTT POB

J13=060

FROM SW CORNER OF NE1/4 OF SE1/4 OF S13, T20S, R22E, RUN N 89°50'15" E 208.72 FT, N 0°22'19" E 232.72 FT, N 89°50'15" E 501.80 FT TO POB. RUN N 89°50'15" E 208.72 FT TO W/LY R/W SR 471, SAID PT OF CURVE, W/CHORD N 25°50'20" W 101.97 FT TO POT, N 26°28'47", W 106.75 FT, LEAVING SAID R/W S 89°50'15", W 208.72 FT, S 26°10', E 208.72 FT TO POB.

J13=073

E 137.5 FT OF W 692.44 FT OF S 208.72 FT OF NE 1/4 OF SE 1/4 OF S13, T20S, R22E, LESS RD R/W ON S SIDE THEREOF

J13=120

THAT PART OF THE NE1/4 OF SE1/4 OF S13 T20S R22E, THAT LIES W OF SR471

LESS

COMM A THE SE CORNER OF NE1/4 OF S13 T20S R22E, N 89°29'00" W 891.35 FT TO C/L OF SR471, S 26°00'00" E 620.49 FT, N 89°29'00" W 208.71 FT TO W/LY/R/W AND POB; CONT N 89°29'00" W 208.71 FT, S 26°00'00" E 208.71 FT, S 89°29'00" E TO W/LY R/W SR 471, N 26°00'00" 208.71 FT TO POB. (J13=049)

AND LESS

COMM A THE SE CORNER OF NE1/4 OF S13 T20S R22E, N 89°50'15"E 208.72 FT, N 00°02'19"E 232.72 FT, N 89°50'15"E 501.80 FT TO POB; CONT N 89°50'15"E 208.72 FT TO W/LY R/W SR 471, SAID PT ON CURVE, A CHORD N 25° 50'20"W 101.97 FT TO POT, N 26°26'47"W 106.75 FT, LEAVING R/W S 89°50'15"W 208.72 FT M S 26°10'00"E 208.72 FT TO POB; (J13=060)

AND LESS

THE N 208.71 FT AND S 208.72 FT AND THE S 232.72 FT OF THE W 208.72 FT OF S13, T20S, R22E, (J13=125 AND J13=058)

AND LESS

FRM NE CORN OF THE NE1/4 OF SE ¼ OF S13, T20S, R22E, S 89°52'39"W ALONG N LINE OF SAID NE1/4 OF SE1/4 946.46 FT TO W/LY R/W SR 471, S 26°32'17" E ALONG R/W, S 26°32'17"E ALONG R/W 330.36 FT TO POB, CONT S26°32'17"E ALONG W R/W 182.19 FT, S 87°57'52" W 211.43 FT, N 03°03'19"W 164.48 FT, N 87°25'01"E 138.81 FT TO POB. (J13=038)

J13=125

W 208.71 FT OF N 208.71 FT OF NE1/4 OF SE1/4 OF S13, T20S, R22E

21.00
300 P.F.
52.50 ~~21.00~~

76.50

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Prepared under the supervision of:
George S Lovett, Attorney

April 10, 1993
Florida Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720

SARA H. MASON
CLERK OF CIRCUIT COURT
IN AND FOR
SUMTER COUNTY, FLORIDA
MAY 11 7 17 AM '93

264548

COUNTY : SUMTER COUNTY : SUMTER
SECTION : 1803-Proj 902 (5284) SECTION : 1801-Proj. B-810-C
STATE ROAD : 471 (f/k/a SR 2) STATE ROAD : 35 (f/k/a SR 23)
SRD NO : 11 (Part) and 26 (Part) SRD NO. : 15 (Part)

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of October, 1993
by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION as the Party of the First Part and SUMTER
ELECTRIC COOPERATIVE, INC the party of the second part.

W I T N E S S E T H

WHEREAS, said land hereinafter described was heretofore
acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes,
and the Party of the First Part, by action of the Secretary of
Transportation on October 6, 1993 pursuant to the provisions of
Section 337 25, Florida Statutes has agreed to quitclaim the land
hereinafter described to the Party (Parties) of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of
the First Part, for and in consideration of the premises and the sum of
One Dollar and other valuable considerations to it paid by the Party
(Parties) of the Second Part. the receipt of which is hereby
acknowledged, does hereby remise release and quitclaim unto the Party
(Parties) of the Second Part, and assigns, forever, all the right, title
and interest of the State of Florida and/or the State of Florida
Department of Transportation to the property described on **Exhibit "A"**
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances
thereof unto the Party (Parties) of the Second Part

Ret. Lewis et. al. 5/10/93
Sub. H

Documentary Stamp 52.50
Intangible Tax 52.50
PAID 14th day of Jan., 1994
SARA H. MASON, CLERK
CIRCUIT COURT, SUMTER COUNTY, FLORIDA
L. M. Williams D.C.

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SECTION No.'s 1803-Proj.902(5284)
1801-Proj.B-810-C

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or encumbrances

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written

Signed, sealed and delivered in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Linda S. Branley

BY: Nancy M. Houston
Nancy M. Houston
District Secretary
District Five

Holly Lopinski

ATTEST: Linda S. Branley
Executive Secretary



STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, this day personally appeared, Nancy M. Houston, District Secretary, District Five and LINDA S. BRANLEY, Executive Secretary, respectively, of the State of Florida Department of Transportation, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department

WITNESS my hand and official seal this 6th day of October, 1993

Jan Marie A. Waters
Notary Public, State of Florida
My commission expires:



EXHIBIT "A"

SUMTER COUNTY

SRD NO 11 (Part); SECTION 1803-Proj 902(5284)
SRD NO 26 (Part); SECTION 1803-Proj.902(5284)
SRD NO 15 (Part); SECTION 1801-Proj B-810-C

STATE ROAD 471 (f/k/a SR 2) and STATE ROAD 35-US 301 (f/k/a SR 23)

Description of lands to be quitclaimed to Sumter Electric Cooperative, Inc in exchange for Parcel No 100, Section 1803- Proj 902(5284). Said lands as shown on Ronald K Hunt's, P.L.S. No 2673, Map of Boundary Survey and Sketch of Description Parcels, Reference: Box File #1 (Seco-Sumterville), Plat Book FF-Drawer 1, Page 194. Revised 4/6/93:

PART (A):

A portion of those lands as recorded in Deed Book 111, Page 142, Public Records of Sumter County, Florida, being described as follows:

ALL THAT PORTION OF THE WESTERLY 50.00 FEET of the Easterly 100 00 feet, said 100 00 feet lying Westerly of as measured perpendicular to and radial to the center line of State Road No 471 (f/k/a State Road No 2) per Florida Department of Transportation Map Section No 1803-Proj 902(5284), THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East, Sumter County, Florida; thence South 00°31'30" West along the East line of the West 1/2 of the NE 1/4 of said Section 13 a distance of 1327 20 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 13; thence North 89°29'58" West along the South line of the NW 1/4 of the NE 1/4 a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No 471; thence run North 25°57'41" West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695 60 feet, a central angle of 02°42'53" and a chord bearing of North 24°36'15" West; thence Northwesterly along the arc of said curve, being concentric with said center line, a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150 00 feet, a central angle of 65°38'24" and a chord bearing of South 83°32'30" West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet

Easterly of as measured radial to the center line of State Road No. 35 - U S Highway 301 (f/k/a State Road No 23) per Florida Department of Transportation Map Section No 1801-Proj B-810-C, for the END OF THIS DESCRIBED LINE

PART (B):

A portion of those lands as recorded in Deed Book 111, Page 142, and Deed Book 107 Page 341. Public Records of Sumter County, Florida. being described as follows:

ALL THAT PORTION OF THE EASTERLY 50.00 FEET of the Easterly 100.00 feet, said 100 00 feet lying Easterly of as measured perpendicular to the center line of State Road No. 35 - U S Highway 301 (f/k/a State Road No 23) per Florida Department of Transportation Map Section No 1801-Proj B-810-C, THAT LIES NORTHERLY OF the existing Easterly right of way line of Kings Highway (a/k/a C R 552); AND THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South Range 22 East Sumter County, Florida; thence South 00°31'30" West along the East line of the West 1/2 of the NE 1/4 of said Section 13 a distance of 1327 20 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 13; thence North 89°29'58" West along the South line of the NW 1/4 of the NE 1/4 a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No. 471; thence run North 25°57'41" West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695 60 feet, a central angle of 02°42'53" and a chord bearing of North 24°36'15" West; thence Northwesterly along the arc of said curve, said arc being concentric with said center line. a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150 00 feet, a central angle of 65°38'24" and a chord bearing of South 83°32'30" West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet Easterly of as measured radial to the center line of State Road No. 35 - U.S. Highway 301 (f/k/a State Road No 23) per Florida Department of Transportation Map Section No 1801-Proj B-810-C, for the END OF THIS DESCRIBED LINE

PART (C):

All that portion of those lands as described in Deed Book 111, Page 394, Public Records of Sumter County, Florida. THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range

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22 East, Sumter County, Florida; thence South 00°31'30" West along the East line of the West 1/2 of the NE 1/4 of said Section 13 a distance of 1327.20 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 13; thence North 89°29'58" West along the South line of the NW 1/4 of the NE 1/4 a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No. 471; thence run North 25°57'41" West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695.60 feet, a central angle of 02°42'53" and a chord bearing of North 24°36'15" West; thence Northwesterly along the arc of said curve, said arc being concentric with said center line, a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150 00 feet, a central angle of 65°38'24" and a chord bearing of South 83°32'30" West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet Easterly of as measured radial to the center line of State Road No. 35 - U.S. Highway 301 (f/k/a State Road No. 23) per Florida Department of Transportation Map Section No. 1801-Proj B-810-C for the END OF THIS DESCRIBED LINE

This Legal Description Prepared Under The Direction Of:
C. E. Hemby, P.L.S. #3799
Department of Transportation
719 S Woodland Blvd
DeLand Florida 32720

17.00
2.50 T.F.
147.70 D.S.
167.20

Documentary Stamps \$47.76
Intangible Tax
PAID 147 day of May, 1993
SARA H. MASON, CLERK
CIRCUIT COURT, SUMTER COUNTY, FLORIDA
By M. C. [Signature] D.C.

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01-GWD 02-10/92

April 12, 1993
This instrument prepared by
DEBORAH MOTT-ROBERTS
under the direction of
GEORGE S. LOVETT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720

PARCEL NO : 100.1
SECTION : 1803-Proj. 902(5284)
STATE ROAD: 471 (f/k/a SR 2)
COUNTY : SUMTER

REC. & INDEXED
SUMTER COUNTY, FLA.
MAY 14 2 12 PM '93

264546

WARRANTY DEED

THIS WARRANTY DEED Made the 17th day of May, 1993
by SUMTER ELECTRIC COOPERATIVE, INC, a Florida Corporation, 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 SECTION 1803-Proj 902(5284)

Legal description per boundary survey by Ronald K Hunt. Professional
Land Surveyor No 2673, Reference: Box File #1 (Seco-Sumterville),
revised 4/6/93

"A parcel of land lying in the West 1/2 of the Northeast 1/4 of
Section 13, Township 20 South, Range 22 East, Sumter County, Florida,
being more particularly described as follows:

Ref to: Award of Home, Ely

For a Point of Reference, commence at the Northeast corner of the
Northwest 1/4 of the Northeast 1/4 of said Section 13, run thence
South 00°31'30" West along the East line of said West 1/2 of Northeast
1/4, a distance of 705 38 feet to the POINT OF BEGINNING, run thence
North 89°25'00" West a distance of 448 23 feet to a point on a curved
line, said curved line being 50 00 feet Easterly of and running
concentric with the centerline of State Road 471 (as established by
the Florida Department of Transportation. pursuant to Certified Field
Notes dated 2/11/93), said curve being concave Northeasterly and
having a radius of 4595 60 feet, run thence Southeasterly along the
arc of said curve an arc distance of 538.82 feet, through an angle of
6°43'04" (Chord bearing = South 22°36'09" East, Chord distance =
538 51 feet) to the Point of Tangency, thence run South 25°57'41" East
along a line, said line being 50 00 feet Easterly of and running
parallel with the aforementioned centerline of State Road No. 471, a
distance of 530 77 feet to the East line of said West 1/2 of Northeast
1/4, thence departing said parallel line, run thence North 00°31'30"
East along the East line of said West 1/2 of Northeast 1/4. a distance
of 969 84 feet to the POINT OF BEGINNING

LESS and EXCEPT those lands conveyed to the State of Florida, by virtue of that certain Right of Way Deed recorded in Deed Book 111, Page 142 of the Public Records of Sumter County, Florida "

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

TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances excepting the following reservations:

GRANTOR herein expressly reserves to itself a perpetual drainage easement to the herein described property and GRANTEE accepts this conveyance subject to the perpetual drainage easement as follows:

1 Grantor forever may maintain and keep in repair the existing open ditch, drain pipes, and water retention pond located on the herein described lands as they exist as of the date of this conveyance. This provision shall not prevent Grantee from exercising its power of condemnation; provided that in such event, Grantor shall be entitled to seek compensation in accordance with the law

2 Grantor shall make no improvements to their property, beyond what exists as of the date of this conveyance, which drain to lands of the Grantee without having first obtained a drainage connection permit in compliance with Grantee's drainage connection permit criteria in force at the time the improvements are contemplated to be built

3 Grantee will make no substantial alterations to its stormwater management facility which receives stormwater from Grantor's property without first obtaining all stormwater management and environmental permits required by law. Grantee will not make an alteration which reduces the capacity of Grantor's existing retention pond nor Grantor's flowage access to the retention pond without providing compensating capacity or flowage access that provides the same net benefit to Grantor. Grantee shall furnish Grantor a copy of construction plans and stormwater management computations for review. Grantor shall have 90 days to approve or raise objections to the work proposed by Grantee which affects Grantor's drainage interest

GRANTOR herein reserves to itself powerline utility easements upon the above described land, said easements being more specifically described as follows:

A thirty foot (30') wide strip of land lying fifteen (15') feet on each side of the following described centerline, to wit:

PAGE 3

PARCEL NO. 100 1
SECTION 1803-Proj.902(5284)

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East; thence South 00°31'30" West, along the East line of the SW 1/4 of the NE 1/4 of said Section 13, a distance of 105 feet to the Point of Beginning; thence North 56°57'15" West, 210 feet more or less, to the Easterly right of way line of State Road No 471 and the end of this description; and also,

A thirty foot (30') wide strip of land lying fifteen (15') feet on each side of the following described centerline, to wit:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East; thence South 00°31'30" West, along the East line of the SW 1/4 of the NE 1/4 of said Section 13, a distance of 223 feet to the Point of Beginning; thence North 69°03'26" West, 82 feet more or less, to the Easterly right of way line of State Road No 471 and the end of this description.

GRANTOR reserves said utility easements and GRANTEE accepts this conveyance subject to the following conditions:

1. Grantor subordinates any and all of its interest to Grantee for the purpose of construction, improving, maintaining and operating a road and/or drainage facility over, through, upon and/or across said lands
2. 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 Grantee's current minimum standards for such facilities as required by the State of Florida, Department of Transportation, Utility Accommodation Guide, dated May, 1990, or any subsequent revisions thereto. Any new construction or relocation of facilities within the lands will be subject to prior approval by Grantee. Should Grantee fail to approve any new construction or relocation of facilities by Grantor or require Grantor to alter, adjust, or relocate its facilities located within said lands, Grantee hereby agrees to pay the cost of such alteration, adjustment, or relocation, including but not limited to the cost of acquiring appropriate easements.
3. Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 2 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 Grantee's facilities.
4. Grantor agrees to repair any damage to Grantee's facilities and to indemnify Grantee against any loss or damage resulting from Grantor exercising its rights outlined in Paragraphs 2 and 3 above.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

ATTEST: Eugene W. Dion

Its _____ Secretary

Signed, sealed and delivered in the presence of: (Two witnesses or Corporate Seal required by Florida Law)

SUMTER ELECTRIC COOPERATIVE, INC, A Florida Corporation

By: Elmer E. Webb
Its PRESIDENT



STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 17th day of May, 1993, by ELMER E. WEBB AND EUGENE W. DION, PRESIDENT + SECRETARY of Sumter Electric Cooperative, Inc, a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification, and who ~~did~~ did not take an oath

Christine T. Green
CHRISTINE T. GREEN
Notary Public in and for the
County and State last aforesaid
My Commission Expires: _____
Serial No, if any: _____



- **Legal Description for Helen Blackmon sale to Sumter Electric Cooperative, Inc.**

Blocks 1, 2, 17, 18, 19, 20, 35, 36, 71 and 72 SUMTERVILLE PB 1, PG 20, and that parcel of land East of and adjoining Blocks 1, 18, 19, 36 and 72, lying between said blocks, and the West line of the NE 1/4 of the SE 1/4 of Section 13, T20S, R22E and the E 1/2 of Vine Street lying between Blocks 20 and 21, 34 and 35, SUMTERVILLE, PB 1 PG 20 of the Public Records of Sumter County, Florida.

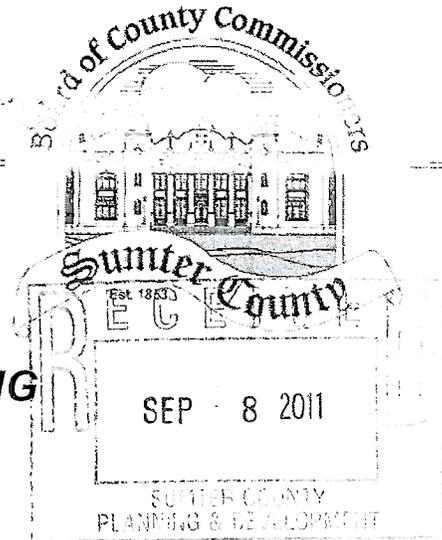
Alternate Key # J13=B001

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

August 30, 2011

CRAWFORD VERNON D & CLARITA C
2792 CR 520
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

CASE# CPA2011-0001 to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

CASE# R2011-0025 to change the zoning on **35 acres MOL** from **RR, R2C, R2M, and A5** to **Industrial**.

The property is located as follows: Between SR 301 and SR 471, and north of CR 520 in the Sumterville area. The application area includes the existing SECO operations yard.

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use transmittal public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, September 19, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use transmittal public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, September 27, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785.

I approve of the above
 I do not approve of the above for the following reason(s): _____

Please return no later than September 9, 2011.

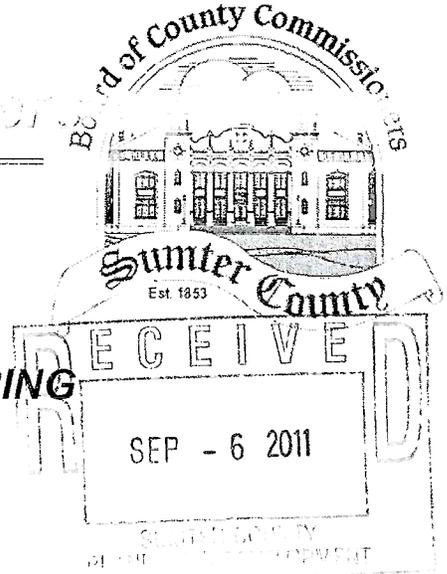
RE. CASES# **CPA2011-0001 and R2011-0025**

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

August 30, 2011

PENNINGTON CHARLES R & MILDRED
PO BOX 416
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

CASE# CPA2011-0001 to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

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I approve of the above
 I do not approve of the above for the following reason(s) _____

Please return no later than September 9, 2011.

RE CASES# **CPA2011-0001 and R2011-0025**

Board of County Commissioners

Division of Planning & Development

Planning Services

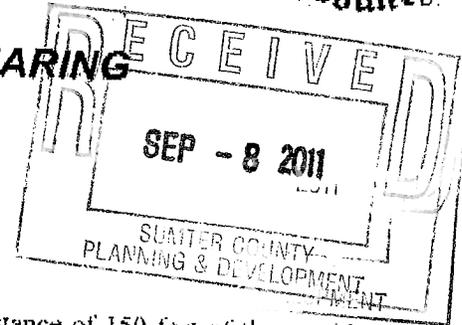
7375 Powell Road, Suite 115 • Wildwood, FL 34788 • Phone (352) 681-4460 • FAX (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

August 30, 2011

SILVA LOUIS A &, MICKI S HARRI
PO BOX 1891
BUSHNELL, FL 33513



To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

CASE# CPA2011-0001 to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

CASE# R2011-0025 to change the zoning on **35 acres MOI** from **RR, R2C, R2M, and A5** to **Industrial**.

The property is located as follows: Between SR 301 and SR 471, and north of CR 520 in the Sumterville area. The application area includes the existing SECO operations yard

The Sumter County Zoning & Adjustment Board will hold a rezoning and land use transmittal public hearing to be held at Colony Cottage Recreation Center, 510 Colony Blvd., The Villages, Florida, on **Monday, September 19, 2011, at 6:30 p.m.**

The Sumter Board of County Commissioners will hold a rezoning and land use transmittal public hearing at Colony Cottage Recreation Center, 510 Colony Boulevard, The Villages, Florida, on **Tuesday, September 27, 2011, at 5:30 p.m.**

Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste. 115, Wildwood, FL 34785.

I approve of the above.

~~XXX~~ I do not approve of the above for the following reason(s): **REZONING WOULD CAUSE US GREAT FINANCIAL HARDSHIP WITH DEPRECIATED RESIDENTIAL PROPERTY VALUE ON**

Please return no later than September 9, 2011.

RE: CASES# CPA2011-0001 and R2011-0025

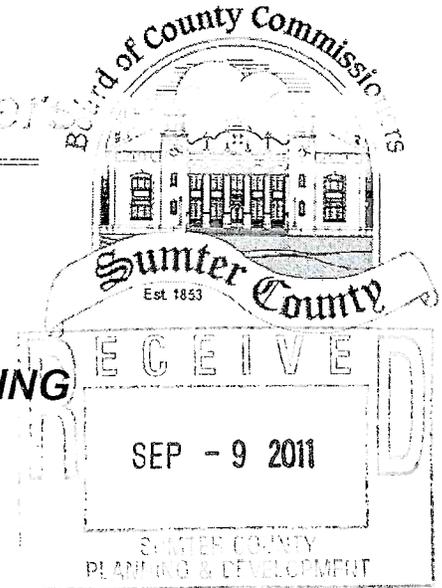
RESELLING AND REFINANCING OUR EXISTING MORTGAGES.

Board of County Commissioners

Division of Planning & Development

Planning Services

7375 Powell Road, Suite 115 • Wildwood, FL 34785 • Phone (352) 689-4460 • FAX: (352) 689-4461
Website: <http://sumtercountyfl.gov/planning>



NOTICE OF PUBLIC HEARING

August 30, 2011

NEESE SAMUEL G & VICKI L &, MI
2924 CR 520
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

CASE# CPA2011-0001 to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

CASE# R2011-0025 to change the zoning on **35 acres MOL** from **RR, R2C, R2M, and A5** to **Industrial**.

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Hearings may be continued from time to time as found necessary. Any questions you may have should be directed to: SUMTER COUNTY PLANNING AND DEVELOPMENT, 7375 Powell Road, Ste 115, Wildwood, FL 34785.

I approve of the above.

I do not approve of the above for the following reason(s). We do not feel like this is in the best interest to homeowners, more congestion, depreciate our home value.

Please return no later than September 9, 2011.

RE: CASES# **CPA2011-0001 and R2011-0025**

Farnsworth, Sue

From: Oliver, Martha
Sent: Monday, September 12, 2011 12:49 PM
To: Farnsworth, Sue
Subject: FW: Objection to Proposed Zoning Change

-----Original Message-----

From: agambrel@cfl.rr.com [mailto:agambrel@cfl.rr.com]
Sent: Monday, September 12, 2011 12:49 PM
To: Oliver, Martha
Subject: Objection to Proposed Zoning Change

To Whom It May Concern:

I am writing to you in objection of Case # CPA2011-0001 and Case # R2011-0025, the proposed rezoning to Industrial. My residence is located at 2770 CR 520, Sumterville FL. The SECO land in question directly borders my property and I will be affected by this change.

I bought my home in July 1999, and have already seen SECO rezone my neighborhood once already. At that time, I did not object, and have regretted it since. The company now stores their large equipment on the other side of my back fence, their large service trucks are also parked behind my house. Since they respond to calls 24 hours a day, I can hear their trucks coming in and out at all hours.

My objection to this newest rezoning proposal comes from what the company might build on this property, now or in the future. In addition to this concern, I have a natural desire to protect the value of my investment: my home. With the damage done from the economy and the housing market, I have already taken a financial loss on my property value. If SECO is successful in rezoning this area into Industrial, it will negatively impact those of us who border their property. I realize that SECO, the Planning Board, and the County Commissioners will look at the relatively small numbers affected by this change, but I do hope that you hear my voice and vote for me and my community when you consider SECO's proposal.

Respectfully,

Angela M. Gambrel
2770 CR 520
Sumterville, FL 33585

NOTICE OF PUBLIC HEARING

August 30, 2011

CENTER HILL LLC
355 N US HIGHWAY 301
SUMTERVILLE, FL 33585

To property owners whose property boundaries are within a distance of 150 feet of the outside perimeter of property owned by **Sumter Electric Cooperative (SECO)**. This property is being considered for a **large scale land use amendment transmittal and rezoning** at a public hearing.

CASE# CPA2011-0001 to change the land use on **65 acres MOL** from **Commercial and Low Density Residential** to **Industrial**.

CASE# R2011-0025 to change the zoning on **35 acres MOL** from **RR, R2C, R2M, and A5** to **Industrial**.

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_____ I approve of the above.

_____ I do not approve of the above for the following reason(s): _____

Please return no later than September 9, 2011.

RE. CASES# **CPA2011-0001 and R2011-0025**

17.00
2.50 T.F.
147.70 D.S.
167.20

Documentary Stamps \$47.70
Intangible Tax \$
PAID 147 day of May 1994
SARAH MASON, CLERK
CIRCUIT COURT, SUMTER COUNTY, FLORIDA
By M. C. [Signature] D.C.

OFF. REC. 503 PAGE 797 4

01-GWD 02-10/92

April 12, 1993
This instrument prepared by
DEBORAH MOTT-ROBERTS
under the direction of
GEORGE S LOVETT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720

PARCEL NO. 100.1
SECTION : 1803-Proj.902(5284)
STATE ROAD: 471 (f/k/a SR 2)
COUNTY : SUMTER

REC. 264546
FILED IN
SUMTER COUNTY
RECORDS
MAY 14 2 12 PM '94

WARRANTY DEED

THIS WARRANTY DEED Made the 17th day of May, 1993
by SUMTER ELECTRIC COOPERATIVE, INC., a Florida Corporation, 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 SECTION 1803-Proj.902(5284)

Legal description per boundary survey by Ronald K Hunt, Professional
Land Surveyor No 2673. Reference: Box File #1 (Seco-Sumterville),
revised 4/6/93

"A parcel of land lying in the West 1/2 of the Northeast 1/4 of
Section 13. Township 20 South, Range 22 East, Sumter County, Florida,
being more particularly described as follows:

Ref to: Survey of State, Exp

For a Point of Reference, commence at the Northeast corner of the
Northwest 1/4 of the Northeast 1/4 of said Section 13, run thence
South 00°31'30" West along the East line of said West 1/2 of Northeast
1/4, a distance of 705 38 feet to the POINT OF BEGINNING, run thence
North 89°25'00" West a distance of 448.23 feet to a point on a curved
line, said curved line being 50 00 feet Easterly of and running
concentric with the centerline of State Road 471 (as established by
the Florida Department of Transportation, pursuant to Certified Field
Notes dated 2/11/93), said curve being concave Northeasterly and
having a radius of 4595 60 feet, run thence Southeasterly along the
arc of said curve an arc distance of 538.82 feet, through an angle of
6°43'04" (Chord bearing = South 22°36'09" East, Chord distance =
538 51 feet) to the Point of Tangency, thence run South 25°57'41" East
along a line, said line being 50 00 feet Easterly of and running
parallel with the aforementioned centerline of State Road No. 471, a
distance of 530 77 feet to the East line of said West 1/2 of Northeast
1/4, thence departing said parallel line, run thence North 00°31'30"
East along the East line of said West 1/2 of Northeast 1/4, a distance
of 969.84 feet to the POINT OF BEGINNING.

LESS and EXCEPT those lands conveyed to the State of Florida, by virtue of that certain Right of Way Deed recorded in Deed Book 111, Page 142 of the Public Records of Sumter County, Florida "

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

TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances excepting the following reservations:

GRANTOR herein expressly reserves to itself a perpetual drainage easement to the herein described property and GRANTEE accepts this conveyance subject to the perpetual drainage easement as follows:

1 Grantor forever may maintain and keep in repair the existing open ditch, drain pipes, and water retention pond located on the herein described lands as they exist as of the date of this conveyance. This provision shall not prevent Grantee from exercising its power of condemnation; provided that in such event, Grantor shall be entitled to seek compensation in accordance with the law

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3 Grantee will make no substantial alterations to its stormwater management facility which receives stormwater from Grantor's property without first obtaining all stormwater management and environmental permits required by law Grantee will not make an alteration which reduces the capacity of Grantor's existing retention pond nor Grantor's flowage access to the retention pond without providing compensating capacity or flowage access that provides the same net benefit to Grantor Grantee shall furnish Grantor a copy of construction plans and stormwater management computations for review Grantor shall have 90 days to approve or raise objections to the work proposed by Grantee which affects Grantor's drainage interest

GRANTOR herein reserves to itself powerline utility easements upon the above described land, said easements being more specifically described as follows:

A thirty foot (30') wide strip of land lying fifteen (15') feet on each side of the following described centerline, to wit:

PAGE 3

PARCEL NO. 100 1
SECTION 1803-Proj 902(5284)

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East; thence South 00°31'30" West, along the East line of the SW 1/4 of the NE 1/4 of said Section 13, a distance of 105 feet to the Point of Beginning; thence North 56°57'15" West, 210 feet more or less, to the Easterly right of way line of State Road No 471 and the end of this description; and also,

A thirty foot (30') wide strip of land lying fifteen (15') feet on each side of the following described centerline, to wit:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East; thence South 00°31'30" West, along the East line of the SW 1/4 of the NE 1/4 of said Section 13, a distance of 223 feet to the Point of Beginning; thence North 69°03'26" West, 82 feet more or less, to the Easterly right of way line of State Road No 471 and the end of this description

GRANTOR reserves said utility easements and GRANTEE accepts this conveyance subject to the following conditions:

- 1 Grantor subordinates any and all of its interest to Grantee for the purpose of construction, improving, maintaining and operating a road and/or drainage facility over, through, upon and/or across said lands
- 2 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 Grantee's current minimum standards for such facilities as required by the State of Florida, Department of Transportation, Utility Accommodation Guide, dated May, 1990, or any subsequent revisions thereto. Any new construction or relocation of facilities within the lands will be subject to prior approval by Grantee. Should Grantee fail to approve any new construction or relocation of facilities by Grantor or require Grantor to alter, adjust, or relocate its facilities located within said lands, Grantee hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
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- 4 Grantor agrees to repair any damage to Grantee's facilities and to indemnify Grantee against any loss or damage resulting from Grantor exercising its rights outlined in Paragraphs 2 and 3 above

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized. the day and year first above written

ATTEST: Eugene W. Dion

Its _____ Secretary

Signed, sealed and delivered in the presence of: (Two witnesses or Corporate Seal required by Florida Law)

SUMTER ELECTRIC COOPERATIVE, INC , A Florida Corporation

By: Elmer E. Webb
Its PRESIDENT



STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 17th day of MAY, 1993, by ELMER E. WEBB AND EUGENE W. DION, PRESIDENT & SECRETARY of Sumter Electric Cooperative, Inc , a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification, and who ~~did~~ did not take an oath

Christine T. Green
CHRISTINE T. GREEN
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No , if any: _____



21.00
3000.00
52.50
76.50

OFF. REC. 504 PAGE 02

+

Prepared under the supervision of
George S Lovett Attorney

April 10, 1993
Florida Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720

SARA H. MASON
CLERK OF DISTRICT COURT
SUMTER COUNTY, FLORIDA

FILED AND RECORDED
PUBLIC RECORDS
SUMTER COUNTY, FLORIDA
DECEMBER 11 1993

264548

COUNTY : SUMTER COUNTY : SUMTER
SECTION : 1803-Proj 902(5284) SECTION : 1801-Proj. B-810-C
STATE ROAD : 471 (f/k/a SR 2) STATE ROAD : 35 (f/k/a SR 23)
SRD NO : 11 (Part) and 26 (Part) SRD NO. : 15 (Part)

QUITCLAIM DEED

THIS INDENTURE, made this 6th day of October, 1993
by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION as the Party of the First Part and SUMTER
ELECTRIC COOPERATIVE, INC the party of the second part.

W I T N E S S E T H

WHEREAS, said land hereinafter described was heretofore
acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes,
and the Party of the First Part, by action of the Secretary of
Transportation on October 6, 1993 pursuant to the provisions of
Section 337 25 Florida Statutes has agreed to quitclaim the land
hereinafter described to the Party (Parties) of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of
the First Part, for and in consideration of the premises and the sum of
One Dollar and other valuable considerations to it paid by the Party
(Parties) of the Second Part, the receipt of which is hereby
acknowledged, does hereby remise, release and quitclaim unto the Party
(Parties) of the Second Part, and assigns, forever, all the right, title
and interest of the State of Florida and/or the State of Florida
Department of Transportation to the property described on Exhibit "A"
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances
thereof unto the Party (Parties) of the Second Part.

Rev Kevin A. Stone, Esq.
Clerk of Court

Documentary Stamps 52.50
Intangible Tax —
PAID 144 day of Jan, 1994
SARA H. MASON, CLERK
CIRCUIT COURT, SUMTER COUNTY, FLORIDA
L. M. Williams D.C.

PAGE 2

SECTION No.'s 1803-Proj.902(5284)
1801-Proj.B-810-C

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or encumbrances

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written

Signed, sealed and delivered in our presence as witnesses:

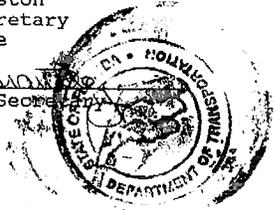
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Linda S. Brantley

BY: Nancy M. Houston
Nancy M Houston
District Secretary
District Five

Molly Lopenski

ATTEST: Linda S. Brantley
Executive Secretary



STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, this day personally appeared, Nancy M Houston, District Secretary, District Five and LINDA S. BRANTLEY, Executive Secretary, respectively, of the State of Florida Department of Transportation, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department

WITNESS my hand and official seal this 6th day of October, 1993

Jan Marie A. Waters
Notary Public, State of Florida
My commission expires:



EXHIBIT "A"

SUMTER COUNTY

SRD NO 11 (Part); SECTION 1803-Proj 902(5284)
SRD NO. 26 (Part); SECTION 1803-Proj 902(5284)
SRD NO 15 (Part); SECTION 1801-Proj B-810-C

STATE ROAD 471 (f/k/a SR 2) and STATE ROAD 35-US 301 (f/k/a SR 23)

Description of lands to be quitclaimed to Sumter Electric Cooperative, Inc in exchange for Parcel No 100, Section 1803- Proj 902(5284), Said lands as shown on Ronald K Hunt's, P L.S. No. 2673, Map of Boundary Survey and Sketch of Description Parcels, Reference: Box File #1 (Seco-Sumterville), Plat Book FF-Drawer 1, Page 194, Revised 4/6/93:

PART (A):

A portion of those lands as recorded in Deed Book 111, Page 142, Public Records of Sumter County, Florida, being described as follows:

ALL THAT PORTION OF THE WESTERLY 50.00 FEET of the Easterly 100.00 feet, said 100 00 feet lying Westerly of as measured perpendicular to and radial to the center line of State Road No 471 (f/k/a State Road No 2) per Florida Department of Transportation Map Section No. 1803-Proj 902(5284), THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East, Sumter County, Florida; thence South 00°31'30" West along the East line of the West 1/2 of the NE 1/4 of said Section 13 a distance of 1327 20 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 13; thence North 89°29'58" West along the South line of the NW 1/4 of the NE 1/4 a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No 471; thence run North 25°57'41" West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695.60 feet, a central angle of 02°42'53" and a chord bearing of North 24°36'15" West; thence Northwesterly along the arc of said curve, being concentric with said center line, a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150.00 feet, a central angle of 65°38'24" and a chord bearing of South 83°32'30" West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet

Easterly of as measured radial to the center line of State Road No. 35 - U.S. Highway 301 (f/k/a State Road No. 23) per Florida Department of Transportation Map Section No. 1801-Proj B-810-C, for the END OF THIS DESCRIBED LINE.

PART (B):

A portion of those lands as recorded in Deed Book 111, Page 142, and Deed Book 107, Page 341. Public Records of Sumter County, Florida, being described as follows:

ALL THAT PORTION OF THE EASTERLY 50.00 FEET of the Easterly 100.00 feet, said 100 00 feet lying Easterly of as measured perpendicular to the center line of State Road No. 35 - U.S. Highway 301 (f/k/a State Road No. 23) per Florida Department of Transportation Map Section No. 1801-Proj B-810-C, THAT LIES NORTHERLY OF the existing Easterly right of way line of Kings Highway (a/k/a C R.552); AND THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 22 East, Sumter County, Florida; thence South 00°31'30" West along the East line of the West 1/2 of the NE 1/4 of said Section 13 a distance of 1327 20 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 13; thence North 89°29'58" West along the South line of the NW 1/4 of the NE 1/4 a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No. 471; thence run North 25°57'41" West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695 60 feet, a central angle of 02°42'53" and a chord bearing of North 24°36'15" West; thence Northwesterly along the arc of said curve, said arc being concentric with said center line, a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150 00 feet, a central angle of 65°38'24" and a chord bearing of South 83°32'30" West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet Easterly of as measured radial to the center line of State Road No. 35 - U.S. Highway 301 (f/k/a State Road No. 23) per Florida Department of Transportation Map Section No. 1801-Proj B-810-C, for the END OF THIS DESCRIBED LINE

PART (C):

All that portion of those lands as described in Deed Book 111, Page 394, Public Records of Sumter County, Florida, THAT LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 20 South, Range

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REC. 504 Calif 06

22 East. Sumter County, Florida; thence South $00^{\circ}31'30''$ West along the East line of the West $1/2$ of the NE $1/4$ of said Section 13 a distance of 1327 20 feet to the Southeast corner of the NW $1/4$ of the NE $1/4$ of said Section 13; thence North $89^{\circ}29'58''$ West along the South line of the NW $1/4$ of the NE $1/4$ a distance of 285 08 feet to a point being 50 00 feet Westerly of as measured perpendicular to said center line of State Road No 471; thence run North $25^{\circ}57'41''$ West parallel with said center line a distance of 92 24 feet to the beginning of a curve concave Northeasterly, having a radius of 4695.60 feet, a central angle of $02^{\circ}42'53''$ and a chord bearing of North $24^{\circ}36'15''$ West; thence Northwesterly along the arc of said curve, said arc being concentric with said center line, a distance of 222 48 feet for the POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: Said point being the beginning of a nontangent curve concave Southerly, having a radius of 150 00 feet, a central angle of $65^{\circ}38'24''$ and a chord bearing of South $83^{\circ}32'30''$ West; thence Southwesterly along the arc of said curve 171 85 feet to a point being 50 00 feet Easterly of as measured radial to the center line of State Road No 35 - U.S Highway 301 (f/k/a State Road No 23) per Florida Department of Transportation Map Section No 1801-Proj B-810-C, for the END OF THIS DESCRIBED LINE

This Legal Description Prepared Under The Direction Of:
C. E. Hemby, P.L.S. #3799
Department of Transportation
719 S Woodland Blvd
DeLand, Florida 32720