SUBJECT: Perpetual Right Of Way Easements Between The Village Community Development Districts, and Sumter County, Florida, for Parcels G01C181, D09B217, D09B218 along C 466, C 466A, Morse Boulevard, and Buena Vista Boulevard. (Staff Recommends Approval).

REQUESTED ACTION: Staff Recommends Approval

Meeting Type: Regular Meeting DATE OF MEETING: 9/8/2020

CONTRACT: ☒ N/A Vendor/Entity: N/A
Effective Date: 9/8/2020 Termination Date: N/A
Managing Division / Dept: Engineering

BUDGET IMPACT: N/A FUNDING SOURCE: N/A
Type: Capital EXPENDITURE ACCOUNT: N/A

HISTORY/FACTS/ISSUES:
Perpetual Right Of Way Easements between The Village Community Development Districts and Sumter County, Florida. These easements will be required to complete the Advanced Traffic Management System (ATMS) project.

VCDD No. 3
1. Parcel D09B217

VCDD No. 7
1. Parcel G01C181

VCDD
1. Parcel D09B218

Prepared by: Steven Cohoon Grammarly Check ☒
PERPETUAL RIGHT OF WAY EASEMENT

COUNTY: Sumter
PARCEL No.: A Portion of Parcel D09B217

THIS PERPETUAL RIGHT OF WAY EASEMENT (the "Perpetual Easement") is made and entered into this ___ day of ___ , 2020, by and between VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3, a community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, FL 32162, ("Grantor"), and Sumter County, Florida, a subdivision of the State of Florida, whose post office address is 7375 Powell Road, Suite 206, Wildwood, Florida 34785 ("Grantee").

WHEREAS, Grantor is the owner of those certain lands lying and situated in Sumter County, Florida and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Grantor and Grantee have agreed that it is in the best interest of the parties for the Grantor to grant the Grantee a non-exclusive, perpetual easement over the Property; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, in consideration of the sum of one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows.

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Grant of Easement. Grantor hereby grants to Grantee, its successors, and assigns a perpetual, non-exclusive easement to be used for the operation, maintenance and repair of currently existing above ground and underground transportation components, including without limitation, underground lines, wires, conduit, pull boxes, signal control cabinets, signal mast arms, plus any above or underground attachments and appurtenant equipment therefor (collectively, the "Facilities"), under, above, in, across, and through the Property, together with the right and privilege from time to time, to reconstruct, inspect, alter, reduce, replace, remove, or relocate the Facilities or any part thereof within the Property. The intensity of the Facilities shall not expand beyond what is constructed as of the date of this Easement.

3. Grantor Reservations. Grantor reserves the right to use the Property for any purpose that
is not in direct conflict with the rights granted to Grantee herein.

4. **Damage.** Grantee shall not disturb the landscaping or any Grantor improvements on the Property or surrounding property. In the event Grantee damages the Property, surrounding property, or any Grantor improvements or landscaping thereon, Grantee shall promptly repair or replace the damaged property to at least its condition prior to the damage. In the event Grantee does not promptly repair or replace the damaged property, Grantor may repair or replace the damaged property and Grantee shall reimburse Grantor for any costs expended in relation therewith, within sixty (60) days of receipt of written demand and documentation evidencing such expenses.

5. **Authority.** By the execution hereof, Grantor covenants that it has the right to convey this Easement by virtue of its ownership of the Property, and that the Grantee and its successors and assigns shall have peaceful possession and use of this Easement and the rights granted hereby.

6. **Indemnity.** To the extent permitted by Section 768.28, Florida Statutes, Grantee, together with its successors and assigns, agree to indemnify and hold Grantor, and its successors and assigns, harmless for, from and against any and all losses, claims or damages incurred by Grantor, or its successors and assigns, arising directly or indirectly from the negligent or wrongful act or omission of Grantee in exercising Grantee's rights under this Perpetual Easement. Nothing contained herein shall constitute a waiver of Grantee's sovereign immunity under Section 768.28, Florida Statutes, nor extend the limits of liability contained therein.

7. **Approval.** It is mutually acknowledged that this Perpetual Easement is subject to final acceptance by the Board of County Commissioners for Sumter County. Final acceptance shall be evidenced by the signature of Grantee below.

**Grantor:**

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3,
a community development district created pursuant to Chapter 190, Florida Statutes, as amended

By: **Bill Ray**
Print name: Bill Ray
Title: Chairman
Date: 8/14/2020

By: **Richard J. Baier**
Print name: Richard J. Baier
Title: Secretary
Date: 8/16/20
STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of August, 2020, by Bill Ray, as Chairman of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3, a community development district created pursuant to Chapter 190, Florida Statutes, as amended who is ☐ personally known to me or produced ______________ as identification.

Attest:

Jennifer McQueary, District Clerk

STATE OF FLORIDA  
COUNTY OF SUMTER

Grantee
COUNTY OF SUMTER, a subdivision of the State of Florida
By:

Bradley Arnold, County Administrator
Date:

FINAL COUNTY ACCEPTANCE

The Grantee has granted final acceptance this _______ day of _____________ 2020.

By:

Bradley Arnold, County Administrator

Legal Review:

Date

00856466
LEGAL DESCRIPTION (UTILITY EASEMENT):

A PORTION OF TRACT "E" AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 36, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 280, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "E"; THENCE RUN NORTH 010°31'10" WEST, ALONG THE EAST EARY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY, PER SAID PLAT BOOK 5, PAGES 28 THROUGH 280), A DISTANCE OF 47.33 FEET; THENCE DEPARTING SAID EAST EARY RIGHT-OF-WAY LINE, RUN NORTH 38°07'24" EAST, A DISTANCE OF 22.73 FEET TO A POINT ON THE SOUTH EDGE OF A STRUCTURE; THENCE RUN SOUTH 89°21'25" EAST, ALONG SAID SOUTH EDGE, A DISTANCE OF 18.25 FEET; THENCE DEPARTING SAID SOUTH EDGE, RUN SOUTH 19°35'57" WEST, A DISTANCE OF 68.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 100 FOOT RIGHT-OF-WAY PER SAID PLAT BOOK 5, PAGES 28 THROUGH 280); THENCE RUN NORTH 89°29'52" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 7,264 SQUARE FEET, MORE OR LESS.
**SKETCH FOR DESCRIPTION**

*(NOT A FIELD SURVEY)*

**EXHIBIT "A"**

**SHEET 2 OF 2**

**LINE TABLE**

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<tr>
<td>L5</td>
<td>N89'29''28''W</td>
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</table>

**LEGEND:**

- L = REFERENCE TO LINE TABLE
- O = CHANGE IN DIRECTION

**COUNTY ROAD 466**

*(100' RIGHT-OF-WAY PER PLAT)*

**POINT OF BEGINNING**

SW CORNER OF TRACT "E"

**BUENA VISTA BOULEVARD**

*(VARIABLE WIDTH RIGHT-OF-WAY)*

**UTILITY EASEMENT**

*(4.25 SQ FEET)*

**2-STORY BUILDING**

**COVERED CONCRETE**

**SOUTH EDGE OF STRUCTURE**

**TRACT "E"**

**VILLAGES OF SUMTER**

**UNIT NO. 38**

**PLAT BOOK 5, PAGES 28-280**

**REVISIONS:**
- 02/20/2020 - ADDED "DISTRICT NO. 3" TO OWNER NAME
- 03/24/2020 - CHANGED EASEMENT CONFIGURATION

SEE SHEET 1 FOR LEGAL DESCRIPTION

**ENGINEERS**

**SURVEYORS**

**PLANNERS**

**AND ASSOCIATES, INC.**

4400 NE 83RD ROAD — WILMINGTON, FL 32683 — (352) 748-2320
**Owner & Property Info**

<table>
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<tr>
<td>Site Address</td>
<td>, FL</td>
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<tr>
<td>Mail Address</td>
<td>984 OLD MILL RUN, THE VILLAGES, FL 32162</td>
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<tr>
<td>Use Desc. (code)</td>
<td>COUNTY (08600)</td>
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<tr>
<td>Sec/Twp/Rng</td>
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**Property & Assessment Values**

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**Sales History**

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**Building Characteristics**

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**Land Breakdown**

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**Misc Features**

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</table>

**2019 Certified Values**

- Parcel List Generator
- Retrieve Tax Record
- 2019 Trim (pdf)
- GIS Map
- Print

**Result:** 1 of 1

---

**DISCLAIMER**

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.
THIS PERPETUAL RIGHT OF WAY EASEMENT (the "Perpetual Easement") is made and entered into as of the 13th day of August, 2020, by and between VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7, a community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, FL 32162, ("Grantor"), and Sumter County, Florida, a subdivision of the State of Florida, whose post office address is 7375 Powell Road, Suite 206, Wildwood, Florida 34785 ("Grantee").

WHEREAS, Grantor is the owner of those certain lands lying and situated in Sumter County, Florida and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Grantor and Grantee have agreed that it is in the best interest of the parties for the Grantor to grant the Grantee a non-exclusive, perpetual easement over the Property; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, in consideration of the sum of one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows.

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Grant of Easement. Grantor hereby grants to Grantee, its successors, and assigns a perpetual, non-exclusive easement to be used for the operation, maintenance and repair of currently existing above ground and underground transportation components, including without limitation, underground lines, wires, conduit, pull boxes, signal control cabinets, signal mast arms, plus any above or underground attachments and appurtenant equipment therefor (collectively, the "Facilities"), under, above, in, across, and through the Property, together with the right and privilege from time to time, to reconstruct, inspect, alter, reduce, replace, remove, or relocate the Facilities or any part thereof within the Property. The intensity of the Facilities shall not expand beyond what is constructed as of the date of this Easement.

3. Grantor Reservations. Grantor reserves the right to use the Property for any purpose that
is not in direct conflict with the rights granted to Grantee herein.

4. **Damage.** Grantee shall not disturb the landscaping or any Grantor improvements on the Property or surrounding property. In the event Grantee damages the Property, surrounding property, or any Grantor improvements or landscaping thereon, Grantee shall promptly repair or replace the damaged property to at least its condition prior to the damage. In the event Grantee does not promptly repair or replace the damaged property, Grantor may repair or replace the damaged property and Grantee shall reimburse Grantor for any costs expended in relation therewith, within sixty (60) days of receipt of written demand and documentation evidencing such expenses.

5. **Authority.** By the execution hereof, Grantor covenants that it has the right to convey this Easement by virtue of its ownership of the Property, and that the Grantee and its successors and assigns shall have peaceful possession and use of this Easement and the rights granted hereby.

6. **Indemnity.** To the extent permitted by Section 768.28, Florida Statutes, Grantee, together with its successors and assigns, agree to indemnify and hold Grantor, and its successors and assigns, harmless for, from and against any and all losses, claims or damages incurred by Grantor, or its successors and assigns, arising directly or indirectly from the negligent or wrongful act or omission of Grantee in exercising Grantee's rights under this Perpetual Easement. Nothing contained herein shall constitute a waiver of Grantee's sovereign immunity under Section 768.28, Florida Statutes, nor extend the limits of liability contained therein.

7. **Approval.** It is mutually acknowledged that this Perpetual Easement is subject to final acceptance by the Board of County Commissioners for Sumter County. Final acceptance shall be evidenced by the signature of Grantee below.

**Grantor:**

**VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7,**

*a community development district created pursuant to Chapter 190, Florida Statutes, as amended*

By: _______________________________
Print name: Dennis Broedlin
Title: Chairman
Date: 8/13/20

By: _______________________________
Print name: Richard J. Baier
Title: Secretary
Date: 8/21/20

00856480
STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of ___ , 2020, by Dennis Broedlin, as Chairman of VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7, a community development district created pursuant to Chapter 190, Florida Statutes, as amended who is ☐ personally known to me or produced ___________________________ as identification.

Grantee

COUNTY OF SUMTER, a subdivision of the State of Florida
By:

Bradley Arnold, County Administrator
Date:

FINAL COUNTY ACCEPTANCE

The Grantee has granted final acceptance this ______ day of _____________ 2020.

By:
Bradley Arnold, County Administrator

Legal Review:

Date
LEGAL DESCRIPTION (UTILITY EASEMENT):

A PORTION OF TRACT "D", AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER UNIT NO. 139, RECORDED IN PLAT BOOK 10, PAGES 22 THROUGH 22C OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "D"; THEN RUN NORTH 89°48'01" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 466A (AS DEPICTED ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 183-250 AND 1153-151, DATED APRIL 4TH, 1952), A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 0°00'33" WEST, A DISTANCE OF 4.00 FEET; THENCE RUN SOUTH 89°48'01" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MORSE BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY PER SAID PLAT BOOK 10, PAGES 22 THROUGH 22C); THENCE RUN SOUTH 0°00'33" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 60 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BOUNDARIES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DatUM OF 1983 WITH 1991 ADJUSTMENT. WORK SHOWN HEREBY IS BASED ON prior PROJECTS PERFORMED BY THIS FIRM.
4. THIS DESCRIPTION WAS CREATED PER REQUEST AND DIRECTION OF CLIENT.
SKETCH FOR DESCRIPTION
(Not a Field Survey)

PROJECT INFORMATION:
INTERSECTION: 36
CR 466A AND MORSE BLVD (NW CORNER)
PARENT PARCEL ID: G01C181
OWNER: VILLAGES COMMUNITY DEVELOPMENT

TRACT "D"
VILLAGES OF SUMTER
UNIT NO. 139
PLAT BOOK 10, PAGES 22-22C

UTILITY EASEMENT
±60 SQUARE FEET

NORTHERLY R/W LINE
PER STATE ROAD DEPARTMENT RIGHT OF WAY
MAP SECTION NO. 1853-250 AND 1123-151
DATED 04/04/52

COUNTY ROAD NO. 466-A
(VARIABLE-WIDTH RIGHT-OF-WAY)

LINE TABLE

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<td>L2</td>
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<td>L3</td>
<td>SB9'48&quot;01&quot;E</td>
<td>15.00'</td>
</tr>
<tr>
<td>L4</td>
<td>SO'00&quot;33&quot;E</td>
<td>4.00'</td>
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</tbody>
</table>

LEGEND:
L1 = Reference to Line Table
C = Change in Direction
OR = Official Records Book
PB = Plat Book
PG = Page

POINT OF BEGINNING
SOUTHEAST CORNER OF TRACT "D"
VILLAGES OF SUMTER
UNIT NO. 139
PLAT BOOK 10, PAGES 22-22C

SEE SHEET 1 FOR LEGAL DESCRIPTION

CORNER SEALEY AND ASSOCIATES, INC.
ENGINEERS
SURVEYORS
PLANNERS
4450 NE 26TH ROAD – MIRAMAR, FL 33060 – (351) 748-3128
**Sumter County Property Appraiser**

**Owner & Property Info**

- **Owner's Name**: VILLAGE COMMUNITY DEVELOPMENT
- **Site Address**: 2590 S MORSE BLVD, THE VILLAGES, FL 32162
- **Mail Address**: 984 OLD MILL RUN, THE VILLAGES, FL 32162
- **Use Desc. (code)**: COUNTY (08600)
- **Sec/Twp/Rng**: 01/19/23
- **Year Built**: 2007
- **Heated Area**: 1462 (SF)
- **Description**: NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.

**Property & Assessment Values**

- **Land Value**: $200.00
- **Market Value**: $83,270.00
- **Assessed Value**: $70,300.00
- **Total Taxable Value**: $0.00
- **Exemptions**: 20 - Government Property

**Sales History**

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<th>OR Inst.Type</th>
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<td>I (U)</td>
<td>1 (U)</td>
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**Building Characteristics**

- **Bldg Style**: Commercial
- **Bldg Use (code)**: Com Class 600 (C6)
- **Wall Type**: Wall Type 3
- **Eff Year Built**: 2007
- **Area Breakdown**: BAS=1462 SF | OP=18 SF

**Land Breakdown**

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<th>#</th>
<th>Land Use</th>
<th>Land Units</th>
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<td>2.00 Unit</td>
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**Misc Features**

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<td>2</td>
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_____

**DISCLAIMER**

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Notice:
Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.
PERPETUAL RIGHT OF WAY EASEMENT

COUNTY: Sumter
PARCEL No.: A Portion of Parcel D09B218

THIS PERPETUAL RIGHT OF WAY EASEMENT (the "Perpetual Easement") is made and entered into this 12th day of August, 2020, by and between VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, a community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose post office address is 984 Old Mill Run, The Villages, Fl 32162, ("Grantor"), and Sumter County, Florida, a subdivision of the State of Florida, whose post office address is 7375 Powell Road, Suite 206, Wildwood, Florida 34785 ("Grantee").

WHEREAS, Grantor is the owner of those certain lands lying and situated in Sumter County, Florida and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Grantor and Grantee have agreed that it is in the best interest of the parties for the Grantor to grant the Grantee a non-exclusive, perpetual easement over the Property; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that, in consideration of the sum of one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows.

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Grant of Easement. Grantor hereby grants to Grantee, its successors, and assigns a perpetual, non-exclusive easement to be used for the operation, maintenance and repair of currently existing above ground and underground transportation components, including without limitation, underground lines, wires, conduit, pull boxes, signal control cabinets, signal mast arms, plus any above or underground attachments and appurtenant equipment therefor (collectively, the "Facilities"), under, above, in, across, and through the Property, together with the right and privilege from time to time, to reconstruct, inspect, alter, reduce, replace, remove, or relocate the Facilities or any part thereof within the Property. The intensity of the Facilities shall not expand beyond what is constructed as of the date of this Easement.

3. Grantor Reservations. Grantor reserves the right to use the Property for any purpose that
4. **Damage.** Grantee shall not disturb the landscaping or any Grantor improvements on the Property or surrounding property. In the event Grantee damages the Property, surrounding property, or any Grantor improvements or landscaping thereon, Grantee shall promptly repair or replace the damaged property to at least its condition prior to the damage. In the event Grantee does not promptly repair or replace the damaged property, Grantor may repair or replace the damaged property and Grantee shall reimburse Grantor for any costs expended in relation therewith, within sixty (60) days of receipt of written demand and documentation evidencing such expenses.

5. **Authority.** By the execution hereof, Grantor covenants that it has the right to convey this Easement by virtue of its ownership of the Property, and that the Grantee and its successors and assigns shall have peaceful possession and use of this Easement and the rights granted hereby.

6. **Indemnity.** To the extent permitted by Section 768.28, Florida Statutes, Grantee, together with its successors and assigns, agree to indemnify and hold Grantor, and its successors and assigns, harmless for, from and against any and all losses, claims or damages incurred by Grantor, or its successors and assigns, arising directly or indirectly from the negligent or wrongful act or omission of Grantee in exercising Grantee’s rights under this Perpetual Easement. Nothing contained herein shall constitute a waiver of Grantee’s sovereign immunity under Section 768.28, Florida Statutes, nor extend the limits of liability contained therein.

7. **Approval.** It is mutually acknowledged that this Perpetual Easement is subject to final acceptance by the Board of County Commissioners for Sumter County. Final acceptance shall be evidenced by the signature of Grantee below.

**Grantor:**

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT,

a community development district created pursuant to Chapter 190, Florida Statutes,
as amended

By: [Signature]
Print name: Steve Kurtz
Title: Chairman
Date: 12-12-2020

By: [Signature]
Print name: Richard J. Baier
Title: Secretary
Date: 12-12-2020
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this 12th day of August, 2020, by Steve Kertz, as Chairman of VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, a community development district created pursuant to Chapter 190, Florida Statutes, as amended who is □ personally known to me or produced ______________________ as identification.

Grantee

COUNTY OF SUMTER, a subdivision of the State of Florida
By:

Bradley Arnold, County Administrator
Date:

FINAL COUNTY ACCEPTANCE

The Grantee has granted final acceptance this ______ day of __________ 2020.

By:

Bradley Arnold, County Administrator

Legal Review:

Date

00856468{
LEGAL DESCRIPTION (UTILITY EASEMENT):

A PORTION OF TRACT "F" AS SHOWN ON THE PLAT OF VILLAGES OF SUMTER Unit NO. 36, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 280, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "F"; THENCE RUN NORTH 89°33'29" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 100 FOOT RIGHT-OF-WAY PER SAID PLAT BOOK 5, PAGES 28 THROUGH 280) A DISTANCE OF 11.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 0°3'10" WEST, A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 89°33'29" EAST, A DISTANCE OF 11.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD (A VARIABLE-WIDTH RIGHT-OF-WAY, PER SAID PLAT BOOK 5, PAGES 28 THROUGH 280); THENCE RUN SOUTH 0°3'10" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 55 SQUARE FEET, MORE OR LESS.
SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 2 OF 2

TRACT "F"
VILLAGES OF SUMTER
UNIT NO. 36
PLAT BOOK 5, PAGES 28-28D

UTILITY EASEMENT
(±55 SQUARE FEET)

COUNTY ROAD 466
(100’ RIGHT-OF-WAY PER PLAT)

POINT OF BEGINNING
SE CORNER OF TRACT "F"

LINE TABLE

<table>
<thead>
<tr>
<th>LINE TAG</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N89°33'29&quot;W</td>
<td>11.00'</td>
</tr>
<tr>
<td>L2</td>
<td>N0°03'10&quot;W</td>
<td>5.00'</td>
</tr>
<tr>
<td>L3</td>
<td>S89°33'29&quot;E</td>
<td>11.00'</td>
</tr>
<tr>
<td>L4</td>
<td>S0°03'10&quot;E</td>
<td>5.00'</td>
</tr>
</tbody>
</table>

LEGEND:

L# = REFERENCE TO LINE TABLE
O = CHANGE IN DIRECTION

SEE SHEET 1 FOR LEGAL DESCRIPTION

CORNER GENTRY
AND ASSOCIATES, INC.
415 S. BIRD ROAD • DELAND, FL 32744 • (386) 748-3363
INTERSECTION #34
COUNTY ROAD NO. 466 & BUENA VISTA BOULEVARD

UTILITY EASEMENT
459 SQUARE FEET

UTILITY EASEMENT
±70 SQUARE FEET

UTILITY EASEMENT
±1,429 SQUARE FEET

NORTH
1 inch = 30 feet

THIS IS NOT A SURVEY
Owner & Property Info

Owner's Name: VILLAGE CENTERS COMMUNITY DEVELOPMENT DISTRICT
Site Address: 751/53 WD V (U)
Mail Address: OLD MILL RUN, THE VILLAGES, FL 32162

Use Desc. (code): COUNTY (08600)
Sec/Twp/Rng: 09/18/23
Year Built: 1999
Heated Area: 303 (SF)

Description: NOTE: This description is not to be used as the legal description for this parcel in any legal transaction.

TRACT B THE VILLAGES OF SUMTER UNIT NO. 36 PLAT BOOK 5 PAGES 28-280

Property & Assessment Values

- Land Value: $252,540.00
- Market Value: $272,740.00
- Assessed Value: $225,500.00
- Total Taxable Value: $0.00
- Exemptions: 20 - Government Property

Sales History

- Sale Date: 06/1999
- OR Book/Page: 751/53
- Sale VI (Qual): WD
- Sale Price: $7,500,000.00
- Grantor: VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Building Characteristics

- Show Sketch: Commercial
  - Bldg Style: Com Class 500 (CS)
  - Wall Type: Wall Type 3
  - Eff Year Built: 1999
  - Area Breakdown: BAS=72 SF | OP=12 SF
- Show Sketch: Commercial
  - Bldg Style: Com Class 500 (CS)
  - Wall Type: Wall Type 3
  - Eff Year Built: 1999
  - Area Breakdown: BAS=231 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

- #: 1
- Land Use: Golf Courses (acreage) (3803C)
- Land Units: 31.00 Acre
- Frontage: Depth

Misc Features

- #: 1
- Description (code): Utility 4 (UT4)
- Units (dima): 1.00 (20.00 x 20.00)
- Eff. Year: 1999

Sumter County Property Appraiser - Roll Year: 2019

Result: 1 of 1