

35.50

PREPARED BY AND RETURN TO:

Carrie N. Felice, Esquire
The Hogan Law Firm LLC
11031 Spring Hill Drive
Spring Hill, Florida 34608
352-686-0334
Parcel ID D01A031

[Space Above This Line For Recording Data]

RIGHT-OF-WAY DEED

Conveyance made as a result of proposed condemnation by Grantee;
Documentary stamps not collectable pursuant to section 12B-4.014, Florida Administrative Code

This Indenture, made this 4th day of February, 2022 by, UNITED SOUTHERN BANK, whose post office address is POST OFFICE BOX 1925, EUSTIS, FLORIDA 32727, hereinafter called the "GRANTOR", and SUMTER COUNTY, a political subdivision of the State of Florida, whose post office address is, 7375 Powell Road, Wildwood, Florida 34785, hereinafter called the "GRANTEE".

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

and described in EXHIBIT A, attached hereto and incorporated herein by this reference;

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

SUBJECT TO restrictions and easements of record.

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

R → Caroline - Finance
Boce

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

Signed, sealed and delivered in the presence of: Two witnesses required by Florida Law

[Signature]

WITNESS #1
Jennifer Howe
PRINTED NAME

Lynn S. Winker
WITNESS #2
Lynn S. Winker
PRINTED NAME

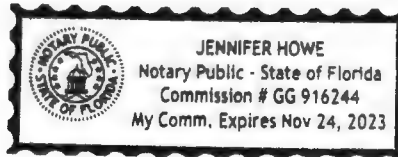
UNITED SOUTHERN BANK

BY: [Signature]
ITS: SENIOR VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ~~SUMTER~~
LAKE

The foregoing instrument was acknowledged before me by means of X physical presence or remote notarization, this 4th day of February, 2022, by Gregory R Lewis as SVP of UNITED SOUTHERN BANK, who are personally known to me or who has produced _____ as identification.

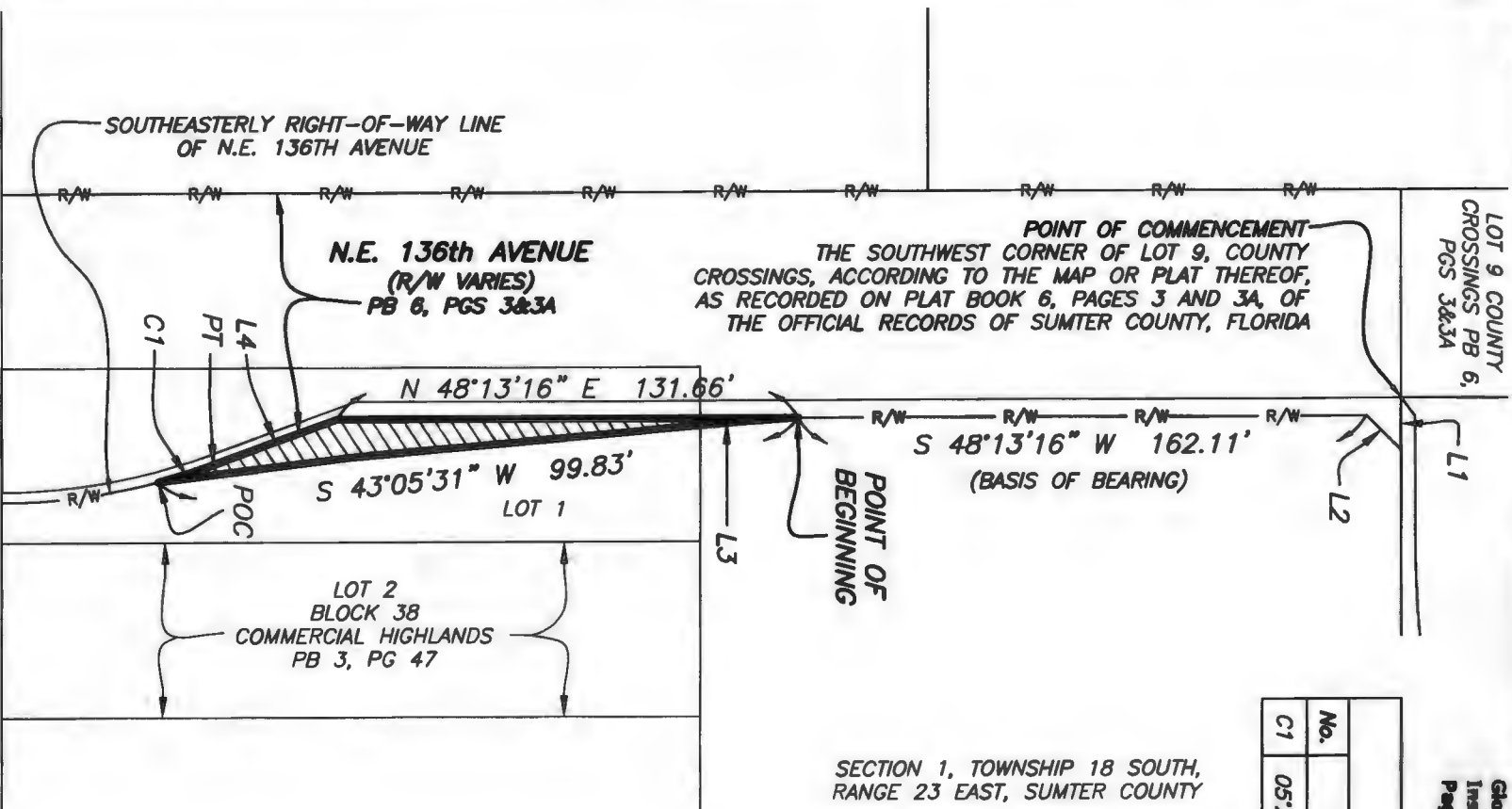
[Signature]
NOTARY PUBLIC
Jennifer Howe
Printed Name



LOT 9 COUNTY
CROSSINGS PB 6,
PGS 3&3A

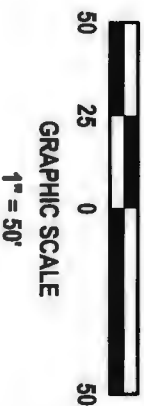
Gloria R. Hayward, Sumter County Clerk of Court
Inst: 20226007890 Date: 02/16/2022 Time: 1:13PM
Page 3 of 4 B: 4203 P: 744 Dr: ML

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF LOT 9, COUNTY
CROSSINGS, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED ON PLAT BOOK 6, PAGES 3 AND 3A, OF
THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA



CURVE TABLE					
No.	CA	R	CHB	CH	ARC
C1	05°20'43"	178.00'	N30°53'43"E	16.60'	16.61'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°44'10" E	15.00'
L2	N 86°45'27" W	14.14'
L3	S 44°07'55" W	28.92'
L4	N 28°13'22" E	37.64'



NOT A SURVEY

SHEET 1 OF 1

ABBREVIATIONS

- INC ... INCORPORATED
- L ... LINE
- C ... CURVE
- CA ... CENTRAL ANGLE
- CH ... CHORD DISTANCE
- CHB ... CHORD BEARING
- R ... RADIUS
- PNT ... POINT OF NON-TANGENCY
- PC ... POINT OF CURVE
- POC ... POINT ON A CURVE
- PT ... POINT OF TANGENCY
- RW ... RIGHT-OF-WAY

SKETCH

DATE: 11/04/2021
 PROJECT No: 210922
 LOCATION No: 18-23-01
 CHECKED BY: JMB
 DRAFTED BY: WRW

UPPHAM
 CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
 285 Kenilworth Avenue • Ormond Beach • Florida 32174
 Voice: 386.671.3515 • Fax: 386.673.8844 • upphaminc.com
 LB # 9806512 LC# 0000357

DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK 38, COMMERCIAL HIGHLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED ON PLAT BOOK 3, PAGE 47, OF THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA AND BEING A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, COUNTY CROSSINGS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED ON PLAT BOOK 6, PAGES 3 AND 3A, OF THE OFFICIAL RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN S41°44'10"E FOR A DISTANCE OF 15.00 FEET; THENCE N86°45'27"W FOR A DISTANCE OF 14.14 FEET; THENCE S48°13'16"W FOR A DISTANCE OF 162.11 FEET FOR A POINT OF BEGINNING; THENCE S44°07'55"W FOR A DISTANCE OF 28.92 FEET; THENCE S43°05'31"W FOR A DISTANCE OF 99.83 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF N.E. 136TH AVENUE, A VARIABLE WIDTH RIGHT-OF-WAY, AND A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°20'43" AND A RADIUS OF 178.00 FEET, HAVING A CHORD BEARING OF N30°53'43"E AND A CHORD LENGTH OF 16.60 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE FOR A DISTANCE OF 16.61 FEET TO A POINT OF TANGENCY THEREOF; THENCE N28°13'22"E FOR A DISTANCE OF 37.64 FEET; THENCE N48°13'16"E FOR A DISTANCE OF 131.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 992.00 SQUARE FEET MORE OR LESS.

Gloria R. Hayward, Sumter County Clerk of Court
 Instr: 202260007880 Date: 02/16/2022 Time: 8:00:00
 Page 4 of 4 B: 4203 P: 745 By: ML

GENERAL NOTES:


- 1) BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83) WITH 2011 ADJUSTMENT AS DERIVED FROM THE LENGEMANN NETWORK, A TOPCON GNSS NETWORK, UNLESS NOTED AS OTHERWISE. AS A REFERENCE FOR THIS SURVEY, ALONG THE SOUTHEAST LINE LINE OF LOT 9, COUNTY CROSSINGS, HAVING A BEARING OF (N 48°13'16" E).

ABBREVIATIONS / LEGEND

INC ... INCORPORATED	R ... RADIUS
L ... LINE	PNT ... POINT OF NON-TANGENCY
C ... CURVE	PC ... POINT OF CURVE
CA ... CENTRAL ANGLE	POC ... POINT ON A CURVE
CH ... CHORD DISTANCE	PT ... POINT OF TANGENCY
CHB ... CHORD BEARING	R/W ... RIGHT-OF-WAY

NOT A SURVEY

SHEET 2 OF 2

THE FOREGOING SKETCH AND DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, EFFECTIVE DATE JULY 1, 2018, AS PURSUANT TO SECTION 472, FLORIDA STATUTES. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, FLORIDA ADMINISTRATIVE CODE 5J-17.062 (2)	MICHAEL AWAD Digitally signed by MICHAEL E AWAD Date: 2021.11.05 11:23:58 -04'00' BY: MICHAEL E. AWAD PSM No. 5574	LOCATION No: 18-23-01	DESCRIPTION
		PROJECT No: 210922	 CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE 265 Kenilworth Avenue • Ormond Beach • Florida 32174 Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com LB # 0003612 LC # 0000357
		DATE: 11/04/2021	
		CHECKED BY: JMB	
		DRAFTED BY: WRW	
THIS ITEM HAS BEEN SIGNED AND SEALED ON THE DATE AND TIME AS SHOWN HEREON; WHEN SIGNED AND SEALED BY AN ELECTRONIC SIGNATURE, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE & SEAL MUST BE VERIFIED ON ALL ELECTRONIC COPIES.			