

27.00 Rec
10 DOC
27.70

This instrument prepared by:
Melin Burnsed
Steven M. Roy, Esq./mam
P.O. Box 1299
The Villages, FL 32159

RETURN TO:
County Administrator
7375 Powell Road
Wildwood, FL 34785

Inst:201160055814 Date:7/28/2011 Time:9:27 AM
Doc Stamp-Deed:0.70
DC, Gloria R. Hayward, Sumter County Page 1 of 3 B:2339 P:679

Property Appraiser's PID NO.: _____

RIGHT-OF-WAY DEED

Conveyance between governmental agencies;
documentary stamp tax not collectable pursuant to Section 12B-4.014(10), Florida Administrative Code

THIS RIGHT-OF-WAY DEED, made this 14th day of July, 2011, by SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose address is 1894 Laurel Manor Drive, The Villages, Florida 32162, 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 (\$10.00) Dollars, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the GRANTEE, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

AS SET FORTH IN EXHIBIT "A"

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

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

SUBJECT TO restrictions and easements of record.

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

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

ATTEST:

SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT

Diane Tucker
Print Name Diane Tucker
Title Administrative Operations manager

Michael Berning
Print Name Michael Berning
Title Chairman

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 14th day of July, 2011, by Michael Berning, as Chairman, and Diane Tucker, as Administrative Operations and on behalf of Sumter Landing Community Development District, who did not take an oath, and are personally known to me.

Jennifer McQueary
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)



(Print Name of Notary Public)
My Commission Expires: _____

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 1 OF 2

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT W, LAKE SUMTER LANDING, AS RECORDED IN PLAT BOOK 8, PAGES 28, 28A THROUGH 28I, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY THEREOF THE FOLLOWING COURSES: S88°26'28"E, 16.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 68°46'59", A DISTANCE OF 112.85 FEET TO THE WESTERLY RIGHT-OF-WAY OF MORSE BOULEVARD AS SHOWN ON THE PLAT OF LAKE SHORE COTTAGES, AS RECORDED IN PLAT BOOK 7 PAGES 24, 24A THROUGH 24D, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 131.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°12'09"W, 69.82 FEET; THENCE DEPARTING THE BOUNDARY OF SAID TRACT W AND ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°54'39", A DISTANCE OF 70.67 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 136.00 FEET AND A CHORD BEARING AND DISTANCE OF S60°42'40"E, 23.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°02'39", A DISTANCE OF 23.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°45'45", A DISTANCE OF 5.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°19'20", A DISTANCE OF 22.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°45'45", A DISTANCE OF 5.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 136.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'39", A DISTANCE OF 23.84 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 131.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°54'41"E, 62.25 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°29'22", A DISTANCE OF 62.85 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 94.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°36'27"W, 73.31 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°54'10", A DISTANCE OF 75.31 FEET; THENCE N88°26'28"W, 65.99 FEET TO THE EAST LINE OF THE WEST 272.25 FEET OF THE NORTH 850.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S00°30'41"W, ALONG SAID EAST LINE A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES, MORE OR LESS.

Inst:201160055814 Date:7/28/2011 Time:9:27 AM
Doc Stamp-Deed:0.70
DC,Gloria R. Hayward,Sumter County Page 2 of 3 B:2339 P:680



16/08/11
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. BEARINGS ARE BASED ON THE PLAT OF LAKE SUMTER LANDING AS RECORDED IN PLAT BOOK 8, PAGES 28, 28A-28I, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**FARNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 33RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4700

S:\SURVEY NEWS\SURVEYS\INTERVAL LAGES OF SUMTER-NORTH\MapInfo\Right-of-way\MapInfo from SLCOD.dwg, BDH

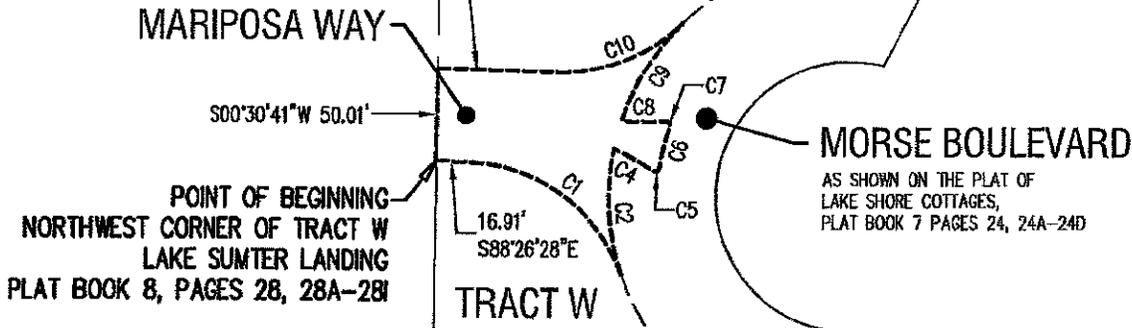
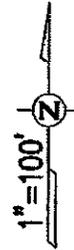
SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 2 OF 2

SUMTER COUNTY

SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT

EAST LINE OF THE WEST 272.25 FEET OF THE
NORTH 850.00 FEET OF THE SW 1/4 OF THE
SW 1/4 OF SECTION 13-18-23



MORSE BOULEVARD
AS SHOWN ON THE PLAT OF
LAKE SHORE COTTAGES,
PLAT BOOK 7 PAGES 24, 24A-24D

LEGEND

- LB LICENSED BUSINESS
- POB POINT OF BEGINNING
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	112.85'	94.00'	68°46'59"	S54°02'58"E	106.19'
C2	70.67'	131.00'	30°54'39"	N04°12'09"W	69.82'
C4	23.84'	136.00'	10°02'39"	S60°42'40"E	23.81'
C5	5.05'	2.50'	115°45'45"	N66°25'47"E	4.23'
C6	22.58'	105.00'	12°19'20"	N14°42'35"E	22.54'
C7	5.05'	2.50'	115°45'45"	N37°00'37"W	4.23'
C8	23.84'	136.00'	10°02'39"	N89°52'10"W	23.81'
C9	62.85'	131.00'	27°29'22"	N31°54'41"E	62.25'
C10	75.31'	94.00'	45°54'10"	S68°36'27"W	73.31'

GENERAL NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
- BEARINGS ARE BASED ON THE PLAT OF LAKE SUMTER LANDING AS RECORDED IN PLAT BOOK 8, PAGES 28, 28A-28I, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**FORNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 83RD ROAD • WILMWOOD, FL 34785 • (352) 748-3126

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

S:\SURVEY\NEW\AS\SURVEY\SUMTER\VILLAGES OF SUMTER-NORTH-MARIPOSA_R\right-of-way\Mariposa from SL.CDD.dwg, BCH

Inst:201160055814 Date:7/28/2011 Time:8:27 AM
Doc Stamp-Deed:0/70
DC:Gloria R. Hayward, Sumter County Page 3 of 3 B:2339 P:881