

July 2, 2024
This instrument prepared by
Meg Hardy
Under the direction of
DANIEL L. MCDERMOTT, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 106.01
SECTION 36210
F.P. NO. 435209 1
STATE ROAD 93 (I-75)
COUNTY MARION

COUNTY DEED

THIS DEED, made this _____ day of _____, _____, by MARION COUNTY, a political subdivision of the state of Florida, 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 Marion County, Florida, viz:

PARCEL NO. 106
FEE SIMPLE
LIMITED ACCESS RIGHT OF WAY

SECTION 36210
FP 435209-1

THAT PORTION OF:

The North 567 feet of the Northeast 1/4 of Section 34 and the Southeast 1/4 of Section 27, lying West of State Road 93 (I-75) all in Township 14 South, Range 21 East, Marion County, Florida.

(Being a portion of the lands described in Official Records Book 6774, Page 1945 of the Public Records of Marion County, Florida)

DESCRIBED AS FOLLOWS:

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Commence at the Southeast corner of Section 34, Township 14 South, Range 21 East, said point being a found 8" octagonal concrete monument with brass disk stamped "MARION COUNTY SECTION SURVEY 34+35 1942" as shown on Florida Department of Transportation Right of Way Map, Section 36210, Financial Project number 435209-1; thence North $00^{\circ}21'38''$ East along the East line of the Southeast 1/4 of said Section 34, a distance of 1452.35 feet to a point on the Baseline of Survey of State Road 93 (I-75) as shown on said Right of Way Map, said point being at Station 2439+90.72, said point also being a point on a curve, concave to the Southwest, having a Radius of 3274.17 feet and a Central Angle of $04^{\circ}23'47''$; thence from a tangent bearing of North $26^{\circ}05'11''$ West, run Northwesterly along the Arc of said curve and along said Baseline of Survey, a distance of 251.24 feet (Chord Bearing = North $28^{\circ}17'05''$ West, Chord Distance = 251.18 feet) to the Point of Tangency of said curve, said point being at Station 2442+41.96; thence North $30^{\circ}28'58''$ West along said Baseline of Survey, a distance of 1720.48 feet to station 2459+62.44, said point being the point of curvature of a curve, concave to the Northeast, having a Radius of 3274.17 feet and a Central Angle of $28^{\circ}29'44''$; thence run Northwesterly along the Arc of said curve and along said Baseline of Survey, a distance of 1628.38 feet (Chord Bearing = North $16^{\circ}14'06''$ West, Chord Distance = 1611.65 feet) to a point on the North line of the South 513 feet of the North 1080 feet of the Northeast 1/4 of said Section 34, said point being at station 2475+90.82; thence departing said Baseline of Survey, North $89^{\circ}42'23''$ West, a distance of 150.11 feet to a point on the West limited access right of way line of said State Road 93 and the POINT OF BEGINNING; thence departing said West limited access right of way line, continue North $89^{\circ}42'23''$ West along said North line, a distance of 26.46 feet to a point on a non-tangent curve, concave to the Southwest, having a Radius of 1994.67 feet and a Central Angle of $01^{\circ}34'28''$, said point henceforth known as POINT "A"; thence departing said North line, from a tangent bearing of North $17^{\circ}43'18''$ West, run Northwesterly along the Arc of said curve, a distance of 54.81 feet (Chord Bearing = North $18^{\circ}30'32''$ West, Chord Distance = 54.81 feet) to the end of said curve; thence South $70^{\circ}42'14''$ West, a distance of 62.67 feet to the beginning of a non-tangent curve, concave to the Southwest, having a Radius of 1932.00 feet and a Central Angle of $05^{\circ}59'35''$; thence from a tangent bearing of North $19^{\circ}17'46''$ West, run Northwesterly along the Arc of said curve, a distance of 202.09 feet (Chord Bearing = North $22^{\circ}17'33''$ West, Chord Distance = 201.99 feet) to the end of said curve; thence North $25^{\circ}17'21''$ West, a distance of 88.02 feet; thence North $27^{\circ}17'21''$ West, a distance of 84.54 feet to the point of tangency of a curve, concave to the Southwest, having a Radius of 109.00 feet and a Central Angle of $55^{\circ}07'54''$; thence run Westerly along the Arc of said curve, a distance of 104.88 feet (Chord Bearing = North $54^{\circ}51'18''$ West, Chord Distance = 100.88 feet) to the point of tangency; thence North $82^{\circ}25'15''$ West, a distance of 213.48 feet to the point of curvature of a curve, concave to the South, having a Radius of 1185.00 feet and a Central Angle of $01^{\circ}14'00''$; thence run Westerly along the Arc of said curve, a distance of 25.51 feet (Chord Bearing = North $83^{\circ}02'15''$ West, Chord Distance = 25.51 feet) to a point on the East line of the West 440.21 feet of the West 1/2 of the Northeast 1/4 of said Section 34, said point henceforth known as POINT "B"; thence North $00^{\circ}34'27''$ East along said East line, a distance of 107.62 feet to a point on the North line

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of the Northeast 1/4 of said Section 34; thence North 89°42'23" West along said North line, a distance of 325.83 feet to a point on a non-tangent curve, concave to the West, having a Radius of 2129.48 feet and a Central Angle of 04°35'49"; thence departing said North line from a tangent bearing of North 00°34'40" East, run Northerly along the Arc of said curve, a distance of 170.85 feet (Chord Bearing = North 01°43'14" West, Chord Distance = 170.81 feet) to the end of said curve, said point henceforth known as POINT "C"; thence North 89°00'00" East, a distance of 41.29 feet; thence North 02°14'58" West, a distance of 144.28 feet to a point on the South line of lands described in Official Records Book 4763, Page 463 of the Public Records of Marion County, Florida, said point henceforth known as POINT "D"; thence South 89°35'53" East along said South line, a distance of 212.23 feet, to a point henceforth known as POINT "E"; thence departing said South line, South 02°15'00" East, a distance of 56.40 feet to the point of curvature of a curve, concave to the Northeast, having a Radius of 56.00 feet and a Central Angle of 88°32'02"; thence run Southeasterly along the Arc of said curve, a distance of 86.53 feet (Chord Bearing = South 46°31'01" East, Chord Distance = 78.18 feet) to the point of tangency; thence North 89°12'58" East, a distance of 51.32 feet; thence North 87°12'58" East, a distance of 138.36 feet to the beginning of a non-tangent curve, concave to the South, having a Radius of 494.00 feet and a Central Angle of 03°00'03"; thence from a tangent bearing of North 87°13'01" East, run Easterly along the Arc of said curve, a distance of 25.87 feet (Chord Bearing = North 88°43'02" East, Chord Distance = 25.87 feet) to the beginning of a non-tangent curve, concave to the Northwest, having a Radius of 106.00 feet and a Central Angle of 44°33'50"; thence from a tangent bearing of North 60°29'33" East, run Northeasterly along the Arc of said curve, a distance of 82.45 feet (Chord Bearing = North 38°12'38" East, Chord Distance = 80.38 feet) to the point of tangency of said curve; thence North 15°55'43" East, a distance of 38.11 feet to a point on the aforementioned South line of said lands, said point henceforth known as POINT "F"; thence South 89°35'53" East along said South line, a distance of 329.21 feet to a point on the aforementioned West limited access right of way line; thence departing said South line, run the following two (2) calls along said West limited access right of way line; thence South 00°37'13" West, a distance of 731.29 feet to the point of curvature of a curve, concave to the East, having a Radius of 3424.17 feet and a Central Angle of 02°30'28"; thence run Southerly along the Arc of said curve, a distance of 149.86 feet (Chord Bearing = South 00°38'01" East, Chord Distance = 149.85 feet) to the POINT OF BEGINNING.

Containing 9.176 Acres, more or less.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE-DESCRIBED PROPERTY, ALONG THE COURSES BETWEEN POINTS "A" AND "B", BETWEEN POINTS "C" AND "D" AND BETWEEN POINTS "E" AND "F" DESCRIBED ABOVE.

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

TOGETHER with all rights of ingress, egress, light, air and view between the Grantee's project limits described in the above legal description identified as Limited Access Right of Way on the Florida Department of Transportation Right of Way Map, Section 36210, F.P. No. 435209-1, and the County's remaining road right of way.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Marion County:

1. The County 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 the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. However, the County shall not be required to upgrade the system in the event of modification of existing facilities. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the County or require the County to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to, the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits held by Marion County shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The County shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 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 the F.D.O.T.'s facilities.
4. The County agrees to repair any damage caused by the County to F.D.O.T.'s facilities to the extent permitted under Florida Law resulting from the County exercising its rights outlined in Paragraphs 1 and 3 above.

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IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____
Clerk (or Deputy Clerk)

MARION COUNTY, FLORIDA,
By Its Board of County
Commissioners

By: _____

Its Chairperson
(or Vice-Chairperson)
ADDRESS OF GRANTOR:

**PARCEL NO. 106
FEE SIMPLE
LIMITED ACCESS RIGHT OF WAY**

**SECTION 36210
FP 435209-1**

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