

Record and Return to:

Office of the County Engineer
ROW Acquisition
412 SE 25th Avenue
Ocala, FL 34471

This Document Prepared By:
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

Portion of PIDs:
2390-000-000 and 2390+006-000

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this _____ day of _____, 2024, by HP OCALA 40TH AVENUE, LLC, a Florida limited liability company, whose mailing address is 101 S. New York Ave., Suite 211, Winter Park, FL 32789, Grantor, to MARION COUNTY, a political subdivision of the State of Florida, whose mailing address is 601 SE 25th Avenue, Ocala, Florida 34471, Grantee (Wherever used herein the terms "grantor" and "grantee" include all the heirs, legal representatives and assigns of such parties).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, that certain land situate in the Marion County, Florida, to wit:

See Exhibit "A" Attached hereto and by this reference made a part hereof.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To have and to hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in the presence of:

Grantor:

[Signature]
(Witness No. 1 - Signature)

HP Ocala 40th Avenue, LLC, a Florida limited liability company

CLAUDIA ASPICAZI
(Witness No. 1 - Printed Name)

By: *[Signature]* *[Signature]*
Steven Campisi, its Manager

Address: 1015 NEW YORK AVE
SUITE 211, WINTER PARK, FL 32789

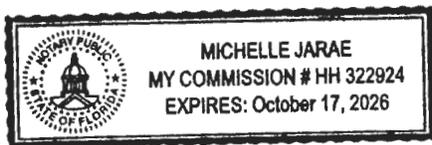
Michelle Jaroe
(Witness No. 2 - Signature)

Michelle Jaroe
(Witness No. 2 - Printed Name)

Address: 1015 New York Ave, Unit 211
Winter Park, FL 32789

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of: physical presence or online notarization, this ^{8th} day of ^{October} April, 2024, by Steven Campisi, as Manager of HP Ocala 40th Avenue, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me; and who acknowledged that he executed this Document freely and voluntarily for the purposes therein expressed.



Michelle Jaroe
NOTARY PUBLIC Florida *Michelle Jaroe*
My Commission Expires: 10/17/2026
My Commissioner No: HH 322924

SKETCH OF DESCRIPTION FOR:
HP OCALA 40TH AVENUE, LLC

DESCRIPTION: (RIGHT OF WAY TAKING)

A PORTION OF LOTS 15, 16, 17 AND TRACT F OF EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID LOT 15; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 15, N.89°34'59"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°34'59"W., A DISTANCE OF 10.05 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°02'35"E., A DISTANCE OF 596.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°31'19"E., A DISTANCE OF 559.84 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED LOT 17; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 17, S.89°32'09"E., A DISTANCE OF 10.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5688, PAGE 339 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 17, ALONG SAID WEST RIGHT OF WAY LINE, S.00°33'09"W., A DISTANCE 559.70 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF S.E. 1/4 OF THE S.E. 1/4 OF SECTION 34; THENCE DEPARTING SAID NORTH BOUNDARY, CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°02'43"W., A DISTANCE OF 137.25 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACT F; THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5688, PAGE 339, ALONG THE WEST RIGHT OF WAY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8047, PAGE 1717 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°01'19"W., A DISTANCE OF 199.78 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT F, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 5688, PAGE 339; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 8047, PAGE 1717, ALONG THE WEST RIGHT OF WAY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 5688, PAGE 339, S.00°03'54"W., A DISTANCE OF 259.80 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.27 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: JANUARY 22, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

1/23/2024

SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

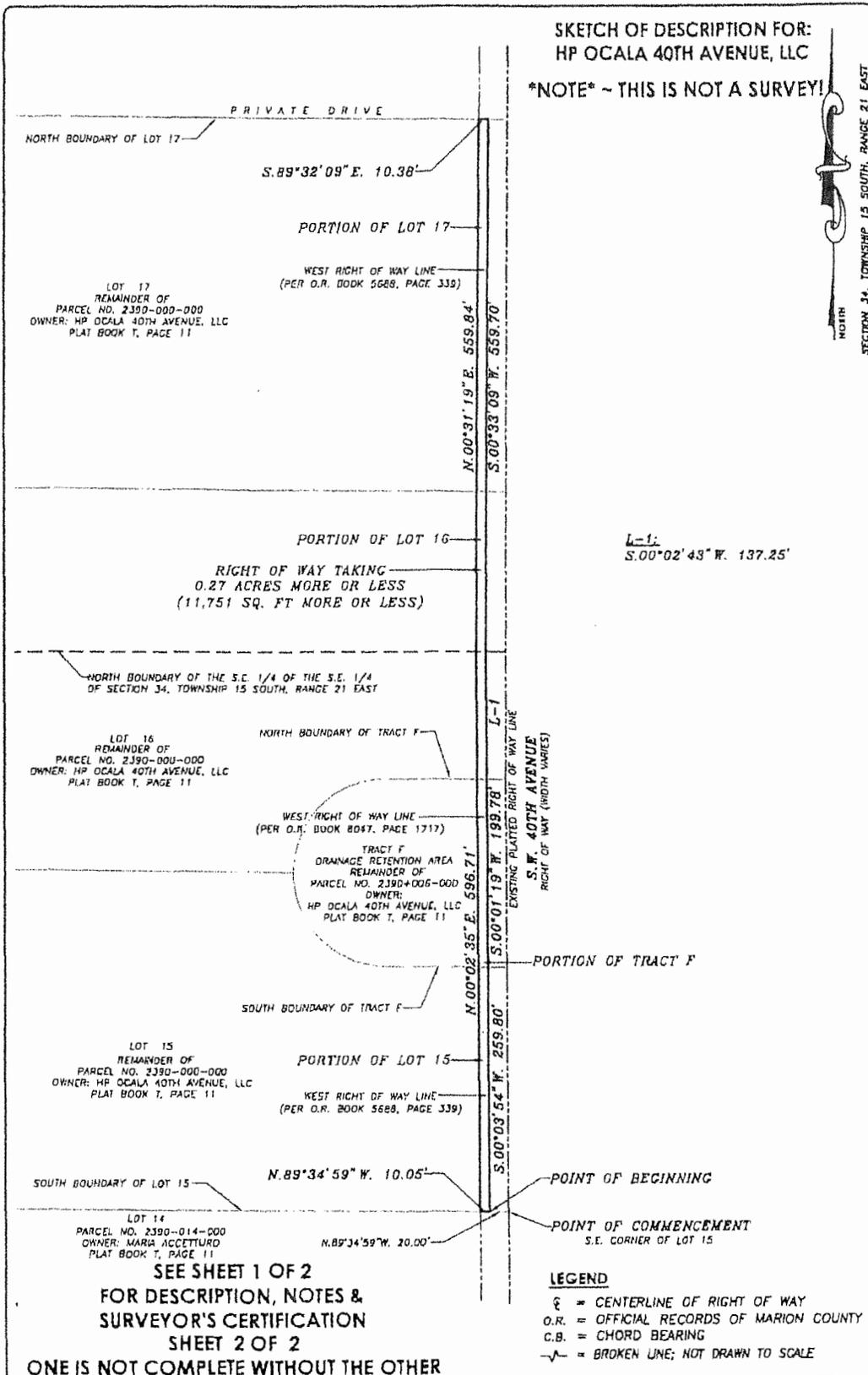


R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
OneBarr Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, Florida 34117
PHONE (352) 622-3123 • FAX (352) 308-3771 • www.rmbarrineau.com
REGINA L. BARRINEAU P.S.M. - FOUNDER - CERTIFICATE OF AUTHORIZATION LR 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOTS 15-17
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
HP Ocala 40TH AVENUE, LLC

NOTE ~ THIS IS NOT A SURVEY!



SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Ocala, FLORIDA 32111
PHONE (352) 872-3133 • FAX (352) 369-3771 • www.rmbarneau.com
REGISTRATION NUMBER: P.S.M. 10199 - CERTIFICATE OF AUTHORIZATION: HIC 181099
IRAMES P. BARRINEAU, P.S.M., L.S. 0887

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOTS 15-17
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 120		COPYRIGHT © JANUARY, 2024