

MARION TITLE & ESCROW COMPANY  
7243 BRYAN DAIRY ROAD  
LARGO, FL 33777



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 07/18/2006 09:49:56 AM

FILE #: 2006114797 OR BK 04504 PGS 0574-0577

Prepared by, and after recording

Return to:

GERALD R. COLEN  
ATTORNEY AT LAW  
7243 BRYAN DAIRY ROAD  
LARGO, FLORIDA 33777

RECORDING FEES 35.50

### QUIT CLAIM DEED TO SPECIAL PURPOSE DISTRICT

THIS QUIT CLAIM DEED ("Deed"), is executed this 11<sup>th</sup> day of July 2006, by and between ON TOP OF THE WORLD COMMUNITIES, INC, (hereinafter "GRANTOR"), and BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, a special purpose district created pursuant to Chapter 190, Florida Statutes (hereinafter "GRANTEE"), for the purposes set forth hereinafter.

#### WITNESSETH:

WHEREAS, GRANTOR is the owner of certain property described in composite Exhibit "A" (hereinafter Exhibit "A") which is attached and incorporated herein; and

WHEREAS, GRANTEE is a special purpose district duly authorized by the State of Florida to provide certain utility services and other services permitted to special purpose districts by the provisions of Chapter 190 Florida Statutes; and

WHEREAS, GRANTEE is desirous to convey by this quit claim deed a certain parcel of land which shall thereafter enable GRANTEE to have perpetual ingress and egress to certain lands that shall also be granted by GRANTOR to GRANTEE in the form of a temporary easement for drainage purposes so that GRANTEE can provide drainage to other lands of GRANTOR or Grantor's successors, and

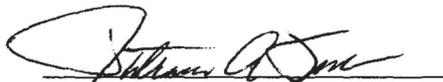
NOW, THEREFORE, in consideration of the foregoing recitals, which are true and correct and are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, GRANTOR by this Quit Claim Deed does hereby grant, bargain, sell and convey to GRANTEE, and GRANTEE'S successors and assigns, the following described lands plus all improvements located thereon or there-under, to wit:

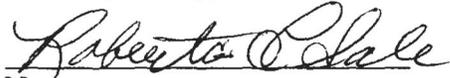
**SEE EXHIBIT A WHICH IS ATTACHED AND INCORPORATED  
HEREIN FOR THE LEGAL DESCRIPTION OF THE PROPERTY TO BE  
CONVEYED.**

Subject to such passive recreation uses and such other lawful uses as permitted to special purpose districted by Chapter 190 Florida Statutes.

Witnesses:

ON TOP OF THE WORLD COMMUNITIES, INC.,  
a Florida corporation, Grantor

  
Name: Patricia A. Frank  
(Print/Type Name)

  
Name: Roberta F. Sale  
(Print/Type Name)

By:   
Name: Kenneth D. Colen, President

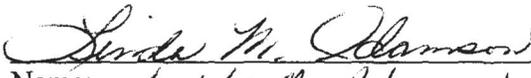
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July 2006 by Kenneth D. Colen, as President of On Top of the World Communities, Inc., a Florida corporation, on behalf of said corporation. He is personally known to me.



LINDA M. ADAMSON  
MY COMMISSION # DD 464678  
EXPIRES: October 28, 2009  
Bonded Thru Budget Notary Services

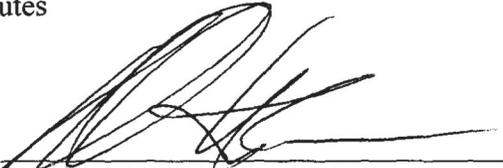
[AFFIX NOTARY  
SEAL/STAMP]

  
Name: Linda M. Adamson  
(Print/Type Name)  
Notary Public, State of Florida

APPROVAL, AGREEMENT AND ACCEPTANCE QUIT CLAIM DEED

On the 11<sup>th</sup> day of July 2006, by Resolution duly adopted by its Board of Supervisors, Grantee, hereby approves, agrees, and accepts the terms and foregoing Quit Claim Deed. The above described Resolution authorized this instrument to be executed by the undersigned..

BAY LAUREL CENTER COMMUNITY  
DEVELOPMENT DISTRICT, a special  
district created pursuant to Chapter 190, Florida  
Statutes

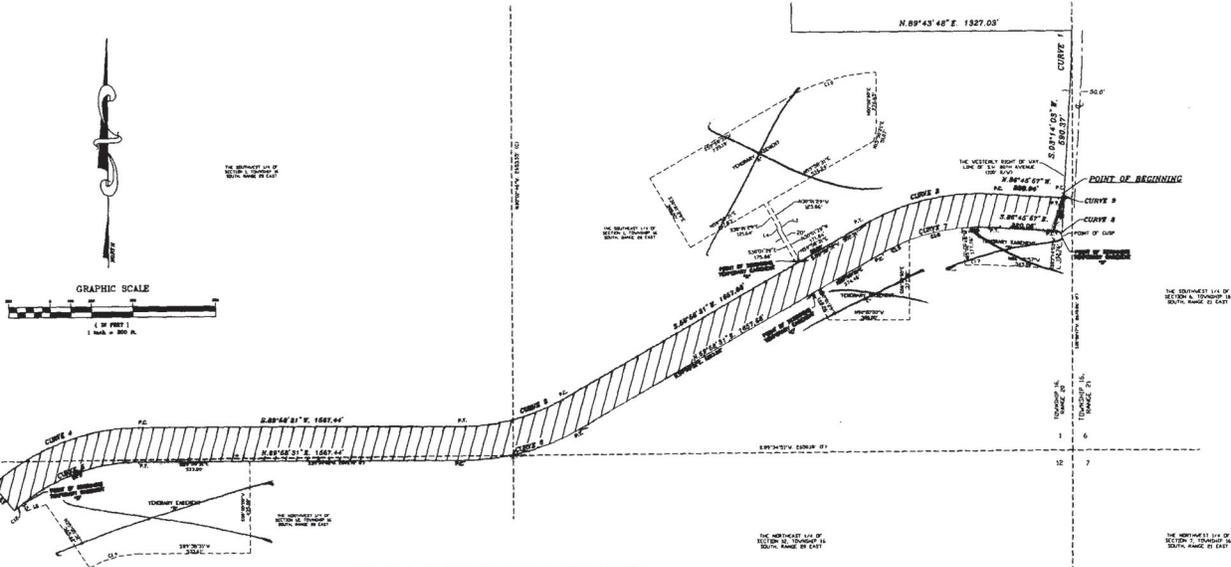
By:   
Name: Kenneth D. Colen, Chairman

**DESCRIPTION:**

A PORTION OF SECTIONS 1, AND 12, TOWNSHIP 16 SOUTH RANGE 20 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 16 SOUTH, RANGE 20 EAST; THENCE N.89° 54' 50" E., ALONG THE NORTH BOUNDARY OF THE NORTHEAST ¼ OF SAID SECTION, 2648.59 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE N.89° 57' 14"E., ALONG THE NORTH BOUNDARY OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST, 1327.98 FEET; THENCE S.00° 04' 37"E., ALONG THE EAST BOUNDARY OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION, 1328.40 FEET; THENCE N.89° 51' 00" E., ALONG THE SOUTH BOUNDARY OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION, 1327.04 FEET; THENCE N.89° 51' 08"E., ALONG THE SOUTH BOUNDARY OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, 1328.22 FEET; THENCE S.00° 01' 46"E., ALONG THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, 1324.29 FEET; THENCE S.00° 00' 38"E., ALONG THE EAST BOUNDARY OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION, 662.32 FEET; THENCE N.89° 43' 48"E., A DISTANCE OF 1327.03 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 80TH AVENUE, (A 100.00 FOOT RIGHT OF WAY), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 3150.00 FEET, A CENTRAL ANGLE OF 03° 10' 33", AND A CHORD OF 174.58 FEET, BEARING S.01° 38' 47"W.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.60 FEET TO THE POINT OF TANGENCY; THENCE S.03° 14' 03"W. ALONG SAID RIGHT OF WAY, A DISTANCE OF 590.37' FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD OF 35.36 FEET, BEARING S.48° 14' 03"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N.86° 45' 57"W., A DISTANCE OF 320.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 33° 15' 32", AND A CHORD OF 618.15 FEET, BEARING S.76° 36' 17"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 626.92 FEET TO THE POINT OF TANGENCY; THENCE S.59° 58' 31"W., A DISTANCE OF 1657.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 30° 00' 00", AND A CHORD OF 476.23 FEET, BEARING S.74° 58' 31"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 481.71 FEET TO THE POINT OF TANGENCY; THENCE S.89° 58' 31" W., A DISTANCE OF 1567.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 41° 00' 59", AND A CHORD OF 756.74 FEET, BEARING S.69° 28' 01"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 773.14 FEET TO THE END OF SAID CURVE; THENCE S.40° 30' 38"E., A DISTANCE OF 160.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 41° 06' 31", AND A CHORD OF 646.02 FEET, BEARING N.69° 25' 15"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 660.08 FEET TO THE POINT OF TANGENCY; THENCE N.89° 58' 31"E., A DISTANCE OF 1567.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 30° 00' 00", AND A CHORD OF 559.05 FEET, BEARING N.74° 58' 31"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 565.49 FEET TO THE POINT OF TANGENCY; THENCE N.59° 58' 31"E., A DISTANCE OF 1657.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 33° 15' 32", AND A CHORD OF 526.57 FEET, BEARING N.76° 36' 17"E.; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 534.04 FEET TO THE POINT OF TANGENCY; THENCE S.86° 45' 57"E., A DISTANCE OF 320.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD OF 35.36 FEET, BEARING S.41° 45' 57"E., THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF S.W. 80TH AVENUE, (A 100 FOOT RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY N.03° 14' 03"E, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 19.81 ACRES, MORE OR LESS.

SECTIONS 1, AND 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA



SEE SHEET 1 OF 2 FOR DESCRIPTION

\*\* SKETCH - NOT A SURVEY \*\*

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	CB
CURVE 1	33°15'32"	1500.00	1174.90	87.37	174.26	S20°36'47"W
CURVE 2	33°15'32"	1000.00	828.92	322.57	618.15	S78°36'17"W
CURVE 3	30°00'00"	920.00	481.71	148.57	478.23	S75°56'35"W
CURVE 4	41°30'58"	1000.00	773.14	403.87	756.74	S88°28'01"W
CURVE 5	41°30'58"	820.00	660.98	344.87	546.02	N69°25'32"E
CURVE 6	30°00'00"	1000.00	665.83	189.31	658.00	N74°58'31"E
CURVE 7	33°15'32"	820.00	534.04	474.78	526.57	N78°36'17"E
CURVE 8	30°00'00"	25.00	39.27	35.00	35.34	S41°45'57"E
C10	26°49'24"	875.00	456.45	234.49	450.29	S73°23'13"W
C12	4°55'04"	920.00	45.98	23.67	456.97	N0°29'45"E
C13	38°10'28"	820.00	413.11	318.43	640.82	N70°52'09"E
C14	38°44'38"	480.00	301.78	138.79	248.96	S73°06'12"W
C15	8°58'46"	820.00	144.19	72.24	144.04	N84°27'34"E
C16	8°18'51"	820.00	150.87	66.80	132.80	N88°05'37"E
C17	8°18'51"	742.24	107.28	53.72	102.18	S89°05'32"W
C18	15°30'54"	820.00	256.89	129.28	256.00	S78°57'12"W

LINE	LENGTH	BEARING
L1	1648.01	S40°30'38"E
L2	670.80	N69°18'03"E
L3	64.59	N68°18'30"W
L4	24.59	S68°18'30"E
L5	38.04	N65°00'30"W
L6	106.35	S73°49'57"W

UNLESS OTHERWISE NOTED  
 CB = CHORD BEARING  
 CA = CHORD ANGLE  
 CS = CALCULATED CURVATURE  
 CS = FIELD MEASUREMENT  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY

**SKETCH OF DESCRIPTION FOR: PULTE HOMES**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 200'

FOR: PULTE HOMES

DATE: 10/2/2012

SHEET 2 OF 2