

PREPARED BY: Sheila A. Ware, P.S.M.
DATE: October 13, 2015

PARCEL NO.: 112
F.P. ID: 405270-4
SUNCOAST PARKWAY 2
SECTION 2
STATE ROAD NO. 589
COUNTY: CITRUS

FEE SIMPLE LIMITED ACCESS RIGHT-OF-WAY

THAT PART OF:

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 18 East, Citrus County, Florida as recorded in Official Records Book 1153, Page 2063 of the Public Records of Citrus County, Florida, more particularly described as follows;

Commence at a found 4" x 4" concrete monument stamped "RLS 3658" marking the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 18 East; thence North 00°01'42" East along the West line of said Southwest 1/4, a distance of 1331.88 feet to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 5; thence departing said West line, run North 89°38'59" East along said South line, a distance of 50.40 feet to the POINT OF BEGINNING; thence departing said South line, run North 00°00'40" East, a distance of 48.38 feet to the point of curvature of a curve, concave Easterly, having a radius of 5879.58 feet, a chord distance of 1261.71 feet and a chord bearing of North 06°10'14" East; thence run Northeasterly along the arc of said curve, through a central angle of 12°19'08", a distance of 1264.14 feet to a point on the South line of the North 30.00 feet of aforesaid Northwest 1/4 of the Southwest 1/4; thence departing said curve, run North 89°41'19" East along said South line, a distance of 307.87 feet to a point on a non-tangent curve, concave Easterly, having a radius of 5579.58 feet, a chord distance of 1264.30 feet and a chord bearing of South 06°30'59" West; thence run Southwesterly along the arc of said curve, through a central angle of 13°00'39", a distance of 1267.02 feet to the point of tangency of said curve; thence South 00°00'40" West, a distance of 46.49 feet to a point on aforesaid South line of the Northwest quarter of the Southwest 1/4; thence South 89°38'59" West along said South line, a distance of 300.01 feet to the POINT OF BEGINNING.

Containing 9.043 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.

TOGETHER WITH THE FOLLOWING:

FEE SIMPLE RIGHT-OF-WAY

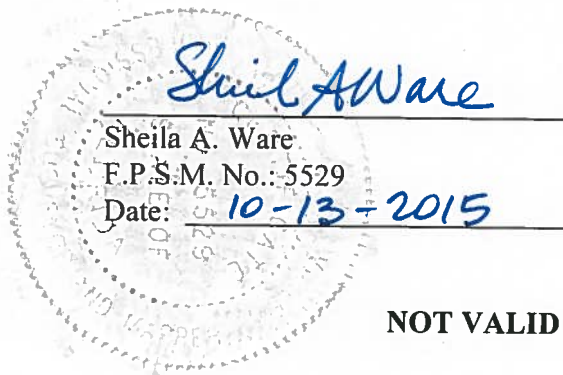
THAT PART OF:

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 18 East, Citrus County, Florida as recorded in Official Records Book 1153, Page 2063 of the Public Records of Citrus County, Florida, more particularly described as follows;

Commence at a found 4" x 4" concrete monument stamped "RLS 3658" marking the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 18 East; thence North 00°01'42" East along the West line of said Southwest 1/4, a distance of 1331.88 feet to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 5 and the POINT OF BEGINNING; thence departing said South line, continue North 00°01'42" East along the West line of said Northwest 1/4 of the Southwest 1/4, a distance of 48.70 feet; thence departing said West line, run South 89°59'20" East, a distance of 0.39 feet to a point on a non-tangent curve, concave Easterly, having a radius of 5929.58 feet, a chord distance of 1261.29 feet and a chord bearing of North 06°06'59" East; thence run Northeasterly along the arc of said curve, through a central angle of 12°12'38", a distance of 1263.68 feet to a point on the South line of the North 30.00 feet of aforesaid Northwest 1/4 of the Southwest 1/4; thence North 89°41'19" East along said South line, a distance of 51.23 feet to a point on a non-tangent curve, concave Easterly, having a radius of 5879.58 feet, a chord distance of 1261.71 feet and a chord bearing of South 06°10'14" West; thence run Southwesterly along the arc of said curve, through a central angle of 12°19'08", a distance of 1264.14 feet to the point of tangency of said curve; thence South 00°00'40" West, a distance of 48.38 feet to a point on the South line of aforesaid Northwest 1/4 of the Southwest 1/4; thence South 89°38'59" West along said South line, a distance of 50.40 feet to a point on the West line of said Southwest 1/4 and the POINT OF BEGINNING.

Containing 1.507 acres, more or less.

Containing in the aggregate 10.550 acres, more or less.



NOT VALID UNLESS SIGNED AND SEALED

SECTION 5, TOWNSHIP 19 SOUTH, RANGE 18 EAST

PARENT TRACT = 39.475 AC.

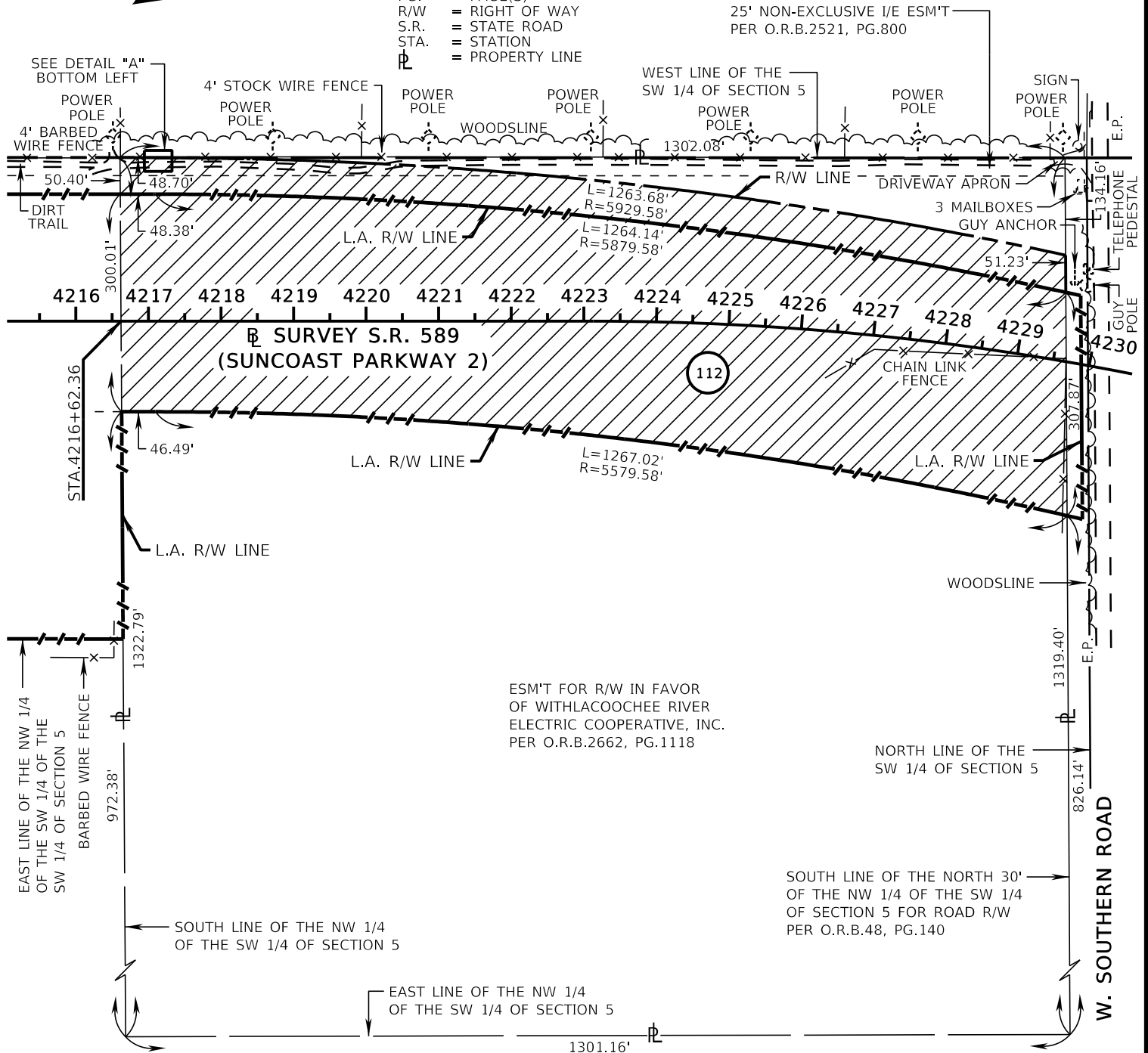
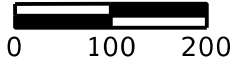
TAKE = 10.550 AC.

REMAINDER = 28.926 AC.

LEGEND

- AC. = ACRE(S)
- ESM'T = EASEMENT
- E.P. = EDGE OF PAVEMENT
- I/E = INGRESS/EGRESS
- L.A. = LIMITED ACCESS
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE(S)
- R/W = RIGHT OF WAY
- S.R. = STATE ROAD
- STA. = STATION
- PL = PROPERTY LINE

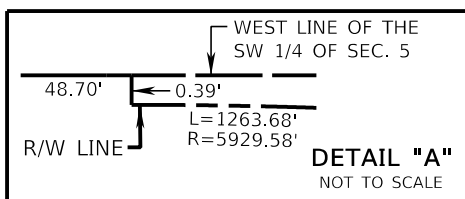
SCALE: 1" = 200'



ESM'T FOR R/W IN FAVOR OF WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC. PER O.R.B.2662, PG.1118

NORTH LINE OF THE SW 1/4 OF SECTION 5

SOUTH LINE OF THE NORTH 30' OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5 FOR ROAD R/W PER O.R.B.48, PG.140



**THIS IS NOT A SURVEY.
FOR APPRAISAL INFORMATION ONLY.**

			DATE: 10/13/2015
			PARCEL NUMBER: 112
			F.P.I.D.: 405270-4
			STATE ROAD NUMBER: 589
			COUNTY: CITRUS
REVISION	BY	DATE	