

R

RECORD & RETURN TO:  
HOME/LAND TITLE, INC.  
412 S. MAIN STREET  
BROOKSVILLE, FL 34601

2015/10325

This instrument prepared under the supervision  
of Kathy Lamb-Flynn, Senior Counsel Florida  
Department of Transportation Florida  
Turnpike Enterprise  
Milepost 263, Florida's Turnpike  
(Building 5315, Turkey Lake Service Plaza)  
P.O. Box 613069  
Ocoee, FL 34761

RWMS: 2297  
Section No.: 97080-2302  
Surplus File No.: N/A  
State Road: 589  
Parcel No.: 155  
County: Hernando

\$15,800 . CG

5/2

### QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10<sup>th</sup> day of July, 2015, by the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, an executive agency of the State of Florida, whose address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761, hereinafter "Grantor", to **Barry S. Ryczek**, a married man, whose address is 204 Glenlock Lane, Spring Hill, Florida 34606, hereinafter "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

**WHEREAS**, the land hereinafter described was acquired by the Grantor for state highway purposes; and

**WHEREAS**, the said land is no longer required by Grantor for such purposes, and the Grantor, by action of the Turnpike Executive Director on 11/8/2013, pursuant to the provisions of Section 337.25, Florida Statutes, has agreed to quitclaim the said land to the Grantee.

**NOW THEREFORE**, in consideration of the sum of One Dollar in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby remise, release, and forever quitclaim to the Grantee all of the Grantor's right, title, and interest in and to that parcel of real property situated in Hernando County, Florida, and more particularly described in the **EXHIBIT "A"** attached hereto and made a part hereof.

As a condition of the grant the Grantor hereby imposes the following restriction on the said real property described in **EXHIBIT "A"**, which restriction shall run with the land in perpetuity, as follows: No commercial transmission or receiving devices which carry signals that cause, or could cause, interference with the operations of the Grantor, may be placed, constructed, or maintained on the said real property. The parties hereto agree that the Grantor has no adequate remedy at law to enforce this restriction, and that it may be enforced by injunctive relief.

**TO HAVE AND TO HOLD** the said real property described in **EXHIBIT "A"**, together with all appurtenances thereto, unto the Grantee and its successors and assigns forever.

This conveyance is made subject to any covenants, conditions, restrictions, and encumbrances of record, but the reference thereto does not serve to reimpose the same.

**IN WITNESS WHEREOF**, the State of Florida, Department of Transportation, has caused their presence to be signed by its duly authorized officer, its Executive Director of the Florida Turnpike Enterprise, and its seal hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

Jennifer E. Makin  
Signature

Jennifer E. Makin  
Print or Type Name

Brianna Miller  
Signature

Brianna Miller  
Print or type name

Diane Gutierrez-Scaccetti  
By: Diane Gutierrez-Scaccetti,  
Executive Director,  
Florida Turnpike Enterprise

Attest: Sandra Wilde  
Sandra Wilde, Executive  
Secretary  
Florida Turnpike Enterprise

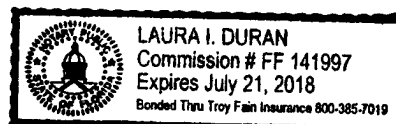
Legal Review: Kathy Lamb-Flynn  
Kathy Lamb-Flynn

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2015, by Diane Gutierrez-Scaccetti, as Executive Director of the State of Florida Department of Transportation, Florida Turnpike Enterprise, who is personally known to me, and who did acknowledge before me that she executed the foregoing instrument on behalf of the State of Florida Department of Transportation, for the purposes therein expressed.

Notary Public:

Laura I. Duran  
Print, Stamp or Type Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**Exhibit A**

Prepared under the direction of:  
 J.M. Joiner, Turnpike Surveyor  
 DATE: October 30, 2013

PARCEL NO.: 03S364  
 (PART of 155)  
 SECTION NO.: 97080-2302  
 STATE ROAD NO.: 589  
 COUNTY: HERNANDO

**SURPLUS PARCEL****THAT PART OF**

A portion of the Southwest 1/4 of Section 11, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

**COMMENCE** at a 5/8" iron rod and cap marked "PLS 3903" marking the Northeast corner of the Southwest 1/4 of said Section 11; thence North 89°51'13" West along the North line of said Southwest 1/4, a distance of 1243.79 feet to the existing Easterly Right of Way line of Kansas Road, as shown on Right of Way Map Section 97080-3202, Sheet 20, being a point on a non-tangent curve concave Westerly, having a radius of 3,124.79 feet and a chord bearing of South 11°18'07" East; thence Southerly along said existing Easterly Right of Way line of Kansas Road, and the arc of said curve, passing through a central angle of 00°16'50" for a distance of 15.30 feet to the South line of the North 15 feet of said Southwest 1/4 of Section 11 for a **POINT OF BEGINNING**; thence South 89°51'13" East along said South line of the North 15 feet of the Southwest 1/4 of Section 11, a distance of 251.31 feet to the East line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Southwest 1/4 of Section 11; thence South 00°09'33" East along said East line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 11, a distance of 653.00 feet to the South line of said Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 11; thence North 89°38'43" West along said South line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 11, a distance of 193.96 feet to said existing Easterly Right of Way line of Kansas Road; thence North 00°04'54" West along said existing Easterly Right of Way line of Kansas Road, a distance of 52.00 feet to a point of curvature of a curve concave Westerly, having a radius of 3,124.79 feet and a chord bearing of North 05°37'18" West; thence Northwesterly along said existing Easterly Right of Way line and said curve, passing through a central angle of 11°04'48" for a distance of 604.27 feet to the **POINT OF BEGINNING**.

Containing 3.166 acres, more or less.

**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON RIGHT OF WAY MAPS SECTION 97080-2302, DATED AUGUST 28, 1997 AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT,

<b>CURVE DATA</b>					
CURVE	$\Delta$	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
1	00°16'50"(RT.)	3,124.79'	15.30'	15.30'	S11°18'07"E
2	11°04'48"(LT.)	3,124.79'	604.27'	603.33'	N05°37'18"W

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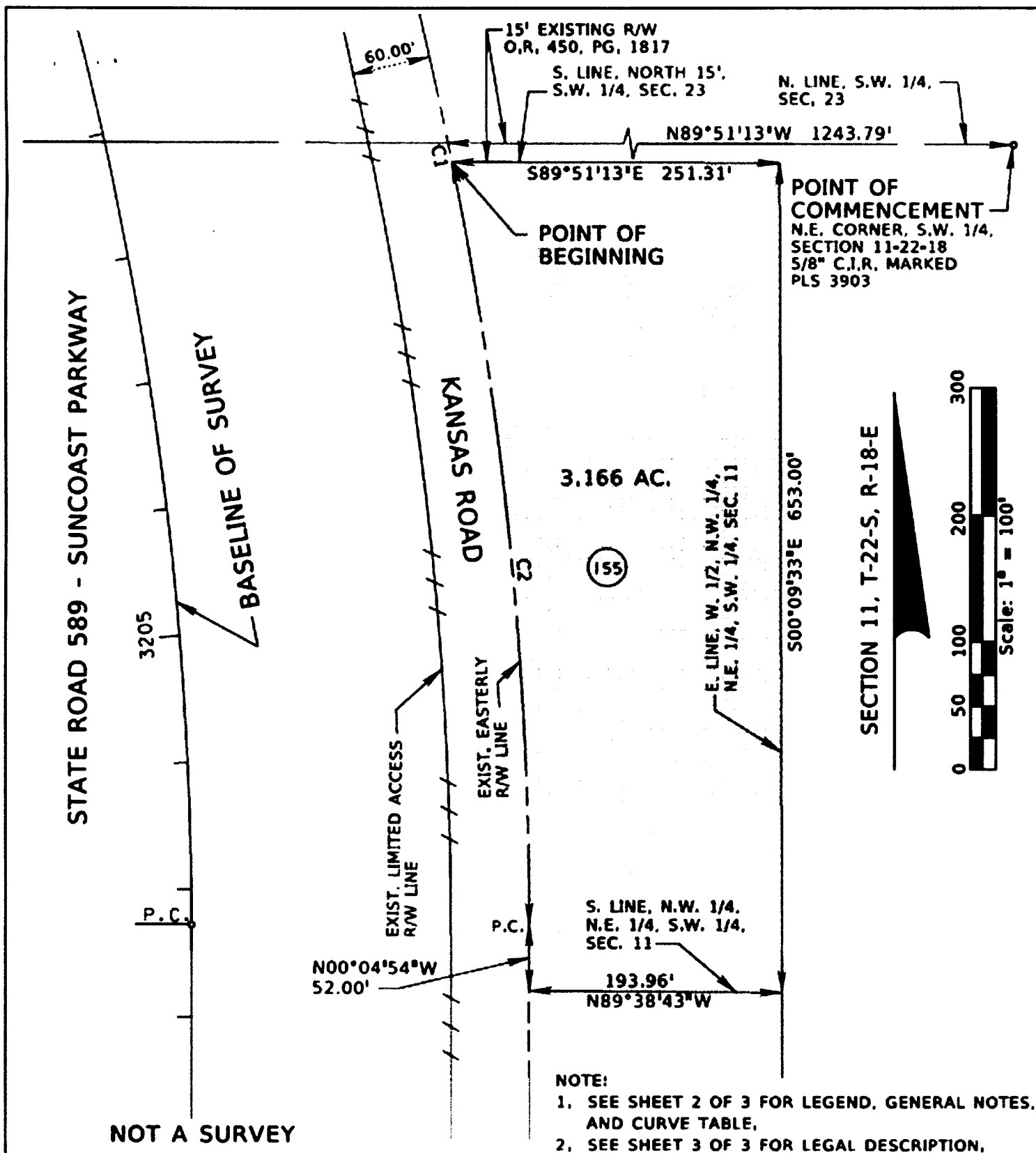
**LEGEND**

COR,	=	CORNER
(C)	=	CALCULATED
C.I.R.	=	CAPPED IRON ROD
$\Delta$	=	CURVE DELTA ANGLE
F.P.	=	FINANCIAL PROJECT
LT.	=	LEFT
---	=	LIMITED ACCESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
P.O.B.	=	POINT OF BEGINNING
P.C.	=	POINT OF CURVATURE
P.O.C.	=	POINT ON CURVE
P.R.C.	=	POINT OF REVERSE CURVE
P.T.	=	POINT OF TANGENCY
R	=	RANGE
RT.	=	RIGHT
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T	=	TOWNSHIP

**NOTE:**

1. SEE SHEET 1 OF 3 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b> <b>SKETCH OF DESCRIPTION - PARCEL 03S364</b>			
			STATE ROAD NO. 589 (SUNCOAST SECTION 1)			HERNANDO COUNTY
				BY	DATE	APPROVED BY: JAMES M. JONER TURNPIKE SURVEYOR
			DRAWN	ASCHAEFFER	10/30/13	DATE: NOVEMBER 1, 2013
REVISION	BY	DATE	CHECKED	LEWITSEN	10/30/13	F.P. NO. N/A
					SECTION 97080-2302	SHEET 2 OF 3



NOT A SURVEY

			FLORIDA DEPARTMENT OF TRANSPORTATION		
			SKETCH OF DESCRIPTION - PARCEL 03S364		
			STATE ROAD NO. 589 (SUNCOAST SECTION 1)		HERNANDO COUNTY
			BY	DATE	APPROVED BY: JAMES M. JOINER TURNING SURVEYOR
			DRAWN	ASCHEFFER	10/30/13
			CHECKED	KNUTSEN	11/01/13
			F.P. NO. N/A		SECTION 97080-2302
					SHEET 1 OF 3