

SUBJECT PARCEL LEGAL DESCRIPTION
(From Boundary Survey Document)

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

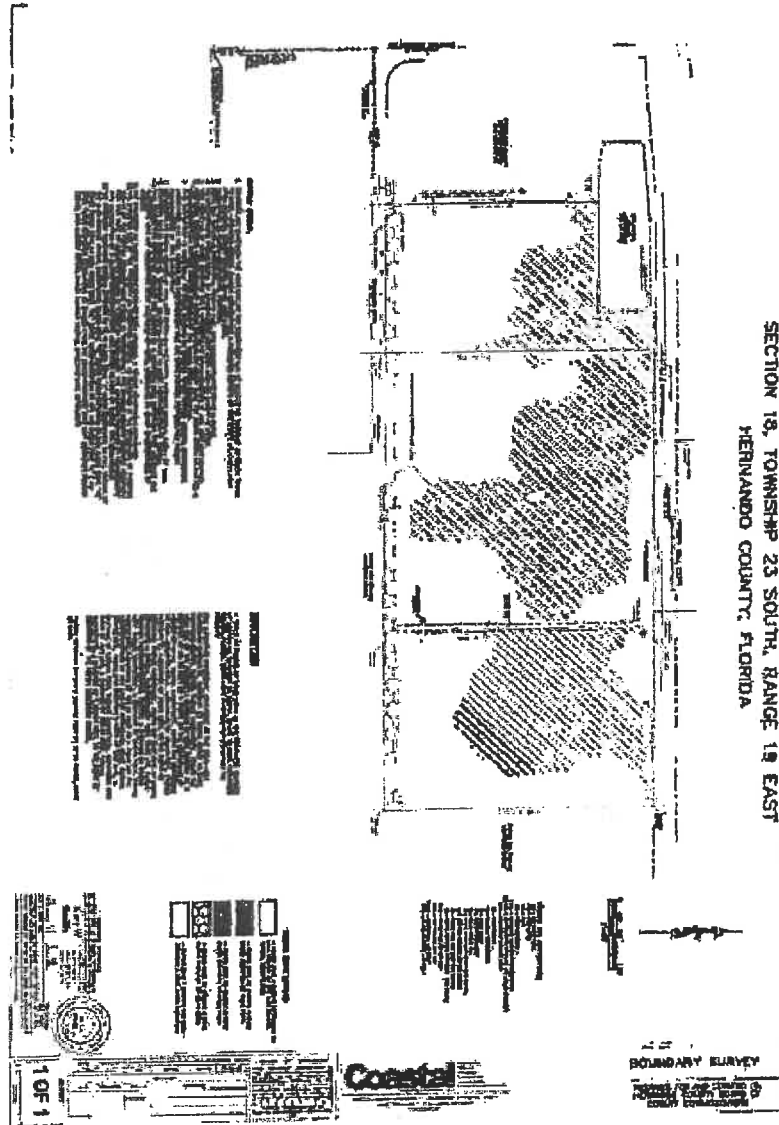
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. THENCE N.00°17'02"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 851.69 FEET TO A POINT ON THE CENTERLINE OF HELICOPTER DRIVE, THENCE S.89°50'19"W, ALONG THE CENTERLINE OF SAID HELICOPTER DRIVE, A DISTANCE OF 305.15 FEET, THENCE N.00°09'41"E, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, THENCE N.00°16'15"E, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1304, PAGE 188, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA A DISTANCE OF 458.89 FEET, THENCE S.82°45'23"E, A DISTANCE OF 283.42 FEET, THENCE N.00°08'34"E A DISTANCE OF 128.18 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE, THENCE S.69°33'26"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,132.18 FEET, THENCE S89°08'41"W, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 584.67 FEET, THENCE N.89°50'19"W, A DISTANCE OF 1,392.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL CONTAINS 241,264.8 SQUARE FEET OR 7.81 ACRES, MORE OR LESS.

Brooksville-Tampa Bay Regional Airport

Exhibit "B"

SUBJECT PARCEL BOUNDARY SURVEY



Brooksville-Tampa Bay Regional Airport

Exhibit "A"

DEED OF RELEASE

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of 49 U.S.C. §47153, to Hernando County, a body politic, created, operating, and doing business under the laws of the State of Florida, WITNESSETH:

WHEREAS, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of 49 U.S.C. §47153, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated September 29, 1947 did remise, release and forever quitclaim to Hernando County, its successors and assigns, all rights, title and interest in and to that certain property located and situated in Brooksville, FL, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Hernando County, Florida, Deed Book No. 102, Pages 436 reference being hereto made as if fully set out herein; and

WHEREAS, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

WHEREAS, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in 49 U.S.C. §47153; and

WHEREAS, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in 49 U.S.C. §47153 is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to convey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

WHEREAS, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

NOW THEREFORE, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Hernando County in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Hernando County reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations of aircraft, now known or hereafter used, for

Exhibit "C"

navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on Brooksville-Tampa Bay Regional Airport.

(2) That the Hernando County expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.

(3) That the Hernando County expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at Brooksville-Tampa Bay Regional Airport or interfere with air navigation and or communication facilities serving Brooksville-Tampa Bay Regional Airport, or otherwise constitute an airport hazard, including wildlife hazards.

(4) Ensure that the Hernando County and their successors and assigns shall not permit/afford access from the subject property onto Brooksville-Tampa Bay Regional Airport property for aeronautical purposes.

HEREBY, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Hernando County dated September 29, 1947 which real property is described as follows:

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA THENCE N.00°17'02"E., ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 661.60 FEET TO A POINT ON THE CENTERLINE OF HELICOPTER DRIVE, THENCE S.89°50'19"E., ALONG THE CENTERLINE OF SAID HELICOPTER DRIVE, A DISTANCE OF 355.13 FEET, THENCE N.00°09'41"E., A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING, THENCE N.00°16'15"E., ALONG THE EAST LINE OF LANDS DESCRIBED I OFFICIAL RECORDS BOOK 1304, PAGE 166, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA A DISTANCE OF 458.59 FEET, THENCE S.89°48'23"E., A DISTANCE OF 253.42 FEET, THENCE N.00°06'34"E A DISTANCE OF 125.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE, THENCE S.89°53'26"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,138.19 FEET. THENCE S00°08'41"W., DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 584.67 FEET, THENCE N.89-50'19"W., A DISTANCE OF 1,392.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. PARCEL CONTAINS 781,264.8 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

This release is for the specific purpose of permitting Hernando County to sell and convey title to the above described property for commercial purposes.

By its acceptance of this Deed of Release Hernando County also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

IN WITNESS WHEREOF, the United States of America has caused these presents to be executed in its name and on its behalf by the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the 16th day of February, 2021.



UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION

By BARTHOLOMEW VERNACE Digitally signed by BARTHOLOMEW VERNACE
Date: 2021.02.16 10:33:54 -0500
Manager, Orlando Airports District Office
Airports Division, Southern Region
Federal Aviation Administration

STATE OF FLORIDA)
) ss
COUNTY OF ORANGE)

On this 16th day of February, 2021, before me a Notary Public in and for the County of Orange, State of Florida, personally appeared Bart Vernace, known to me to be the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, and known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same on behalf of the Administrator of the Federal Aviation Administration and the United States of America.

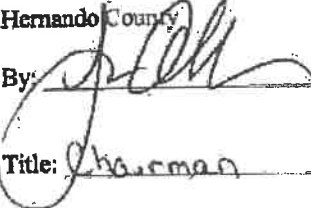
WITNESS my hand and official seal.


Notary Public in and for said County and State



(SEAL)

My commission expires _____

Accepted:

Hernando County
By: 
Title: Chairman

Date: March 23, 2021

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
County Attorney's Office

