

RESOLUTION NO. 2026 - 045

WHEREAS, SUNCOAST INVESTMENT GROUP OF HERNANDO COUNTY, LLC, F/K/A SUNCOAST DEVELOPMENT GROUP, LLC, a Florida Limited Liability Company, has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

THE NORTHEASTERLY 5.00 FEET OF A 15.00 FOOT UTILITY EASEMENT IN THE SOUTHWEST CORNER OF TRACT C-12, SUNCOAST LANDING PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT C-12 THENCE NORTH 00°54'45" EAST ALONG THE EAST LINE OF SAID TRACT C-12, A DISTANCE OF 20.01 FEET, TO A POINT ON THE NORTH LINE OF SAID UTILITY EASEMENT; THENCE NORTH 89°43'11" WEST, A DISTANCE OF 94.52 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'11" WEST, A DISTANCE OF 6.66 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 5.00 FEET OF SAID 15.00 FOOT UTILITY EASEMENT; THENCE NORTH 41°02'01" WEST, A DISTANCE OF 134.62 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 00°17'32" EAST, A DISTANCE OF 7.57 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID EASEMENT; THENCE SOUTH 41°02'01" EAST, A DISTANCE OF 144.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING 698 SQUARE FEET, MORE OR LESS

THE NORTH 10.00 FEET OF A LIFT STATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1283, PAGE 150, AND SHOWN AS LOCATED ON A PORTION OF TRACT C-11, SUNCOAST LANDING PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT C-11, THENCE NORTH 88°55'21" WEST, A DISTANCE OF 9.00 FEET, ALONG THE SOUTH LINE OF SAID TRACT C-11, TO THE SOUTHEAST CORNER OF SAID 30.00 FOOT WIDE LIFT STATION TRACT; THENCE NORTH 01°04'39" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT

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FILED & RECORDED 3/31/2026 8:53 AM MFR Deputy Clk
Doug Chonai, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$27.00

OF BEGINNING; THENCE NORTH 88°55'21" WEST, A DISTANCE OF 30.00 FEET, ALONG THE SOUTH LINE OF THE NORTH 10.00 FEET OF SAID LIFT STATION EASEMENT; THENCE NORTH 01°04'39" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION EASEMENT; THENCE SOUTH 88°55'21" EAST, A DISTANCE OF 30.00 FEET, TO THE NORTHEAST CORNER OF SAID EASEMENT; THENCE SOUTH 01°04'39" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS

WHEREAS, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

ADOPTED IN REGULAR SESSION THE 3rd DAY OF March 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Yvonne Osungwa, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: 
Jerry Campbell
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: 
County Attorney's Office