

RESOLUTION NO. 2023 - 07

WHEREAS, Louis Carrier Properties, Inc. 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:

A PARTIAL UTILITY EASEMENT VACATION LYING IN LOT 2, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN $S77^{\circ}23'46''W$, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 16.69 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 2, RUN $N12^{\circ}36'14''W$ A DISTANCE OF 6.83 FEET TO THE SOUTHEASTERLYMOST CORNER OF AN EXISTING BUILDING, SAID CORNER LYING AT THE POINT OF BEGINNING; THENCE $S76^{\circ}59'43''W$ ALONG THE SOUTHERLYMOST LINE OF SAID BUILDING, A DISTANCE OF 34.20 FEET TO THE SOUTHWESTERLYMOST CORNER OF SAID BUILDING; THENCE $N13^{\circ}00'17''W$, ALONG THE WESTERLY LINE OF SAID BUILDING, A DISTANCE OF 3.41 FEET; THENCE DEPARTING SAID WESTERLY LINE OF SAID BUILDING, RUN $N77^{\circ}23'46''E$ A DISTANCE OF 34.22 FEET TO THE EASTERLY LINE OF SAID BUILDING; THENCE $S12^{\circ}41'30''E$, ALONG SAID EASTERLY LINE OF BUILDING, A DISTANCE OF 3.17 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN 112.6 SQUARE FEET, MORE OR LESS.

AND

A PARTIAL UTILITY EASEMENT VACATION LYING IN LOTS 2, 5 AND 6, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF UNIT 3, PARADISE PLACE, AS RECORDED IN OFFICIAL RECORDS

BOOK 1019, PAGE 1805, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEASTERLYMOST CORNER OF LOT 6, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF SAID PUBLIC RECORDS; THENCE RUN S12°36'14"E, ALONG THE WEST LINE LOT 2, OF SAID SPRING HILL UNIT 3, A DISTANCE OF 15.91 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING BUILDING, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N77°22'08"E, ALONG SAID NORTHERLY LINE OF BUILDING, A DISTANCE OF 6.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF BUILDING, RUN S12°36'14"E PARALLEL WITH AND 6.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 2, A DISTANCE OF 24.45 FEET; THENCE RUN N77°23'46"E PARALLEL WITH AND 10.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 2, A DISTANCE OF 13.47 FEET TO THE EASTERLY LINE OF SAID BUILDING; THENCE RUN S12°37'52"E, ALONG SAID EASTERLY LINE OF BUILDING AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 20.00 FEET; THENCE RUN S77°23'46"W, PARALLEL WITH AND 10.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULARLY TO THE SAID SOUTH LINE OF LOT 2, A DISTANCE OF 29.48 FEET; THENCE RUN N12°36'14"W, PARALLEL WITH AND 10.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 2, A DISTANCE OF 44.44 FEET TO THE NORTHERLY LINE OF SAID EXISTING BUILDING; THENCE N77°22'08"E ALONG SAID NORTHERLY LINE OF BUILDING, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING THEREIN 980.5 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.

ADOPTED IN REGULAR SESSION THE 10th DAY OF January, 2023

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

Attest: Heidi Kuppe, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: [Signature]
John Ailocco
Chairman

(SEAL)



Approved as to form and sufficiency:

[Signature]
County Attorney's Office