

**DEED OF DEDICATION  
RIGHT-OF-WAY**

THIS INDENTURE made this 16<sup>th</sup> day of December, 2022, between S&C Trillium, LLC, a Florida limited liability company, whose address is 1268 Bayshore Boulevard, Dunedin, FL 34698, hereinafter called Grantor, and HERNANDO COUNTY, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604, hereinafter called Grantee.

WITNESSETH that for and in consideration of the acceptance of this Dedication by Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Parcel ID No.: R35 423 18 0000 02000 0010

Key No.: 1664434

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

THE GRANTOR hereby covenants with said Grantee, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed or Sealed  
In Our Presence:

**S&C TRILLIUM, LLC**  
a Florida limited liability company  
(Grantor)

(Sign) *Donna Smith*  
(Print) Donna Smith

  
\_\_\_\_\_  
Shannon Smith  
Managing Member

(Sign) *Andrea M. Nazario*  
(Print) ANDREA M. NAZARIO

[Notary acknowledgement on following page]

STATE OF FLORIDA  
COUNTY OF PINELLAS

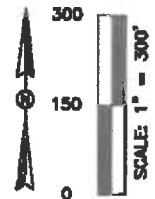
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16<sup>th</sup> day of December, 2022, by Shannon Smith, Managing Member of S&C Trillium, LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public

 ANDREA M. NAZZARO  
Commission # GG 948810  
Expires May 17, 2024  
Bonded Thru Budget Notary Services

# SKETCH & DESCRIPTION – NOT A SURVEY

## EXHIBIT "A"



### LEGAL DESCRIPTION—10' RIGHT OF WAY DEDICATION:

A TRACT OF LAND BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 35; THENCE NORTH 00°24'36" EAST ALONG THE EAST LINE OF SAID, SW 1/4 OF SECTION 35, A DISTANCE OF 1,321.41 FEET TO THE SOUTHEAST CORNER NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH 89°36'01" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 330.59 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'15" WEST, A DISTANCE OF 329.95 FEET; THENCE NORTH 89°41'46" WEST, A DISTANCE OF 681.68 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH 00°00'04" EAST ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°41'46" EAST, A DISTANCE OF 681.70 FEET; THENCE NORTH 89°50'15" EAST, A DISTANCE OF 201.49 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 915.00 FEET AND A CHORD WHICH BEARS SOUTH 86°07'40" EAST, A DISTANCE 128.76 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 08°04'09", A DISTANCE OF 128.86 FEET; THENCE SOUTH 00°21'42" WEST, A DISTANCE OF 0.94 FEET; TO THE POINT OF BEGINNING.

CONTAINING 9,729.28 SQ.FT. SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

### Legend:

CDD COMMUNITY DEVELOPMENT DISTRICT  
 LB LICENSED BUSINESS  
 LLC LIMITED LIABILITY COMPANY  
 No. NUMBER  
 ORB OFFICIAL RECORD BOOK  
 PG PAGE  
 PSM PROFESSIONAL SURVEYOR AND MAPPER  
 R/W RIGHT OF WAY

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF NORTH 00°24'36" EAST.

AARON J. MURPHY, PSM Date  
 Florida Professional Surveyor & Mapper No. 6768  
 for Hamilton Engineering and Surveying, Inc.  
 Certificate of Authorization No. LB7013

INFORMATION NOT COMPLETE  
 WITHOUT ALL SHEETS

Not valid without the signature and the original raised seal of a Florida Professional Surveyor & Mapper



3408 W. LEXINGTON ST  
 TAMPA, FL 33609  
 TEL: 813.966.7600

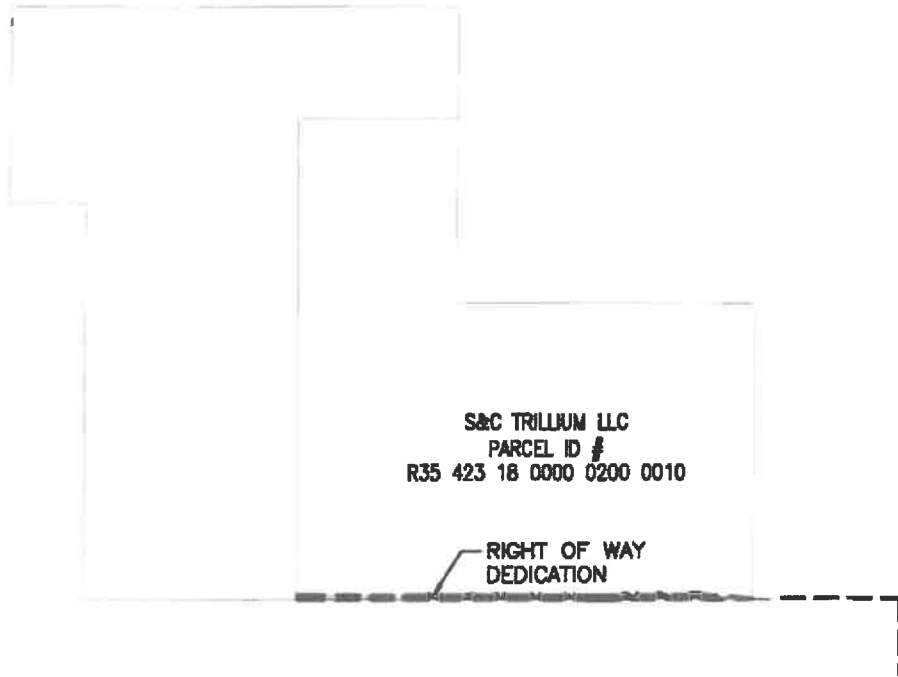
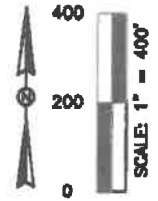
LB 6768 04/20/22  
[www.hamiltonengineeringllc.com](http://www.hamiltonengineeringllc.com)

776 WINNER LAKE  
 ORLANDO, FL 32809  
 TEL: 407.363.0500

S&C TRILLIUM LLC  
 10' RIGHT OF WAY DEDICATION

SECTION	JOB NUMBER	SCALE	DATE	SHEET
35-23-18	03990.0000	AS SHOWN	04/21/2022	1/2

**SKETCH & DESCRIPTION – NOT A SURVEY  
EXHIBIT "A"**

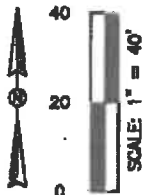
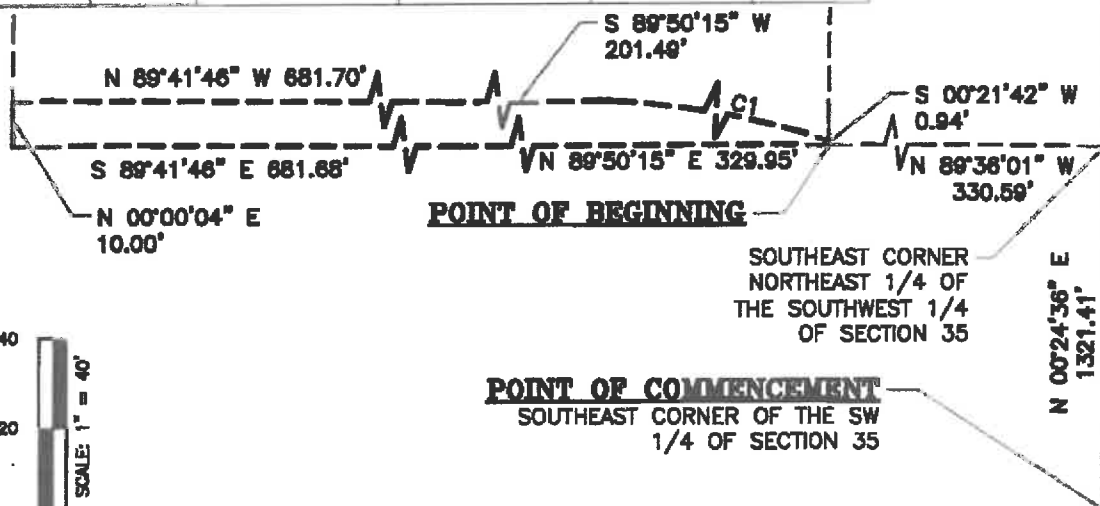


S&C TRILLIUM LLC  
PARCEL ID #  
R35 423 18 0000 0200 0010

RIGHT OF WAY  
DEDICATION

EAST LINE OF THE SW  
1/4 OF SECTION 35

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	915.00'	S 86°07'40" E	128.76'	128.86'	8°04'09"



Not valid without the signature and the original seal of a Florida Professional Surveyor & Mapper



5400 W LANTANA ST. SUITE 200 | FT. WORTH, TX 76105 | 770 WINTER LAKE, OKLAHOMA, OK 73168  
TEL: 817.560.3550 | WWW.HAMILTONENGINEERING.LLC | TEL: 405.366.8889

**S&C TRILLIUM LLC  
10' RIGHT OF WAY DEDICATION**

DATE PLOTTED	JOB NUMBER	SCALE	DATE	SHEET
35-25-18	03990.0000	AS SHOWN	04/21/2022	2/2