



Legislation Details (With Text)

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On agenda: 1/24/2023 **Final action:** 1/24/2023
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Title: Acceptance of Deeds of Dedication Right of Way From S&C Trillium, LLC, and Continental 620 Fund, LLC, for Right of Way Abutting Arbors Edge Drive

Sponsors:

Indexes:

Code sections:

Attachments: 1. Deed of Dedication Right-of-Way - Key 1664434, 2. Deed of Dedication Right-of-Way - Key 1794810, 3. Partial Release of Mortgage & Security Documents, 4. Key No. 1664434 Property Record Card, 5. Key No. 1794810 Property Record Card, 6. Sunbiz - S&C Trillium, LLC, 7. Sunbiz - Continental 620 Fund, LLC, 8. Aerial - Key No. 1664434 & 1794810

Date	Ver.	Action By	Action	Result
1/24/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Acceptance of Deeds of Dedication Right of Way From S&C Trillium, LLC, and Continental 620 Fund, LLC, for Right of Way Abutting Arbors Edge Drive

BRIEF OVERVIEW

As part of the approval for Suncoast Landing, Phase 1, the developer was required to donate an additional 10 feet of right of way abutting Arbors Edge Drive to the north. These Deeds of Dedication to Hernando County include 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 legal descriptions for these parcels are as follows:

A tract of land being part of the NE ¼ of the SW ¼ 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 ¼ of Section 35, thence North 00°24'36" East along the East Line of said SW ¼ of Section 35, a distance of 1,321.41 feet to the Southeast Corner of the Northeast ¼ of the Southwest ¼ of Section 35; thence North 89°36'01" West along the South Line of the Northeast ¼ 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 ¼ of the Southwest ¼ of Section 35; thence North 00°00'00" 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 of 128.76 feet; thence along the arc of said curve to the right, 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 square feet or 0.22 acres, more or less.

Property Appraiser's Parcel No.: R35 423 18 0000 02000 0010

Property Appraiser's Key No.: 1664434

and

A tract of land being part of the NE ¼ of the SW ¼ 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 ¼ of Section 35, thence North 00°24'36" East along the East Line of said SW ¼ of Section 35, a distance of 1,321.41 feet to the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 35; thence North 89°36'01" West along the South Line of the Northeast ¼ of the Southwest 1/4 , a distance of 330.59 feet; thence South 89°50'15" West, a distance of 329.95 feet; thence North 89°41'46" East, a distance of 187.76 feet; thence South 00°00'04" West along said East Boundary Line a distance of 10.00 feet to the point of beginning.

Containing 1,877.79 square feet or 0.04 acres, more or less.

Property Appraiser's Parcel No.: R35 423 18 0000 02000 0020

Property Appraiser's Key No.: 1794810

FINANCIAL IMPACT

If the Deeds of Dedication are accepted, the recording fees estimated at \$71.00 will be paid from Account No. 1011-01352-5304923 (Transportation Trust Fund, Engineering, Fees & Costs-Filing Fees).

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board accept the Deeds of Dedication from S & C Trillium, LLC and Continental 620 Fund, LLC for public road right of way, and authorize staff to record the Deeds of Dedication for the additional 10' right of way abutting Arbors Edge Drive to the north.