



Legislation Details (With Text)

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On agenda: 2/28/2023 **Final action:** 2/28/2023
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Title: Quitclaim Deed - Release of Mineral Rights for Surplus Property Previously Deeded to Sunshine Grove Road, LLC, for Property Located on Grove Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. 539215 Signed Purchasers Petition to Release Mineral Rights, 2. 539215 Release of Mineral Rights, 3. 539215 Property Record Card, 4. 539215 Deed, 5. 539215 Quitclaim Deed, 6. 539215 Sunbiz, 7. 539215 Aerial Views, 8. Approved Quit Claim Deed Release of Mineral Rights for Surplus Property Previously Deeded to Sunshine Grove Road, LLC

Date	Ver.	Action By	Action	Result
2/28/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Quitclaim Deed - Release of Mineral Rights for Surplus Property Previously Deeded to Sunshine Grove Road, LLC, for Property Located on Grove Road

BRIEF OVERVIEW

On May 9, 2000, a deed was executed by Hernando County to Robert J. Higdon, Jr., Stephano Maniaci and David W. May for property on Grove Road in Brooksville recorded in Official Record Book 1341, Page 897 in the Official Records of Hernando County, Florida.

The deed contained reservation of rights language stating, "an undivided three quarters (3/4) interest in and title in and to all phosphate, minerals and metals that are or may be in, on, or under said land and an undivided one-half (1/2) interest in all petroleum that is or may be, in, on, or under said land with the privilege to mine and develop same."

Florida Statutes Section 270.11(3) grants discretion to sell or release any reserved interest upon petition of the purchaser along with a statement of reasons justifying such a release. The petitioner has provided a petition which includes a statement of the reasons purchaser is requesting this relief and the request is attached hereto.

The reservation of rights is described as follows:

Commence at the Southeast corner of Section 27, Township 22 South, Page 18 East, Hernando County, Florida, thence go North 00°17'53" West a distance of 1004.42 feet; thence go South 89°21'22" West, a distance of 10.00 feet to the Point of Beginning: Thence continue South 89°21'22" West, a distance of 51.27 feet; thence go South 44°21'22" West, a distance of 305.44 feet; thence go

North 89°21'22" East, a distance of 265.95 feet to a point on the West right of way of Chicken Farm Road; thence go North 00°17'53" East along said West right of way of Chicken Farm Road a distance of 215.98 feet to the Point of Beginning.

Parcel #R27 422 18 0000 0060 0000 Key #539215

FINANCIAL IMPACT

Recording fees to be paid by property owner, therefore no financial impact to Hernando County.

LEGAL NOTE

Reviewed and approved for legal sufficiency by the County Attorney's Office. The Board is authorized to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

If the Board determines that the request serves the best interests of the County, grant the petition and release any interest in the mineral, oil and gas rights previously retained in the conveying deed. It is further requested that the Board approve and authorize the Chairman's signature on the attached associated release of reservation of mineral rights document which will then be recorded in the Official Records.