

RESOLUTION 2020-03
RESOLUTION REGARDING THE SALE OF SURPLUS LAND
Wednesday, February 12, 2020

WHEREAS, the Spring Lake Improvement District (hereinafter “District”) was created by the Florida Legislature and codified in Chapter 1971-669, Laws of Florida, as amended by Chapter 2005-342, Laws of Florida, as amended by Chapter 2012-264, Laws of Florida and;

WHEREAS, Chapter 298 of the Florida Statutes authorizes the Board of Supervisors, hereinafter referred to as the “Board”, of the Spring Lake Improvement District, hereinafter referred to as “District”, to prescribe, and establish policies and procedures for the District and;

WHEREAS, the District adopted Resolution 2007-04 establishing a policy regarding the designation of District owned lands as surplus and;

WHEREAS, the District Engineer has agreed there are no negative implications to conveying said property described in Exhibit “A” and;

WHEREAS, the District has found the parcel described in Exhibit “A” is of insufficient size and shape to be issued a building permit by Highlands County for any type of development to be constructed on the property and the value of the parcel is \$5,000 or less and;

WHEREAS, the property owner requesting the surplus lands will purchase the described property for a sum of \$2,500 and will pay applicable transfer and legal fees necessary for executing the property transfer and filing of the deed and;

WHEREAS, the adjacent property owners to said parcel are the same owners to whom this parcel is being sold. Therefore paragraph 5(b) of Resolution 2007-04 is deemed complied with;

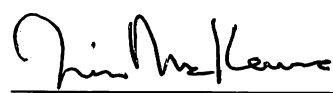
NOW THEREFORE BE IT RESOLVED THAT THE PROPERTY DESCRIBED IN EXHIBIT A MAY BE SOLD TO THE ADJACENT PROPERTY OWNERS FOR THE PURCHASE PRICE OF \$2500, WHICH IS THE EQUIVALENT OF THE HIGHLANDS COUNTY PROPERTY APPRAISED VALUE SINCE BUYERS ARE PAYING ALL CLOSING COSTS AND FURTHER PUBLICATION OR NOTICE ARE NOT REQUIRED.

This resolution will become effective this 12th day of February 2020.

Attest:

By: 
Kay Gorham, Secretary

Spring Lake Improvement District

By: 
Tim McKenna, Chairman

SKETCH OF DESCRIPTION
A PORTION OF
TAX PARCEL #C-15-35-30-090-0011-0000
"SPRING LAKE VILLAGE IX"
DRAINAGE AND MAINTENANCE AREA
 SECTION 14, TOWNSHIP 35 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA
"THIS IS NOT A BOUNDARY SURVEY"

LAND DESCRIPTION: (PREPARED BY THIS FIRM)
 A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14 THENCE SOUTH 89°54'44" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 2536.85', MORE OR LESS TO THE EAST LINE OF "SPRING LAKE VILLAGE IX" AS RECORDED IN PLAT BOOK 11, PAGE 8 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, THENCE LEAVING SAID NORTH LINE, SOUTH 16°17'00" EAST, ALONG THE EAST LINE OF SAID "SPRING LAKE VILLAGE IX", A DISTANCE OF 103.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 71°35'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°47'48" WEST, 176.47 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.43 FEET TO THE END OF THE CURVE, THENCE SOUTH 71°57'08" WEST, A DISTANCE OF 428.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 87°10'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°41'35" WEST, 152.43 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°10'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°25'54" WEST, 74.81 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.84 FEET TO THE END OF THE CURVE, THENCE SOUTH 02°32'00" EAST, A DISTANCE OF 358.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 07°58'53", AND A CHORD BEARING AND DISTANCE OF NORTH 08°15'21" EAST, 138.19 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.30 FEET TO THE END OF THE CURVE, THENCE SOUTH 10°57'54" EAST, A DISTANCE OF 816.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 55°02'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°20'54" EAST, 234.38 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 547.16 FEET TO THE END OF THE CURVE, THENCE SOUTH 10°57'54" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 82°02'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 44°44'30" EAST, A DISTANCE OF 370.48 FEET; THENCE NORTH 47°04'40" EAST, A DISTANCE OF 112.10 FEET; THENCE NORTH 38°10'57" WEST, A DISTANCE OF 101.21 FEET; THENCE NORTH 82°50'54" WEST, A DISTANCE OF 379.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 57°58'57", AND A CHORD BEARING AND DISTANCE OF NORTH 38°20'54" WEST, 424.81 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 441.37 FEET TO THE END OF THE CURVE, THENCE NORTH 19°20'54" WEST, A DISTANCE OF 470.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27°58'57", AND A CHORD BEARING AND DISTANCE OF NORTH 06°37'18" EAST, 24.15 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.38 FEET TO THE END OF THE CURVE, THENCE NORTH 20°28'44" EAST, A DISTANCE OF 38.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 37°18'07", AND A CHORD BEARING AND DISTANCE OF NORTH 02°15'13" EAST, 23.81 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 583.00 FEET, A CENTRAL ANGLE OF 25°02'04", AND A CHORD BEARING AND DISTANCE OF NORTH 02°15'44" EAST, 253.88 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 256.81 FEET TO THE END OF THE CURVE, THENCE NORTH 17°48'48" EAST, A DISTANCE OF 116.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 38°17'08", AND A CHORD BEARING AND DISTANCE OF NORTH 07°17'48" WEST, 108.86 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.44 FEET TO THE END OF THE CURVE, THENCE NORTH 18°24'27" WEST, A DISTANCE OF 134.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80°02'00", AND A CHORD BEARING AND DISTANCE OF NORTH 38°25'38" EAST, 70.71 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.54 FEET TO THE END OF THE CURVE, THENCE NORTH 71°52'57" EAST, A DISTANCE OF 335.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 35°32'25", AND A CHORD BEARING AND DISTANCE OF NORTH 42°48'54" EAST, 242.35 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 253.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 72°14'58", AND A CHORD BEARING AND DISTANCE OF NORTH 52°19'13" EAST, 117.81 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 126.10 FEET TO THE EAST LINE OF "SPRING LAKE VILLAGE IX"; THENCE, ALONG SAID EAST LINE, NORTH 81°02'30" WEST, A DISTANCE OF 220.56 FEET TO THE POINT OF BEGINNING, CONTAINING 11.43 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:**
1. SKETCH BASED ON SPECIFIC PURPOSE SURVEY BY SHERCO, INC., PROJECT NO. 14353001, DATED 08-04-2018 AND ON "SPRING LAKE VILLAGE IX" AS RECORDED IN PLAT BOOK 11, PAGE 8 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.
 2. BOUNDARIES ARE BASED ON RECORDED CALLS AS SHOWN ON SURVEY BY SHERCO, INC.
 3. LAND DESCRIPTION WAS PREPARED BY THIS FIRM.
 4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SKETCH ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
 5. THE PRINTED SKETCH AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 6. NO FIELD WORK WAS PERFORMED FOR THIS SKETCH.
 7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 8. CERTIFICATION IS NOT TRANSFERABLE.
 9. COPIES AND ELECTRONIC FILES OF THIS SKETCH ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SKETCH COST WILL BE ASSESSED.
 10. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.027 FLORIDA STATUTES.
 11. THIS SKETCH WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SKETCH THAT SAID TITLE SEARCH WOULD REVEAL.

LEGEND:
 (R) RECORD MEASUREMENT
 (C) COMPUTED MEASUREMENT
 D.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE

CURVE TABLE				
CURVE #	LENGTH	CHORD	DELTA	CHORD BEARING AND DISTANCE
C1	187.43(7)	150.00(7)	71°35'28(7)	S38°47'48"W 176.47(7)
C2	152.88(7)	100.00(7)	151°40'00(7)	S34°41'35"W 152.43(7)
C3	78.84(7)	100.00(7)	45°10'57(7)	S19°25'54"W 74.81(7)
C4	138.30(7)	1000.00(7)	07°58'53(7)	S08°15'21"W 138.19(7)
C5	547.16(7)	370.00(7)	55°02'00(7)	S38°20'54"E 234.38(7)
C6	441.37(7)	480.00(7)	57°58'57(7)	N38°20'54"W 424.81(7)
C7	24.38(7)	50.00(7)	37°18'07(7)	N06°37'18"E 24.15(7)
C8	23.84(7)	50.00(7)	37°18'07(7)	N06°37'18"E 23.81(7)
C9	256.81(7)	583.00(7)	25°02'04(7)	N02°15'44"E 253.88(7)
C10	107.44(7)	170.00(7)	38°17'08(7)	N07°17'48"W 108.86(7)
C11	78.54(7)	50.00(7)	80°02'00(7)	N38°25'38"E 70.71(7)
C12	253.11(7)	200.00(7)	02°32'25(7)	N42°48'54"E 242.35(7)
C13	126.10(7)	100.00(7)	72°14'58(7)	N52°19'13"E 117.81(7)

