

ENROLLED
CS/CS/HB 1483

2010 Legislature

1 A bill to be entitled
2 An act relating to the Spring Hill Fire Rescue and
3 Emergency Medical Services District, Hernando County;
4 amending chapter 2009-261, Laws of Florida; revising
5 district boundaries; providing an effective date.

6
7 Be It Enacted by the Legislature of the State of Florida:

8
9 Section 1. Subsection (2) of section 2 of chapter 2009-
10 261, Laws of Florida, is amended to read:

11 Section 2. Creation; status; charter amendments;
12 boundaries; district purposes.—

13 (2) The lands to be included within the district are the
14 following described lands of Spring Hill, in Hernando County, to
15 wit:

16
17 For a Point of Beginning (POB), commence at the
18 intersection of the East Section line of Section 34,
19 Township 23, Range 18 East projected South and the
20 Centerline of the Right-of-Way of County Line Road.

21
22 Thence; Go Northerly along the aforementioned East
23 Section line of Section 34, Township 23, Range 18
24 East, Section 27, Township 23, Range 18 East.

25
26 Thence; proceed East along the North Section line of
27 Section 26, Township 23, Range 18 East, terminating at

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28 the North East corner of the West 1/2 of Section 26,
29 Township 23, Range 18 East.

30
31 Thence; proceed Northerly along the East lines of the
32 West 1/2 of Sections 23 and 14, Township 23, Range 18
33 East terminating at the intersection of said line and
34 the southwest corner of a parcel described in ORB 612
35 page 589.

36
37 Thence proceed easterly along the south boundary line
38 of said parcel continuing to the intersection of that
39 line with the Centerline of Spring Hill Drive.

40
41 Thence; Easterly along the Centerline of the Right-of-
42 Way of Spring Hill Drive to a point of intersection
43 constructed by extending the East boundary of Candy
44 Road, in a Southerly direction.

45
46 Thence; Northerly along the Eastern boundary of Candy
47 Lane to the limits of the plat of Quail Meadows, Phase
48 I.

49
50 Thence; Southwesterly along the rear property lines of
51 Lots 13 - 22 inclusive of Quail Meadows, Phase I, to
52 the Northern boundary of Atwater Drive.

53
54 Thence; Westerly along said Northern boundary of
55 Atwater Drive to the limits of the plat of Quail

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56 Meadows, Phase I, said point being the West Section
57 line of Section 13, Township 23 South, Range 18 East.

58
59 Thence; Northerly along said West Section line to the
60 North.

61
62 Thence; Northerly along the aforementioned West
63 Section line to a point of intersection with the
64 Centerline of Powell Road and said Section line.

65
66 Thence; Westerly along Powell Road to a point of
67 intersection with the East line of the West 1/2 of
68 Section 10, Township 23 South, Range 18 East.

69
70 Thence; Northerly along aforementioned Section line
71 terminating at the North line of said Section 10,
72 Township 23 South, Range 18 East.

73
74 Thence; Westerly along the North Section line of
75 Section 10, Township 23 South, Range 18 East
76 continuing Westerly along the South Section line of
77 Section 4, Township 23 South, Range 18 East;
78 terminating at a point, constructed by the
79 intersection of said Section line and the East
80 Boundary line of Spring Hill Unit 18, 19, 20; Plat
81 Book 17, Page 30, sheet 2 of 6 as recorded in the
82 Public Records of Hernando County;

83

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84 Thence; Northerly along the East Boundary line of the
85 aforementioned Plat.

86
87 Thence; Northerly along the East Boundary line of Plat
88 Book #17, Page 69 as :recorded in Hernando County
89 Public Records.

90
91 Thence; Northerly along the East Boundary line as
92 shown in Plat Book 9, Page 69, Spring Hill Unit 20.

93
94 Thence; Easterly along the South Boundary line as
95 shown in Plat Book 9, Sheet 9, of Spring Hill Unit 20.

96
97 Thence; Run Northerly along the West Right-of-Way line
98 of the Florida Power Corporation Easement as shown on
99 Sheet 9, Sheet 10, and Sheet 12, Plat Book 9; Spring
100 Hill Unit 20, as recorded in Hernando County Public
101 Records.

102
103 Thence; Run S89°38'00"W, a distance of 377.25 feet
104 from. the North East corner of the Platted Boundary as
105 recorded in Plat Book 9, Page 76.

106
107 Thence; N00°07'10"W, a distance of 944.51 feet.

108
109 Thence; N89°44'10"W, a distance of 1,324.27 feet.

110

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111 Thence; N00°06'12"E; 942.14 feet along the East line
 112 of the West 1/2 of Section 33, Township 22 South,
 113 Range 18 East.

114

115 Thence; N00°05'42"W, 1,848.49 feet to the South Right-
 116 of-Way line of State Road #50.

117

118 Thence; Westerly along the South Right-of-Way line of
 119 State Road #50; S89°31'17"W a distance of 1,322.86
 120 feet.

121

122 Thence; S00°02'58"E, a distance of 916.82 feet;
 123 S89°50'34"W, a distance of 1,323.56 feet; S00°00'12"E,
 124 a distance of 909.40 feet to the Centerline of the
 125 Florida Power Corp. Right-of-way.

126

127 Thence; Westerly along the South centerline of a
 128 Florida Power Right-of-Way line as described in O.R.
 129 Book #713, Pages 20 & 22.

130

131 Thence; Northerly along the West Boundary line of
 132 aforementioned O.R. Book #713, to the South Right-of-
 133 Way line of State Road #50.

134

135 Thence; Approximately 1,015.00 feet, Westerly along
 136 the South Right-of-Way line of State Road #50.

137

138 Thence; South approximately 750.00 feet.

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139
140 Thence; West approximately 2,500.00 feet.
141
142 Thence; North approximately 750 feet to the South
143 Right-of-Way line of State Road #50.
144
145 Thence; In a Westerly direction follow the South
146 Right-of-Way line of State Road #50 to the
147 intersection of said line and the easterly boundary of
148 a parcel described in ORB 301 page 72.
149
150 Thence proceed southerly, along the eastern perimeter
151 of said parcel to its intersection with a parcel
152 described in ORB 732 page 1907.
153
154 Thence proceed easterly, southwesterly, west and
155 northerly around the outer perimeter of said parcels
156 to the intersection of said line and State Road #50.
157
158 Thence proceed westerly following the South Right-of-
159 Way line of State Road #50 to the intersection of said
160 line with the East Section line of Section 2, Township
161 23 South, Range 17 East.
162
163 Thence; Run Southerly along the aforementioned East
164 Section line to the North Boundary line of Spring Hill
165 Unit 22, Replat, Block 1484, Plat Book 12, Page 81, as
166 recorded in Hernando County Public Records.

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167

168 Thence; Westerly along the aforementioned Boundary
169 line to the East Right-of-Way line of U.S. 19.

170

171 Thence; Southerly along the East Right-of-Way line of
172 U.S. 19, to the Centerline of the Right-of-Way of
173 Northcliffe Boulevard.

174

175 Thence; Southerly along the Centerline of the Right-
176 of-Way of Northcliffe Boulevard to the West Boundary
177 line of Spring Hill Unit #26.

178

179 Thence; Southerly along the West Boundary line of
180 Spring Hill Unit #26, terminating at the Southeast
181 corner of Section 10, Township 23 South, Range 17
182 East.

183

184 Thence west along the aforesaid south section line to
185 the south west comer of section 9.

186

187 Thence proceed south along the west boundary of
188 section 16 to the southwest corner of said section.

189

190 Thence proceed west along the northern section line of
191 section 20 to the northwest corner of said section.

192

193 Thence proceed south along the west line of section 20
194 and section 29 to its intersection with the boundary

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195 of the South Hernando US #19 Commerce Center as
196 recorded in plat book 17, pages 11-16.

197
198 Thence proceed south westerly along said boundary to
199 its intersection with the north section line of
200 section 31.

201
202 Thence proceed west along said northern section line
203 to the northwest corner of said section.

204
205 Thence proceed southerly along the west boundary line
206 of said section to the southwest corner of said
207 section 31.

208
209 Thence proceed east along the south boundaries of
210 Township 23 South Ranges 17 and 18 East to the
211 intersection of the East Section line of Section 34,
212 Township 23, Range 18 East projected South and the
213 Centerline of the Right-of-Way of County Line Road
214 (POB).

215
216 ~~For a Point of Beginning (P.O.B.), commence at the~~
217 ~~intersection of the East Section line of Section 34,~~
218 ~~Township 23, Range 18 East projected South and the~~
219 ~~Centerline of the Right-of-Way of County Line Road.~~

220

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221 ~~Thence; Go Northerly along the aforementioned East~~
 222 ~~Section line of Section 34, Township 23, Range 18~~
 223 ~~East, Section 27, Township 23, Range 18 East.~~
 224
 225 ~~Thence; East along the North Section line of Section~~
 226 ~~26, Township 23, Range 18 East, terminating at the~~
 227 ~~North East comer of the West V2 of Section 26,~~
 228 ~~Township 23, Range 18 East.~~
 229
 230 ~~Thence; Northerly along the East Section line of the~~
 231 ~~West 1/2 of Section 23, Township 23, Range 18 East~~
 232 ~~terminating at the intersection of that line and the~~
 233 ~~centerline of the Right-of-Way of Spring Hill Drive.~~
 234
 235 ~~Thence; Easterly along the centerline of the Right-of-~~
 236 ~~Way of Spring Hill Drive to a point of intersection~~
 237 ~~constructed by extending the East boundary of Candy~~
 238 ~~Road, in a Southerly direction.~~
 239
 240 ~~Thence; Northerly along the Eastern boundary of Candy~~
 241 ~~Lane to the limits of the plat of Quail Meadows, Phase~~
 242 ~~I.~~
 243
 244 ~~Thence; Southwesterly along the rear property lines of~~
 245 ~~Lots 13-22 inclusive of Quail Meadows, Phase I, to the~~
 246 ~~Northern boundary of Atwater Drive.~~
 247

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248 ~~Thence; Westerly along said Northern boundary of~~
 249 ~~Atwater Drive to the limits of the plat of Quail~~
 250 ~~Meadows, Phase I, said point being the West Section~~
 251 ~~line of Section 13, Township 23 South, Range 18 East.~~

252
 253 ~~Thence; Northerly along said West Section line to the~~
 254 ~~North.~~

255
 256 ~~Thence; Northerly along the aforementioned West~~
 257 ~~Section line to a point of intersection with the~~
 258 ~~centerline of Powell Road and said Section line.~~

259
 260 ~~Thence; Westerly along Powell Rd. to a point of~~
 261 ~~intersection with the East line of the West 1/2 of~~
 262 ~~Section 10, Township 23 South, Range 18 East.~~

263
 264 ~~Thence; Northerly along aforementioned Section line~~
 265 ~~commencing at the North line of said Section 10,~~
 266 ~~Township 23 South, Range 18 East.~~

267
 268 ~~Thence; Westerly along the North Section line of~~
 269 ~~Section 10, Township 23 South, Range 18 East~~
 270 ~~continuing Westerly along the South Section line of~~
 271 ~~Section 4, Township 23 South, Range 18 East;~~
 272 ~~terminating at a point, constructed by the~~
 273 ~~intersection of said Section line and the East~~
 274 ~~Boundary line of Spring Hill Unit 18-2; Plat Book 17,~~

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275 | ~~Page 30, sheet 2 of 6 as recorded in the Public~~
 276 | ~~Records of Hernando County;~~
 277 |
 278 | ~~Thence; Northerly along the East Boundary line of the~~
 279 | ~~aforementioned Plat Book 17, Page 30;~~
 280 |
 281 | ~~Thence; Northerly along the East Boundary line of Plat~~
 282 | ~~Book #17, Page 69 as recorded in Hernando County~~
 283 | ~~Public Record. (To PB9-65-80)~~
 284 |
 285 | ~~Thence; Northerly along the East Boundary line as~~
 286 | ~~shown in Plat Book 9, Page 69, Spring Hill Unit 20.~~
 287 |
 288 | ~~Thence; Easterly along the South Boundary line as~~
 289 | ~~shown in Plat Book 9, Sheet 9, of Spring Hill Unit 20.~~
 290 |
 291 | ~~Thence; Run Northerly along the West Right-of-Way line~~
 292 | ~~of the Florida Power Corporation Easement as shown on~~
 293 | ~~Sheet 9, Sheet 10, and Sheet 12, Plat Book 9; Spring~~
 294 | ~~Hill Unit 20, as recorded in Hernando County Public~~
 295 | ~~Records.~~
 296 |
 297 | ~~Thence; Run S89°38'00"W, a distance of 377.25 feet~~
 298 | ~~from the North East corner of the Platted Boundary as~~
 299 | ~~recorded in Plat Book 9, Page 76.~~
 300 |
 301 | ~~Thence; N00°07'10"W, a distance of 944.51 feet,~~
 302 |

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303 ~~Thence; N89°44'10"W, a distance of 1,324.27 feet~~
 304
 305 ~~Thence; N00°06'12"E; 942.14 feet along the East line~~
 306 ~~of the West 1/2 of Section 33, Township 22 South,~~
 307 ~~Range 18 East.~~
 308
 309 ~~Thence; N00°05'42"W, 1,848.49 feet to the South Right-~~
 310 ~~of-Way line of State Road #50.~~
 311
 312 ~~Thence; Westerly along the South Right-of-Way line of~~
 313 ~~State Road #50; S89°31'17"W a distance of 1,322.86~~
 314 ~~feet.~~
 315
 316 ~~Thence; S00°02'58"E, a distance of 916.82 feet;~~
 317 ~~S89°50'34"W, a distance of 1,323.56 feet; S00°00'12"E,~~
 318 ~~a distance of 909.40 feet to the Centerline of the~~
 319 ~~Florida Power Corp. Right-of-way.~~
 320
 321 ~~Thence; Westerly along the South centerline of a~~
 322 ~~Florida Power Right-of-Way line as described in O.R.~~
 323 ~~Book #713, Pages 20 & 22. (Attached)~~
 324
 325 ~~Thence; Northerly along the West Boundary line of~~
 326 ~~aforementioned O.R. Book #713, to the South Right-of-~~
 327 ~~Way line of State Road #50.~~
 328
 329 ~~Thence; Approximately 1,015.00 feet, Westerly along~~
 330 ~~the South Right-of-Way line of State Road #50.~~

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331
 332 ~~Thence; South approximately 750.00 feet.~~
 333
 334 ~~Thence; West approximately 2,500.00 feet.~~
 335
 336 ~~Thence; North approximately 750 feet to the South~~
 337 ~~Right of Way line of State Road #50.~~
 338
 339 ~~Thence; In a Westerly direction follow the South~~
 340 ~~Right of Way line of State Road #50 to the~~
 341 ~~intersection of said line and the East Section line of~~
 342 ~~Section 2, Township 23 South, Range 17 East.~~
 343
 344 ~~Thence; Run Southerly along the aforementioned East~~
 345 ~~Section line to the North Boundary line of Spring Hill~~
 346 ~~Unit 22, Replat, Block 1484, Plat Book 12, Page 81, as~~
 347 ~~recorded in Hernando County Public Records.~~
 348
 349 ~~Thence; Westerly along the aforementioned Boundary~~
 350 ~~line to the East Right of Way line of U.S. 19.~~
 351
 352 ~~Thence; Southerly along the East Right of Way line of~~
 353 ~~U.S. 19, to the Centerline of the Right of Way of~~
 354 ~~Northeliffe Boulevard.~~
 355
 356 ~~Thence; Southerly along the centerline of the Right-~~
 357 ~~of-Way of Northeliffe Boulevard to the West Boundary~~
 358 ~~line of Spring Hill Unit #26.~~

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359
360 ~~Thence; Southerly along the West Boundary line of~~
361 ~~Spring Hill Unit #26, commencing at the South Section~~
362 ~~line of Section 10, Township 23 South, Range 117 East.~~

363
364 ~~Thence; West along the aforementioned South Section~~
365 ~~line, Westerly to the centerline of the Right-of-Way~~
366 ~~of U.S. 19.~~

367
368 ~~Thence; South along the centerline of the Right-of-Way~~
369 ~~of U.S. 19 to a point, constructed by extending the~~
370 ~~Centerline of Greenleaf Way and the aforementioned~~
371 ~~centerline of Right-of-Way of U.S. 19.~~

372
373 ~~Thence; Westerly from said point to the West Boundary~~
374 ~~line of Weeki Wachee Woodlands Unit 2, Plat Book #7,~~
375 ~~Page 10.~~

376
377 ~~Thence; Southerly along the said West Boundary line to~~
378 ~~the North Boundary line of Weeki Wachee Acres Unit 2,~~
379 ~~Plat Book 6; Page 46;~~

380
381 ~~Thence; Westerly along aforementioned North Boundary~~
382 ~~line;~~

383
384 ~~Thence; Southerly along the West Boundary line of~~
385 ~~aforementioned Weeki Wachee Acres Unit 2;~~

386

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387 ~~Thence; 240.00 feet East, to the centerline of the~~
 388 ~~Right-of-Way of U.S. 19.~~
 389
 390 ~~Thence; South along the centerline of the Right-of-Way~~
 391 ~~of U.S. 19 to the Intersection of said Right-of-Way~~
 392 ~~and Trenton Avenue.~~
 393
 394 ~~Thence; Southerly along Trenton Avenue to a point on~~
 395 ~~the South Section line of Section 20, Township 23~~
 396 ~~South, Range 17 East;~~
 397
 398 ~~Thence; Westerly along said Section line to the~~
 399 ~~centerline of the Right-of-Way of U.S. 19.~~
 400
 401 ~~Thence; South along the centerline of the Right-of-Way~~
 402 ~~of U.S. 19, to a point of Intersection with the North~~
 403 ~~Boundary line of South Hernando U.S. 19, Commerce~~
 404 ~~Center; Plat Book #17, Pages 11 through 15.~~
 405
 406 ~~Thence; West from the aforementioned point; to the~~
 407 ~~West Boundary line of South Hernando U.S. 19, Commerce~~
 408 ~~Center.~~
 409
 410 ~~Thence; Southerly along the West Boundary line, to the~~
 411 ~~S.W. corner of aforementioned Plat;~~
 412
 413 ~~Thence: Easterly to the centerline of the Right-of-Way~~
 414 ~~of U.S. 19.~~

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415
416 ~~Thence; South along the centerline of the Right-of-Way~~
417 ~~of U.S. 19, to a point of intersection with the North~~
418 ~~Boundary of South Hernando U.S. 19 Commerce Center~~
419 ~~Plat Book #17, Pages 11 thru 16.~~

420
421 ~~Thence; Westerly from said point, along the North~~
422 ~~Boundary line.~~

423
424 ~~Thence; Southerly along the West Boundary line of the~~
425 ~~aforementioned Plat;~~

426
427 ~~Thence; Easterly along the South Boundary line of said~~
428 ~~Plat terminating at the centerline of the Right-of-Way~~
429 ~~of U.S. #19.~~

430
431 ~~Thence; Southerly along the centerline of the Right-~~
432 ~~of-Way of U.S. 19 terminating at the Intersection of~~
433 ~~said Right-of-Way and the centerline of the Right-of-~~
434 ~~Way of County Line Road.~~

435
436 ~~Thence; Easterly from aforementioned said point along~~
437 ~~the centerline of the Right-of-Way of County Line~~
438 ~~Road.~~

439
440 ~~Thence; Easterly, from the aforementioned terminus,~~
441 ~~along the centerline of the Right-of-Way of County~~

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442 ~~Line Road, to a point of Intersection of the West~~
 443 ~~Boundary line of Arkays Park Subdivision.~~
 444
 445 ~~Thence; Northerly along the aforementioned West~~
 446 ~~Boundary line.~~
 447
 448 ~~Thence; Easterly along the aforementioned North~~
 449 ~~Boundary line,~~
 450
 451 ~~Thence; Southerly along the East Boundary line of the~~
 452 ~~aforementioned Plat terminating at the intersection of~~
 453 ~~that line and the centerline of the Right of Way of~~
 454 ~~County Line Road.~~
 455
 456 ~~Thence; Easterly, from that terminus point, along the~~
 457 ~~centerline of the Right of Way of County Line Road and~~
 458 ~~returning to the Point of Beginning. P.O.B.~~
 459
 460 ~~LESS:~~
 461
 462 ~~West 11.5A of Northwest 1/4 of Northwest 1/4 Section~~
 463 ~~4, Township 23, Range 8~~
 464
 465 ~~Southwest 1/4 of Southwest 1/4 less North 292 feet of~~
 466 ~~East 825 feet, Section 29, Township 23, Range 17~~
 467
 468 ~~5 acres in Northwest 1/4 of Northeast 1/4 of Section~~
 469 ~~32, Township 23, Range 17~~

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470 | Section 2. This act shall take effect upon becoming a law. |