

**RESOLUTION  
NUMBER 2023-24**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, ACCEPTING AND DIRECTING THE RECORDATION OF RIGHT-OF-WAY DEEDS CONVEYING PUBLIC RIGHT OF WAY ALONG NE 30<sup>TH</sup> STREET TO THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there is certain real property located in Levy County, Florida, described in the Right-of-Way Deeds attached as Exhibit "A" (the "Deeds" and the "ROW Property") that is desired by the County to provide public right of way for NE 30<sup>th</sup> Street; and

**WHEREAS**, the Property Owners have agreed to convey the ROW Property and the County desires to accept same by adoption of this Resolution and recordation of the Deeds.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Levy County, Florida, that:

1. The Board hereby accepts the conveyance of the ROW Property for the use and benefit of the public for right-of-way purposes by adoption of this Resolution and recordation of the executed Deeds. No further action is necessary to constitute acceptance of the ROW Property by Levy County.
2. The County Coordinator, or designee, is directed to record the executed Deeds in the Official Records of Levy County.
3. This Resolution shall take effect immediately upon adoption.

**PASSED AND DULY ADOPTED** this 23<sup>rd</sup> day of May, 2023.

**BOARD OF COUNTY COMMISSIONERS  
OF LEVY COUNTY, FLORIDA**

ATTEST:

Danny J. Shipp, Clerk of Circuit Court  
and Ex-officio Clerk to the Board of County  
Commissioners

\_\_\_\_\_  
Danny J. Shipp, Clerk

\_\_\_\_\_  
Matt Brooks, Chairman

Approved as to form and legal sufficiency

\_\_\_\_\_  
Nicolle M. Shalley, County Attorney

THIS INSTRUMENT PREPARED  
WITHOUT EXAMINATION OF TITLE BY:  
NICOLLE M. SHALLEY, COUNTY ATTORNEY  
355 GARNER STREET  
BRONSON, FL 32621

**RIGHT-OF-WAY DEED**

**THIS DEED**, made this 9<sup>th</sup> day of May, 2023, by **Frances C. Sullivan, an unremarried widow, and Brad M. Sullivan and Tonya M. Sullivan, husband and wife** whose address is 3150 NE 167<sup>th</sup> Court, Williston, FL 32696 (the "Grantor"), and **LEVY COUNTY, a political subdivision of the State of Florida**, whose address is P. O. Box 310, Bronson, Florida, 32621-0310 (the "Grantee.")

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee the following described land, situate, lying and being in Levy County, Florida, for public right-of-way purposes:

A portion of Parcel Identification Number 0437000100 described as set forth below and depicted for visual reference as TRACT A on the attached Exhibit "A." In the event of conflict or inconsistency, the legal description below shall prevail.

A part the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Southwest 1/4 of the Southeast 1/4, thence run North 86°16'17" West, along the North line of said Southwest 1/4 of the Southeast 1/4, a distance of 55.10 feet, to the West right-of-way line of N.E. 167th Court (a.k.a. County Road C-335-A); thence South 01°35'23" East, along said West right-of-way, a distance of 1311.97 feet to the North right-of-way line of N.E. 30 Street and the Point of Beginning, said point being the beginning of a tangent curve, said curve being concave to the Northwest, having a radius of 25.00 feet, a central angle of 95°44'30" and a chord bearing and distance of South 46°16'51" West, a distance of 37.08 feet; thence Southwesterly, along said curve and along said North right-of-way line, an arc distance of 41.78 feet to the end of said curve; thence North 85°50'54" West, along said North right-of-way line, a distance of 355.85 feet to the East line of O.R.B. 1657, page 71; thence

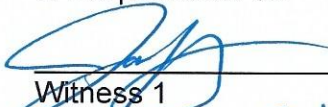
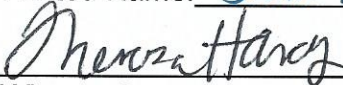
South 01°20'33"East, along a Southerly extension of said East line, a distance of 30.14 feet to the South line of said Southwest 1/4 of the Southeast 1/4; thence South 85°50'54"East, along the said South line of said Southwest 1/4 of the Southeast 1/4, a distance of 383.62 feet to the said West right-of-way line of N.E. 167th Court, also known as County Road C-335A (formerly State Road S-335A); thence North 01°35'23"West, along said West right-of-way line, a distance of 57.79 feet to the said Point-of-Beginning.

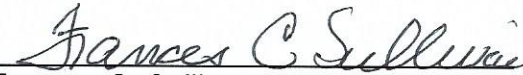

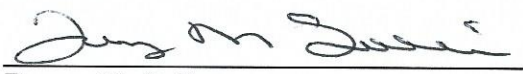
Containing 0.268 acres, more or less.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_  
Witness 1  
Printed Name: Justin T. Hardy  
  
\_\_\_\_\_  
Witness 2  
Printed Name: Theresa Hardy

  
\_\_\_\_\_  
Frances C. Sullivan  
  
\_\_\_\_\_  
Brad M. Sullivan  
  
\_\_\_\_\_  
Tonya M. Sullivan

STATE OF FLORIDA  
COUNTY OF LEVY

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of May, 2023, before me, an officer duly qualified to take acknowledgments, personally appeared **Frances C. Sullivan, Brad M. Sullivan and Tonya M. Sullivan** who are  personally known to me or ( ) produced identification \_\_\_\_\_ and executed the foregoing.

My Commission Expires:  
(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Signature

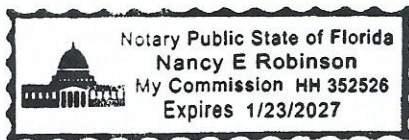
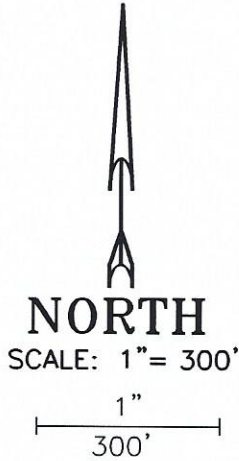
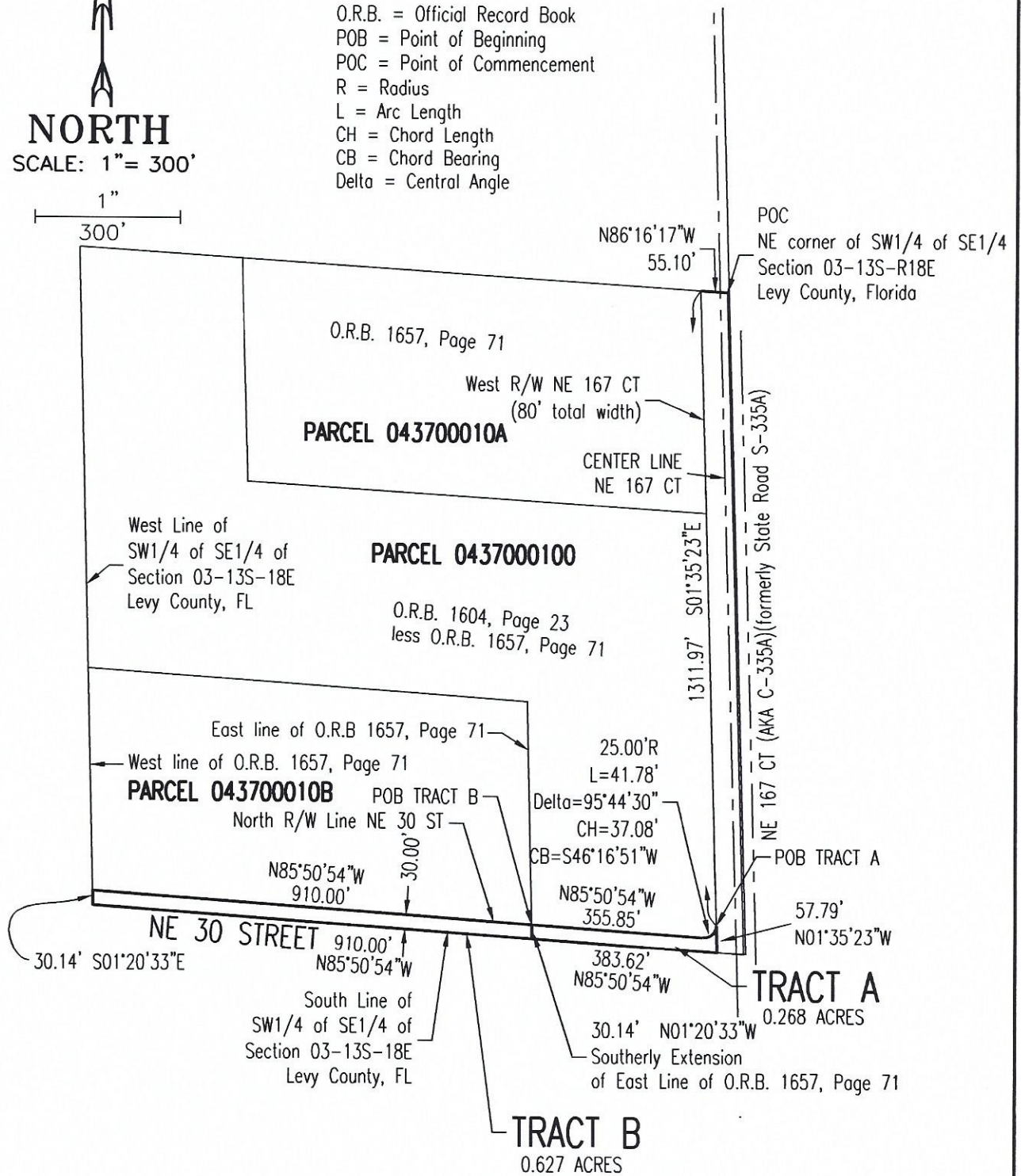


EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION FOR  
RIGHT-OF-WAY DEED FOR PORTION OF NE 30 STREET



- O.R.B. = Official Record Book
- POB = Point of Beginning
- POC = Point of Commencement
- R = Radius
- L = Arc Length
- CH = Chord Length
- CB = Chord Bearing
- Delta = Central Angle



This instrument was prepared  
without examination of title by:  
Nicolle M. Shalley, Levy County Attorney  
for the Levy County Road Department  
355 Garner Street  
Bronson, FL 32621

A portion of Property Appraiser Parcel ID  
Number 043700010B

### **RIGHT-OF-WAY DEED**

**THIS DEED**, made this 28 day of April, 2023, by **Kaylee Sullivan**, whose address is 3250 NE 167<sup>th</sup> Court, Williston, FL 32696 (the "Grantor"), and **LEVY COUNTY, a political subdivision of the State of Florida**, whose address is P. O. Box 310, Bronson, Florida, 32621-0310 (the "Grantee.")

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee the following described land, situate, lying and being in Levy County, Florida, for public right-of-way purposes:

A portion of Parcel Identification Number 043700010B described as set forth below and depicted for visual reference as TRACT B on the attached Exhibit "A." In the event of conflict or inconsistency, the legal description below shall prevail.

A part of lands described in O.R.B. 1657, page 71, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 3, Township 13 South, Range 18 East, Levy County, Florida, thence run North 86°16'17" West, along the North line of said Southwest 1/4 of the Southeast 1/4, a distance of 55.10 feet, to the West right-of-way line of N.E. 167th Court (a.k.a. County Road C-335-A); thence South 01°35'23" East, along said West right-of-way, a distance of 1311.97 feet to the beginning of a tangent curve at the North right-of-way line of N.E. 30th Street, said curve concave to the Northwest, having a radius of 25.00 feet, a central angle of 95°44'30" and a chord bearing and distance of South 46°16'51" West, a distance of 37.08 feet; thence Southwesterly along said curve and along said North right-of-way line, an arc distance of 41.78 feet to the end of said curve; thence North 85°50'54" West,

along said North right-of-way line, a distance of 355.85 feet to the East line of O.R.B. 1657, page 71 and the Point of Beginning; thence continue North 85°50'54"West along said north right-of-way line, a distance of 910.00 feet to the west line of O.R.B. 1657, page 71, being the west line of the Southwest 1/4 of the Southeast 1/4 of said Section 3, thence South 01°20'33"East, along said West line, a distance of 30.14 feet to the Southwest corner of said O.R.B. 1657, page 71 and the Southwest corner of said Southwest 1/4 of the Southeast 1/4; thence South 85°50'54"East, along the South line of said Southwest 1/4 of the Southeast 1/4, a distance of 910.00 feet to the southerly extension of the east line of said O.R.B. 1657, page 71; thence North 01°20'33"West along said southerly extension of the said east line, a distance of 30.14 feet to the Point of Beginning.

Containing 0.627 acres, more or less.

And the Grantor covenants with Grantee that Grantor is lawfully seized of said land in fee simple; has lawful authority to convey the land; warrants title to the land; and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered  
in the presence of:

Walker W. Bullock  
Witness 1  
Printed Name: Walker W. Bullock

Kaylee Sullivan  
Kaylee Sullivan

Rylee A. Kurtz  
Witness 2  
Printed Name: Rylee A. Kurtz

STATE OF FLORIDA  
COUNTY OF LEVY

I HEREBY CERTIFY, that on this 28 day of April, 2023, before me, an officer duly qualified to take acknowledgments, personally appeared **Kaylee Sullivan**, who is FL Driver License () personally known to me or () produced identification FL Driver License and executed the foregoing.

My Commission Expires:  
(NOTARY SEAL)

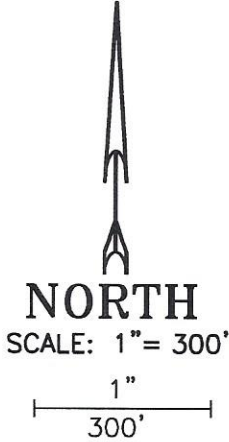
Walker W. Bullock  
Notary Signature



WALKER WADE BULLOCK  
Notary Public  
State of Florida  
Comm# HH379839  
Expires 3/28/2027

EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION FOR  
RIGHT-OF-WAY DEED FOR PORTION OF NE 30 STREET



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