



Polk County

Legislation Text

File #: 23-2428, Version: 1

SUBJECT

Authorize a County Deed to Lakeview Trails at Oxford Ranch, LLC to convey the County's interest in previously vacated right-of-way in conjunction with a proposed residential development. (No fiscal impact)

DESCRIPTION

In July 1974 a plat for a residential subdivision known as The Trail Unit Two was filed in Plat Book 62, at Pages 18 through 28. The subdivision is located to the north of Old Polk City Road and the east of Moore Road in the northern portion of the County. The plat dedicated the roads shown thereon to the public; however, the roads and remaining infrastructure was never developed. In 1991 the developer petitioned the County to vacate all of the rights-of-way shown on the plat with the intention of making it a private road subdivision. The request was approved, and the rights-of-way were vacated March 19, 1991 by Resolution recorded in O.R. Book 2959 at Page 1141. Subsequent to the vacation multiple lots were sold; however, the subdivision was still not fully developed and no infrastructure was in place. In June 2002 a series of Quit Claim Deeds were recorded which were executed by various lot owners within the subdivision in an apparent attempt to convey portions of the vacated rights-of-way back to the County; however, no evidence could be located that the deeds were requested, or accepted, by the County. The properties included in the deeds are scattered pieces which comprise a very small portion of the previously vacated right-of-way.

The current owner of all of the development property, Lakeview Trails at Oxford Ranch, LLC has plans to develop the area as a private road residential subdivision. It has requested that the County convey its interest in the former right-of-way portions contained in the 2002 deeds in order to clear title and assemble with its remaining property to accommodate for the planned development. Authorizing a County Deed to Lakeview Trails at Oxford Ranch, LLC will release any interest the County has in the subject properties as a title clearing measure which will allow the owner to move forward with its development plans.

RECOMMENDATION

Request Board authorize the aforementioned County Deed to Lakeview Trails at Oxford Ranch, LLC.

FISCAL IMPACT

There is no fiscal impact associated with this agenda item.

CONTACT INFORMATION

R. Wade Allen, Administrator
Real Estate Services
863-534-2577