

**APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE
AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS**

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Barclay Project, LLC

Mailing Address: 4912 Turnbury Wood Drive

City Tampa State FL Zip 33647 Phone (352) 427-7998

Email Address: dawsonransome@newstrategyholdings.com

2. Name of Representative (if applicable): Joseph M. Mason, Jr., Esq.

Mailing Address: Post Office Box 1900

City Brooksville State FL Zip 34605 Phone (352) 796-0795

Email Address: joemason@mcgeemasonlaw.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Entire platted right-of-way of unimproved and un-maintained Jayrod Trail (f/k/a South Road)

Key Number of area to be vacated: Southern section of Key № 1640718 (see the locational map attached to the Narrative Statement)

Name of Subdivision: Country Estates, Unit № 2, a subdivision (the "Subdivision") pursuant to the plat thereof recorded in Plat Book 5, at Page 84-A, of the Public Records of Hernando Co., FL (the "Plat")

Street Address: No address assigned for right-of-way

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other Conditional Plat (H-21-86)

5. Is the proposed vacation platted Yes or an unrecorded subdivision No ?

6. What is the current zoning of the proposed vacation? PDP(MF), per H-21-86

7. Which companies provide the following?

Water/Sewer: Hernando County Telephone: Bell/AT&T

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name N/A

Email Address: N/A


Address: N/A

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

The right-of-way of unimproved and un-maintained South Road (n/k/a Jayrod Trail) was dedicated to the public by the Plat of the Subdivision (the "Right-of-Way"), and lies along the entire length of, and constitutes, the southern boundary of the Subdivision, abutting Lots 9~16 thereof, as a part of the original parent parcel platted as the Subdivision.

The Petitioner, in County File N^o H-21-86, re-zoned Lots 9~16 of the Subdivision (a copy of a survey of which is attached) from Ag/Res to PDP(MF), and the land constituting the Right-of-Way is included, as open area, in the Master Plan approved by the County, and cannot be used for access to the development (the "Approval"). Accordingly, the Approval required the Petitioner to vacate the Right-of-Way, and this petition is submitted in satisfaction of that requirement.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s):  Date: August 19, 2022

Joseph M. Mason, Jr., Esq., Authorized Representative for Barclay Project, LLC
Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

Instr #2021079061 BK: 4072 PG: 1882, Filed & Recorded: 10/20/2021 12:01 PM CVW Deputy Clk, #Pgs:1
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$10.00 Deed Doc Stamp: \$808.50

After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R10 223 18 1600 0000 0090
File No.: 21067813

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2021, by **Brenda Marcano, a single person and Cecil Marcano, a single person**, hereinafter called the grantor, whose post office address is: 4301 Mariner Blvd, Spring Hill, FL 34609, to **Barclay Project, LLC, a Florida Limited Liability Company**, whose post office address is: 4912 Turnbury Wood Dr, Tampa, FL 33647, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$115,500.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lot 9, COUNTRY ESTATES, Unit 2, according to plat thereof as recorded in Plat Book 5, Page 84-A, of the Public Records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Brenda Marcano

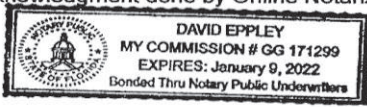
Witness Signature: [Signature]
Printed Name: Cecil Marcano

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of October, 2021 by Brenda Marcano and Cecil Marcano. He/She/They is/are Personally known to me, or Produced drivers license(s) as identification.

Notary Public Signature: [Signature]
Printed Name: DAVID EPPLEY
My Commission Expires: 1/9/22

Online Notary (Check Box if acknowledgment done by Online Notarization)



After Recording Return To:

Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:

Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R10 223 18 1600 0000 0120 and R10 223 18 1600 0000 0100
File No.: 21067810

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2021, by Triple D Sisters, LLC, a Florida Limited Liability Company, hereinafter called the grantor, whose post office address is: 675 Ponce De Leon Blvd, Brooksville, FL 34601, to Barclay Project, LLC, a Florida limited liability company, whose post office address is: 4912 Turnbury Wood Dr, Tampa, FL 33647, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lots 10, 12, 13, 14 and 15, COUNTRY ESTATES, UNIT NO. 2, as per plat thereof recorded in plat book 5, page 84A, public records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____
Printed Name: _____

TRIPLE D SISTERS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY

Witness Signature: _____
Printed Name: _____

Debra D. Selph
Managing Member

State of Florida
County of Hernando

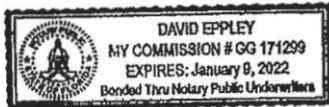
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of October, 2021 by Debra D. Selph as Managing Member of Triple D. Sisters, LLC, a Florida Limited Liability Company, on behalf of the company. He/She/They is/are Personally Known OR Produced _____ as Identification.

Notary Public Signature: _____

Printed Name: DAVID EPPLEY

My Commission Expires: _____

Online Notary (Check Box If acknowledgment done by Online Notarization)



Instr #2021079474 BK: 4073 PG: 1190, Filed & Recorded: 10/21/2021 10:10 AM CVW Deputy Clk, #Pgs:1
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$10.00 Deed Doc Stamp: \$812.00

After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):
R10 223 18 1600 0000 0110
File No.: 21067812

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2021, by **Tommie Dawson Realty, Inc., a Florida Corporation**, hereinafter called the grantor, whose post office address is: 675 Ponce De Leon Blvd, Brooksville, FL 34601, to **Barclay Project, LLC, a Florida Limited Liability Company**, whose post office address is: 4912 Turnbury Wood Dr, Tampa, FL 33647, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$116,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lot 11, COUNTRY ESTATES, UNIT NO. 2, as per plat thereof recorded in plat book 5, pages 84-A, public records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Judy Whitlock

TOMMIE DAWSON REALTY, INC., A FLORIDA CORPORATION

Witness Signature: [Signature]
Printed Name: DAVID EPPLEY

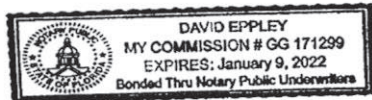
[Signature]
Walter E. Selph
President and Vice President

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of October, 2021 by Walter E. Selph as President and Vice President of Tommie Dawson Realty, Inc. a Florida Corporation, on behalf of the corporation. He/She/They is/are Personally Known OR Produced as Identification.

Notary Public Signature: [Signature]
Printed Name: DAVID EPPLEY
My Commission Expires:

Online Notary (Check Box if acknowledgment done by Online Notarization)



After Recording Return To:
Mary Mahla
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):
R10 223 18 1600 0000 0120 and R10 223 18 1600 0000 0100
File No.: 21067810

WARRANTY DEED

This Warranty Deed, made the 18th day of October, 2021, by **Triple D Sisters, LLC, a Florida Limited Liability Company**, hereinafter called the grantor, whose post office address is: 675 Ponce De Leon Blvd, Brooksville, FL 34601, to **Barclay Project, LLC, a Florida limited liability company**, whose post office address is: 4912 Turnbury Wood Dr, Tampa, FL 33647, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lots 10, 12, 13, 14 and 15, COUNTRY ESTATES, UNIT NO. 2, as per plat thereof recorded in plat book 5, page 84A, public records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

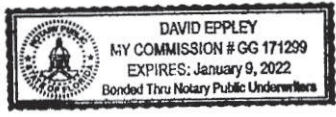
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u><i>Roger Eppley</i></u> Printed Name: <u>Roger Eppley</u>	TRIPLE D SISTERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Witness Signature: <u><i>Debra D. Selph</i></u> Printed Name: <u>Debra D. Selph</u>	Debra D. Selph Managing Member

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of October, 2021 by Debra D. Selph as Managing Member of Triple D. Sisters, LLC, a Florida Limited Liability Company, on behalf of the company. He/She/They is/are Personally Known OR Produced as Identification.

David Eppley
Notary Public Signature
Printed Name: DAVID EPPLEY
My Commission Expires:
 Online Notary (Check Box if acknowledgment done by Online Notarization)



After Recording Return to:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:
Mary Mahla
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R10 223 18 1600 0000 0160
File No.: 21077823

WARRANTY DEED

This Warranty Deed, Made the 11th day of October, 2021, by Diane Shopf, a married woman, Amy Peebles, a single person, and Michael Ball, a single person, whose post office address is: 166 E Beach St., Groveland, FL 34736, hereinafter called the "Grantor", to Barclay Project, L.L.C, a Florida Limited Liability Company, whose post office address is: 4912 Turnbury Wood Dr., Tampa, FL 33647, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ninety Three Thousand Five Hundred Dollars and No Cents (\$93,500.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hernando County, Florida, to wit:

Lot 16, COUNTRY ESTATES UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book 5, Page 84-A, as referenced in Official Records Book 314, Page 673, of the Public Records of Hernando County, Florida,

LESS that portion of the above described property conveyed to Hernando County by Warranty Deed dated August 26, 2016, recorded on September 13, 2016 in Official Records Book 3395, Page 639, of the Public Records of Hernando County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

X Witness Signature: [Signature]
Printed Name: Arnette Toedtk Diane Shopf
X Witness Signature: [Signature]
Printed Name: DAVID HURF

State of Florida
X County of Lake

X The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of October, 2021 by Diane Shopf. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

X Notary Public Signature: [Signature]
Printed Name: Sheila Burgner (SEAL)
My Commission Expires: 8/30/23
 Online Notary (Check Box if acknowledgment done by Online Notarization)



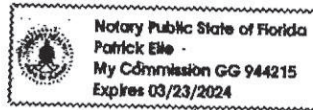
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u>[Signature]</u>	<u>Amy Peebles</u>
Printed Name: <u>AMY LEE MENDOS</u>	Amy Peebles
Witness Signature: <u>[Signature]</u>	<u>Michael Ball</u>
Printed Name: <u>DOVID F. MONTANO</u>	Michael Ball

State of Florida
County of MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of October, 2021 by Amy Peebles and Michael Ball. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

[Signature]
 Notary Public Signature
 Printed Name: PATRICK ELLIOTT
 My Commission Expires: 03/23/2024
 Online Notary (Check Box if acknowledgment done by Online Notarization)



Barclay Project, LLC
Application for Vacation of
Jayrod Trail (f/k/a South Road)

Narrative Statement
to Zoning Department

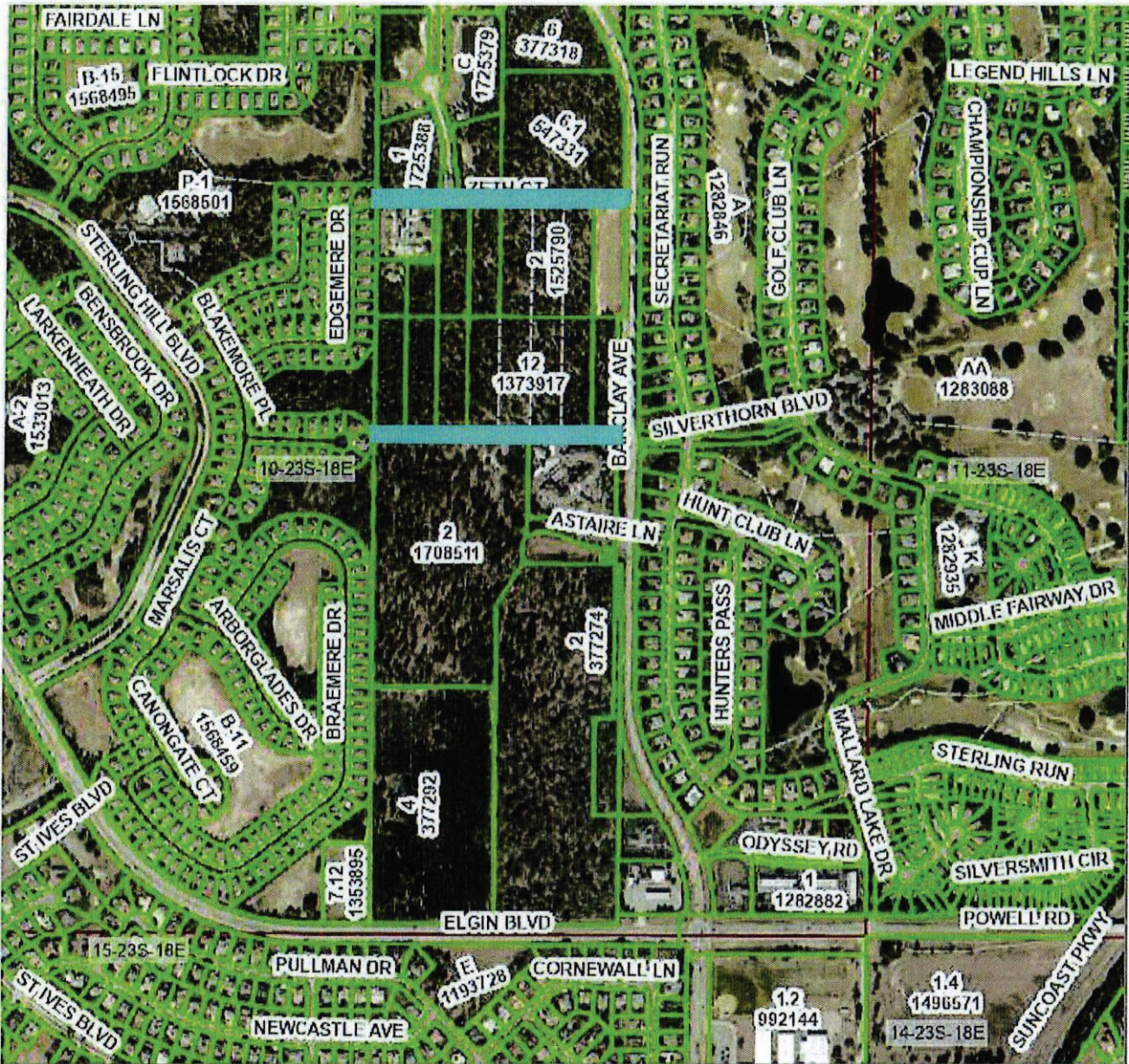
The applicant, Barclay Project, LLC (“**Barclay Project**”), owns Lots 9~16, of Country Estates, Unit N^o 2 (Lots 9~16), a subdivision (the “**Subdivision**”) located in Section 10, Township 21, South, Range 18 East, pursuant to the plat thereof recorded in Plat Book 5, at Page 84-A (the “**Plat**”), a copy of a certified copy of which is attached. Lots 9~16 constitute the south one-half (½) of the Subdivision.

South Road (n/k/a Jayrod Trail), an unimproved and un-maintained right-of-way (the “**Right-of-Way**”), is dedicated to the public by the Plat, as a part of the original parent parcel platted as Country Estates, Unit N^o 2, and is assigned Key N^o 1640718, by the Property Appraiser. A copy of a survey of the Right-of-Way thereof is included in the application packet hereof, in both 8.5"x11" and 11"x17" formats (a digital copy of the legal description of the Right-of-Way will be separately provided to you via a forwarded e-mail from the surveyor).

Barclay Project, pursuant to Planning Department File N^o H-21-86, re-zoned Lots 9~16 from Agricultural/Residential to PDP(MF), and a printout of a digital copy of a survey of those lots is included in the application packet hereof. The approved Master Plan, a copy of which is attached, includes, as open space, the area of South Road (n/k/a Jayrod Trail), and provides for the right-of-way thereof to be vacated.

South Road (n/k/a Jayrod Trail) runs westerly from Barclay Road, at the intersection of Silverthorn Boulevard therewith, to a dead end at the east boundary of Tract B13 of Sterling Hill Phase 2B, a drainage easement owned by the Sterling Hill Community Development District (Key N^o 1568477), which is zoned Special Use. It is abutted on the north by Lots 9~16 (Key N^{os} 193150, 1373908, 193169, 1373917, and 193178), and on the south by two (2) Parcels with Key N^{os} 1708511 and 1708502, all of which are zoned PDP(MF), and none of which use, or otherwise rely upon, the Right-of-Way for access. A locational map from the Property Appraiser’s GIS Mapping System is attached.

Jayrod Trail (f/k/a South Road) is part of the original parent parcel platted as Country Estates, Unit N^o 2, and is the southern Right-of-Way dedicated by the Plat. Accordingly, if vacated, the entire area thereof will accrete to Barclay Project, as the owner of Lots 9~16 of Country Estates, Unit N^o 2, which, together, abut the entire length of the north boundary of the Right-of-Way sought to be vacated.



Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R10 223 18 1600 0000 000A | KEY: 1640718

COUNTRY ESTATES UNIT 2 TRACT A (BEING ALL ROADS)

Name: HERNANDO COUNTY

Site: JAYROD TRL

Mail: 20 N MAIN ST RM 263
BROOKSVILLE FL 34601

Last Sale: 01/01/2007 \$100.00 V(S)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

**PETITION TO VACATE, ABANDON, DISCONTINUE,
AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS**

The **Petitioner(s)** Joseph M. Mason, Jr., Esq., Authorized Agent for Barclay Project, LLC
who resides at McGee & Mason, P.A., P. O. Box 1900, Brooksville, FL 34605 and whose
telephone number is (352) 796-0795 makes this application to the
Board of County Commissioners to vacate the County's interest in that certain easement,
alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):

See attached survey in both 8.5"x11" and 11"x17" formats

Petitioner will show that he/she has complied with the provisions and requirements in
accordance with the Board of County Commissioners Policy No. 19-07 and Sections
177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above described property is not situated within the
incorporated city limits of any municipality within Hernando County, Florida, and that
the vacation of said area will not affect the ownership or right of convenient access of
persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property
described above giving notice of intent to petition the Board of County Commissioners to
vacate the subject area in accordance with Florida Statues, and the policies and
procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando
County accept the filing of this petition and set the same for a public hearing which will
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board
may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject
area.

**Notice - This Petition is not deemed filed until receipt of applicable Petition
fees upon notice by County of acceptance of a complete application.**

Petitioner  Petitioner _____

Joseph M. Mason, Jr., Esq., Authorized Representative for Barclay Project, LLC

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was
acknowledged before me this 19th

day of August 2023

by 

who is personally known to me
or who has produced _____
as identification.

Notary Public _____
(SEAL)

STATE OF FLORIDA

COUNTY OF _____

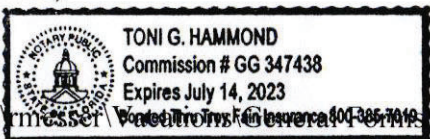
The foregoing instrument was
acknowledged before me this _____

day of _____ 20____,

by _____

who is personally known to me
or who has produced _____
as identification.

Notary Public _____
(SEAL)



Vacation Tax Clearance Form

Florida Statutes: Title XII

§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 08/11/2022

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 1640718 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL



AUTHORITY TO REPRESENT

The undersigned, Joseph Tabshe, is the Manager of Barclay Project, LLC (“**Barclay Project**”), the owner of property (the “**Property**”) located at the Northwest corner of the intersection of Barclay Avenue and Jayrod Trail (f/k/a South Road), both of which are public rights-of-way in Spring Hill, Florida.

The Property is legally described as Lots 9~16 of Country Estates Unit N^o 2, a subdivision recorded in Plat Book 5, at Page 84, of the Public Records of Hernando County, Florida, consisting of five (5) parcels, assigned Parcel Key N^{os} 193150, 1373908, 193169, 1373917, and 193178, by the Hernando County Property Appraiser. The Property lies north of, adjacent to, and co-extensive with the entire length of Jayrod Trail (f/k/a South Road), a dedicated but unimproved right-of-way (the “**Right-of-Way**”).

On behalf of Barclay Project, the undersigned hereby authorizes Joseph M. Mason, Jr., Esq., and McGee & Mason, P.A., to sign, on behalf of Barclay Project, and file with Hernando County, Florida, an application to vacate the Right-of-Way, and to represent Barclay Project, with regard to the said application.

BARCLAY PROJECT, LLC

By: 
JOSEPH TABSHE, as its Manager

Date Signed: 7/28/22

STATE OF FLORIDA

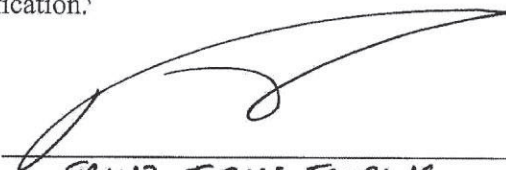
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28th day of JULY, 2022, by JOSEPH TABSHE who is personally known to me or produced _____, as identification.

My Commission Number
and its Expiration date are:



FRANZ TOBIAS TEDROWE
Commission # HH 200774
Expires February 19, 2026


FRANZ TOBIAS TEDROWE (Printed Name)
Notary Public, State of Florida

JMM/csl/jmm/csl/RAN072722.B-AUTH.2.wpd



DEPARTMENT OF PUBLIC WORKS

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August 24, 2022

Joseph M. Mason Jr.
Law Offices of McGee & Mason
101 South Main St.
Post Office Box 1900
Brooksville, FL 34605

RE: Vacate Right of Way Request: Jayrod Trail (FKA South Road)
A portion of key Number: 1640718

Dear Mrs. Castro,

Hernando County Department of Public Works Engineering has reviewed your request to Vacate the Right of Way on Jayrod Trail, a portion of key number 1640718, which is located south of your property Lots 9-16 of Country Estates Unit 2. Department of Public Works Engineering preliminarily approves the request to vacate the Right-of-Way as discussed in the Meeting on August 11, 2022.

Should you have any questions or if I can be of further assistance, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Kandi McCorkel".

Kandi McCorkel, Development Coordinator

Direct: 352-754-7826