

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: LASHON DAVON WYNN  
Mailing Address: 13160 MEADOW SWALLOW AVE  
City WEEKIWAHCEE State FL Zip 34613 Phone 252-864-1458  
Email Address: SHONTYMY@OUTLOOK.COM

2. Name of Representative (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email Address: \_\_\_\_\_

\*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: FRONT YARD EASEMENT  
Key Number of area to be vacated: 725852  
Name of Subdivision: ROYAL HIGHLANDS UNIT NO. 5  
Street Address: 13160 MEADOW SWALLOW AVE

4. Are any other applications pending?

Variance  Conditional Use \_\_\_\_\_ Special Exception \_\_\_\_\_

Rezoning \_\_\_\_\_ Class I Subdivision \_\_\_\_\_ Other \_\_\_\_\_

5. Is the proposed vacation platted  or an unrecorded subdivision \_\_\_\_\_?

6. What is the current zoning of the proposed vacation? \_\_\_\_\_

7. Which companies provide the following?

Water/Sewer: NONE Telephone: SPECTRUM

Electric: WATHLACOCHEE Cable TV: AT&T

8. Is there a Homeowner's Association? NO

President's Name \_\_\_\_\_

Email Address: \_\_\_\_\_

Address: \_\_\_\_\_

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.)

I AM APPLYING FOR THE VACATION BECAUSE  
I AM ERECTING A FENCE 1 FT BEHIND THE  
PROPERTY LINE. I AM REQUESTING APPROVAL  
I AM ALL APPLICABLE LAWS AND REASONING,  
THE USE FOR VACATED PROPERTY WILL BE FOR A  
FENCE.

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): [Signature] Date: 11/18/2022

Signature(s): [Signature] Date: 03/23/23

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

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

The **Petitioner(s)** LASHON DAVON WYNN  
who resides at 13160 MEADOW SWALLOW AVE, WALKER PARK, WALKER 3460 and whose  
telephone number is 252 864 1458 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 SURVEY

**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.

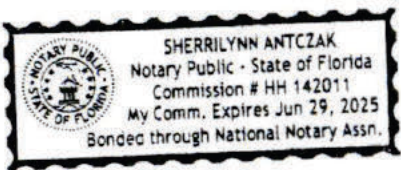
**Petitioner** has further indicated that he/she intends to post signs on the subject property  
described above giving notice of intent to petition the Board of County Commissioners to  
vacate the subject area in accordance with Florida Statutes, and the policies and  
procedures of the Board of County 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 [Signature]  
STATE OF FLORIDA  
COUNTY OF Hernando  
The foregoing instrument was  
acknowledged before me this 18th  
day of November 2022,  
by Lashon D Wynn  
who is personally known to me  
or who has produced FL. Dr. License  
as identification.  
Notary Public [Signature]

Petitioner [Signature]  
STATE OF FLORIDA  
COUNTY OF Hernando  
The foregoing instrument was  
acknowledged before me this 23  
day of March 2023,  
by Ashanti Martinez-Wynn  
who is personally known to me  
or who has produced FL DL [Redacted]  
as identification.  
Notary Public [Signature]



SH19 - 56633

**This Special Warranty Deed**

Made this 31<sup>st</sup> day of January, 2020, between  
**Adams Homes of Northwest Florida, Inc.**, a Florida corporation,  
whose mailing address is:  
3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563,  
hereinafter called the grantor, to  
**Ashanti Maria Martinez-Wynn and Lashon Davon Wynn, wife and husband,**

whose mailing address is:  
13160 Meadow Swallow Avenue, Brooksville, FL 34613,  
Hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of **\$10.00** 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**, viz:

Lot 5, Block 353, Royal Highlands, Unit No. 5, according to the Plat thereof, recorded in Plat Book 12, Page(s) 45 through 59, inclusive, of the Public Records of Hernando County, Florida.

Tax Folio: R01 221 17 3340 0353 0050

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Adams Homes of Northwest Florida, Inc.

Brittany A. Rollo

By: Don Adams  
Don Adams, CFO

Witness Printed Name: Brittany A. Rollo

Daphne J. Fincher

Witness Printed Name: Daphne J. Fincher

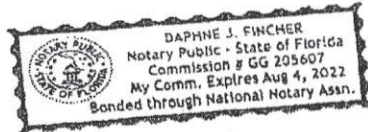
State of: Florida  
County of: Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 31<sup>st</sup> day of January, 2020, by means of  Physical Presence or  Online Notarization, by Don Adams, the CFO of Adams Homes of Northwest Florida, Inc. who is personally known to me and who did take an oath.

Daphne J. Fincher

Notary Public Signature  
My Commission expires: \_\_\_\_\_  
Notary Seal

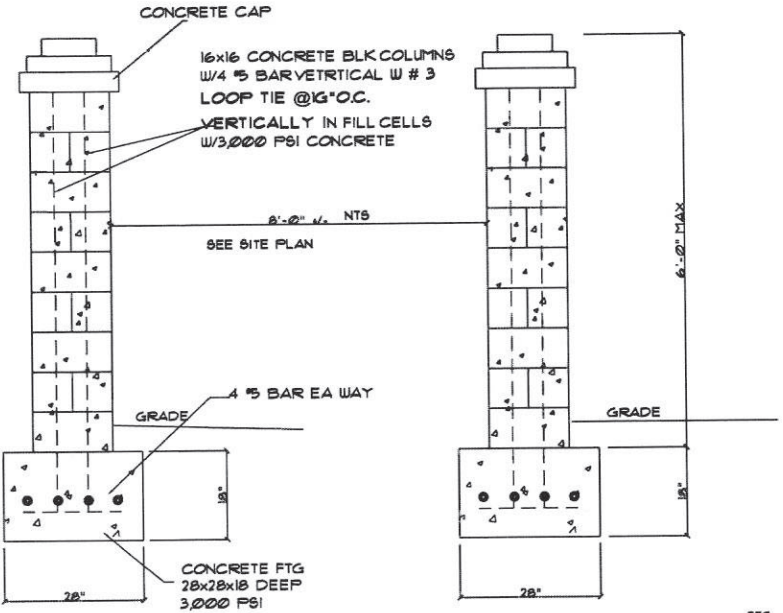
Prepared by and Return to:  
Paramount Title  
Bryce Farrar  
10525 Hearth Rd.  
Spring Hill, FL 34608  
Our File No.: SH19-56633  
This Deed is prepared pursuant to the issuance of Title Insurance.



1. THESE PLANS HAVE BEEN PREPARED TO LIMIT, CONVEY, EXPLAIN, AND DEFINE CONDITIONS AND SPECIFIED REQUIREMENTS, PIPE SIZES, AND MANNER OF ERECTING WORK. THE CONTRACTOR SHALL REALIZE THAT THE DRAWINGS COULD NOT DELVE INTO EVERY STEP, SEQUENCE, OR OPERATION NECESSARY FOR THE COMPLETION OF THE PROJECT WITHOUT DRAWING ON THE CONTRACTOR'S INGENUITY OR EXPERIENCE. THEREFORE IT IS A MANDATORY REQUIREMENT OF THIS PROJECT THAT THE PLUMBING, MECH. & ELEC. SUBCONTRACTOR VISIT THE SITE PRIOR TO BIDDING, TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS. NO REQUEST FOR CHANGE IN CONTRACT PRICE WILL BE CONSIDERED FOR WORK REQUIRED THAT COULD HAVE BEEN DETERMINED BY A THOROUGH INSPECTION OF THE WORK AREA AND PROPOSED IMPROVEMENTS.
2. OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR THE DETAILS OF WORK WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK. ALL WORK SHALL BE PERFORMED AS FULLY AND CORRECTLY AS SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED HIM IMMEDIATELY UPON THEIR RECEIPT, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES BEFORE LAYING OUT THE WORK, AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
4. SUBCONTRACTORS BIDDING THIS PROJECT SHOULD CAREFULLY REVIEW ALL PAGES OF THE PLANS. ITEMS UNDER THEIR SUB-TRADE MAY BE DENOTED ON SHEETS OTHER THAN THOSE SPECIFICALLY MARKED M, E OR P. GENERAL CONTRACTOR SHOULD INSURE THAT SUBCONTRACTORS REVIEW COMPLETE SETS OF DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE/COMPLIANCE WITH THE LOCAL, STATE, FEDERAL CODES AND ORDINANCES.
7. THESE CONSTRUCTION DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF PHILLIP TAYING LEE ARCHITECT. ANY REPRODUCTION, MODIFICATION, DISCLOSURE AND/OR USE OF THESE MATERIALS (OR ANY PORTION OF THEM) WITHOUT PHILLIP TAYING LEE'S PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.
8. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE, REVIEW THE CONTRACT DOCUMENTS, PERMIT REQUIREMENTS AND BECOME THOROUGHLY FAMILIAR WITH THE CONDITIONS OF THIS SITE.
9. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS:
  - 1.) TRANSITION STRIPS WHERE ALL DISSIMILAR FLOOR FINISHES MEET.
  - 2.) BLOCKING FOR ALL ITEMS TO BE ANCHORED OR SECURED TO WALLS, FLOORS AND CEILING.
  - 3.) CONCEAL ALL PIPING IN WALLS, FLOORS, ABOVE CEILING, ETC.
10. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. THAT ARE SHOWN AND/OR NOTED ON ANY PLAN, SECTION, DETAIL OR SCHEDULE SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.

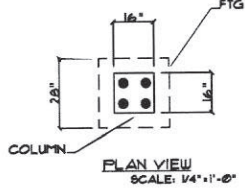
**WIND LOAD DESIGN**  
 BASIC WIND SPEED 130 mph  
 RISK CATEGORY 2  
 EXPOSURE B  
 WIND PRESSURE 90.2 PSF  
 ROOF ZONE 1: +5.2, -75.0  
 ROOF ZONE 2: +1.3, -48.7  
 ROOF ZONE 3: +8.5, -71.7  
 WALL ZONE 4: +30.0, -33.0  
 WALL ZONE 5: +32.7, -41.0

**SCOPE OF WORK**  
 16x16 CONCRETE COLUMNS  
 ALONG PROPERTY LINE FOR  
 FENCE & GATE

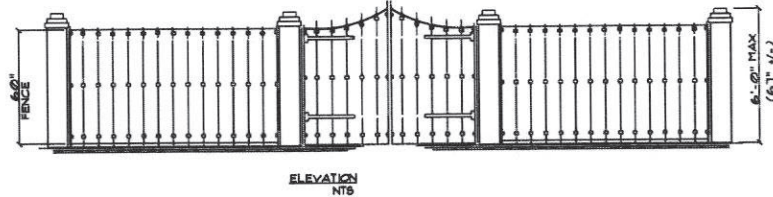


**NOTE:**  
 8' SECTIONS METAL FENCE IS INSTALLED INDEPENDENTLY FROM COLUMNS. DO NOT ATTACH

**COLUMN DETAILS**  
 SCALE: 1/2"=1'-0"



**NOTE:**  
 THERE WILL BE A METAL FENCE BETWEEN COLUMNS INDEPENDENT OF COLUMNS  
 SEE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR FENCE



I CERTIFY THE ATTACHED PLAN IS IN COMPLIANCE WITH THE 7th EDITION, 2020 FLORIDA BUILDING CODE SEALED FOR STRUCTURE.

**Phillip Taying Lee** Digitally signed by Phillip Taying Lee  
 Date: 2022.08.04 21:16:51 -07'00'

DATE
SCALE NOTED
DRAWN BY
REVISION
MARY ARCHITECTURAL DESIGN & DRAFTING 5138 KENTUCKY AVE NEW FORT RICHEY, FL 34652 (771) 815-8991 36543
<i>Fence Columns</i>
RESIDENCE: 13160 MEADOW SWALLOW AVE BROOKSVILLE
PHILLIP TAYING LEE ARCHITECT AR 16291 FLORIDA phillytayinglee@gmail.com
SHEET   OF

# BOUNDARY SURVEY

## DESCRIPTION:

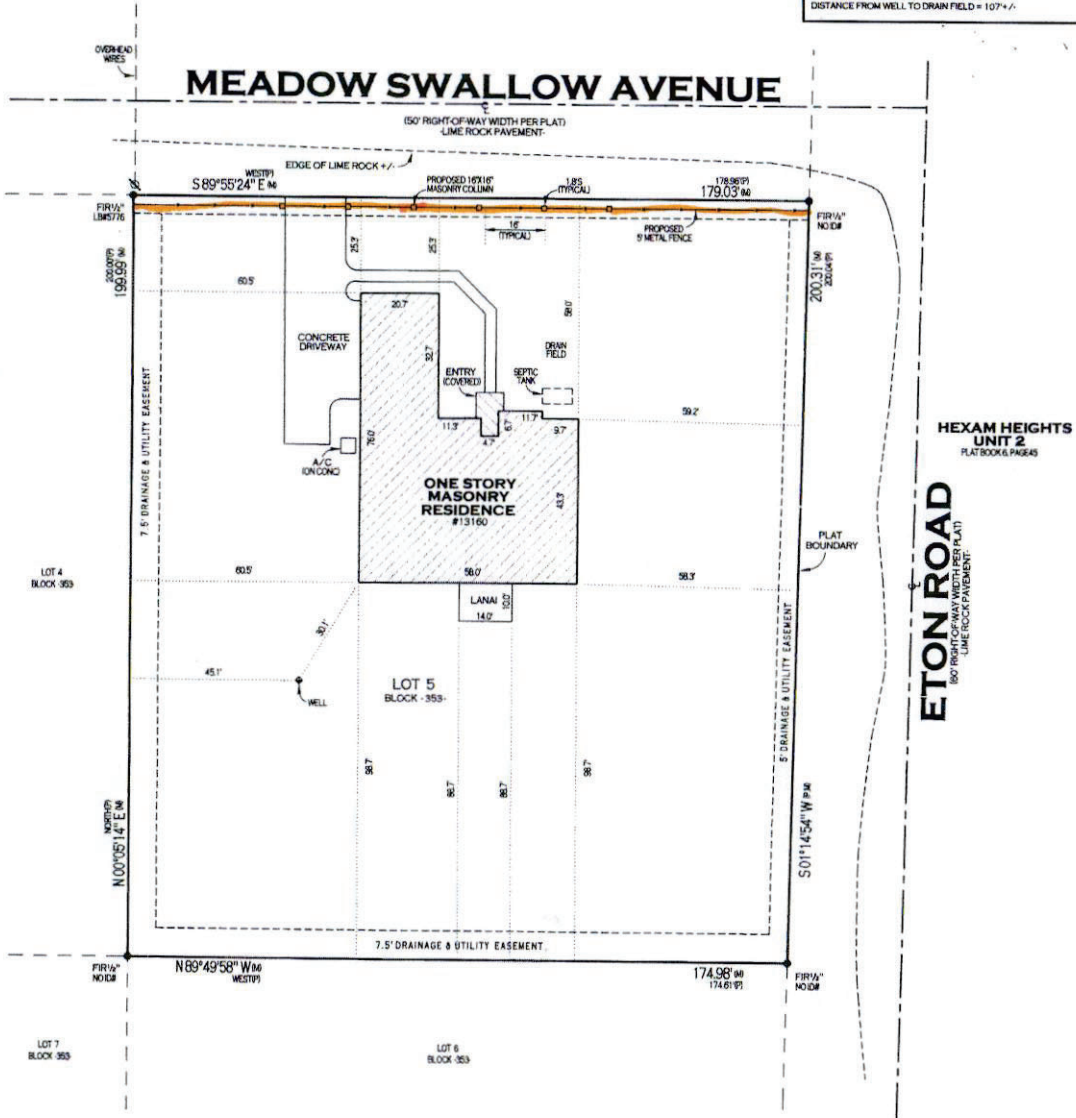
**LOT 5, BLOCK 353,  
ROYAL HIGHLANDS UNIT No. 5**  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45  
THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## VACATION OF EASEMENT DESCRIPTION:

VACATING THE PLATTED NORTH 5 FEET OF DRAINAGE & UTILITY EASEMENT THAT LIES  
ALONG THE NORTH RIGHT OF WAY LINE OF LOT 5 BLOCK 353, ROYAL HIGHLANDS UNIT  
No. 5  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45  
THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT.
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.
8. DISTANCE FROM WELL TO SEPTIC = 98' +/-;  
DISTANCE FROM WELL TO DRAIN FIELD = 107' +/-.



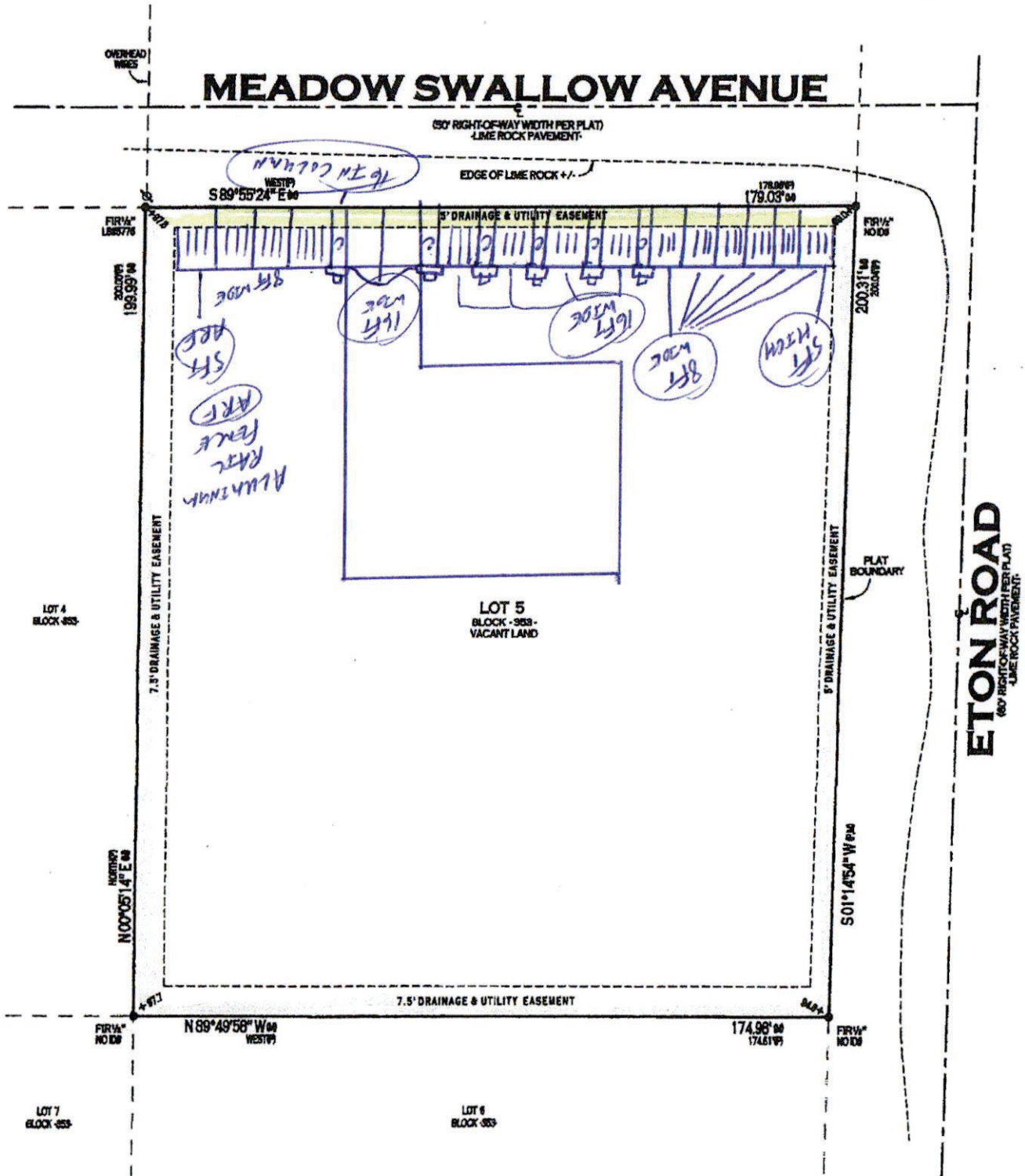
# BOUNDARY SURVEY

## DESCRIPTION:

LOT 5, BLOCK 353,  
ROYAL HIGHLANDS UNIT No. 5,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45  
THROUGH 58, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEVOLENT SEARCH. NO INSTRUMENTS OF RECORD REFLECT OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS.
5. BEARINGS SHOWN HEREON ARE PER PLAT.
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL AND SEAL OF A FLORIDA LICENSED SURVEYOR AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS OTHERWISE STATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



**ETON ROAD**  
60' RIGHT-OF-WAY WIDTH PER PLAT  
LIME ROCK PAVEMENT.



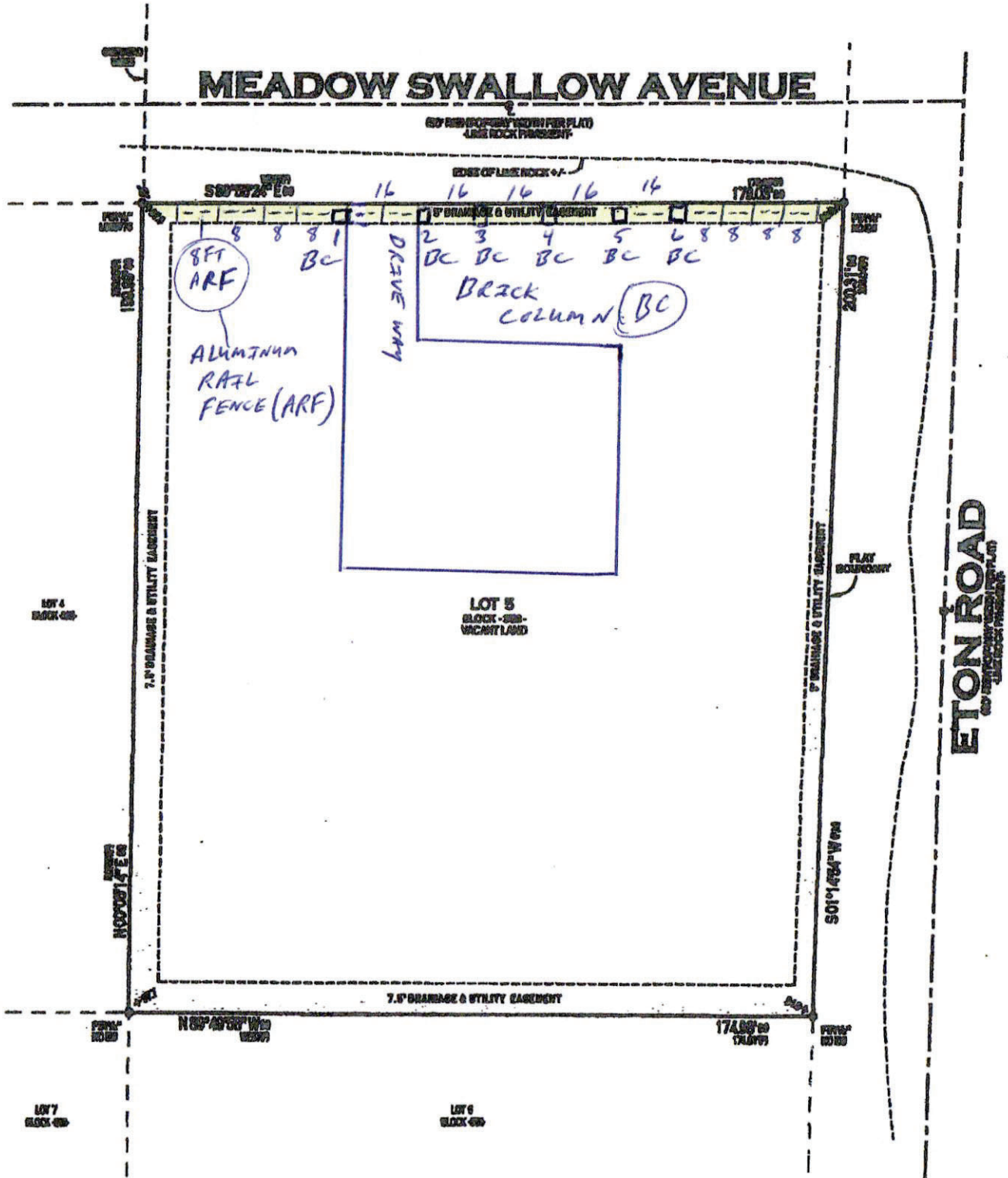
# BOUNDARY SURVEY

## DESCRIPTION

LOT 5, BLOCK 388,  
ROYAL HIGHLANDS UNIT No. 3,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 45  
IN SECTION 16, TOWNSHIP 28, RANGE 26, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## STANDARD NOTES

1. NO INTEREST OR POWER OF ATTORNEY, MORTGAGE, CHARGE, ENCUMBRANCE OR OTHER INTEREST OR CLAIM IS SHOWN ON THIS SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE NECESSARY RECORDS OF RECORDS WHICH OWNERS, RECORDS OFFICERS OF THE STATE TO WHOM APPLICABLE, UNDER OATH AND COME TO THE SURVEY.
3. THIS SURVEY IS NOT TO BE A GUARANTEE OF OWNERSHIP OR INTEREST IN THE PROPERTY.
4. THIS SURVEY IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
5. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE.
6. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE.
7. PURPOSE OF SURVEY: FURNISH ONLY RECORD.



MEADOW SWALLOW AVENUE

ETON ROAD

LOT 5  
BLOCK - SUB-  
VACANT LAND

LOT 4  
BLOCK 388

LOT 7  
BLOCK 388

LOT 6  
BLOCK 388



# 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: 11/18/22

I, Kerriann Papineau, hereby certify that the property taxes on parcel key number 00725852 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: Kerriann Papineau  
Print Name: Kerriann Papineau  
Title: Customer Service Rep





See Sheet 14 of 15 Sheets

345

346

347

348

349

350



0 = 100 FT.  
SCALE 1" = 100'

BRIGHTON RD.

Alton Heights, Dist. 2, P. 6, 1945

CONVENT GARDEN RD.

Sheet 15 of 15 Sheets

G.B. POTTERFIELD

Boundary of Plat  
M.R. HOOD & SONS, INC.

Boundary of Plat  
M.R. HOOD & SONS, INC.

M.C. Sec. 9.22-18

M.C. Sec. 9.22-18

M.C. Sec. 9.22-18

