

**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: James M. Morelli, Marlo S. Morelli

Mailing Address: 10462 Grass Finch Rd

City Weeki Wachee State FL Zip 34613 Phone 727-859-8033

Email Address: jmorelli1983@gmail.com

2. Name of Representative (if applicable): N/A

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: 15' County Easement located at center of property

Key Number of area to be vacated: 00722748

Name of Subdivision: Royal Highlands Unit 5

Street Address: 10462 Grass Finch Rd

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? Residential

7. Which companies provide the following?

Water/Sewer: N/A Telephone: AT&T

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? N/A

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.)

After the combination of our two adjacent lots,

we are left with a 15' (2x7.5') easements down the center of the property. We ask that the easements are

relocated to the sides, front and rear of the property to allow for desired improvements to

be made, (I.E. Detached Rv Garage, Laundry room and Home Office to north side of home) .

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): J. Malli Date: 11/27/22

Signature(s): Mae Malli Date: 11/27/22

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)** James and Marlo Morelli
who resides at 10462 Grass Finch Rd, Weeki Wachee FL, 34613 and whose
telephone number is 727-859-8033 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.

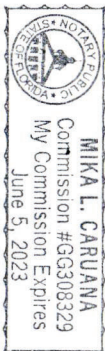
Wherefore, Petitioner prays that the Board of County Commissioners of Hernando
County accept the filing of this petition and set the same for a public hearing which will
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board
may adopt a resolution vacating, abandoning,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

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this 21
day of Sept. 2022,
by James Morelli
who is personally known to me
or who has produced a valid ST of FL D/L
as identification, and signed by means of physical presence
Notary Public Mika L. Caruana
(SEAL)

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this 21
day of Sept. 2022,
by Marlo Morelli
who is personally known to me
or who has produced a valid ST of FL D/L
as identification, and signed by means of physical presence
Notary Public Mika L. Caruana
(SEAL)



James and Marlo Morelli

10462 Grass Finch Rd

Brooksville, Fl 34613

To Whom It May Concern,

We, James and Marlo Morelli, hereby request the vacation and record of the 15' easement (2x 7.5').

Currently existing down the center of the property we own, located at 10462 Grass Finch Road located in Brooksville formally Weeki Wachee.

After joining the two lots at our address we were left with this easement, leaving us unable to develop the property. We currently have intentions of adding a detached garage, and potentially adding onto the north side of the existing residence, with the current easement preventing such due to current building code.

To the best of our knowledge the easement is vacation of any or all utilities, and the vacation would be merely a matter of county record.

To conclude, please do consider our application to vacate the existing easement on our property and feel free to keep the 7.5' on the outer perimeter of the land.

Thank you for your time,

James and Marlo Morelli

\$ 5,000.00

Prepared by and Return to:
Steel City Title, Inc.
Cassandra C. Gordon
4005 Maronda Way, Ste. 2, Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT12-889

SPECIAL WARRANTY DEED
(Corporate Seller)

1/31

THIS INDENTURE, made this 31st day of January, 2012, between MARONDA HOMES, INC. OF FLORIDA, a corporation existing under laws of the STATE of FLORIDA, whose mailing address is: 3993 WEST FIRST STREET (S.R. 46) SANFORD, FLORIDA 32771, hereinafter called the grantor, to JAMES M. MORELLI AND MARLO S. MORELLI, HUSBAND AND WIFE, whose mailing address is: 10474 GRASS FINCH RD, BROOKSVILLE, FLORIDA 34614, 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 TEN AND NO/100 DOLLARS (\$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 9, Block 346, Royal Highlands Unit 5, according to the plat thereof, recorded in Plat Book 12, Page(s) 45 through 59, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R01-221-17-3340-0346-0090

Subject, however, to the taxes for the current year, 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 thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby full 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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

MARONDA HOMES, INC. OF FLORIDA

Cassandra C. Gordon

Witness signature

Cassandra C. Gordon

Print witness name

Tara L. Gibbs

Witness signature

Tara L. Gibbs

Print witness name

By: Wayne Von Dreele
Print Name: WAYNE VON DREELE
Title: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

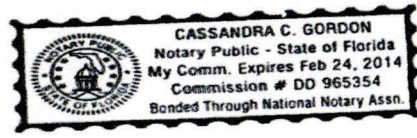
State of FLORIDA
County of Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of January, 2012 by WAYNE VON DREELE, known to me to be the EXECUTIVE VICE PRESIDENT of MARONDA HOMES, INC. OF FLORIDA who is personally known to me or who has produced _____ as identification.

Cassandra C. Gordon
Notary Public

CASSANDRA C. GORDON
Print Notary Name

My Commission Expires: _____



Notary Seal

1/4

After Recording Return To:
Roseann Carter
Riverview Title & Escrow Services
9376 Balm Riverview Road
Riverview, FL 33569

R-ENV

This Instrument Prepared by:

Riverview Title and Escrow Services
9376 Balm Riverview Road
Riverview, FL 33569
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):
R0122117334003460100
File No.: 2012140

WARRANTY DEED

This Warranty Deed, made the 9th day of November, 2012, by **Isaac Blackburn and Christina Miholics, as husband and wife**, hereinafter called the grantor, whose post office address is: 9020 N River Rd, Tampa, FL 33635, to **James M Morelli and Marlo S Morelli, as husband and wife**, whose post office address is: 10462 Grass Finch Road, Weeki Wachee, FL 34613-3882, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$175,000.00 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 10, Block 346, ROYAL HIGHLANDS, UNIT NO. 5, according to the Map or Plat thereof as recorded in Plat Book 12, Page 45 thru 59, of the Public Records of Hernando County, Florida.

The property is 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 2013, 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: Isaac Blackburn
Printed Name: Isaac Blackburn

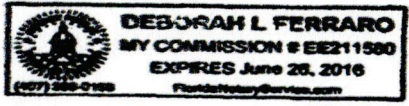
Witness Signature: Christina Miholics
Printed Name: Christina Miholics

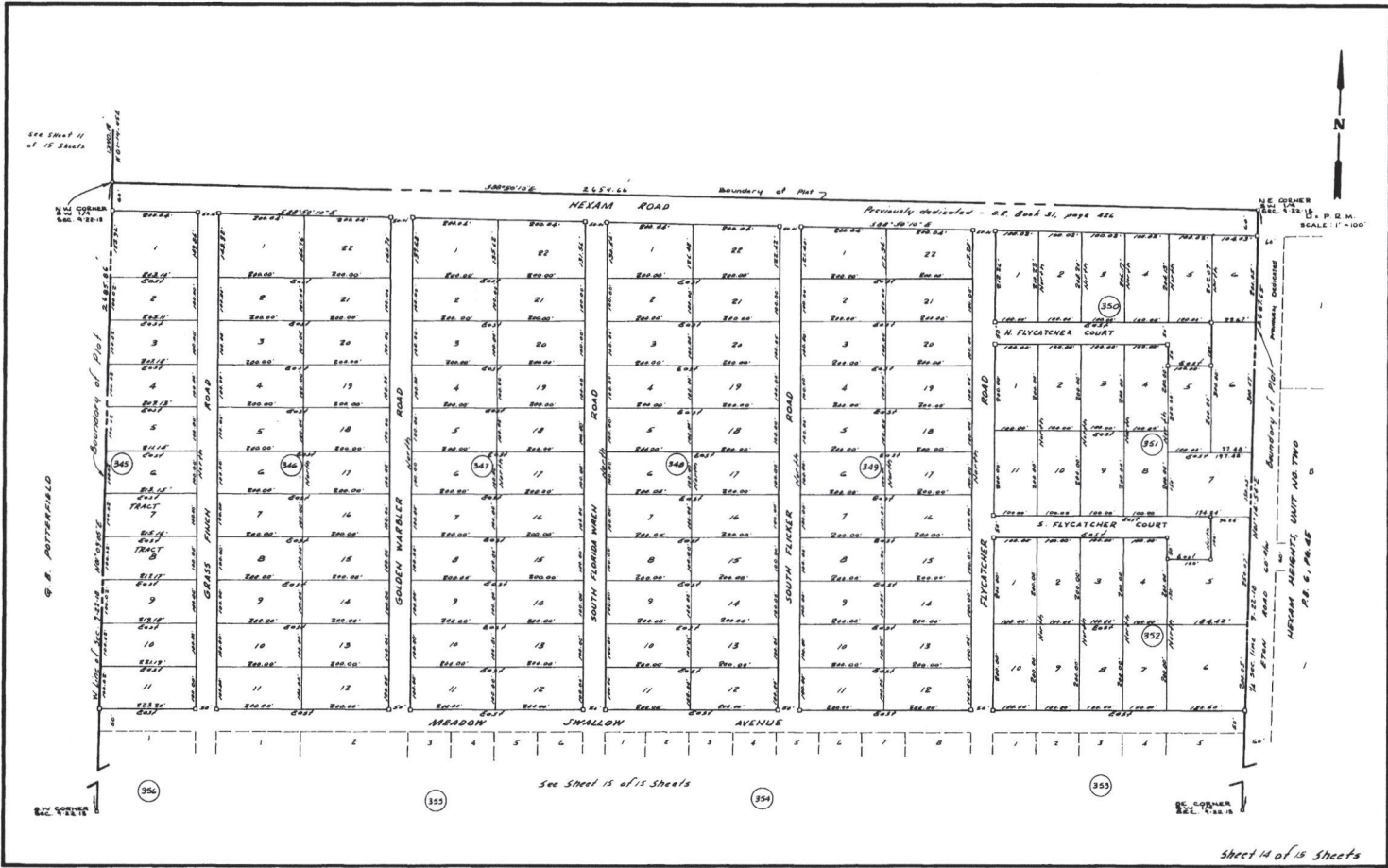
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 9th day of November, 2012 by Isaac Blackburn and Christina Miholics, as husband and wife who is/are personally known to me or has/have produced drivers license(s) as identification.

My Commission Expires: _____

Notary Public Signature: _____
Printed Name: _____
Serial Number: _____





Sheet 14 of 15 Sheets

Vacation Tax Clearance Form

Florida Statutes: Title XII

§177.101 Vacation and annulment of plats subdividing land.

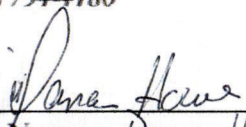
§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land 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: 12/1/2022

I, James M. Morelli, hereby certify that the property taxes on parcel key number 00722748 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: 
Print Name: Dana Howe
Title: Clerk

SEAL

HERNANDO COUNTY TAX COLLECTOR