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.

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.			
Location of area to be vacated: 15' County Easement located at center of property 00722748			
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 X or an unrecorded subdivision ?			
6. What is the current zoning of the proposed vacation? Residential			
4			

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): Date: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Signature(s): \ Old Oll Oll Date: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
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 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 J. melli Petitioner Malo Mrelli			
STATE OF FLORIDA STATE OF FLORIDA			
COUNTY OF Hernando COUNTY OF Hernando			
The foregoing instrument was The foregoing instrument was			
acknowledged before me this 31 acknowledged before me this 31			
day of sept. 20 sh, day of sept. 20 sh,			
by James Morelli by Merlo Morelli			
who is personally known to me or who has produced a valid			
as identification, and squad by means of physical property as identification, and squark of physical property. we			
Notary Public Licha J. Causum we Notary Public Myla J. Causum Met			
(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.

Mars Marger

Thank you for your time,

James and Marlo Morelli

Instr #2013007660 BK:2976 PG:767 Filed & Recorded:2/8/2013 3:23:57 PM,#Pgs:1 Re
Fees:\$10.00 Deed Stamps:\$35.00 TLM Deputy Clk, Don Barbee Jr, Hernando
County Clerk of Court

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

(1 . F. 1)

SPECIAL WARRANTY DEED

(Corporate Seller)

THIS INDENTURE, made this 31 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/and 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
Cuccandra C. Hordon Witness signature Chasen Deut C. Gorgan Print witness name Witness signature Witness signature Chase C. Hordon	By: Print Name: WAYNE VON DREELE Title: EXECUTIVE VICE PRESIDENT
Print witness name	(Corporate Seal)
DREELE, known to me to be the EXECUTIVE VICE PR	pefore me this 3 day of, 2012 by WAYNE VON RESIDENT of MARONDA HOMES, INC. OF FLORIDA who is
personally known to me or who has produced	as identification.
Notary Public CASSANDON C. GORDON Print Notary Name My Commission Expires:	CASSANDRA C. GORDON Notary Public - State of Florida My Comm. Expires Feb 24, 2014 Commission # DD 965354 Bonded Through National Notary Assn.
	Notary Seal

Instr #2012064468 BK:2952 PG:980 Filed & Recorded:11/14/2012 9:20:40 AM, #Pgs:1
Rec Fees:\$10.00 Deed Stamps:\$1225.00 LTC Deputy Clk, Karen Nicolai, Hernand
County Clerk of Court



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

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 Mario 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: Della Signature: Signature: 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.

Notary Public Signature
Printed Name:
Serial Number

DEBORAH L FERRARO
MY COMMISSION # EE211580
EXPRES June 26, 2016
Fundamany/fundaman

ROYAL HIGHLANDS, UNIT NO. 5



A SUBDIVISION OF SECS. 4,5,7, 8,&9, T225, RIBE. HERNANDO COUNTY, FLORIDA

SERVICE AT THE APPEAR OF ALL THE CONTROL OF A STATE OF

DEDICATION

ROWLL PRIM BEACH COLONY, INC.

A CORPORATION UNDER THE LAWS OF THE STATE OF FLORDA, THE OWNER OF THE LAWS HEERIN PERIOD.

AS DEDICATOR, DOES HEREIN PEDICATE TO THE PUBLIC AND TO THE PUBLIC. AND TO THE PUBLIC PACES SHOWN PERIOD.

COUNTY FOR THE PROJECT THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF MERNANDO COUNTY FOR THE PUBLIC RECORDS OF MERNANDO COUNTY FOR THE PUBLIC RECORDS OF THE PUBL

COUNTY OF HERNANDO STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L.
KARLAN AND STEVEN GORDON TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING
DECKNION AS PRESENT AND SECRETARY, RESPECTIVELY, OF ROTAL PALM BEACH COLONY, INC., a CORNAND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERE
TORDING DULY AUTHORIZED BY THE BUARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH
COMPONITION. COMPARATION INFORMATION OF THE BUMB OF DIRECTIONS OF SOCIAL CORPORATION AS THE ACT AND DEED OF 1 WITNESS BY HAND AND OFFICIAL SEAL THIS LITTLE OF 1 WY COMMISSION EXPIRES MEASURE \$1.271.

MY COMMISSION EXPIRES MEASURE \$1.274

WE COMMISSION EXPIRES MEASURE MEASURE \$1.274

WE COMMISSION EXPIRES MEASURE MEA

SURVEYOR'S CERTIFICATE

I, NORMAN A, PANL, HEREBY CERTIFY THAT I PREMARED. THIS PLAT, THAT IT IS A CORRECT REPRESENTA-TION OF THE LANDE PRAITTIO. THAT THIS PLAT COMPLES WITH ALL PROVISIONS OF CHAPTER IN T, ROZDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE ITTH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.

LAND DE CONTROL DE CONTR

PREPARED BY

GULF LAND SURVEYORS, INC. 1714 HOWELL AVENUE BROOKSVILLE, FLORIDA

DATE AUDUST 31,1971

ABSTRACTOR'S CERTIFICATE

BY: Coffee

RESOLUTION

WHEREAS THIS PLAT WAS ON THE SLET DAY OF ASSET 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, RORIDA, POR APPROVAL FOR RÉCORO, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT REQUYED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, RORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICTION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BEBNINGS ON ALL PERSONS HEREBETER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA. BY J. R. Underwood VICE CHAIRMAN ATTEST Darded Willow brown CLERK

CLERK'S CERTIFICATE

I, HARGLD WELLAM BROWN, CLERK OF THE CIRCUIT COURT OF HERMANDO COUNTY, FLORIDA, HEDEBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT I TO COMPLES IN TORM WITH ALL OF THE PROVIDED OF CHAPTER ITAT, CHIED STATUTES, THAT IT WAS FILED FOR RECORD ON THE JAFF DAY OF CHAPTER ON 6.5 JAF AND RECORDED IN PLAT BOOK 12.9, PAGES 945 EMB.

CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA

NOTE-EASEMENT

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE; A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATERFRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

see sweet 11
of 15 Sheets HEXAM PRC - 4.55-18 505N 803/8 349 EVS 15 FRACT 7 81217 21218. 221.19 253 20 AVENUE 8017 MEADON 3 4 352 See Sheet is of is sheets 353 Six contract 354 355 SE CORNER sheet 14 of 15 Sheets 58

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 parcel key number00722748	, hereby certify that the property taxes on 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: Mana Hows Print Name: Dana Hows Title: Gerk SEAL	

HERNANDO COUNTY TAX COLLECT