

RECEIVED

JUL 28 2023

1466548

Hernando County Development Services
Zoning Division

**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: Christopher F + Rosa L. Murray
Mailing Address: 13201 Spruce Grouse Ave
City Weeki Wachee State FL Zip 34614 Phone 732-599-7406
Email Address: Chrism.osc@gmail.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: _____
Key Number of area to be vacated: 552299
Name of Subdivision: _____
Street Address: Sea Eagle Drive

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? RIC

7. Which companies provide the following?
Water/Sewer: N/A Telephone: ATT

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.)

Purchased both lots & merged them and would like to put home in the middle of both lots.

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: 7-27-23

Signature(s): [Signature] Date: 7-27-23

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)** Christopher J. + Rosa L Murray
who resides at 13201 Spruce ~~Bluffs~~ Ave and whose
telephone number is 732-599-7406 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"):
Royal Highlands, Unit 7 Bk 488, Lots 2, 3

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 *Christopher J. Murray*

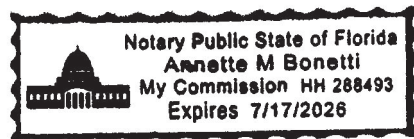
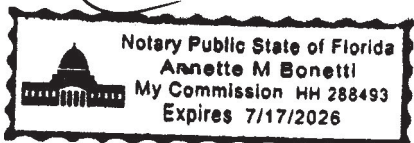
Petitioner *Rosa L. Murray*

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this 27
day of July 2023
by Christopher J. Murray
who is personally known to me
or who has produced _____
as identification.

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this 27
day of July 2023
by Rosa L. Murray
who is personally known to me
or who has produced _____
as identification.

Notary Public *Annette M. Bonetti*

Notary Public *Annette M. Bonetti*



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: 7/28/2023

I, Dana Howe, hereby certify that the property taxes on parcel key number 552299 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: Dana Howe
Print Name: Dana Howe
Title: Clerk

SEAL

HERNANDO COUNTY TAX COLLECTOR

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 23-03-3271

WARRANTY DEED

This indenture made on A.D. April 17, 2023, by

Addie R. Tarbell, a single person and James Noucas, a married person, Individually and as co-Trustees of The Calvin W. Rolfe Trust Agreement Dated August 27, 1997 a/k/a the Calvin W. Rolfe 1997 Revocable Trust, amended January 14th, 1999

whose address is: 41 Briallia Circle, New Market, NH 03857 / 500 Market St., #8, Portsmouth, NH 03801
hereinafter called the "grantor", to

Christopher J. Murray and Rosa L. Murray, husband and wife

whose address is: 13201 Spruce Grouse Ave., Brooksville, FL 34614
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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, FL, to-wit:

Lots 2 and 3, Block 488, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Page 83 through 110, inclusive, of the Public Records of Hernando County, Florida.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Judith A. Coupal
Witness Signature

Judith A. Coupal
Printed Name

Terril Kirby
Witness Signature

Terri L. Kirby
Printed Name

[Signature]
Seller: James Noucas, Individually & as Co-Trustee

State of New Hampshire

County of Rockingham

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online notarization on this 17th day of April, 2023, by **James Noucas, a married person, Individually and as co-Trustee of The Calvin W. Rolfe Trust Agreement Dated August 27, 1997 a/k/a the Calvin W. Rolfe 1997 Revocable Trust, amended January 14th, 1999, who are personally known to me or who have produced _____ as identification.**

SEAL

Terril Kirby
Notary Public
Notary Print Name Terri L. Kirby
My Commission Expires: 6/15/2027



Signed, sealed and delivered in our presence:

Judith A. Coupal
Witness Signature

Judith A. Coupal
Printed Name

Terri L. Kirby
Witness Signature

Terri L. Kirby
Printed Name

Addie R. Tarbell
Seller: Addie R. Tarbell, Individually & as Co-Trustee

State of New Hampshire

County of Rockingham

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online notarization on this 17th day of April, 2023, by Addie R. Tarbell, a single person, Individually and as co-Trustee of The Calvin W. Rolfe Trust Agreement Dated August 27, 1997 a/k/a the Calvin W. Rolfe 1997 Revocable Trust, amended January 14th, 1999, who are personally known to me or who have produced _____ as identification.

SEAL

Terri L. Kirby
Notary Public
Notary Print Name Terri L. Kirby
My Commission Expires: 6/15/2027



300'

SURVEY DESCRIPTION

LOT 3

Vaction of 7.5' drainage and/or utility easement. Of
LOT 3, BLOCK 488, ROYAL HIGHLANDS, UNIT NO. 7,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 12, PAGES 83-110, INCLUSIVE, OF THE
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the northwest corner of Lot 3, Block 488
thence S90°00'00"E for 7.50 feet;
thence S0°00'00"W for 200.00 feet;
thence N90°00'00"W for 7.50 feet;
thence N0°00'00"E for 200.00 feet;
to the Point of Beginning of LOT 2,
containing 0.03 acres more or less.

SURVEY DESCRIPTION

LOT 2

Vacation of 7.5' drainage and/or utility easement. Of LOT 2, BLOCK 488, ROYAL HIGHLANDS, UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 83–110, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the northeast corner of Lot 2, Block 488
thence $S0^{\circ}00'00''W$ for 200.00 feet;
thence $N90^{\circ}00'00''W$ for 7.50 feet;
thence $N0^{\circ}00'00''E$ for 200.00 feet;
thence $S90^{\circ}00'00''E$ for 7.50 feet;
to the Point of Beginning of LOT 2,
containing 0.03 acres more or less.