

**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: Thomas E Wilson, Theresa H Murphy  
Mailing Address: 18245 Malibar Rd  
City Weeki Wachee State FL Zip 34614 Phone 781-417-0762  
Email Address: Twil1961@yahoo.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: 18245 Malibar Rd  
Key Number of area to be vacated: 675 754 / 675 745  
Name of Subdivision: Royal Highlands  
Street Address: 18245 Malibar Rd

4. Are any other applications pending?

Variance \_\_\_\_\_ Conditional Use \_\_\_\_\_ Special Exception \_\_\_\_\_  
Rezoning \_\_\_\_\_ Class I Subdivision \_\_\_\_\_ Other 1452377

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: private Telephone: N/A

Electric: Withlacoochee River Electric Co-op Cable TV: \_\_\_\_\_

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 have merged 2 lots and I am building a detached garage. the Garage will impede on the ~~easement~~ easement.

**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): Thomas E Wilson Date: 1-13-23

Signature(s): [Signature] Date: 1-13-23

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)** Thomas E Wilson, Theresa H Murphy  
who resides at 18245 Malibar Rd and whose  
telephone number is 781-417-0762 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"):**  
Lot 23, Block 81, Royal Highlands, Unit No. 1-B

**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.**

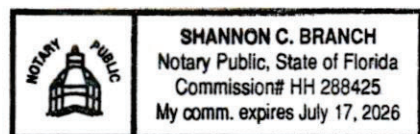
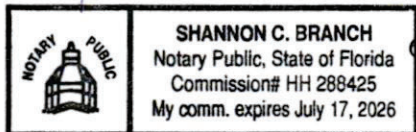
Petitioner Thomas E Wilson Petitioner Theresa H. Murphy

STATE OF FLORIDA  
COUNTY OF Citrus  
The foregoing instrument was  
acknowledged before me this 14  
day of April 2023,  
by Thomas Wilson  
who is personally known to me  
or who has produced FL DL  
as identification.

Notary Public Shannon C. Branch

STATE OF FLORIDA  
COUNTY OF Citrus  
The foregoing instrument was  
acknowledged before me this 14  
day of April 2023,  
by Theresa Murphy  
who is personally known to me  
or who has produced FL DL  
as identification.

Notary Public Shannon C. Branch



Prepared by and return to:

**Jackie Kay Murray**  
**Lyons Law Group, P.A.**  
**8362 Forest Oaks Blvd.**  
**Spring Hill, FL 34606**  
**727-375-8900**

File Number: **8915.00**

Recording Fee: \$18.50

Consideration: \$370,000.00

Documentary Stamps: \$2,590.00

Parcel Identification No. **R01 221 17 3290 0081 0240**

**and R01 221 17 3290 0080 0230**

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **17th** day of **October, 2022** between **Michael S. Coleman, an unmarried man** whose post office address is **11315 Telephone Road, Weeki Wachee, FL 34614** of the County of , State of **Florida**, grantor\*, and **Thomas Edward Wilson an unmarried man and Theresa Helena Murphy an unmarried woman, Joint tenants with full rights of survivorship and not as Tenants in Common** whose post office address is **18245 Malibar Road, Weeki Wachee, FL 34614** of the County of **Hernando**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

**Parcel 1:**

**Lot 24, Block 81, Royal Highlands, Unit No. 1-B, according to the map or plat thereof as recorded in Plat Book 11, Page 82, Public Records of Hernando County, Florida.**

and

**Parcel 2:**

**Lot 23, Block 81, Royal Highlands, Unit No. 1-B, according to the map or plat thereof as recorded in Plat Book 11, Page 82, Public Records of Hernando County, Florida.**

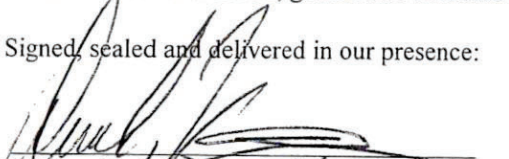
Subject to taxes for **2022** and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

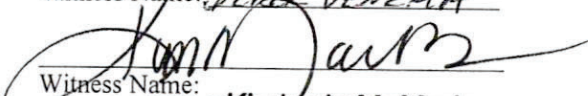
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: DENEK VENELIA

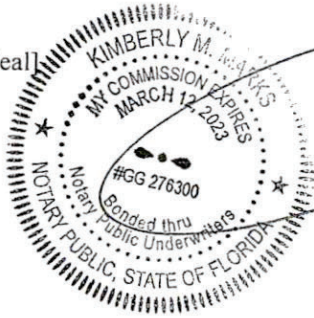
  
Michael S. Coleman (Seal)

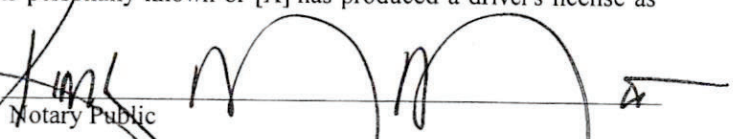
  
Witness Name: Kimberly M. Marks

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of October, 2022 by Michael S. Coleman, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Kimberly M. Marks  
My Commission Expires: 3/12/23

# 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.

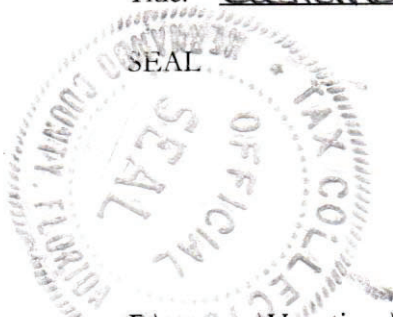
DATE: 4/14/2023

I, Teresa Albarella, hereby certify that the property taxes on parcel key number 675745 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: Teresa Albarella  
Print Name: Teresa Albarella  
Title: Customer Service Rep

SEAL



EASEMENT TO VACATE

LOT 24, BLOCK 81, ROYAL HIGHLANDS, UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 82, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the Southeast corner of Lot 24

thence S0°00'00"W for 7.50 feet;

thence S90°00'00"W for 200.00 feet;

thence N0°00'00"E for 7.50 feet;

thence N90°00'00"E for 200.00 feet;

to the Point of Beginning of LOT 24, containing 0.03 acres more or less.

# ROYAL HIGHLANDS, UNIT NO. 1-B

A SUBDIVISION OF A PORTION OF SEC. 1, TWP. 21 SO., RGE. 17 E., AND A PORTION OF SEC. 6, TWP. 21 SO., RGE. 18 E.,  
HERNANDO COUNTY, FLORIDA.

*Approved  
Feb 15, 1971  
J. M. Hinchman  
County Attorney*  
*Approved  
Feb 15, 1971  
J. M. Hinchman  
County Attorney*

BEING A REPLAT OF ROYAL HIGHLANDS, UNIT NO. 1-A, AS RECORDED IN PLAT BOOK 11, PAGES 72 THRU 81 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## DEDICATION

ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.  
IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY HERETOFORE DULY AUTHORIZED BY ITS' BOARD OF DIRECTORS ON THIS 5th DAY OF February 1971.  
ATTEST: Steven Gordon SECRETARY Herbert L. Kaplan PRESIDENT

## COUNTY OF HERNANDO STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February 1971.  
MY COMMISSION EXPIRES March 15, 1974. Gene Goldstein NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT, THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 17TH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.  
Norman A. Pahl  
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

## PREPARED BY:

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

DATE Feb 15, 1971

## ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY, INC., IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 11th DAY OF February 1971.

GULF COAST ABSTRACT COMPANY

BY: Ch. Eppley MANAGER

## RESOLUTION

WHEREAS THIS PLAT WAS ON THE 15th DAY OF February 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION 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 BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

ATTEST: Norman Paul Hinchman CLERK

BY: Murray B. Souble CHAIRMAN

## CLERK'S CERTIFICATE

I, NORMAN PAUL HINCHMAN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 14th DAY OF February 1971, FILE NO. 1007 AND RECORDED IN PLAT BOOK 11, PAGES 82 thru 83.

Norman Paul Hinchman  
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA.

## NOTE-EASEMENTS

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.

SR



SEE SHEET 3 OF 10 SHEETS

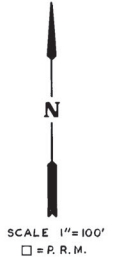
SEE SHEET 3 OF 10 SHEETS



SEE SHEET 6 OF 10 SHEETS

SEE SHEET 7 OF 10 SHEETS

SEE SHEET 5 OF 10 SHEETS



NORRIS CATTLE CO.

CURVE TABLE

No	Δ	Rad.	Arc	Tan	Chd.	Offg.
1	4°45'40"	355'	29.50'	14.71'	29.50'	502°22'12"W
2	8°10'27"	355'	59.45'	29.31'	59.45'	508°51'20"W
3	12°24'54"	355'	132.89'	67.13'	132.89'	523°38'41"W
4	16°33'05"	355'	194.63'	114.42'	194.63'	542°57'56"E
5	20°7'03"	545'	154.30'	77.91'	154.37'	532°41'36"E
6	24°43'08"	545'	206.59'	104.55'	205.36'	513°41'46"E
7	17°7'46"	545'	144.52'	82.89'	143.90'	505°42'53"W
8	5°18'28"	545'	50.00'	25.02'	49.98'	516°59'48"W
9	16°50'36"	545'	152.39'	76.44'	151.79'	527°31'25"W
10	20°38'20"	545'	197.13'	99.45'	196.06'	545°59'24"W
11	24°21'09"	26'	24.69'	13.39'	23.67'	528°09'47"W
12	25°00'00"	525'	229.01'	114.39'	227.76'	N77°29'58"E
13	6°02'29"	575'	60.43'	30.34'	60.40'	N68°01'25"E
14	18°57'31"	575'	190.24'	96.01'	189.39'	N80°30'17"E

85