

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: JEANNIE N. GALISO, TRUSTEES OF THE GALISO FAMILY TRUST DATED MARCH 22 2011

Mailing Address: 10184 HERNANDO RIDGE RD.

City WEEKI WACHEE State FL Zip 34613 Phone 352-585-1029

Email Address: JEANNIEGALISO@HOTMAIL.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: BETWEEN 10184 HERNANDO RIDGE RD (KEY 1434754) AND DRAINAGE POND - KEY 1434601

Key Number of area to be vacated: 1434549

Name of Subdivision: WOODLAND WATERS

Street Address: 10246 WOODLAND WATERS BLVD, WEEKI WACHEE FL. 34613

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? PDP SU DRA

**APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE
AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS**

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1. Name of Petitioner: ROBERT F. GALBO, TRUSTEE OF THE GALBO
FAMILY TRUST DATED MARCH 22 2011

Mailing Address: 10184 HERNANDO RIDGE RD

City WEEKI WACHEE State FL Zip 34613 Phone 352-585-1029

Email Address: RFG1951@HOTMAIL.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: BETWEEN 10184 HERNANDO RIDGE RD AND
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Key Number of area to be vacated: 1434549

Name of Subdivision: WOODLAND WATERS

Street Address: 10246 WOODLAND WATERS BLVD. WEEKI WACHEE
FLORIDA 34613

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? PDP SU DRA

7. Which companies provide the following?

Water/Sewer: ACUD Telephone: 352-754-4037

Electric: WREC Cable TV: SPECTRUM

8. Is there a Homeowner's Association? YES

President's Name JANE HEID

Email Address: JANEHEID@ATT.NET

Address: 10246 WOODLAND WATERS BLVD WEEKI WACHEE
FL. 34613

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.)

TO MAINTAIN WOODLAND WATERS
UNIQUE WAY OF LIFE AND ENSURE THE WOODLAND
WATERS IS NOT USED AS AN ENTRY AND EXIT
FOR HIGH DENSITY TRAFFIC FROM PLANNED
HOUSING DEVELOPMENTS AND TOWNHOMES

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.

JENNIE GALBO, TRUSTEE

Signature(s): _____ Date: 1/17/23
TRUSTEE OF THE GALBO FAMILY TRUST DATED MARCH 22 2011

Signature(s): Robert F. Galbo TRUSTEE Date: 1/17/23
TRUSTEE OF THE GALBO FAMILY TRUST DATED MARCH 22 2011

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
ROBERT F. GALBO - TRUSTEE OF THE GALBO

The Petitioner(s) FAMILY TRUST DATED MARCH 22 2011
who resides at 10184 HERNANDO RIDGE RD. WEEKI WACHEE and whose
telephone number is 352-585-1029 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.

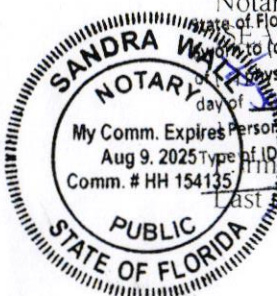
Petitioner has further indicated that he/she intends to post signs on the subject property
described above giving notice of intent to petition the Board of County Commissioners to
vacate the subject area in accordance with Florida Statutes, and the policies and
procedures of the Board of County Commissioners.

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 Juan Galbo TRUSTEE Petitioner Robert F Galbo TRUSTEE
TRUSTEES OF THE GALBO FAMILY TRUST DATED MARCH 22 2011
STATE OF FLORIDA STATE OF FLORIDA
COUNTY OF HERNANDO COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 17
day of Jan 2023 The foregoing instrument was
by Juan N Galbo day of Jan 2023
who is personally known to me by Robert F Galbo
or who has produced FCDC who is personally known to me
as identification. or who has produced FCDC
as identification.

Notary Public Sandra Wall
State of Florida, County of Hernando
Sworn to (or affirmed) and subscribed before me by means
of physical presence or online notarization, this 17
day of Jan 2023 by Juan N Galbo
Personally Known or Produced Identification.
Type of ID produced FCDC
(Signature & Seal)
Last update 5/29/19



Notary Public Sandra Wall
(SEAL)
State of Florida, County of Hernando
Sworn to (or affirmed) and subscribed before me by means
of physical presence or online notarization, this
day of Jan 2023 by Robert F Galbo
Personally Known or Produced Identification.
Type of ID produced FCDC
Sandra Wall (signature & Seal)



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

JEANNIE N. GALBO - TRUSTEE OF THE GALBO FAMILY

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who resides at 10184 HERNANDO RIDGE RD. WESKI WACHEE and whose
telephone number is 352-585-1029 makes this application to the
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fees upon notice by County of acceptance of a complete application.**

Petitioner Jennie Galbo TRUSTEE Petitioner Robert F Galbo TRUSTEE
TRUSTEES OF THE GALBO FAMILY TRUST DATED MARCH 22 2011
STATE OF FLORIDA STATE OF FLORIDA

COUNTY OF HERNANDO
The foregoing instrument was
acknowledged before me this 17
day of Jan 2023
by Jean N. Galbo
who is personally known to me
or who has produced FLDL

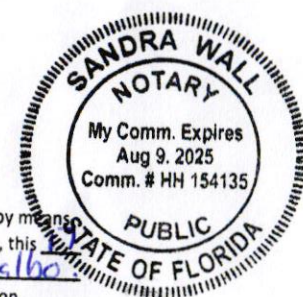
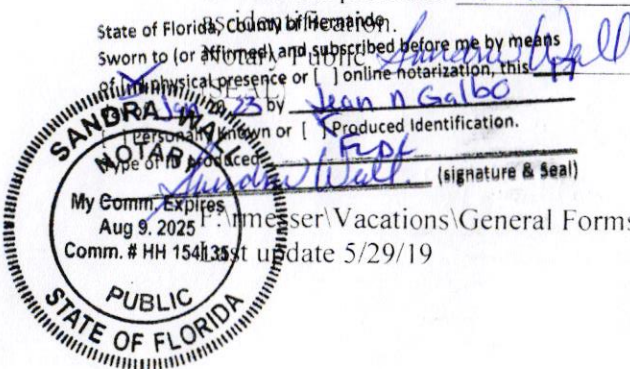
COUNTY OF HERNANDO
The foregoing instrument was
acknowledged before me this 17
day of Jan 2023
by Robert F. Galbo
who is personally known to me
or who has produced FLDL
as identification.

Notary Public Sandra Wall
(SEAL) State of Florida, County of Hernando

6

Sworn to (or affirmed) and subscribed before me by means
of physical presence or online notarization, this
day of Jan 2023 by Robert F. Galbo
 Personally Known or Produced Identification.
Type of ID produced FLDL

(signature & Seal) Sandra Wall





DEPARTMENT OF PUBLIC WORKS

AQUATIC SERVICES • ENGINEERING • FACILITIES • ROADS/BRIDGES • STORMWATER • TRAFFIC • WATERWAYS

1525 EAST JEFFERSON STREET • BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.us

July 27, 2022

Jeannie Galbo
10184 Hernando Ridge Rd.
Weeki Wachee, FL 34613

RE: Vacate Right of Way Request: Hernando Ridge Rd.
Key Number: 143549

Dear Mrs. Galbo,

Hernando County Department of Public Works Engineering has reviewed your request to Vacate the Right of Way of Hernando Ridge Rd. key number 143549, which is located west of your property at 10184 Hernando Ridge Rd. There is no objection to the vacation of the right of way.

Should you have any questions or if I can be of further assistance, do not hesitate to contact me.

Sincerely,

Kandi McCorkel

Kandi McCorkel, Development Coordinator
Direct: 352-754-7826

3/4

CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
CARTER & CLENDENIN, P.A
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
PHONE: (352) 686-6278
FILE NO: 2011-0056-GG/DRC/SH

WARRANTY DEED

THIS INDENTURE, executed this 22nd day of March, 2011, between **JEANNIE N. GALBO**, a married woman, whose address is 10184 Hernando Ridge Road, Weeki Wachee, 34613, as **GRANTOR***, and **ROBERT F. GALBO AND JEANNIE N. GALBO AS TRUSTEES OF THE GALBO FAMILY TRUST DATED MARCH 22, 2011**, “with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property as described below”, whose address is 10184 Hernando Ridge Road, Weeki Wachee, 34613, as **GRANTEE***.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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:

SEE EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Subject to taxes and assessments for the year 2011 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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 rights 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

The written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of Trustee’s death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust have been fulfilled. Evidence of a Trustee’s death shall consist of a certified copy of said Trustee’s death certificate. Evidence of a Trustee’s disability shall consist of a licensed physician’s affidavit establishing that said Trustee is incapable of performing the duties as Trustee. Evidence of a Trustee’s resignation shall consist of a resignation, duly executed and acknowledged by the Trustee. The Successor Trustee shall have the same powers previously granted to the original Trustee.

The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statutes for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Joyce M. Croce
Witness Signature
JOYCE M. GROCE

Amie Hoyle
Witness Signature
AMIE HOYLE

Witness Printed Name

Jeannie N. Galbo
JEANNIE N. GALBO

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22nd day of March, 2011, by JEANNIE N. GALBO.



Gail Gagliardi
Notary Public, State of Florida
Printed/Typed Name
Commission Expiration
Commission Number

Personally Known OR Produced Identification
Type of Identification Produced: DRIVERS LICENSE

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

EXHIBIT "A"

Tax Parcel #R18-222-18-4324-0000-0140
Commonly known as: 10184 Hernando Ridge Road, Weeki Wachee, Florida 34613)

Lot 14, WOODLAND WATERS PHASE FOUR, according to the plat thereof recorded in Plat Book 32, Pages 36-37, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5020-0105-0070
Commonly known as: 460 Copperfield Road, Spring Hill, Florida

Lot 7, Block 105, SPRING HILL, UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5020-0130-0220
Commonly known as: 6214 Kimball Court, Spring Hill, Florida

Lot 22, Block 130, SPRING HILL, UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, of the Public Records of Hernando County, Florida.

Tax Parcel #R32-323-17-5250-1677-0070
Common known as: 9459 Chase Street, Spring Hill, Florida

Lot 7, Block 1677, SPRING HILL, UNIT 25, as per plat thereof recorded in Plat Book 10, Pages 61-76, Public Records of Hernando County, Florida.

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS



BY: *D. Chorvat, Jr.* D.C.
THIS 8 DAY OF Aug 2022

Reason for vacating county property to property owners.

Jeannie Galbo

10184 Hernando Ridge Rd

Weeki Wacke FL 34613

To comply with Hernando County Comprehensive Plan 2040. "Multi-family developments at a density incompatible with surrounding land uses should not access roadways systems through established family neighborhoods."

To maintain the unique quality of life that Woodland Waters offers.

To endure the security of Woodland Waters

To ensure the Woodland Waters is not used as the primary entry / exit to and from the new high density developments.

To prevent traffic from the high density planned development would not use Woodland Waters as a direct path to Route 19.

Woodland Waters streets were not designed to handle high density traffic. This petition seeks to ensure that high density traffic does not overburden the streets of Woodland Waters.

With an average of two acres per home, Woodland Waters is abundant with wildlife. The increased traffic from a densely populated housing development would post great risk to this wildlife.

Planned area to be vacated would not be used, but left in its natural state.

Easement Right Of Way

Easement Parcel Key 1434549

Adjacent Property Owners

Jeannie Galbo

10184 Hernando Ridge Rd.
Weeki Wachee FL 34613

Adjacent to a Retention Pond

Parcel Key 1434601

HERNANDO COUNTY TAX COLLECTOR
SALLY L. DANIEL, C.F.C.



20 NORTH MAIN ST., ROOM 112 * BROOKSVILLE, FLORIDA 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189

CERTIFICATION

Current and delinquent taxes pertaining to all property described as follows:

- #1 KEY # 1434754 PARCEL # R18 222 18 4324 0000 0140
LEGAL: 10184 Hernando Ridge Rd
Woodland Waters Phase 4 Lot 14
- #2 KEY # _____ PARCEL # _____
LEGAL: _____
- #3 KEY # _____ PARCEL # _____
LEGAL: _____
- #4 KEY # _____ PARCEL # _____
LEGAL: _____

I hereby certify that all current and delinquent taxes due on the property listed above have been paid as of this date.

Dated this 21st Day of November, 2022.

Sally L. Daniel, CFC
Hernando County Tax Collector

SEAL

HERNANDO COUNTY TAX COLLECTOR

By: Sally Daniel / Dr

DISCLAIMER: Not to be used in lieu of a tax search.

WOODLAND WATERS PHASE FOUR

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 32
PAGE 36

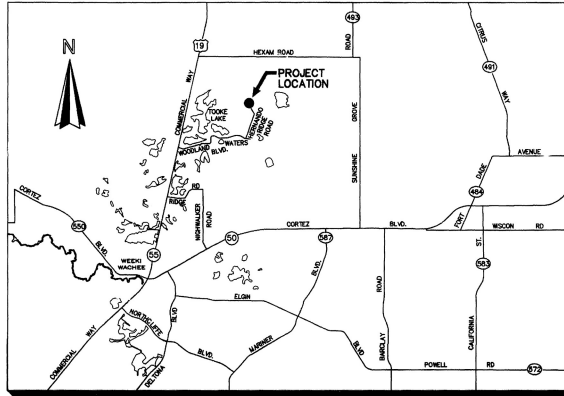
LEGAL DESCRIPTION:

STATE OF FLORIDA
COUNTY OF HERNANDO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "WOODLAND WATERS PHASE FOUR", A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE S 88° 11' 53" E, ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4, 151.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88° 11' 53" E, ALONG SAID NORTH BOUNDARY, 1175.01 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S 01° 05' 20" W, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 1335.20 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE S 01° 05' 15" W, ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4, 252.06 FEET TO THE NORTHEAST CORNER OF WOODLAND WATERS PHASE ONE, AS RECORDED IN PLAT BOOK 24, PAGES 8 THROUGH 11, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID WOODLAND WATERS PHASE ONE, THE FOLLOWING THREE (3) COURSES, (1) S 87° 34' 57" W 456.76 FEET, (2) S 33° 33' 03" W 64.47 FEET, (3) N 89° 57' 19" W 743.05 FEET TO THE NORTHEAST CORNER OF WOODLAND WATERS PHASE TWO, AS RECORDED IN PLAT BOOK 28, PAGES 6 THROUGH 9, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 89° 57' 19" W, ALONG THE NORTH BOUNDARY OF SAID WOODLAND WATERS PHASE TWO, 243.23 FEET; THENCE N 00° 00' 54" E 278.30 FEET; THENCE N 89° 59' 08" W 23.55 FEET; THENCE NORTH 335.00 FEET; THENCE S 89° 59' 06" E 25.00 FEET; THENCE NORTH 284.98 FEET; THENCE EAST 75.58 FEET; THENCE N 10° 23' 17" E 200.76 FEET; THENCE N 15° 32' 38" E 161.34 FEET; THENCE N 20° 11' 08" E 161.32 FEET; THENCE N 22° 06' 44" E 161.82 FEET; THENCE N 09° 22' 37" E 144.28 FEET; THENCE N 01° 48' 07" E 158.28 FEET TO THE POINT OF BEGINNING.

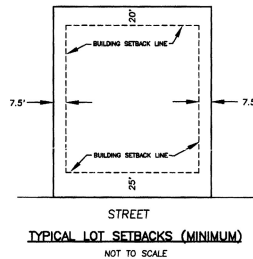
CONTAINING 55.86 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

DEDICATION

TOOKE LAKE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO HERNANDO COUNTY TRACT "A" AND ALL STREETS, RIGHTS OF WAYS, DRAINAGE RETENTION AREAS AND OTHER PUBLIC AREAS AS DEPICTED HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, SUCCESSORS AND ASSIGNS AND GRANTS TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER SYSTEM IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT, WATER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO WATER LINE PIPES, FIRE HYDRANTS OR OTHER WATER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDED BUT NOT LIMITED TO THE PRIVATE UTILITY SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VOIDED OR INVALIDATED.



WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS 20th DAY OF July, 2001.

OWNER: TOOKE LAKE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

R. F. Swartzel
SWARTSEL PROPERTIES, INC., A FLORIDA CORPORATION, A GENERAL PARTNER
E. F. SWARTSEL, PRESIDENT

Paul H. Nessler, Jr.
WITNESS

Paul H. Nessler, Jr.
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 20th DAY OF July, 2001 A.D., BEFORE ME PERSONALLY APPEARED E. F. SWARTSEL, PRESIDENT TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Paul H. Nessler, Jr.
NOTARY PUBLIC
Paul H. NESSLER, JR.

MY COMMISSION EXPIRES:



NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 28 DAY OF August, 2001, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Karen Nicolai
ATTES: CLERK

Chop Akers
CHAIRMAN

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT TOOKE LAKE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP IS THE RECORD OWNER OF THE LANDS HEREBY PLATTED AND THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS.

Paul H. Nessler, Jr.
PAUL H. NESSLER, JR., ATTORNEY AT LAW

July 20, 2001
DATE

**CERTIFICATE OF APPROVAL
BY COUNTY ATTORNEY:**

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

Chop Akers
COUNTY ATTORNEY

9/7/2001
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 10 DAY OF September, 2001 A.D., FILE NO. 43419 AND RECORDED IN PLAT BOOK 32, PAGES 36 + 37

Karen Nicolai
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, WILLIAM D. GREENE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND 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, HERNANDO COUNTY, FLORIDA.

William D. Greene
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3903

**CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/
CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:**

"I, J. ERIC CORRINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

J. Eric Corringham
J. ERIC CORRINGHAM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROCKSVILLE, FLORIDA, 34001
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

WOODLAND WATERS PHASE FOUR

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

POINT OF COMMENCEMENT
NW CORNER OF THE SE 1/4 OF THE NE 1/4
OF SEC. 18, TWP. 22 S., RANG. 18 E.

POINT OF BEGINNING

UNPLATTED
LAKE HIDE AWAY TRUST

NORTH BOUNDARY OF THE SE 1/4 OF THE
NE 1/4 OF SEC. 18, TWP. 22 S., RANG. 18 E.

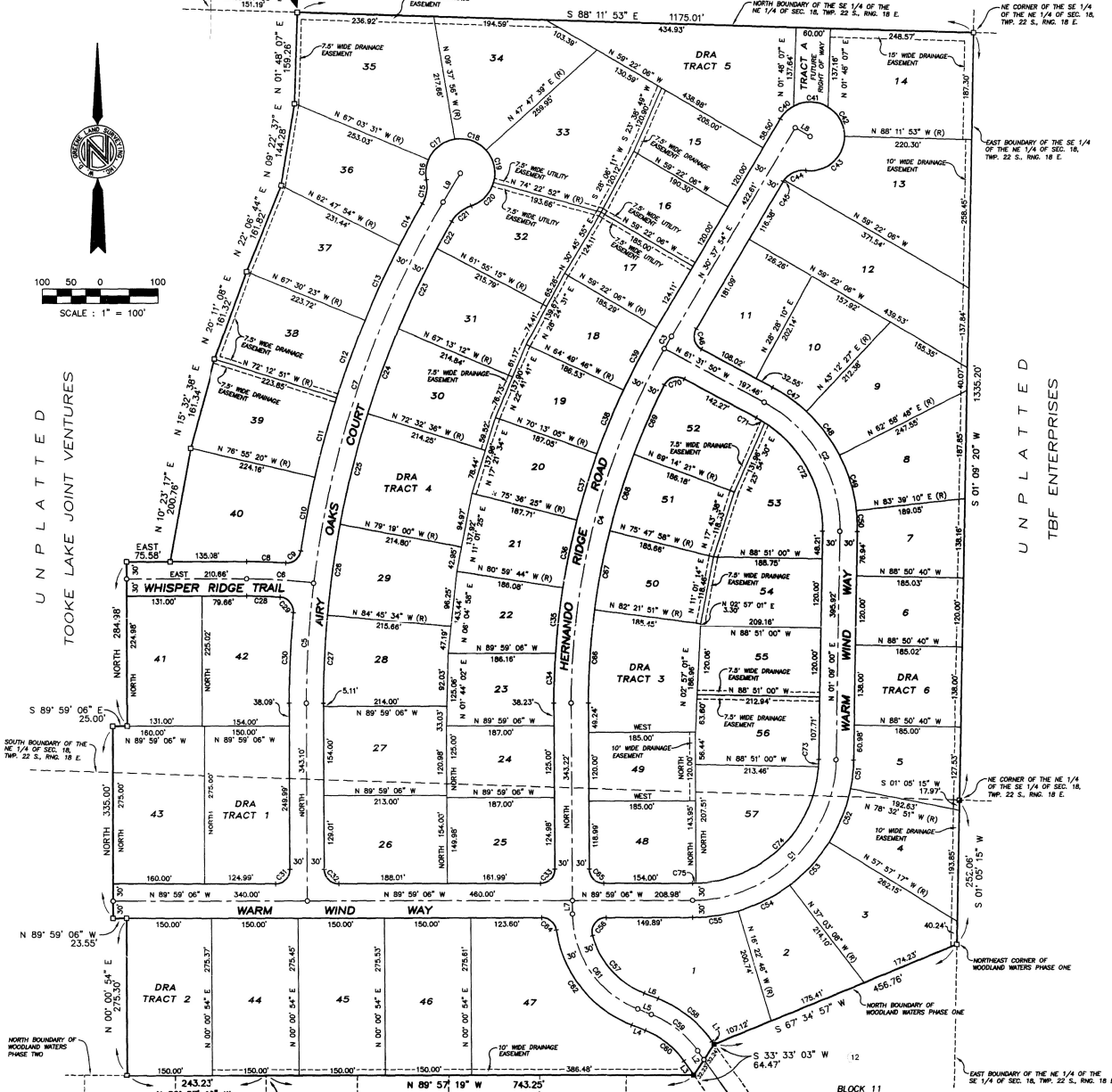
NE CORNER OF THE SE 1/4
OF THE NE 1/4 OF SEC. 18,
TWP. 22 S., RANG. 18 E.



0 50 100
SCALE: 1" = 100'

UNPLATTED
TOOKE LAKE JOINT VENTURES

UNPLATTED
TBF ENTERPRISES



CURVE DATA

CURVE	DELTA	RADIUS	CHORD	CHORD BEARING
C1	88° 51' 54"	250.03'	387.75'	350.03' N 45° 34' 57" E
C2	62° 40' 50"	273.50'	280.00'	N 30° 11' 25" W
C3	01° 04' 57"	1250.00'	23.61'	23.61' S 30° 05' 28" W
C4	29° 33' 57"	1250.00'	644.67'	637.54' S 14° 46' 20" W
C5	07° 01' 50"	1710.00'	209.83'	209.70' S 03° 30' 55" W
C6	07° 26' 56"	900.00'	117.53'	117.45' N 88° 10' 32" W
C7	23° 38' 04"	1710.00'	704.38'	699.41' S 15° 48' 52" W
C8	04° 12' 17"	930.00'	68.25'	68.23' N 87° 53' 52" W
C9	85° 25' 31"	25.00'	37.27'	33.85' N 57° 20' 52" E
C10	04° 17' 54"	1740.00'	130.53'	130.50' S 10° 55' 43" W
C11	04° 42' 29"	1740.00'	142.98'	142.98' S 15° 25' 54" W
C12	04° 42' 29"	1740.00'	142.98'	142.94' S 20° 28' 03" W
C13	04° 42' 29"	1740.00'	142.98'	142.94' S 24° 50' 52" W
C14	02° 45' 29"	1740.00'	83.78'	83.78' S 28° 34' 51" W
C15	40° 48' 37"	60.00'	42.78'	41.86' N 09° 32' 47" E
C16	33° 48' 31"	60.00'	35.40'	34.89' S 06° 02' 14" W
C17	57° 25' 35"	60.00'	60.14'	57.65' S 51° 38' 16" W
C18	57° 25' 35"	60.00'	60.14'	57.65' N 70° 55' 00" W
C19	57° 49' 29"	60.00'	60.55'	58.02' N 13° 17' 38" W
C20	56° 19' 38"	60.00'	58.98'	56.84' N 43° 46' 50" W
C21	42° 05' 57"	60.00'	44.03'	43.05' S 50° 55' 12" W
C22	01° 48' 59"	1880.00'	53.26'	53.28' S 28° 59' 14" W
C23	05° 17' 57"	1880.00'	155.38'	155.33' S 25° 25' 46" W
C24	05° 19' 24"	1880.00'	156.09'	156.03' S 20° 07' 05" W
C25	05° 48' 54"	1880.00'	198.60'	198.49' S 14° 04' 12" W
C26	05° 28' 34"	1880.00'	159.59'	159.53' S 07° 57' 43" W
C27	05° 14' 26"	1880.00'	154.86'	153.61' S 02° 57' 13" W
C28	03° 50' 30"	870.00'	53.33'	53.32' N 89° 04' 12" W
C29	91° 21' 42"	25.00'	39.86'	35.77' N 40° 28' 39" E
C30	90° 15' 34"	1740.00'	154.02'	157.86' S 02° 36' 05" W
C31	90° 00' 54"	25.00'	39.28'	35.38' N 45° 00' 27" E
C32	90° 00' 54"	25.00'	39.28'	35.38' N 45° 00' 27" E
C33	90° 00' 54"	25.00'	39.28'	35.38' N 45° 00' 27" E
C34	03° 53' 14"	1280.00'	86.84'	86.82' S 01° 26' 57" W
C35	00° 07' 06"	1280.00'	114.32'	114.28' S 06° 28' 45" W
C36	05° 23' 18"	1280.00'	120.39'	120.34' S 11° 41' 56" W
C37	05° 23' 18"	1280.00'	120.39'	120.34' S 17° 05' 15" W
C38	05° 23' 18"	1280.00'	120.39'	120.34' S 22° 28' 35" W
C39	05° 27' 40"	1280.00'	122.00'	121.95' S 27° 54' 04" W
C40	30° 48' 46"	60.00'	32.16'	31.45' N 45° 59' 17" W
C41	80° 00' 08"	60.00'	62.83'	60.00' N 88° 38' 16" W
C42	58° 28' 33"	60.00'	61.24'	61.11' S 24° 56" W
C43	97° 13' 52"	60.00'	101.82'	90.03' N 48° 28' 17" E
C44	81° 14' 58"	60.00'	48.38'	48.31' N 43° 46' 50" W
C45	05° 13' 53"	400.00'	5.62'	5.62' S 33° 13' 30" E
C46	92° 09' 44"	25.00'	40.21'	36.02' S 15° 28' 58" E
C47	14° 44' 17"	280.00'	98.15'	98.15' N 36° 54' 23" W
C48	19° 48' 21"	280.00'	100.83'	100.83' N 31° 44' 58" E
C49	20° 40' 32"	280.00'	101.03'	100.46' N 83° 17' 03" E
C50	07° 29' 50"	280.00'	38.84'	38.81' N 02° 35' 55" W
C51	10° 18' 06"	280.00'	50.35'	50.28' N 06° 18' 05" E
C52	20° 35' 34"	280.00'	100.83'	100.83' N 21° 44' 58" E
C53	20° 54' 08"	280.00'	102.15'	101.58' N 42° 48' 48" E
C54	20° 40' 32"	280.00'	101.03'	100.46' N 83° 17' 03" E
C55	16° 23' 40"	280.00'	80.12'	79.84' N 81° 29' 04" E
C56	104° 41' 21"	25.00'	45.86'	39.88' S 37° 40' 14" W
C57	53° 25' 48"	150.00'	139.68'	139.67' N 41° 23' 21" W
C58	33° 07' 35"	210.00'	121.41'	119.73' N 51° 32' 28" W
C59	33° 07' 35"	180.00'	104.07'	102.63' N 51° 32' 28" W
C60	33° 07' 35"	150.00'	86.72'	85.32' N 51° 32' 28" W
C61	68° 06' 15"	180.00'	213.96'	201.58' S 34° 03' 08" E
C62	60° 22' 03"	210.00'	221.29'	211.17' S 37° 58' 14" E
C63	NOT USED			
C64	82° 14' 54"	25.00'	35.89'	32.85' N 48° 51' 39" E
C65	89° 59' 08"	25.00'	39.28'	35.35' S 39° 33' 33" E
C66	07° 38' 09"	1220.00'	162.59'	162.47' S 03° 49' 05" W
C67	08° 31' 53"	139.78'	139.71'	139.71' N 10° 58' 00" W
C68	06° 33' 36"	1220.00'	139.68'	139.61' S 17° 28' 50" W
C69	06° 12' 64"	1220.00'	132.04'	131.97' S 23° 51' 28" W
C70	91° 30' 28"	25.00'	39.93'	35.82' S 72° 42' 56" W
C71	04° 31' 16"	220.00'	17.36'	17.35' N 99° 16' 12" W
C72	58° 09' 34"	220.00'	223.32'	213.85' N 27° 55' 47" W
C73	03° 12' 07"	220.00'	12.29'	12.29' N 02° 45' 03" E
C74	84° 05' 53"	220.00'	322.91'	294.70' N 46° 24' 03" E
C75	01° 33' 55"	220.00'	6.91'	6.91' N 89° 13' 57" E

LEGEND

- ⊕ = CENTERLINE
- DRA = DRAINAGE RETENTION AREA
- C1 = CURVE NUMBER
- L1 = LINE NUMBER
- (R) = RADIAL
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- = FOUND 4" X 4" CONCRETE MONUMENT (LB 3653)
- = FOUND 4" X 4" CONCRETE MONUMENT (2894)
- = FOUND OR SET PERMANENT REFERENCE MONUMENT (LB 3704)
- = SET PERMANENT CONTROL POINT (LB 3704)

NOTES

THE BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST HAVING A BEARING OF S 88° 11' 53" E.

SEE SHEET 1 OF 2 FOR BUILDING SETBACK REQUIREMENTS.

THERE IS A 10.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL RIGHT OF WAY LINES.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LAWS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINE DATA

LINE	BEARING	DISTANCE
L1	S 34° 58' 54" E	6.75'
L2	N 34° 58' 40" W	18.55'
L3	S 34° 58' 54" E	30.35'
L4	N 68° 06' 15" W	25.76'
L5	N 68° 06' 15" W	25.76'
L6	N 68° 06' 15" W	25.76'
L7	NORTH	23.35'
L8	N 59° 22' 06" W	30.00'
L9	N 30° 37' 54" E	56.41'

PREPARED BY:
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WOODLAND WATERS PHASE FOUR
SHEET 2 OF 2

WOODLAND WATERS PHASE TWO
PLAT BOOK 28, PAGES 8 THROUGH 9

WOODLAND WATERS PHASE ONE
PLAT BOOK 24, PAGES 8 THROUGH 11