

1424402

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.

RECEIVED

1. Name of Petitioner: Mia Carrier, Louis Carrier Properties, Inc AUG 24 2021

Mailing Address: 815 Avenue Monk Hernando County Zoning Division

City Quebec City State QC Zip G1S3M9 Phone 418-575-1242

Email Address: mia.carrier@grtinc.ca, benoit.reindeau@grtinc.ca

2. Name of Representative (if applicable): A Civil Design Group LLC

Mailing Address: 12529 Spring Hill Dr.

City Spring Hill State FL Zip 34609 Phone 352-683-9566

Email Address: richm@acivildesign.com, mirandab@acivildesign.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: See Survey

Key Number of area to be vacated: 456438

Name of Subdivision: Spring Hill Unit 3

Street Address: 8104 Spring Hill Dr., Spring Hill, FL, Multi family, See attached

4. Are any other applications pending?

Variance Conditional Use Special Exception

Rezoning Class I Subdivision Other Vacate Easement

5. Is the proposed vacation platted Yes or an unrecorded subdivision N/A ?

6. What is the current zoning of the proposed vacation? Residential

7. Which companies provide the following?

Water/Sewer: HCUD Telephone: Spectrum

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name N/A

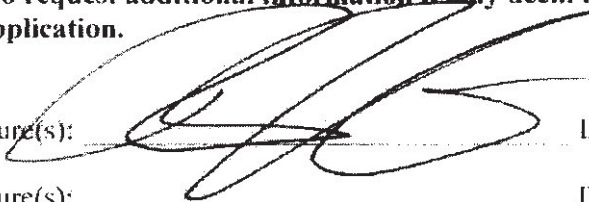
Email Address: N/A

Address: N/A

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.)

Easement runs through center of parcel. easement to be vacated per bank refinance,
apartments and parkig over the 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):  Date: 7-26-21
Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch 119, F.S.

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

The **Petitioner(s)** Mia Carrier
who resides at 815 Avenue Monk, Quebec City, QC G1S3M9 CANADA and whose
telephone number is 418-575-1242 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 Mia Carrier, pres. Petitioner _____

COUNTRY OF CANADA
Province of Quebec
The foregoing instrument was
acknowledged before me this 28th
day of July 2021.
by Mia Carrier
who is personally known to me
or who has produced her passport
as identification.
Notary Public Sophie Boulianne
(SEAL) SOPHIE BOULIANNE, notary
Lifelong license.

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was
acknowledged before me this _____
day of _____ 20____,
by _____
who is personally known to me
or who has produced _____
as identification.
Notary Public _____
(SEAL)

3 2/4

R-ENV

Consideration: \$3,900,000.00
THIS INSTRUMENT PREPARED BY AND RETURN TO:
CARTER, CLENDENIN & FOREMAN, PLLC
GARY S. CLENDENIN, B.C.S.
7419 U.S. Highway 19
NEW PORT RICHEY, FL 34652-1240
Property Appraisers Parcel Identification (Folio) Numbers:

Space Above This Line For Recording Data

26th
THIS WARRANTY DEED, made the *26th* day of June, 2017 by Lawrence A. Stellato, Individually and as Trustee of the Glen Oaks Apartments Land Trust dated February 17, 2004, joined by his spouse, Carol Stellato whose post office address is ~~7711 St Andrew Blvd Weeki Wachee FL 34483~~ herein called the GRANTORS, to Louis Carrier Properties, Inc., a Canadian Corporation, whose post office address is 2860-101 Chemin Des Quatre-Bourgeois, Bureau 101, QC (Canada), QC G1V1Y3, hereinafter called the GRANTEE:
(Wherever used herein the terms "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 00/100'S (\$10.00) 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, State of Florida, viz.:

Lots 2, 5 and 6, Block 161, Spring Hill Unit 3, according to the map or plat thereof as recorded in Plat Book 7, Page 80 through 86, inclusive, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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, 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, 2016.

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:

[Signature]
Witness #1 Signature

Danette McConnell
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Christina Schmitter
Witness #2 Printed Name

[Signature]
Lawrence A. Stellato, Individually and as Trustee of the Glen Oaks Apartments Land Trust dated February 17, 2004

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this *26th* day of June, 2017 by Lawrence A. Stellato, Trustee of the Glen Oaks Apartments Land Trust dated February 17, 2004, who is personally known to me or has produced Driver License as identification.



[Signature]
NOTARY PUBLIC

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:

[Signature]
Witness #1 Signature

Carol Stellato
Carol Stellato

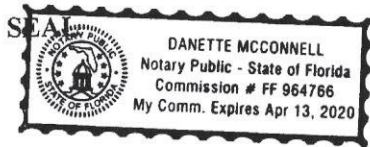
Janette McConnell
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Christine Chauillier
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of June, 2017 by Carol Stellato, who is personally known to me or has produced Driver License as identification.



[Signature]
NOTARY PUBLIC



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

LOUIS CARRIER PROPERTIES INC.

Filing Information

Document Number F15000002600
FEI/EIN Number 98-1248773
Date Filed 06/15/2015
State OC
Status ACTIVE

Principal Address

2860 Chemin des Quatre-Bougeois
 101
 Quebec, QC G1V1Y3 CA

Changed: 01/14/2019

Mailing Address

8245 Omaha Circle
 Spring Hill, FL 34606

Changed: 01/13/2020

Registered Agent Name & Address

C T CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title PSTD

CARRIER, MIA
 2860-101 chemin des Quatre-Bourgeois
 quebec, quebec g1v 1y3 CA

Annual Reports

Report Year	Filed Date
2019	01/14/2019
2020	01/13/2020

SPRING HILL UNIT 3

A SUBDIVISION IN SECTIONS 26, 27 & 28, T. 23 S., R. 17 E.,
HERNANDO COUNTY, FLORIDA
SHEET 1 OF 7 SHEETS

DESCRIPTION: - Situated in Sections 26, 27 & 28, Township 23 South, Range 17 East, Hernando County, Florida, and more particularly described as follows:
Beginning at the Northwest Corner of Section 27, Township 23 South, Range 17 East, proceed S89°40'42"E 1372.94 feet along the North line of said Section 27 to the East line of the West 1/4 of the Northwest 1/4 of said Section 27, thence along this line S00°15'30"W 2685.55 feet to the North line of the South 1/4 of said Section 27, thence along this line S89°34'57"E 2645.77 feet, thence S00°11'30"W 125.00 feet, thence S00°14'19"W 68.00 feet, thence S02°15'08"W 342.22 feet, thence Southeasterly along a curve to the left having a radius of 445.00 feet and a central angle of 184°01'11" a distance of 101.12 feet, thence S12°36'14"E 569.20 feet, thence N77°23'45"E 396.28 feet, thence Northeasterly along a curve to the left having a radius of 1930.00 feet and a central angle of 18°40'03" a distance of 635.59 feet, thence N58°43'49"E 446.11 feet, thence S3°16'17"E 100.00 feet, thence S45°14'07"E 360.64 feet, thence S02°27'02"W 236.19 feet, thence S48°21'59"W 1525.00 feet,

thence N68°39'16"W 1262.07 feet, thence S67°33'18"W 1415.00 feet to the boundary of SPRING HILL UNIT 2 as recorded in P.B. _____, thence along the boundary of said SPRING HILL UNIT 2 the following courses: N66°34'55"W 2512.23 feet, thence N07°14'08"W 370.00 feet, thence S82°35'52"W 1881.00 feet, thence Westerly along a curve to the right having a radius of 1950.00 feet and a central angle of 24°48'21" a distance of 945.15 feet, thence N89°53'00"W 1282.23 feet, thence N02°19'40"E 621.90 feet, thence N43°50'10"W 415.50 feet, thence DUE WEST 959.10 feet, thence DUE NORTH 2357.86 feet to the North line of Section 28, Township 23 South, Range 17 East, thence along this line S89°14'11"E 1079.85 feet to the Northeast Corner of said Section 28 and the Northwest Corner of Section 27, Township 23 South, Range 17 East, and the POINT OF BEGINNING, all lying and being in Hernando County, Florida, and containing 339.05 acres more or less.

PLAT BOOK
AND PAGE

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this plat do hereby dedicate said lands and plat for the use and purposes therein expressed and dedicate the Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights-of-Way, Drainage Rights-of-Way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated an easement 20 feet wide at lot lines abutting and adjacent to all lakes and Waterways and 10 feet wide of the rear of each lot and 5 feet wide at the sides of each lot is reserved to the THE DELTONA CORPORATION, its successors or assigns for the installation and maintenance of Utilities and Drainage Facilities with the following exceptions: side lot lines lying adjacent to streets shall contain no easements, and where more than one lot is intended as a building site, or where parts of one or more lots is intended as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on February 10, 1967
By James E. Vessel Vice President
James E. Vessel SEAL
Attest: Wm. H. O'Dowd, Jr. Secretary

ABSTRACTOR'S CERTIFICATE
I hereby certify that The Deltona Corporation 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 10 day of February, 1967.
Ed Caffee
Sole Agent Abstract Company

RESOLUTION
WHEREAS This plat was on this 10 day of Feb, 1967, submitted to the Board of County Commissioners of Hernando County 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 Hernando County, Florida, and that the Dedication of all Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights-of-Way, Drainage Rights-of-Way and Drainage Retention Areas shown on hereby dedicated by said Board for Hernando County and the Public generally and shall be binding on all persons interested.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
Attest: Ed Caffee Clerk

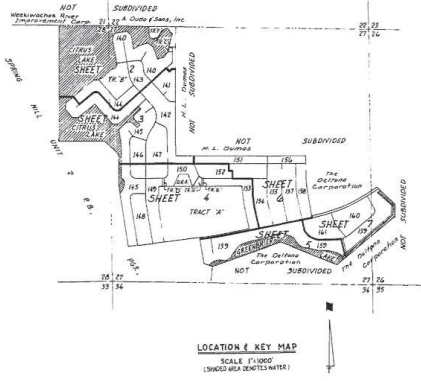
CLERK'S CERTIFICATE
I, Ed Caffee, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 10 day of February, 1967, in Plat Book T-1, Pages P.C. 140, 141, File No. 763.

STATE OF FLORIDA COUNTY OF Dade
THIS IS TO CERTIFY, that on February 10, 1967, before me as a Notary Public duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vessel and Wm. H. O'Dowd, Jr., respectively Vice President and Assistant Secretary of the above named Deltona Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized, that the official seal of said corporation is duly affixed thereto, and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. James J. Frank
NOTARY PUBLIC SEAL
My Commission Expires March 9, 1970

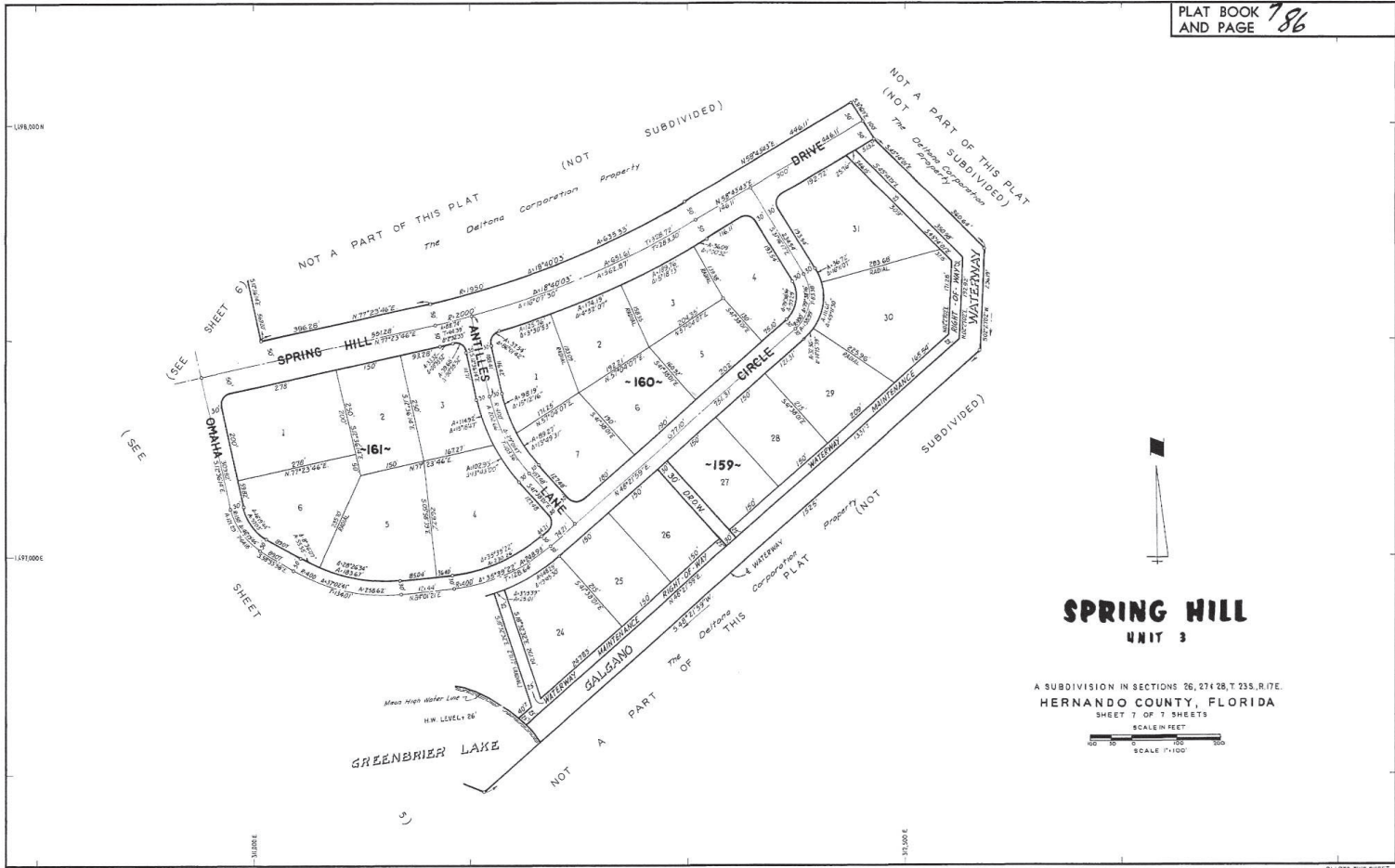
SURVEYOR'S CERTIFICATE
I, James R. Young, hereby certify that I prepared this plat and that it is a correct representation of the lands platted, that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida, on 10 day of Feb, 1967.
James R. Young
Registered Engineer No. 2822
Registered Land Surveyor No. 1822
State of Florida

ENGINEER'S NOTES:

All radii are 25 feet unless otherwise noted.
Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
Bearings and coordinates shown are grid on the Florida Coordinate System West Zone.
D.R.O.W. indicates Drainage Right-of-Way.
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
o - Indicates Permanent Reference Monuments at all street centerline intersections.



LOCATION & KEY MAP
SCALE 1"=100'
(SHOWN AND DIMENSIONS IN FEET)



SPRING HILL
UNIT 3

A SUBDIVISION IN SECTIONS 26, 27 & 28, T. 23S. R. 17E.
HERNANDO COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS
SCALE IN FEET
SCALE 1"=100'