

**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: Robert Ervin, Anna Emerson-Ervin

Mailing Address: 719 Lemonwood Dr.

City Oldsmar State Fl Zip 34677 Phone 727-286-0097

Email Address: annaemersonervin@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: Easements in center of property

Key Number of area to be vacated: 69160 (lots merged)

Name of Subdivision: Royal Highlands

Street Address: Greenback Dr.

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? Residential

7. Which companies provide the following?
Water/Sewer: _____ Telephone: n/a

Electric: Withlacoochee River Elec Cable TV: n/a

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.)

For Placement of new home construction

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: 9/20/22

Signature(s):  Date: 9/20/22

This application and documents submitted are public record pursuant to Ch119, F.S.

Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771
Actual Consideration paid is \$54,000.00
File No 2022-06-2713

19.50
378.00

397.50

Parcel Identification No: Property 1:
R01 221 17 3360 0704 0010,R01 221 17 3360 0704 0020

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of July, 2022 between **Joseph William Deitsch and Janice Deitsch, husband and wife**, whose post office address is **5007 Waterside Drive, Port Richey, FL 34668**, of the County of Pasco, State of Florida, Grantors, to **Robert J. Ervin and Anna R. Emerson-Ervin, husband and wife**, whose post office address is **719 Lemonwood Drive, Oldsmar, FL 34677**, of the County of Pinellas State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lots 1 and 2, Block 704, Royal Highlands, Unit No. 8, according to the Plat thereof as recorded in Plat Book 13, Pages 3 through 31, Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cheery Fleckenstein
Print Name: Cheery Fleckenstein

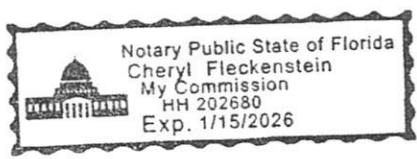
Alicia Chandler
Print Name: Alicia Chandler

Joseph William Deitsch
Joseph William Deitsch
Janice Deitsch
Janice Deitsch

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of July, 2022, by Joseph William Deitsch and Janice Deitsch.

Cheery Fleckenstein
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: Driver's License

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: Oct 10 2022

I, Herriann Papineau, hereby certify that the property taxes on parcel key number 69160 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
29 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Herriann Papineau
Print Name: Herriann Papineau
Title: Customer Service Rep

SEAL

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

The **Petitioner(s)** Robert Ervin and Anna Emerson-Ervin
who resides at 719 Lemonwood Dr, Oldsmar, FL 34677 and whose
telephone number is 727 286 0097 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

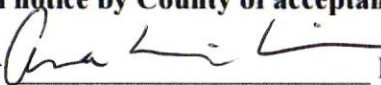
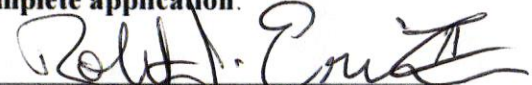
Petitioner will show that he/she has complied with the provisions and requirements in
accordance with the Board of County Commissioners Policy No. 19-07 and Sections
177.101 and/or 336.10, Florida Statutes.

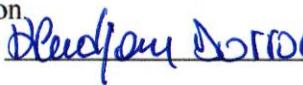
Petitioner would further show that the above described property is not situated within the
incorporated city limits of any municipality within Hernando County, Florida, and that
the vacation of said area will not affect the ownership or right of convenient access of
persons in anyway whatsoever.

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  Petitioner 

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was
acknowledged before me this 8th
day of October 20 22
by Anna Emerson-Ervin
who is personally known to me
or who has produced FCDC
as identification
Notary Public 

STATE OF FLORIDA
COUNTY OF Pinellas
The foregoing instrument was
acknowledged before me this 8th
day of October 20 22
by Robert Ervin
who is personally known to me
or who has produced FCDC
as identification.
Notary Public 