

**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: SCK Properties LLC (Stephen Krosschell)

Mailing Address: 6150 S Lecanto Hwy

City Lecanto State Fl Zip 34461 Phone 727-992-0097

Email Address: myglobetrotter@ymail.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: 6' of east end and 6'of west end of structure

Key Number of area to be vacated: 00486664

Name of Subdivision: Spring Hill

Street Address: 10531 Spring Hill Dr Spring Hill Fl 34608

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? Commercial

7. Which companies provide the following?
Water/Sewer: H.C.U.D Telephone: Spectrum

Electric: W.r.e.c 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.)

Persuant to the sale of this property, the lender of the buyer required a survey to be performed. The results of the survey showed that the property, specifically the building itself, was somehow originally allowed to be constructed within a utility easement on both sides of the structure. Both the west and east ends of the building are 6" into the Utility easement. We are requesting the vacation of this current easement to allow the new owners to purchase the property without being encumbered with with any violation of county easements. The building has been in existence over 40 years and is shown to have been built in 1982 as per the property Appraiser .

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): Steve Melby Date: 4/12/23
Signature(s): Managing member SCS Properties LLC Date: _____

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)** SCK Properties (Stephen Krosschell)
who resides at 6150 S Lecanto Hwy, Lecanto Florida and whose
telephone number is 727-992-0097 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"):
LOT 15, BLOCK 520, SPRING HILL, UNIT 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 38 THROUGH 53,
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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 <u>Stephen Krosschell</u>	Petitioner _____
<u>as managing member SCK Properties LLC</u>	_____
STATE OF FLORIDA	STATE OF FLORIDA
COUNTY OF <u>HERNANDO</u>	COUNTY OF _____
The foregoing instrument was acknowledged before me this <u>12TH</u> day of <u>APRIL</u> 20 <u>23</u> , by <u>STEPHEN KROSSCHELL</u> who is personally known to me or who has produced _____ as identification.	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 <u>Todd LoCascio</u>	Notary Public _____





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

Detail by Entity Name

Florida Limited Liability Company
SCK PROPERTIES, LLC

Filing Information

Document Number	L04000047849
FEI/EIN Number	65-1228952
Date Filed	06/24/2004
State	FL
Status	ACTIVE

Principal Address

6150 S. Lecanto Hwy
Lecanto, FL 34461

Changed: 04/09/2018

Mailing Address

6150 S. Lecanto Hwy
Lecanto, FL 34461

Changed: 04/09/2018

Registered Agent Name & Address

KROSSCHELL, STEPHEN C
6150 S. Lecanto Hwy
Lecanto, FL 34461

Address Changed: 04/09/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KROSSCHELL, STEPHEN C
6150 S. Lecanto Hwy
Lecanto, FL 34461

Annual Reports

Report Year	Filed Date
2020	01/29/2020

2021 02/17/2021
2022 04/16/2022

Document Images

04/16/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- ANNUAL REPORT	View image in PDF format
03/31/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/27/2016 -- ANNUAL REPORT	View image in PDF format
04/17/2015 -- ANNUAL REPORT	View image in PDF format
04/27/2014 -- ANNUAL REPORT	View image in PDF format
05/02/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
01/15/2007 -- ANNUAL REPORT	View image in PDF format
03/25/2006 -- ANNUAL REPORT	View image in PDF format
01/21/2005 -- ANNUAL REPORT	View image in PDF format
06/24/2004 -- Florida Limited Liabilites	View image in PDF format

Property Appraisers Parcel Identification (Folio) Numbers:
R32-323-17-5090-0520-0150
Grantee SS #:

Doc# **2004049444**
Hernando County, Florida
07/12/2004 12:23PM
KAREN NICOLAI, Clerk

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **2nd** day of **July, A.D. 2004** by **SUBRAMANYAM DEVARAKONDA, a/k/a SUBRAHMAN DEVARAKONDA, and HARIKUMARI DEVARAKONDA, husband and wife** herein called the grantors, to **SCK PROPERTIES, LLC** whose post office address is **2907 CEDAR TREE, TARPON SPRINGS, FL 34688**, hereinafter called the Grantee: **TRACE**

(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 grantors, 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:

LOT 15, BLOCK 520, SPRING HILL, UNIT 9, as per plat thereof recorded in Plat Book 8, Pages 38 through 53, Public Records of Hernando County, Florida.

Subject to easements, restrictions, and reservations of record, and subject to taxes for the year 2003, 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 grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2003.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Barbara L. Stock
Witness #1 Signature
BARBARA L. STOCK
Witness #1 Printed Name

Dennis L. Vandegrift
Witness #2 Signature
DENNIS L. VANDEGRAIFT
Witness #2 Printed Name

Subramanyam Devarakonda L.S.
SUBRAMANYAM DEVARAKONDA
1902 SWEET BAY COURT, PLANT CITY, FL 33566-6784

Harikumari Devarakonda L.S.
HARIKUMARI DEVARAKONDA
1902 SWEET BAY COURT, PLANT CITY, FL 33566-6784

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this **2nd** day of **July, 2004** by **SUBRAMANYAM DEVARAKONDA** and **HARIKUMARI DEVARAKONDA** who are personally known to me or have produced Fl. Driver's License as identification. **** HUSBAND AND WIFE**

SEAL

Barbara L. Stock
Notary Signature

Printed Notary Signature

My Commission Expires:



Barbara L. Stock
Commission # CC 976435
Expires Nov. 1, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

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: April 12, 2023

I, Herriann Papineau, hereby certify that the property taxes on parcel key number 00486664 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: Herriann Papineau
Print Name: Herriann Papineau
Title: Customer Service Rep.



SPRING HILL UNIT 9

PLAT BOOK 8
AND PAGE 38

A SUBDIVISION IN SECTIONS 19, 20, 29 & 30, T. 23 S., R. 18 E.
HERNANDO COUNTY, FLORIDA
SHEET 1 OF 16 SHEETS

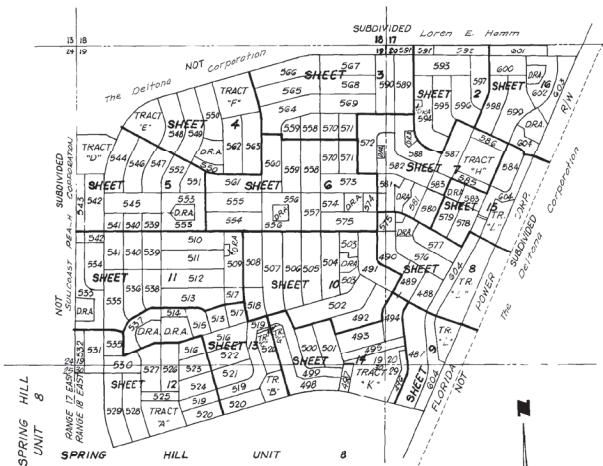
DESCRIPTION - Situated in Sections 19, 20, 29 & 30, Township 23 South, Range 18 East, Hernando County, Florida, and more particularly described as follows:

BEGINNING at the Southwest corner of Section 19, Township 23 South, Range 18 East and the Northwest corner of Section 30, Township 23 South, Range 18 East, proceed N 00° 22' 08" E 5785.62 feet along the West line of said Section 19; thence S 89° 33' 52" E 5000.00 feet; thence S 61° 22' 13" E 176.88 feet; thence N 23° 31' 47" E 231.95 feet; thence Northeasterly along a curve to the right having a radius of 1035.00 feet and a central angle of 44° 50' 11" a distance of 809.93 feet; thence N 73° 27' 58" E 231.11 feet; thence Easterly along a curve to the right having a radius of 1035.00 feet and a central angle of 16° 58' 47" a distance of 506.72 feet; thence S 89° 33' 15" E 1210.73 feet; thence N 00° 26' 45" E 150.00 feet to the Northeast corner of Section 19, Township 23 South, Range 18 East and the Northwest corner of Section 20, Township 23 South, Range 18 East; thence S 89° 33' 15" E 2658.26 feet along the North line of said Section 20 to the North 1/4 corner of said Section 20; thence S 00° 26' 45" W 150.00 feet; thence S 89° 33' 15" E 502.64 feet to the Westerly R/W line of the Florida Power Corporation; thence along this R/W line S 23° 44' 06" W 5476.69

feet; thence continue on along said R/W Line S 23° 44' 43" W 834.68 feet to the boundary of SPRING HILL UNIT 8 as recorded in P.B. 4, Pp. 3 thru 4, Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 8 the following courses: N 76° 33' 58" W 194.86 feet; thence Westerly along a curve to the left having a radius of 2050.00 feet and a central angle of 39° 12' 38" a distance of 1045.12 feet; thence S 74° 13' 24" W 5008.42 feet; thence Northwesterly along a curve to the right having a radius of 25.00 feet and a central angle of 90° a distance of 59.27 feet; thence N 15° 46' 56" W 372.79 feet; thence Northerly along a curve to the right having a radius of 965.00 feet and a central angle of 16° 08' 44" a distance of 271.95 feet; thence N 00° 22' 08" E 501.90 feet; thence N 89° 38' 44" W 504.99 feet; thence N 00° 22' 08" E 125.00 feet to the Southwest corner of Section 19, Township 23 South, Range 18 East and the Northwest corner of Section 30, Township 23 South, Range 18 East and the POINT OF BEGINNING, all lying and being in Hernando County, Florida, and containing 882.84 acres, more or less.

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 Monument at all street centerline intersections.



LOCATION & KEY MAP
SCALE: 1"=100'

RESOLUTION

WHEREAS this plat was on this 17th day of October, 1962, 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 the dedication of all thoroughfares, Alleys, Drainage Rights-of-Way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ Clerk By: _____ Chairman

CLERK'S CERTIFICATE

I, Arthur L. Day, 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 17th day of October, 1962, in Plat Book 8, Pages 3 thru 16, File No. 1962-118-4.

CLERK OF THE CIRCUIT COURT
Hernando County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that 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 plot for the uses and purposes therein expressed and dedicate the thoroughfares, Alleys, Drainage Rights-of-Way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated an easement 10 feet wide of the rear of each lot and 6 feet wide of the sides of each lot is reserved to 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 easement 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 28, 1967

By: James E. Vensel Vice President
Wm. H. O'Dowd Jr. Asst. Secretary
SEAL

STATE OF Florida COUNTY OF Hernando

THIS IS TO CERTIFY that on March 14, 1962 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vensel and Wm. H. O'Dowd Jr. respectively Vice President and Asst. 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 thereunto duly authorized; and that the said corporation is duly organized thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date Carol A. Hammett NOTARY PUBLIC

My Commission expires April 3, 1970

SURVEYOR CERTIFICATE

I, Arthur L. Day 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 this 17th day of October, 1962.

Arthur L. Day
Registered Land Surveyor
Florida Certificate No. 1235
Date March 1, 1967

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 is given in Public Records of Hernando County, Florida on this 17th day of October, 1962.

By: Gulf Coast Abstract Company
Gulf Coast Abstract Company



NOT A PART OF THIS PLAT (NOT SUBDIVIDED)

(SEE CARA... STREET SHEET)

(SEE... CIRCLE (SEE...))

SHEET

PLAT BOOK AND PAGE

SPRING HILL
UNIT 9

A SUBDIVISION IN SECTIONS 19, 20, 29 & 30, T. 25 S., R. 18 E.
HERNANDO COUNTY, FLORIDA

SCALE IN FEET
1" = 100'

TRACT "A"
4.06 AC.

UNIT 8

UNIT B

SEE LEFT PAGE SHEET