

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: Mark Scott King
Mailing Address: 1829 South Ridge Drive
City Valrico State FL Zip 33594 Phone 614.284.6364
Email Address: Mark@needsun.net

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: Both 7.5 Easements - internal
Key Number of area to be vacated: Roll 221.17-3330-0182. 0030 Key# 694822
Name of Subdivision: Royal Highlands Unit 4
Street Address: Lots 3 and 4 Labrador Duck, Weeki Wachee
FL 34614

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: well/septic Telephone: TBO

Electric: Wthlacoochee Cable TV: Spectrum

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.)

Vacation of both 7.5 Easements
to Build in the Middle of Lots 3+4,
Block 182, Royal Highlands Unit 4
Plat Book 12, Pages 33-44
Hernando County, Florida

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): Mark Scott King Date: 3.10.2023

Signature(s): _____ 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)** Mark Scott King
who resides at 1879 South Ridge Drive Valrico FL 33594 and whose
telephone number is 614-284-6364 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"):
Survey Attached

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 Mark Scott King Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this 10
day of March 2023,
by Mark Scott King
who is personally known to me
or who has produced _____
as identification.

Notary Public Jay Chander

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 _____



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: 03-10-2023

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number lot 3 694822 lot 4 694859 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: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL



8/15

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 \$80,000.00
File No 2023-01-3196

INSTR #2023013464 BK: 4274 PG: 76 Page 1 of 2
FILED & RECORDED 3/10/2023 3:30 PM TP Deputy Cllk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$18.50 Deed Doc Stamp: \$560.00

18.50
560.00

578.50

Parcel Identification No: Property 1:
R01 221 17 3330 0182 0030

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the ^{7th} day of March, 2023 between

Eric Peeler a/k/a Eric E. Peeler and Kimberley Peeler, husband and wife, whose post office address is 12214 Ipswich Sparrow Road, Brooksville, FL 34614, of the County of Hernando, State of Florida, Grantors, to Mark Scott King, an unmarried man, whose post office address is 1829 South Ridge Drive, Valrico, FL 33594, of the County of Hillsborough, State of Florida, Grantee:

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 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, Florida, to-wit:

Lots 3 and 4, Block 182, Royal Highlands, Unit No. 4, a subdivision according to the Plat thereof, recorded in Plat Book 12, Page(s) 33 through 44, of the 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 Grantee 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:

Kendra Thorpe

Print Name: Kendra Thorpe

Emily Lorentz

Print Name: Emily Lorentz

[Signature]

Eric Peeler a/k/a Eric E. Peeler

Kimberley Peeler

Kimberley Peeler

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 7 day of March, 2023, by Eric Peeler a/k/a Eric E. Peeler and Kimberley Peeler.

Kendra Thorpe

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



KENDRA NICHOLE THORPE
Notary Public
State of Florida
Comm# HH301716
Expires 8/17/2026

Personally Known: OR Produced Identification: _____

Type of Identification

Produced: _____

Approved Aug. 9, 1971
L.E. Murrell, County Eng.

ROYAL HIGHLANDS, UNIT NO. 4

A SUBDIVISION OF A PORTION OF SECS. 4 & 5, T22S, R18E.
HERNANDO COUNTY, FLORIDA

BEGINNING AT THE N.W. CORNER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE S88°28'25" E, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 263.06'; THENCE S01°17'17" W, A DISTANCE OF 1316.36'; THENCE S88°38'11" E, A DISTANCE OF 1325.80'; THENCE S01°17'45" W, A DISTANCE OF 1316.64'; THENCE N88°42'37" W, A DISTANCE OF 3985.34 TO THE W 1/4 CORNER OF SAID SECTION 4; THENCE S01°07'38" W, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 223.03' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 25°34'48", A RADIUS OF 225.00', A TANGENT DISTANCE OF 51.04', A CHORD BEARING AND DISTANCE OF 519°57'29" W, 99.50'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.35'; THENCE S26°44'22" W, A DISTANCE OF 285.46'; THENCE N85°15'38" W, A DISTANCE OF 250.00'; THENCE S26°44'22" W, A DISTANCE OF 100.00'; THENCE N85°15'38" W, A DISTANCE OF 200.00'; THENCE S26°44'22" W, A DISTANCE OF 50.00'; THENCE N85°15'38" W, A DISTANCE OF 340.00'; THENCE S26°44'22" W, A DISTANCE OF 175.00'; THENCE N85°15'38" W, A DISTANCE OF 390.00'; THENCE S26°44'22" W, A DISTANCE OF 150.00'; THENCE N85°15'38" W, A DISTANCE OF 90.00' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 26°44'22", A RADIUS OF 50.00', A TANGENT DISTANCE OF 11.89', A CHORD BEARING AND DISTANCE OF N76°37'49" W, 23.12'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.38'; THENCE DUE WEST, A DISTANCE OF 501.55' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 44°00'00", A RADIUS OF 225.00', A TANGENT DISTANCE OF 90.91', A CHORD BEARING AND DISTANCE OF N68°00'00" W, 168.57'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 172.79'; THENCE N45°00'00" W, A DISTANCE OF 150.00' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 59°00'00", A RADIUS OF 100.00', A TANGENT DISTANCE OF 56.58', A CHORD BEARING AND DISTANCE OF N75°30'00" W, 98.48'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.97'; THENCE S75°00'00" W, A DISTANCE OF 111.17'; THENCE N15°00'00" W, A DISTANCE OF 90.00'; THENCE S75°00'00" W, A DISTANCE OF 450.00'; THENCE N15°00'00" W, A DISTANCE OF 87.34'; THENCE S75°00'00" W, A DISTANCE OF 400.00'; THENCE N15°00'00" W, A DISTANCE OF 400.00'; THENCE S75°00'00" W, A DISTANCE OF 96.50'; THENCE N15°00'00" W, A DISTANCE OF 400.00'; THENCE N15°00'00" W, A DISTANCE OF 68.04'; THENCE S75°00'00" W, A DISTANCE OF 250.00'; THENCE N15°00'00" W, A DISTANCE OF 600.00'; THEN N48°00'00" W, A DISTANCE OF 154.44'; THENCE N42°00'00" E, A DISTANCE OF 108.45' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 33°00'00", A RADIUS OF 100.00', A TANGENT DISTANCE OF 29.62', A CHORD BEARING AND DISTANCE OF N58°30'00" E, 56.80'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.60'; THENCE N75°00'00" E, A DISTANCE OF 140.39'; THENCE N15°00'00" W, A DISTANCE OF 145.00' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 15°00'00", A TANGENT DISTANCE OF 259.00', A TANGENT DISTANCE OF 32.91', A CHORD BEARING AND DISTANCE OF N07°30'00" W, 65.28'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.45'; THENCE DUE NORTH, A DISTANCE OF 1423.31' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 14°02'10", A RADIUS OF 300.00', A TANGENT DISTANCE OF 36.93', A CHORD BEARING AND DISTANCE OF N07°01'08" E, 73.31'; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.49'; THENCE N47°02'10" E, A DISTANCE OF 116.34'; THENCE DUE WEST, A DISTANCE OF 217.27' TO THE WEST 1/4 CORNER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 18 EAST; THENCE N01°17'45" E, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1330.93'; THENCE S88°38'02" E, A DISTANCE OF 1325.93'; THENCE N01°21'38" E, A DISTANCE OF 77.14'; THENCE DUE EAST, A DISTANCE OF 500.00'; THENCE DUE SOUTH, A DISTANCE OF 1000.00'; THENCE DUE EAST, A DISTANCE OF 400.00'; THENCE DUE NORTH, A DISTANCE OF 50.90'; THENCE DUE EAST, A DISTANCE OF 281.86'; THENCE S07°25'53" W, A DISTANCE OF 1275.01'; THENCE S88°38'02" E, A DISTANCE OF 1328.16'; THENCE DUE EAST, A DISTANCE OF 1328.16' TO THE POINT ON THE WEST LINE OF AFORESAID SECTION 4; THENCE N01°25'15" E, ALONG THE SAID WEST LINE OF SECTION 4, A DISTANCE OF 1321.84' TO THE POINT OF BEGINNING, SAID LANDS LYING IN AND BEING PART OF SECTIONS 4 & 5 TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

Access is through Royal Highlands, Unit No. 5, as tentatively approved by County Commission of Hernando County, Florida, July 19, 1971.

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 AUTHORIZED BY ITS' BOARD OF DIRECTORS ON THIS 4th DAY OF August 1971.
ATTEST: Steven Gordon SECRETARY Herbert L. Kaplan PRESIDENT

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 4th DAY OF August 1971.

GULF COAST ABSTRACT COMPANY

BY: Col. E. J. Egan MANAGER

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 4th DAY OF August 1971.

MY COMMISSION EXPIRES March 15, 1974 Joe Boldstrick NOTARY PUBLIC

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 4th DAY OF August 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: David William Brown CLERK

BY: Murray B. Seuble CHAIRMAN

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

CLERK'S CERTIFICATE

I, HAROLD WILLIAM BROWN, 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 12th DAY OF August 1971, FILE NO. 5936 AND RECORDED IN PLAT BOOK 12, PAGES 33 thru 44.

Harold William Brown
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA.

PREPARED BY:

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

DATE August 9, 1971

NOTE-EASEMENT

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.

ROYAL PALM BEACH COLONY, INC.

R. S. TICHENAR

See Sheet 3 of 12 Sheets



See Sheet 5 of 12 Sheets

See Sheet 9 of 12 Sheets

CURVE TABLE

No.	Angle	Rad.	Arc	Tan	Chd.	Bearing
1	22°00'00"	100'	38.40'	19.43'	38.16'	S 77°00'00" E
2	"	50.00'	19.20'	9.72'	19.08'	"
3	"	100'	38.40'	19.43'	38.16'	"
4	14°02'10"	300'	73.49'	36.33'	73.20'	N 07°01'05" E
5	"	200'	49.24'	24.39'	48.99'	"
6	22°00'00"	50'	19.20'	9.72'	19.08'	S 77°00'00" E
7	14°02'10"	250'	61.24'	30.37'	61.09'	N 07°01'05" E
8	"	500'	73.49'	36.33'	73.20'	"
9	37°00'00"	100'	45.46'	23.78'	44.01'	N 03°29'00" S
10	"	"	"	"	"	N 04°29'00" W
11	"	"	"	"	"	N 01°28'00" W
12	112°00'00"	50'	97.74'	74.13'	82.95'	N 34°00'00" W
13	27°04'10"	200'	34.61'	16.80'	33.75'	N 74°26'55" W
14	"	"	"	"	"	N 51°28'45" W
15	54°12'20"	150'	141.31'	76.77'	136.28'	N 62°33'59" W
16	13°58'30"	375'	31.46'	15.34'	31.24'	N 04°59'18" E
17	08°54'30"	"	22.51'	11.20'	22.48'	N 07°59'15" E
18	08°48'45"	"	45.36'	22.74'	45.37'	N 04°24'20" E
19	13°11'20"	"	97.84'	49.14'	97.42'	N 15°24'20" E
20	16°24'04"	200'	57.25'	28.82'	57.46'	N 01°40'38" E
21	31°19'03"	"	119.36'	56.04'	109.94'	N 07°04'25" W
22	16°29'15"	"	22.44'	11.21'	22.43'	N 09°05'14" W
23	09°04'00"	100'	49.81'	24.41'	48.40'	N 07°00'00" W

Sheet 4 of 12 Sheets