

**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: MARIA DEL CARMEN RODRIGUEZ RIVERA

Mailing Address: 4255 WORTHINGTON PLACE

City MOSCOTTE State FL Zip 34753 Phone 407 690 6195

Email Address: EXPLORA LABORATORS @ 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: _____

Key Number of area to be vacated: 33145

Name of Subdivision: RIDGE MANOR EST

Street Address: 10399 KARWICH AVE.

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? _____

7. Which companies provide the following?

Water/Sewer: _____ Telephone: Bellsouth

Electric: WREC Cable TV: Spectrum

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.)

the House is going to be build in the
property line

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): Maribel C. Rodriguez-Rivera Date: DEC 19-2022

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)** MARIA DEL C RODRIGUEZ RIVERA
who resides at 4255 WORTHINGTON PLACE MASCOTTE FL and whose
telephone number is 407 690 10195 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"):

6399 KARL WICH AVE

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.

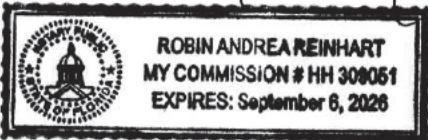
Wherefore, Petitioner prays that the Board of County Commissioners of Hernando
County accept the filing of this petition and set the same for a public hearing which will
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board
may adopt a resolution vacating, abandoning, 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 Maria Del Carmen Rodriguez Rivera Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernand
The foregoing instrument was
acknowledged before me this 19
day of December 2022
by Maria Del Carmen Rodriguez Rivera
who is personally known to me
or who has produced FL DL [redacted]
as identification.
Notary Public Robin Reinhart

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 _____



16-221123

Prepared by and Return to:
Lisa D. Chamblee
America's Title Corporation
120 Bushnell Plaza
Bushnell, FL 33513

Parcel ID No: R36 122 21 0870 0740 0050

General Warranty Deed

Made this 2nd Day of May, 2022 A.D. By **Mark D. Young and Kimberly J. Young, husband and wife**, hereinafter called the grantor, hereinafter called the grantor, to **Maria Del Carmen Rodriguez-Rivera, a married woman**, whose post office address is: 4255 Worthington PL, Mascotte, FL 34753 hereinafter called the grantee:

(Whenever used herein the term "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 (\$10.00) 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, Florida, viz:

LOT 5, BLOCK 74, RIDGE MANOR ESTATES, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 2, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SUBJECT TO Covenants, Restrictions and Easements of record.


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

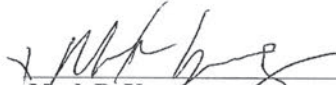
To Have and to Hold, the same in fee simple forever.

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; that the grantor hereby fully 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, 2021.

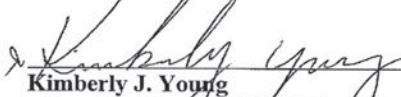
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature _____
Witness Printed Name Lisa D. Chamblee


Witness Signature _____
Witness Printed Name Mark D. Young
Address: 8395 Wheystone Drive, Webster, FL 33597



Witness Signature _____
Witness Printed Name Annette Henderson


Witness Signature _____
Witness Printed Name Kimberly J. Young
Address: 8395 Wheystone Drive, Webster, FL 33597

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd Day of May, 2022 by **Mark D. Young and Kimberly J. Young, husband and wife**, who is/are personally known to me or who has produced Florida Drivers License as identification.




Notary Public _____
Notary Printed Name: Lisa D. Chamblee
My Commission Expires: _____

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: 19 DEC - 2022

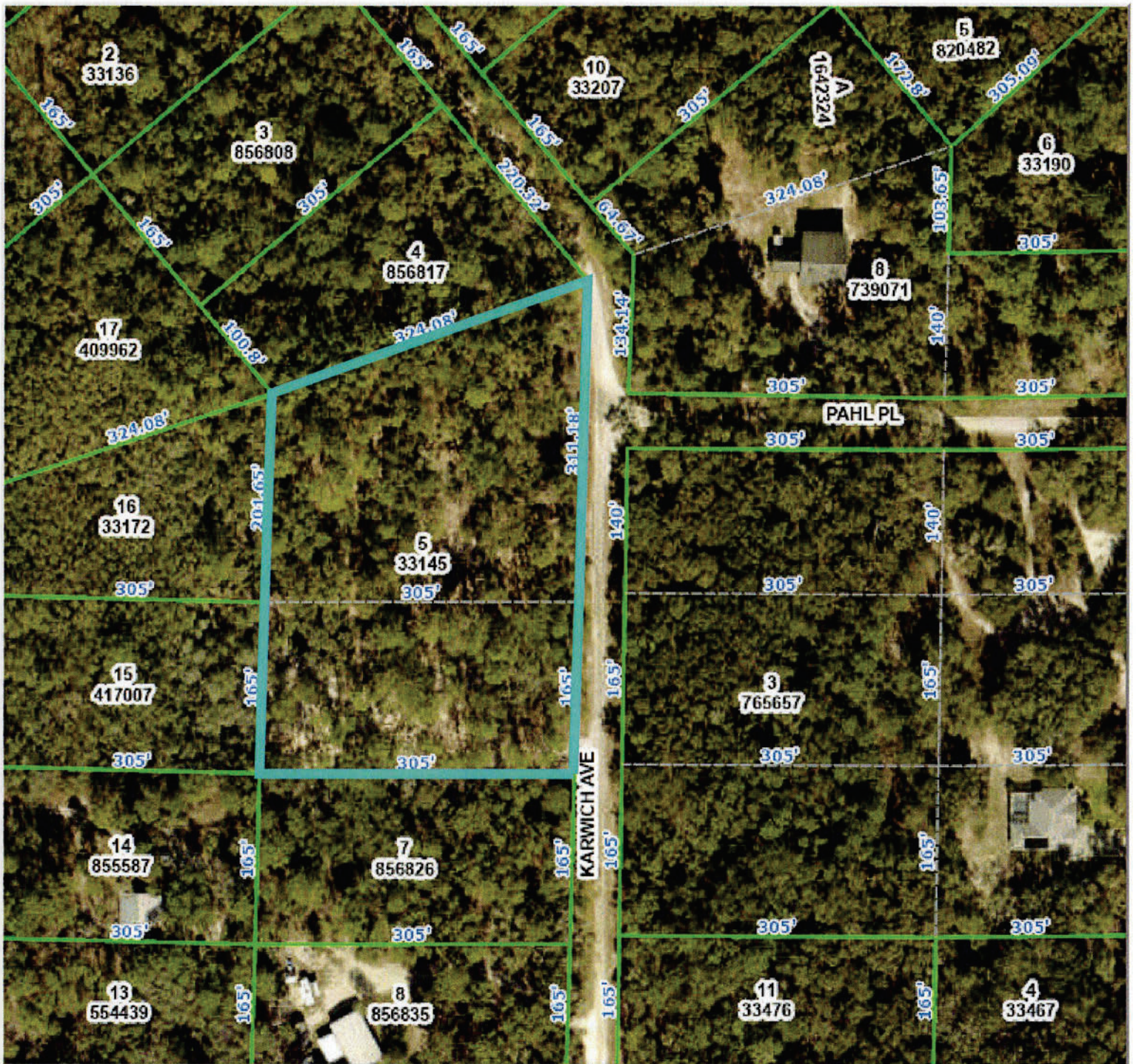
I, MARIA DEL C. RODRIGUEZ RIVERA, hereby certify that the property taxes on parcel key number 33145 have been paid through the current tax year.

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: _____
Title: CSR

SEAL





Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R36 122 21 0870 0740 0050

KEY: 33145

RIDGE MANOR EST UNIT 2 BLK 74 LOTS 5 & 6 ORB 308 PG 08 ORB 2413 PG 705

Name: RODRIGUEZ-RIVERA MARIA DEL CARMEN

Site: 6399 KARWICH AVE

Mail: 4255 WORTHINGTON PL
MASCOTTE FL 34753-9742

Last Sale: 05/02/2022 \$30,000.00 V(Q)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

RIDGE MANOR ESTATES, UNIT NO. 2

Approved 8/10/69
by
C. Emanuel County Eng.
Bill Patterson
County Surveyor

A SUBDIVISION OF A PART OF SECS. 2 & 3, T23S, R21E, A PART OF SECS. 25, 26, 27, 33, 34 & 36 AND ALL OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA.

DESCRIPTION

BEGINNING AT THE SE CORNER OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE S88°33'41"W, ALONG THE SOUTH^{Line} OF SAID SEC. 35, A DISTANCE OF 2648.10' TO THE SW CORNER OF THE SE 1/4 OF SAID SEC. 35; THENCE S01°49'50"E, ALONG THE EAST LINE OF THE NW 1/4 OF SEC. 2, T23S, R21E, SAID LINE ALSO BEING THE WEST LINE OF RIDGE MANOR COUNTRY CLUB ESTATES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 6, PAGE 38, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 2792.93' TO A POINT ON THE NORTHERLY R/W LINE OF OLD S.R. 50; THENCE N77°31'44"W, ALONG THE SAID N'LY R/W LINE OF OLD S.R. 50, A DISTANCE OF 682.93'; THENCE N01°49'42"W, A DISTANCE OF 1111.55'; THENCE S88°29'27"W, A DISTANCE OF 330.88'; THENCE N01°49'38"W, A DISTANCE OF 758.92'; THENCE S88°31'57"W, A DISTANCE OF 330.87'; THENCE N01°49'34"W, A DISTANCE OF 759.16' TO A POINT ON THE NORTH LINE OF SAID SEC. 2; THENCE S88°34'26"W, ALONG THE NORTH LINE OF SEC. 2, A DISTANCE OF 661.72'; THENCE S01°49'29"E, A DISTANCE OF 1519.26'; THENCE S88°29'27"W, A DISTANCE OF 661.76' TO A POINT ON THE EAST LINE OF RIDGE MANOR, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 29, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N01°49'24"W, ALONG THE SAID EAST LINE OF RIDGE MANOR, UNIT 1, A DISTANCE OF 96.22' TO THE NE CORNER OF SAID RIDGE MANOR, UNIT 1; THENCE N76°26'03"W, ALONG THE NORTH LINE OF SAID RIDGE MANOR, UNIT 1, AND THE N'WLY PROJECTION THEREOF, A DISTANCE OF 5501.60' TO THE SW CORNER OF SEC. 34, T22S, R21E, THENCE S88°29'48"W, ALONG THE SOUTH LINE OF SEC. 33, T22S, R21E, A DISTANCE OF 602.45' TO A POINT ON THE EASTERLY BANK OF THE WITHLACOOCHIEE RIVER; THENCE ALONG THE SAID EASTERLY BANK OF THE WITHLACOOCHIEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: N39°32'12"E, 127.26'; N07°28'35"W, 193.43'; N24°14'22"W, 184.56'; N02°28'31"E, 244.62'; N41°51'54"E, 314.35'; N03°43'07"E, 86.49'; N22°51'10"E, 207.92'; N31°01'14"E, 300.72'; N49°14'47"E, 498.67'; S81°51'31"E, 251.75'; N34°34'13"E, 276.73'; N72°43'26"E, 252.28'; N41°37'39"E, 152.19'; N03°13'52"E, 163.40'; N31°31'14"W, 275.50'; N44°13'51"W, 147.69'; N32°49'58"W, 402.92'; N58°20'25"E, 232.60'; N47°17'08"E, 205.30'; N06°50'29"W, 154.22'; N13°01'26"W, 129.98'; N18°39'07"E, 275.90'; N13°59'09"W, 349.66'; N05°57'04"E, 235.24'; N23°32'37"E, 268.47'; S30°30'13"E, 236.06'; N71°07'23"E, 235.67'; N02°23'36"E, 324.45'; N86°41'29"E, 204.73'; N73°23'33"E, 430.32'; N03°05'53"E, 184.52'; N23°41'37"W, 193.89'; N53°30'26"E, 174.12'; N72°15'09"E, 139.57'; N32°02'02"E, 69.08'; N62°31'28"E, 269.41'; N49°26'32"E, 212.92'; N11°01'53"E, 386.91'; N30°20'02"W, 155.83'; N49°25'19"W, 158.08'; N78°04'06"W, 188.60'; N15°09'23"W, 502.27'; N50°17'13"W, 94.89'; S62°34'58"W, 349.43'; N40°05'00"W, 109.33'; N31°13'36"W, 169.63'; N11°43'37"W, 179.31'; N18°23'05"W, 369.22'; N14°11'58"E, 93.10'; N45°00'24"E, 292.50'; N00°04'28"W, 62.70' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SEC. 27, T22S, R21E; THENCE N87°02'36"E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 27, A DISTANCE OF 3538.24' TO THE NW COR. OF THE SW 1/4 OF SEC. 26, T22S, R21E; THENCE S00°01'25"W, ALONG THE WEST LINE OF SAID SEC. 26, A DISTANCE OF 1328.96'; THENCE N87°26'26"E, A DISTANCE OF 1306.68'; THENCE N00°57'03"W, A DISTANCE OF 1318.29' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SAID SEC. 26; THENCE N87°55'43"E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 26, A DISTANCE OF 3992.08' TO THE NW COR. OF THE SW 1/4 OF SEC. 25, T22S, R21E; THENCE N89°40'44"E, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SEC. 25; A DISTANCE OF 2817.26' TO ITS POINT OF INTERSECTION WITH THE W'LY R/W LINE OF U.S. ROUTE NO. 301; THENCE S10°20'50"W, ALONG THE SAID W'LY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 2669.76' TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF SEC. 36, T22S, R21E; THENCE N89°23'21"W, ALONG THE SAID NORTH LINE OF SEC. 36, A DISTANCE OF 338.48'; THENCE S01°31'36"E, A DISTANCE OF 750.00'; THENCE N89°28'23"W, A DISTANCE OF 200.00'; THENCE S01°31'36"E, A DISTANCE OF 200.00'; THENCE S89°23'22"E, A DISTANCE OF 278.40' TO A POINT ON THE WESTERLY R/W LINE OF U.S. ROUTE NO. 301, THENCE S10°20'50"W, ALONG THE WESTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 199.98'; THENCE N89°58'32"W, ALONG THE NORTH LINE OF RIDGE MANOR ESTATES, AS RECORDED IN PLAT BOOK 9, PAGES 1-3, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE E'LY PROJECTION THEREOF, A DISTANCE OF 2033.33' TO THE NW CORNER OF SAID RIDGE MANOR ESTATES; THENCE S01°07'59"E, ALONG THE WEST LINE OF SAID RIDGE MANOR ESTATES, A DISTANCE OF 4103.34' TO THE POINT OF BEGINNING.

DEDICATION

Ridge Manor Estates, 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 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 22 DAY OF December 1968.

BY: Patricia Sachs PRESIDENT

COUNTY OF HERNANDO

ATTEST: Ida Meyers SECRETARY

STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Patricia Sachs AND Ida Meyers, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS President

AND Secretary, RESPECTIVELY OF Ridge Manor Estates, Inc. 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 22 DAY OF December 1968.

MY COMMISSION EXPIRES August 31, 1972 Sonora M. Downing NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND 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 7 DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.

Norman A. Pahl
FLA. REG. LAND SURVEYOR NO 1349

ABSTRACTOR'S CERTIFICATE

I HERBY CERTIFY THAT Ridge Manor Estates, 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 22 DAY OF December 1968.

GULF COAST ABSTRACT COMPANY

BY: John G. Giffey, Manager

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 24 DAY OF Dec 1968, 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: Earl Davis McCray CLERK

BY: Murray B. Shible CHAIRMAN

CLERK'S CERTIFICATE

I, Earl Davis McCray, 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 24 DAY OF December 1968, FILE NO. 6514 AND RECORDED IN PLAT BOOK 10 PAGE 22.

Earl Davis McCray
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA.

PREPARED BY

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA
December 2, 1968

Note: Easements

There exists a 5' 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.

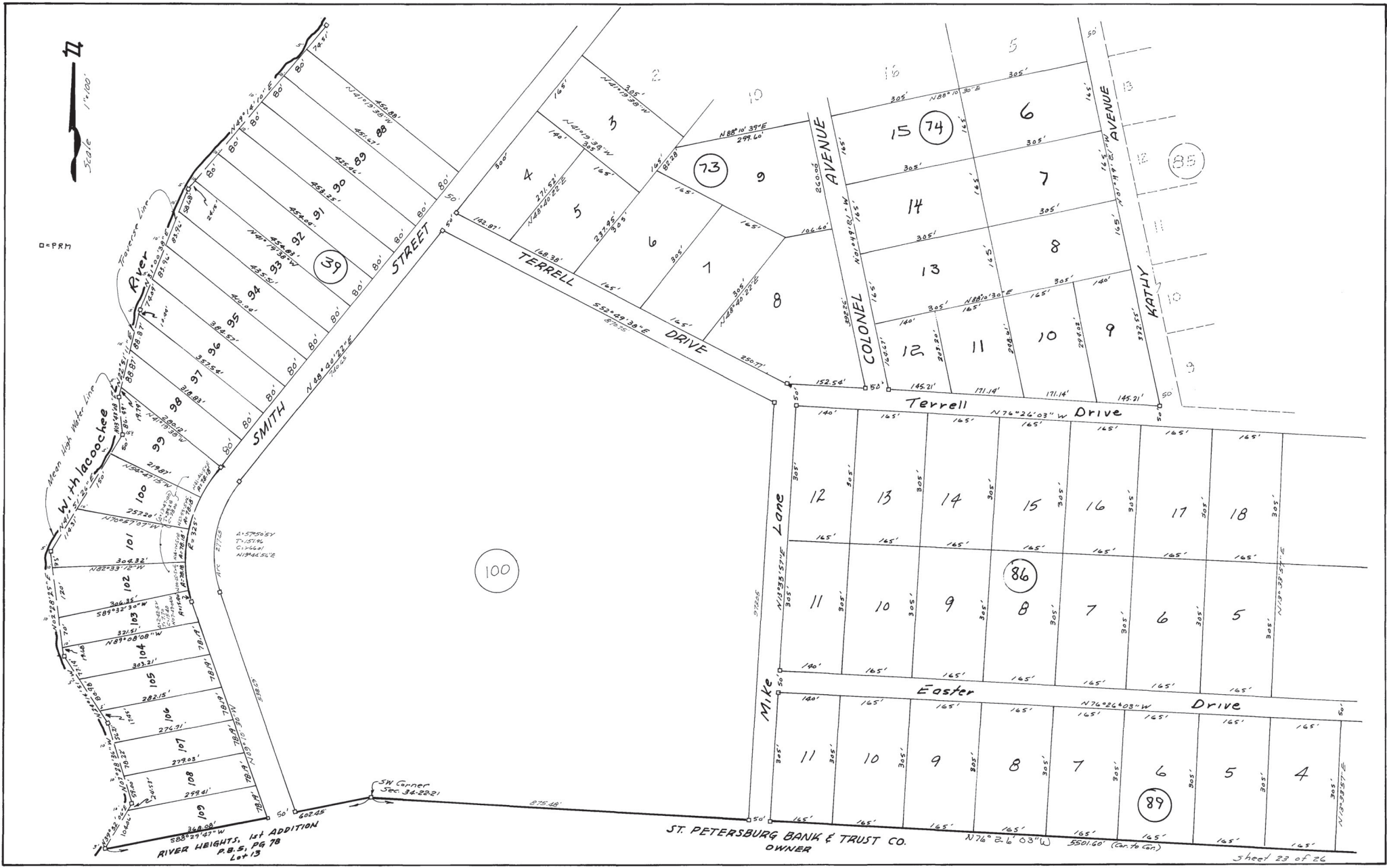


Sheet 19 of 26

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Scale 1"=100'

□=PRM



RIVER HEIGHTS, 1ST ADDITION
P.B.S., PG 78
Lot 13

ST. PETERSBURG BANK & TRUST CO.
OWNER

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