

August 8, 2019

Darian, Ladies and Gentlemen,

Karen and I are the property owners of 911 South Lake Shore Boulevard (Lot #47) in Howey In The Hills. We are in the final process of having our house plans finalized to apply for permitting to have our retirement home constructed on our property and we are getting excited.

We are requesting that the City of Howey In The Hills, consider our request to vacate the remaining half of Palm Avenue that fronts our western property line to us. We also request the city vacate the "Unnamed Street" that is along the south western property line of Lot #47. Please see the attached surveys for clarification.

I have been doing research on these to "roadways" and I have attached several documents to this request. It appears that the school to the north has already occupied into Palm Avenue and it looks like Venezia has already had their half of Palm Avenue vacated to them as well.

As far as the Unnamed Street on the south west side of Lot #47, this street goes to no other streets to the west that are platted and on the south side of the Unnamed Street, this area is wet and covered with water.

Please let me know what else you would need from us and we look forward to hearing back from you soon.

Thank You and please have a blessed day.

Bruce and Karen Johnson

BruceJohnsonRealty@Gmail.com

407-460-7504

1924 Survey

5

32

CENTER SEC. 35
T. 20 S. R. 25 E.

CENTER SEC. 36
T. 20 S. R. 25 E.

STATE OF FLORIDA,
COUNTY OF LAKE.

Before me, the undersigned authority, personally appeared Neil Honey, President of the Neil Honey Company, a Delaware corporation, being to the best of my knowledge and belief the true and lawful owner of the following described lands in Lake County, Florida, to-wit:

South half (32a) of Southwest quarter (SE 1/4), in Section 35; Southwest quarter (SW 1/4) of Section 36, Township 20 South, Range 25 East; Northwest quarter (NW 1/4) of Section 1, Township 21 South, Range 25 East.

That part of the South half (32a) of the Southwest quarter (SE 1/4) of Section 35, and part of the Southwest quarter (SW 1/4) of Section 36, off in Township 20 South, Range 25 East; and

All of the Northwest quarter (NW 1/4) of Section 1, Township 21 South, Range 25 East - has been platted into Lots 1 to 47, inclusive, and into drives, avenues, highways and streets, according to the plat shown hereto attached and to be known as "1st Subdivision of Honey."

And said avenues, drives, highways and streets are hereby dedicated for the use and benefit of the public.

Witness my hand and the seal of said County of Lake, this 20th day of March, A.D. 1924.

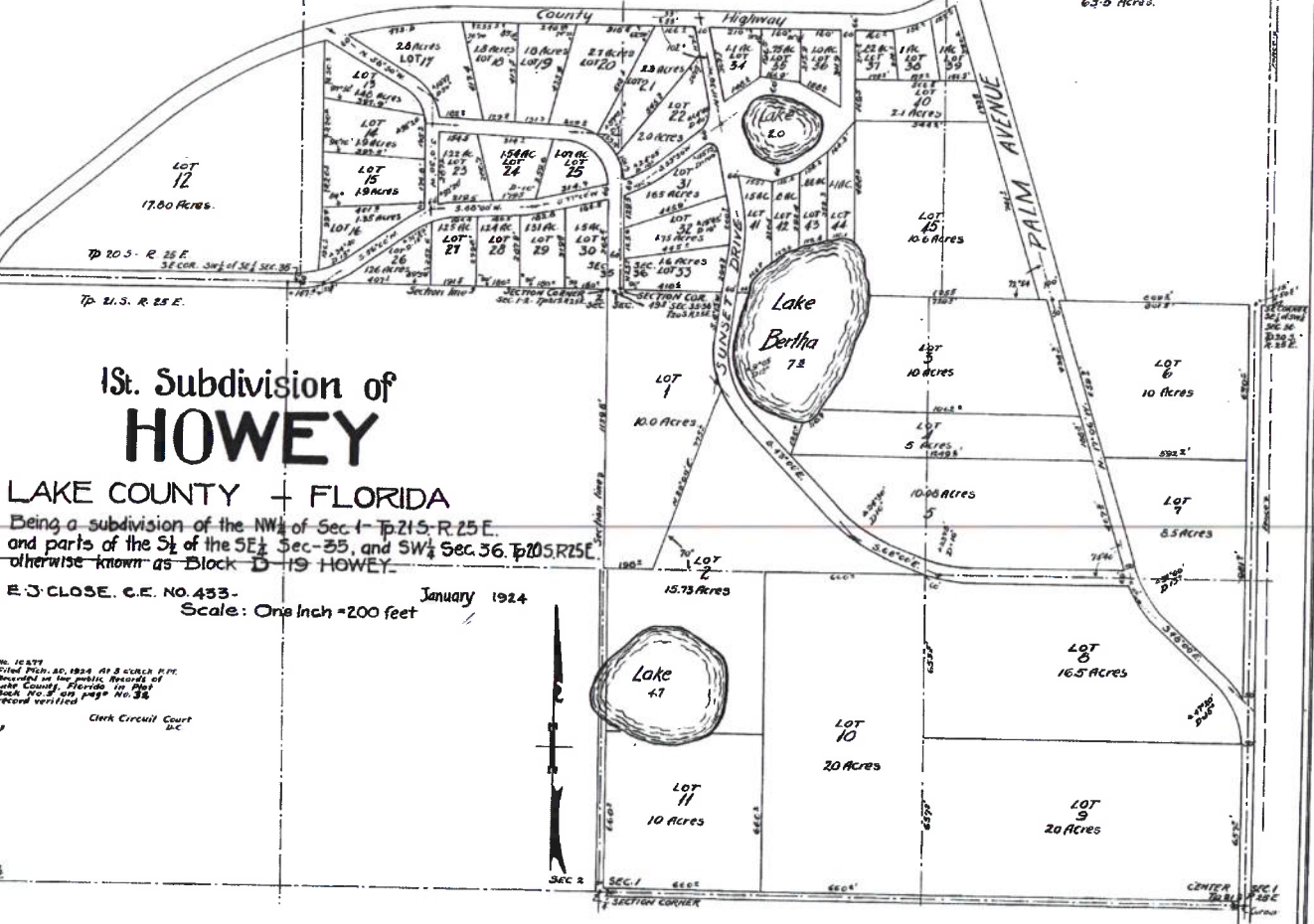
Neil Honey
President of Neil Honey Company,
a Delaware corporation.

Sworn to and subscribed before me this 20th day of March, A.D. 1924.

Notary Public for the State of Florida
My Commission Expires December 3, 1926.

Sworn to and subscribed before me this 20th day of March, A.D. 1924.

Notary Public for the State of Florida
My Commission Expires December 3, 1926.



1st Subdivision of
HOWEY
LAKE COUNTY - FLORIDA
Being a subdivision of the NW 1/4 of Sec. 1 T. 21 S. R. 25 E.
and parts of the SE 1/4 of Sec. 35, and SW 1/4 Sec. 36. T. 20 S. R. 25 E.
otherwise known as Block D-19 HOWEY.

E. J. CLOSE, C.E. NO. 433- January 1924
Scale: One Inch = 200 feet

No. 10377
Filed Nov. 20, 1924 at 3 o'clock P.M.
Recorded in the public Records of
Lake County, Florida in Book
No. 2 at page No. 38
Record verified

Clerk Circuit Court
L.C.

CENTER SEC. 35
T. 20 S. R. 25 E.

CENTER SEC. 36
T. 20 S. R. 25 E.

Lake County Recording Information
of the 1924 Plat

PB005P032-1

HELP

☒ Auto-Load Images

Go to search

Book / Page:

5

/ 32

Instrument Number:

PB005P032-

Search Results

Record Date: 3/20/1924

Book Type: P - PLAT

Book / Page: 5/32

Instrument #: PB005P032-1

Number of Pages:1

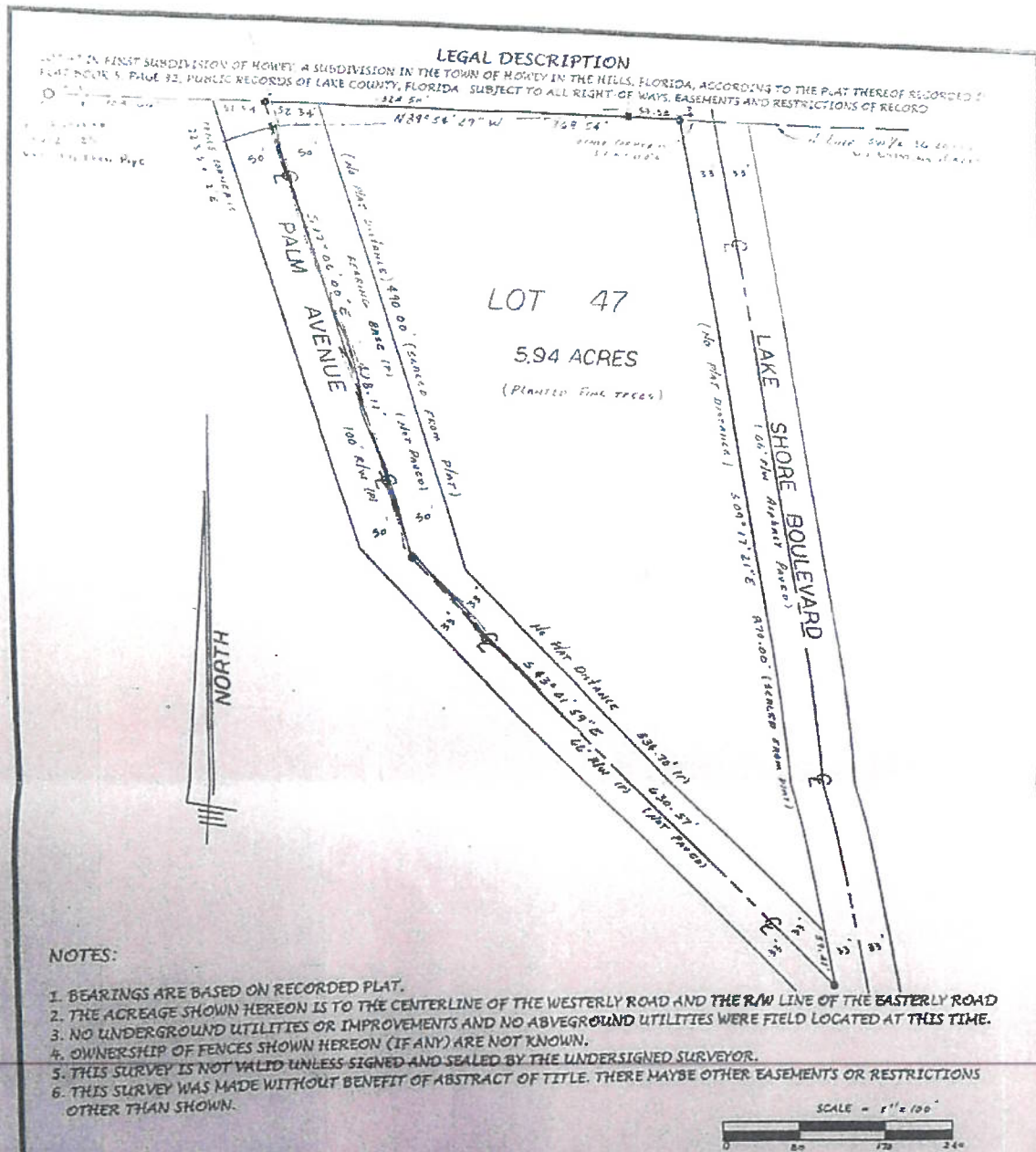
Doc Type: PL - PLAT

Grantor: HOWEY 1ST ADD

Doc Legal: 35-20-25 ETC

1

2000 Survey



FB.27

LEGEND:

R/C = IRON ROD AND CAP
R/W = RIGHT-OF-WAY
Δ = DELTA
R = RADII
L = LENGTH
PC = POINT OF CURVE
PT = POINT OF TANGENT
DSU = DRAINAGE & UTILITY EASEMENT
CM = CONCRETE MONUMENT
CONC. = CONCRETE
(F) = FIELD MEASUREMENT
(P) = PLAT MEASUREMENT
REC = RECOVERED
• = SET 5/8" R/C # 4904

CERTIFIED TO:
ABC FRUIT COMPANY

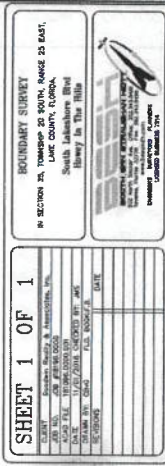
PLAT OF BOUNDARY SURVEY

Steven Galassi
PREPARED BY: STEVEN EDWARD GALASSI
FLORIDA SURVEYOR AND MAPPER # 4904
7933 ED DOUGLAS ROAD
GROVELAND, FLORIDA 34736
PHONE # (352) 429-2074
FAX # (352) 429-9644

PREPARED FOR: ABC FRUIT COMPANY

LOT SURVEY DATE	FOUNDATION SURVEY DATE	FINAL SURVEY DATE
FEBRUARY 22, 2000		

BOUNDARY SURVEY



Venezia

School

DESCRIPTION: SCHEDULE A

SCHEDULE B-II

ITEM 4. ALL MATTERS CONTAINED ON THE PLAT OF 1ST SUBDIVISION OF HONEY, AS RECORDED IN PLAT BOOK 11, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS SHOWN ON SURVEY)

ITEM 5. ENCUMBRANCE 149 RECORDED IN OFFICIAL RECORDS BOOK 199A, PAGE 1795, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS SHOWN ON SURVEY)

FRESH NOTES:

- [illegible]

CERTIFIED TO:
BRUCE JOHNSON AND
KAREN JOHNSON, HUSBAND AND WIFE
OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY

DATE: 11/30/2018
J. J. MILLER, PROFESSIONAL SURVEYOR & MAPPER, P. 00000000

SHEET 1 OF 1

CURRENT	Goodwin Realty & Associates, Inc.
JOB NO.	GP #1818-0000
ACAD FILE	18-000-0000-101

DATE	TIME	NAME
10/10/10	10:00	JOHN

[illegible][illegible]

BOUNDARY SURVEY

IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE
LACE COUNTY, FLORIDA
South Lakeshore Blvd

[illegible]

1-800-368-7777

SAFETY **Substance** **EXPOSURE**
 (use of safety gear)

LEGEND

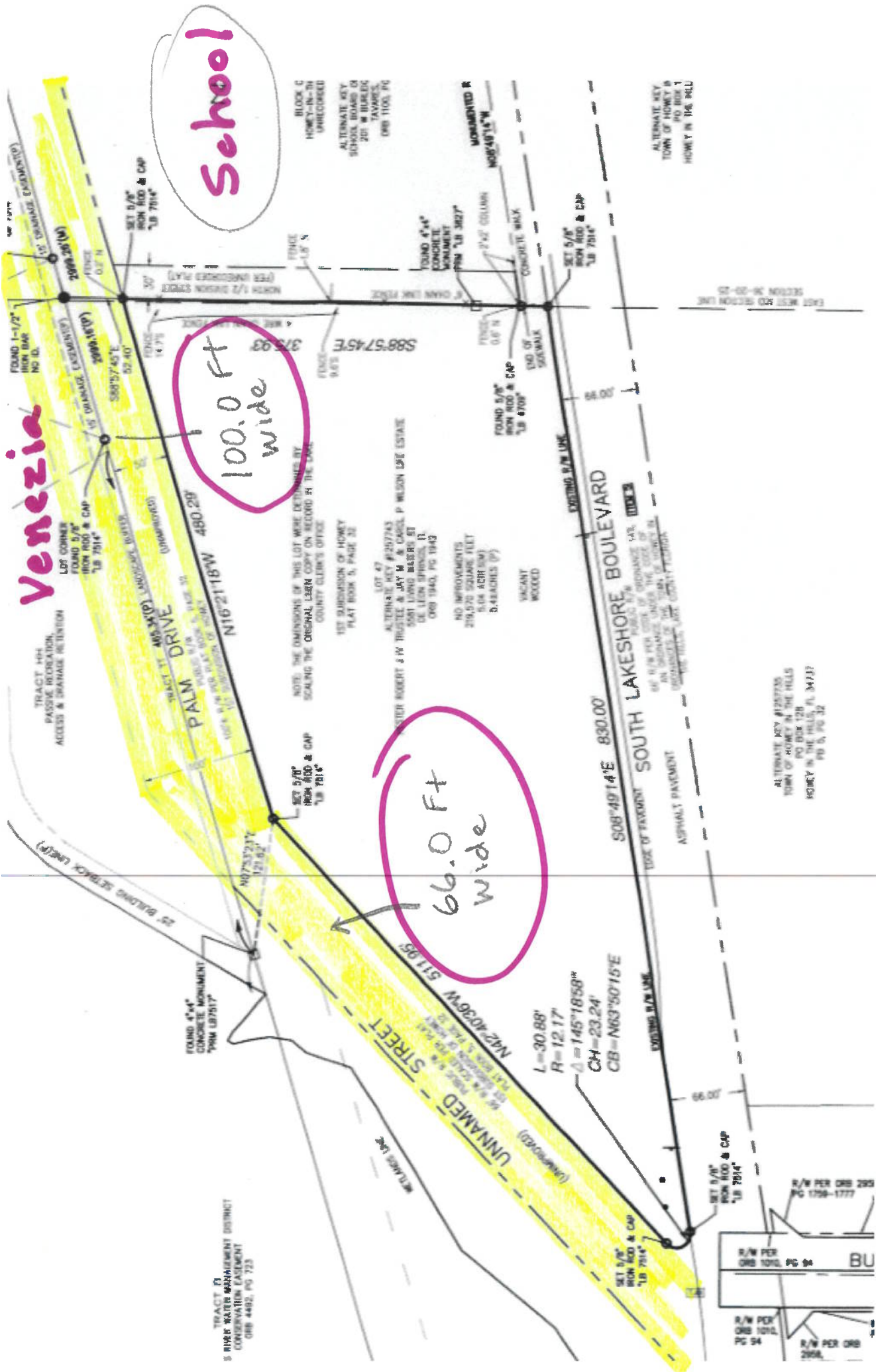
- [illegible]

Venezia

School

100.0 Ft
wide

66.0 Ft
wide



SHEET 1 OF 6
 DWG FILE: 202407010000
 PLAT BY: 05 PG: 02 IN: 0200
 DATE: 7/2/2024 4:08:10 PM
 NEIL KELLY, CLERK OF THE CIRCUIT COURT
 LAKE COUNTY
 400 S. ORANGE AVE. SUITE 201



THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED OR AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE-

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HONEY-IN-THE-HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBMISSION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

DESCRIPTION

LANDS DESCRIBED AS "THE SOUTH LEGAL DESCRIPTION" IN OFFICIAL RECORDS BOOK 3489, PAGE 2041 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING A PORTION OF "HONEY-IN-THE-HILLS" (AN UNRECORDED PLAT) LYING IN SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 158.481 ACRES OR 6,903,438.878 SQUARE FEET, MORE OR LESS.

[illegible]

EXISTING
 BUILDING SETBACK LINE
 LANDSCAPE BUFFER
 REFERENCE TO CURVE TABLE
 REFERENCE TO LANE TABLE
 PLAT BOOK
 PARCELS TO LANE TABLE
 PAGES
 TRACT
 IDENTIFICATION
 NEIGHBORLY
 PLAT RECORDS BOOK
 RIGHT-OF-WAY LINE
 DRAINAGE
 ROAD
 AND LENGTH
 OF THE TRACT
 REFERENCE TO STATE PLANS, COORDINATE
 STATE ROAD
 NORTH-ONLY
 CASTLETON
 SOUTHERLY
 CORNER
 5.00 FEET
 10.00 FEET
 7.50 FEET
 14.00 FEET
 15.00 FEET
 20.00 FEET
 20.00 FEET
 40.00 FEET
 60.00 FEET
 60.00 FEET
 75.00 FEET
 100.00 FEET

CERTIFICATE OF CLERK

I HEREBY CERTIFY: That I received the foregoing and that it complies in form with all the requirements of Chapter 177, Florida Statutes and as far as record is concerned.

Dated at _____, Florida
this _____ day of _____, 19____

NOT REQUIRED

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, that on the 1st day of JULY, 2016, the foregoing plot was officially approved by the Consulting Engineer for the Town of HOLMISTON-THE HILLS, Florida.

Tommara Chachakos Date 7-1-16

PROFESSIONAL ENGINEER No. 53032

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, that on the 1st day of JULY, 2016, the foregoing plot and all documents and surveys relating thereto were presented and referred to me in regard to its content by the Attorney for the Town of HOLMISTON-THE HILLS, FLORIDA.

Isabella M. Smith Date 7-1-16
Brent Nelson By Consulting Attorney

REVIEWER STATEMENT

Pursuant to Section 177.08, F.S., "The Reviewer shall make such a review as he or she may deem appropriate and shall not be held liable for any errors or omissions made by him or her in connection with the technical review of the plat." The undersigned hereby certifies that he has reviewed the above plat and that he is satisfied that the same conforms to the provisions of the governing statute or ordinances shown on the plat.

[Signature] Date 7-1-16

PROFESSIONAL SURVEYOR AND MAPPER No. 6798

CERTIFICATE OF APPROVAL BY TOWN MAYOR

THIS IS TO CERTIFY, that on the 1st day of JULY, 2016, the foregoing plat was approved by the Mayor for the Town of HOLMISTON-THE HILLS, Florida.

[Signature]

Town Mayor
Attest:
Brenda Crocker
Town Clerk

PLAT BOOK 65 PAGE 92

DEDICATION
VENEZIA SOUTH

[illegible]

Veneta Partners, LLC,
a Florida Limited Liability Company
By: Veneta Hovey, LLC
LLM Manager

Name: Paul E. Rourke Jr. 
Signature: Paul E. Rourke Jr. Name: Ted Balle
Titles: Manager

3700 34th Street, Suite 302
Orlando, FL 32805
704-561-5690

The foregoing instrument was acknowledged before me
this 23rd day of July, 2014, by Ted Sabin as Managing
Member of Venezia Partners, LLC Florida limited liability comp.
He is personally known to me, or has been produced.

(SEAL) *Could not be read*

RONALD WILSON THOMAS
NEW COMMERCIAL AFFIDAVIT
MADE NOVEMBER 18 2012

Printed Name: ARNOLD WILSON THOMAS
History Public—State of Florida

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That we undersigned, be a Regular Surveyor and Mapper, do solemnly swear to practice in the State of Florida, do hereby certify that this plat was prepared under his direction and supervision, and that this plat complies with all the requirements of Chapter 179, Florida Statutes, as amended, the Permanent Reference Monuments.

"P.R.M." have been set in compliance with the TOWN OF HONEY-IN-SEE-HILLS and Chapter 177, Florida Statutes, as amended, as amended, the Permanent Reference Monuments.

This plat was prepared by me or under my direct supervision and under the direction and supervision of the surveyor within one year from the date the plat was recorded.

Bruce E. Stroumberg, N.E.H.I., Inc., c/o 350 North Spauld Avenue
Tampa, FL 33678 Licensed Business No. 7514

[Signature] _____ Dated 04/01/04

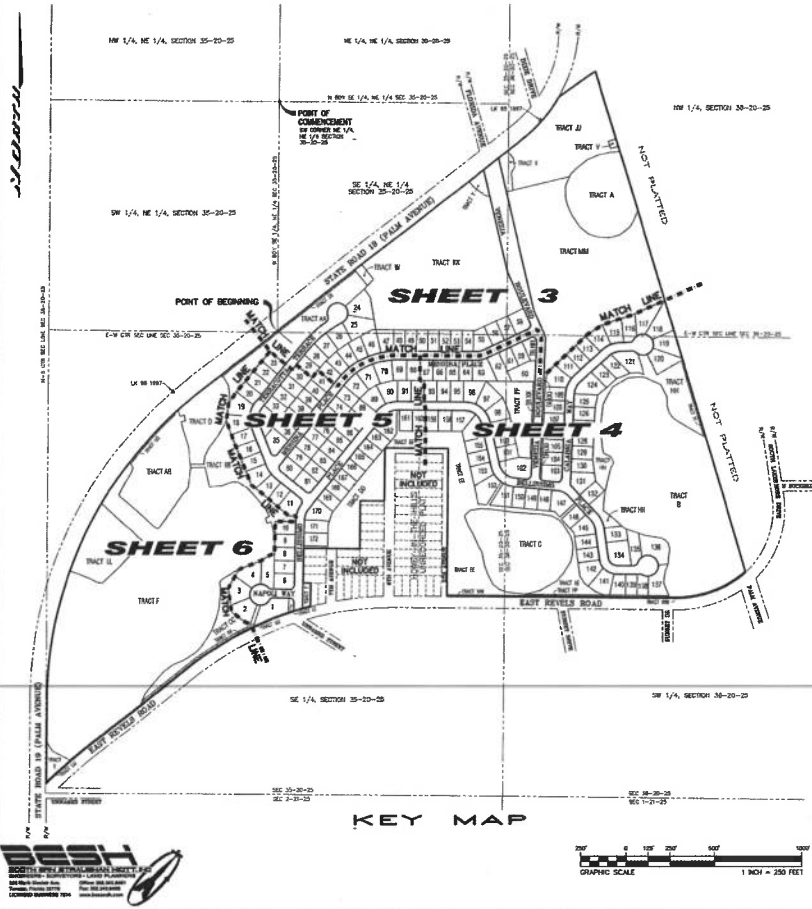
Surveyor, My Comm. No. A4286



VENEZIA SOUTH A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 25 EAST TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA

SHEET 2 OF 6

PLAT BOOK 65 PAGE 93



- NOTES:**
1. EASEMENTS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES EAST ZONE UTILIZING LAKE COUNTY CORNERS. STATION'S USED 1987 AND 1987 ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST AS BEING NORTH SOUTHWEST 1/4 EAST.
 2. ALL PLATTED UTILITY EASEMENTS PROVIDED FOR IN THE DECLARATION INCLUDE USE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDER, HONORER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE REPAIRS. THE FOREGOING PROVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO BE OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THE FACILITIES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (CHAPTER 177.001 (2) FLORIDA STATUTES).
 3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.001 (9) FLORIDA STATUTES.
 4. ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).
 5. LANDS SHOWN HEREON ARE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, FLOOD ZONE "X" WITH A BASE FLOOD ELEVATION DETERMINED TO BE 741 FEET) AND FLOOD ZONE "A" (WITH AN UNDETERMINED BASE FLOOD ELEVATION) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12040C 0405 & EFFECTIVE DATE: DECEMBER 18, 2012.
 6. TRACTS A, B, C, D AND F ARE CONSERVATION TRACTS DEDICATED TO AND MAINTAINED BY THE VENEZIA SOUTH MASTER PROPERTY OWNERS' ASSOCIATION, INC. SUBJECT TO CONSERVATION EASEMENTS GRANTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THE CONSERVATION TRACTS IS PERMITTED WITHOUT APPROVAL FROM TOWN OF HOWEY-IN-THE-HILLS AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 7. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND 100 ARE PASTURE RECREATION, ACCESS AND DRAINAGE RESTRICTION TRACTS TO BE OWNED, OPERATED AND MAINTAINED BY THE VENEZIA SOUTH MASTER PROPERTY OWNERS' ASSOCIATION, INC.
 8. TRACT 100 IS A PASTURE RECREATION AND ACCESS TRACT, WHICH SHALL CONSIST OF A NET POND WITH NO STORMWATER RUNOFF DEDICATED TO IT AND WILL BE OWNED, OPERATED AND MAINTAINED BY THE VENEZIA SOUTH MASTER PROPERTY OWNERS' ASSOCIATION, INC.
 9. TRACT 101 IS FOR RECREATION, UTILITIES, AND LANDSCAPE BUFFER TO BE OWNED, OPERATED AND MAINTAINED BY THE VENEZIA SOUTH MASTER PROPERTY OWNERS' ASSOCIATION, INC.
 10. TRACTS 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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