



SEJPAL LAW FIRM

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JUNE 30, 2025

HERNANDO COUNTY ZONING DEPARTMENT
789 PROVIDENCE BLVD
BROOKSVILLE, FL 34601

VIA FEDEX (TRACKING# 8824 1885 0402)

RE: PETITION TO VACATE EASEMENT
KEY NUMBER OF AREA TO BE VACATED: 00856158 & 00856149

To whom it may concern,

Please be advised that this firm represents Mrs. Lisa Tejera, (hereinafter my "Client"), owner of the following parcels in Hernando County, Florida:

PARCEL ID: R36 122 21 0870 0510 0150 & R36 122 21 0870 0510 0140.

My Client respectfully requests the vacation of the utility/drainage easement located on the above referenced parcels, which has been in place since the 1960s.

The basis for this request is as follows:

1. **Non-Use of Easement:** The easement in question has never been utilized for any public or private utility, drainage, or access purposes since its creation over Sixty (60) years ago.
2. **No Plans for Future Use:** My Client has been verbally advised by appropriate representatives of Hernando County that there are no existing or future plans to use this easement.
3. **No Impact to Public Interest:** Vacating the easement will not interfere with any existing infrastructure or adversely affect the provision of public services. Its removal will not impair access or connectivity, nor compromise utility access for surrounding properties.
4. **Property Enhancement:** The vacation of this unused easement will remove unnecessary encumbrances, allowing for improved use of the property and supporting its

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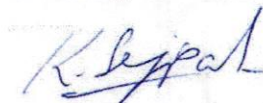
continued maintenance and potential development consistent with local zoning and land use regulations.

In support of this request please find attached the following:

- a) The completed application, sworn to by my Client;
- b) Proof of ownership for each parcel joining in the vacation petition. (Copy of Deed);
- c) An electronically signed current survey;
- d) A list of the names and addresses of all property owners abutting/adjoining the parcels containing the area to be vacated;
- e) A completed Tax Clearance Form, proof of taxes being paid for each parcel containing the area to be vacated or that would receive any of the vacated area;
- f) My Client's notarized letter of authorization, authorizing this firm to act on her behalf;
- g) A copy of recorded plat dedication page (Lots 14 and 15, Block 51, Ridge Manor Estates, Unit No. 2, as recorded in Plat Book 10, Page 18, of the Public Records of Hernando County, Florida) ; and
- h) A check made payable to the Hernando County Building Department in the amount of \$300.00.

For these reasons, my Client respectfully requests that Hernando County approve the vacation of the subject easement.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Sejpai', with a stylized flourish at the end.

Kunal Sejpai, Esq.

cc: Client