

RESOLUTION NO. 2026 - 152

WHEREAS, HIDEAWAY COMMERCIAL, LLC, has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described rights-of-way:

VACATE A PORTION OF NICASIO JAY CT:

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 343, ACCORDING TO THE PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, AS RECORDED IN PLAT BOOK 12, PAGE 67 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°34'50"W, ALONG THE EAST LINE OF SAID LOT 17, FOR 38.09 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NICASIO JAY COURT, ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, SAME BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF LOT 17, THE EAST LINE OF LOT 18, AND THE SOUTH LINE OF LOT 19, BOTH ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, RESPECTIVELY, SAME BEING SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID NICASIO JAY COURT, RESPECTIVELY; (1) THENCE S89°58'08"W, FOR 49.95 FEET; (2) THENCE N00°02'18"W, FOR 99.29 FEET; (3) THENCE N89°57'42"E, FOR 49.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NICASIO JAY COURT, S00°00'52"E, FOR 99.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,962 SQUARE FEET OR 0.114 ACRES, MORE OR LESS.

VACATE A PORTION OF NICASIO JAY CT:

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NICASIO JAY ROAD, SAME BEING THE SOUTHWEST CORNER OF A 50'

and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said rights-of-way; and

WHEREAS, the above-described rights-of-way are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described rights-of-way will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described rights-of-way are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said rights-of-way.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any revisionary interests.

ADOPTED IN REGULAR SESSION THE 11 DAY OF August 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Nenke Osunga, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office