



AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Jun 19, 2026

Notice ID: acJ9FvOhOeKa1eSGb00e

Notice Name: Notice to Vacate Easement for 7.7.26 Mtg

Publication Fee: \$0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

VERIFICATION

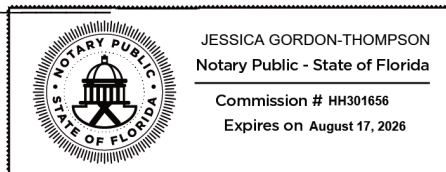
State of Florida
County of Orange

Signed or attested before me on this: 06/23/2026

J. P. A.

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **July 7, 2026 at 9:00 a.m.** , in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE OF:

PARCEL 1

LOT 18, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

PARCEL 2

LOT 19, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

PARCEL 3

LOT 20, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

PARCEL 4

LOT 21, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

PARCEL 5

LOT 22, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS

BOOK 3121, PAGE 1338, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

PARCEL 6

LOT 23, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1044 AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 1639, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Petitioners: 1275 Holdings LLC

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

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

/s/ _____ (SEAL)
Douglas A. Chorvat Jr., Clerk

Publish: June 19, 2026