

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 **January 13, 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:

EASEMENT "A", TO BE VACATED:

7.5 FOOT EASEMENT ALONG THE WESTERLY SIDE OF THE EASTERLY PROPERTY LINE OF LOT 10 AND THE EASTERLY SIDE OF THE WESTERLY PROPERTY LINE OF LOT 11, BLOCK 68, RIDGE MANOR ESTATES UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 68, RIDGE MANOR ESTATES, UNIT NO. 4; THENCE RUN N 31°10'19" W, A DISTANCE OF 5.00 FEET FOR A POINT OF BEGINNING FOR EASEMENT "A"; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET; THENCE RUN N 31°10'19" W, A DISTANCE OF 441.45 FEET ALONG THE WESTERLY LINE OF EASEMENT TO A POINT AT THE REAR LINE OF PROPERTY; THENCE RUN N 81°54'55" E, A DISTANCE OF 8.15 FEET TO THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 10, BLOCK 68; THENCE RUN N 81°54'55" E, A DISTANCE OF 8.15 FEET; THENCE RUN S 31°10'19" E, A DISTANCE OF 434.91 FEET; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.151 ACRES (6,572.67 SQ. FT.) MORE OR LESS.

EASEMENT "B", TO BE VACATED:

7.5 FOOT EASEMENT ALONG THE WESTERLY SIDE OF THE EASTERLY PROPERTY LINE OF LOT 11 AND THE EASTERLY SIDE OF THE WESTERLY PROPERTY LINE OF LOT 12, BLOCK 68, RIDGE MANOR ESTATES UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK 68, RIDGE MANOR ESTATES, UNIT NO. 4; THENCE RUN N 31°10'47" W, A DISTANCE OF 5.00 FEET FOR A POINT OF BEGINNING FOR EASEMENT "B"; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET; THENCE RUN N 31°10'47" W, A DISTANCE OF 406.61 FEET ALONG THE WESTERLY LINE OF EASEMENT TO A POINT AT THE REAR LINE OF PROPERTY; THENCE RUN N 81°55'08" E, A DISTANCE OF 8.15 FEET TO THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 11, BLOCK 68; THENCE RUN N 81°55'08" E, A DISTANCE OF 8.15 FEET; THENCE RUN S 31°10'47" E, A DISTANCE OF 400.07 FEET; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.139 ACRES (6,050.07 SQ. FT.) MORE OR LESS.

EASEMENT "C", TO BE VACATED:

7.5 FOOT EASEMENT ALONG THE WESTERLY SIDE OF THE EASTERLY PROPERTY LINE OF LOT 12 AND THE EASTERLY SIDE OF THE WESTERLY PROPERTY LINE OF LOT 13, BLOCK 68, RIDGE MANOR ESTATES UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 68, RIDGE MANOR ESTATES, UNIT NO. 4; THENCE RUN N 31°12'58" W, A DISTANCE OF 5.00 FEET FOR A POINT OF BEGINNING FOR EASEMENT "C"; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET; THENCE RUN N 31°12'58" W, A DISTANCE OF 371.87 FEET ALONG THE WESTERLY LINE OF EASEMENT TO A POINT AT THE REAR LINE OF PROPERTY; THENCE RUN N 81°43'35" E, A DISTANCE OF 8.15 FEET TO THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 12, BLOCK 68; THENCE RUN N 81°43'35" E, A DISTANCE OF 8.15 FEET; THENCE RUN S 31°12'58" E, A DISTANCE OF 365.39 FEET; THENCE RUN S 58°16'35" W, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.127 ACRES (5,529.44 SQ. FT.) MORE OR LESS.

Petitioners: Matthew and Angela Woodham, James and Genny Sikes, Melissa Gulvin and Stacy Durgan

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, 789 Providence Blvd, 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 special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)**

Douglas A. Chorvat Jr., Clerk

Published: December 26, 2025



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a

CLK25-172 - Notice of Intent to Vacate Easements

in the matter of

Vacation of Easements in Ridge Manor Estates Unit No. 4

was published in said newspaper by print in the issue(s) of:

December 26, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on December 26, 2025

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

(Signature of Affiant)

Sworn to and subscribed before me

This 26th day of December, 2025.

(Signature of Notary Public)

LISAM. MACNEIL

Commission # HH 254975

Expires April 19, 2026



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or

produced identification _____

Type of identification produced _____