



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  
CLK25-171 - Notice of Intent to Vacate Easements

in the matter of

Vacation of Interior Easement Between Lots 1 and 2, Ridge Manor Estates Unit No. 2

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)



LISA M. 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 \_\_\_\_\_

CLK25-171

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:

LOT 1 AND 2, BLOCK 58, RIDGE MANOR ESTATES, UNIT NO. 2, AS PER PLAT THEREFORE OF RECORDED IN THE PLAT BOOK 10, PAGES 2 THROUGH 27, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

A PORTION OF THE 7.5' DRAINAGE & UTILITY EASEMENTS LYING ALONG THE COMMON BOUNDARY BETWEEN LOT 1 AND LOT 2, BLOCK 58, AS SHOWN ON THE PLAT OF [RIDGE MANOR ESTATES, UNIT NO. 2, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGES 2 THROUGH 27, OF THE PUBLIC RECORDS OF HERNANDO FLORIDA, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER AT THE REAR (SOUTHWESTERLY) END OF SAID LOT 1 AND LOT 2, BLOCK 58 (SOUTH CORNER OF LOT 1, BLOCK 58); THENCE N 48°40'27" E, ALONG THE COMMON LINE, 7.50 FEET TO THE INTERSECTION OF THE REAR DRAINAGE & UTILITY EASEMENT LINE WITH THE COMMON LOT LINE BETWEEN SAID LOT 1 AND LOT 2, AND THE POINT OF BEGINNING; THENCE N 41°19'38" W, 7.50 FEET, TO THE WESTERLY LINE OF SAID SIDE EASEMENT; THENCE N 48°40'27" E, 292.50 FEET, PARALLEL WITH SAID COMMON LOT LINE, TO THE FRONT DRAINAGE & UTILITY EASEMENT LINE; THENCE S 41°19'38" E, 15.00 FEET, TO THE EASTERLY LINE OF SAID SIDE EASEMENT; THENCE S 48°40'27" W, 292.50

FEET, PARALLEL WITH SAID COMMON LOT LINE, TO THE REAR DRAINAGE & UTILITY EASEMENT LINE; THENCE N 41°19'38" W, 7.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4,387.5 SQ FT (0.1007 ACRES).

Notice Continues on Page 2

NOTE: THIS VACATION AFFECTS ONLY THE INTERIOR SIDE-EASEMENT AREA BETWEEN THE REAR AND FRONT EASEMENT LINES; THE FRONT AND REAR DRAINAGE & UTILITY EASEMENTS REMAIN.

**Petitioners: Roger E Emery**

**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

---