

Jacqueline Mays

From: Eichhorn, Anthony R <Anthony.Eichhorn@charter.com>
Sent: Tuesday, February 6, 2024 7:34 AM
To: Jacqueline Mays
Subject: RE: 13904 Coronado Dr, Spring Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is no relocation of our facilities required for the vacation of the 3 ft section of this easement. Do you need us to send another letter that does not say anything regarding the relocation of facilities? OR will this email suffice?



Tony Eichhorn | Construction Supervisor Citrus/Hernando/ West Pasco | 407-374-0561
2850 S. Lecanto Hwy. | Lecanto, FL 34461

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Monday, February 5, 2024 4:26 PM
To: Eichhorn, Anthony R <Anthony.Eichhorn@charter.com>
Cc: Emmit Riley <emmit37@gmail.com>
Subject: [EXTERNAL] FW: 13904 Coronado Dr, Spring Hill

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Mr. Eichhorn,

I am sorry for bothering you again with another email regarding the above vacation of easement, however I am writing to you for confirmation of your approval. I have presented to our Legal Department the survey you have highlighted and marked 3' of easement is approved along with your approval letter. Our legal department has requested confirmation of your letter of approval being that there is a section in your approval letter stating that if cables need to be moved the homeowner is responsible. Our legal department wants to be sure this has been resolved and it is in the letter of approval. Any assistance in this matter will be greatly appreciated so that the homeowner can get the vacation of easement and bring his pool and pool cage into compliance.

Thanking you in advance and once again I am sorry for any inconvenience that this may cause.

Jacqueline M. Mays

Zoning Coordinator
Development Services Department
Zoning Division
Jmays@hernandocounty.us

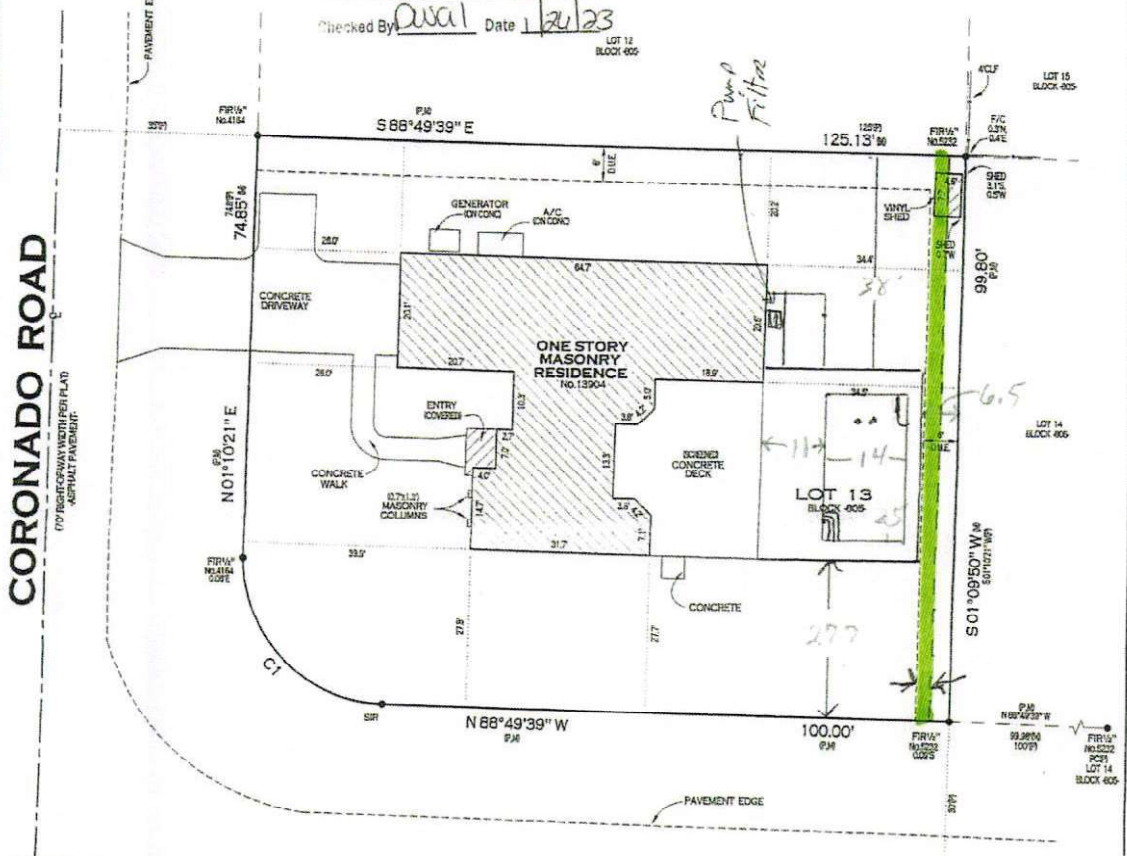
BOUNDARY SURVEY

DESCRIPTION: PER SCHEDULE A FILE NO. 722-18-030
LOT 13, BLOCK 805, SPRING HILL UNIT 13, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 84 THRU 100, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

1454052
FILE COPY

- SURVEYOR'S NOTES:**
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
 3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
 4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
 5. BEARINGS SHOWN HEREON ARE ASSUMED.
 6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
 7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.

ING PERMIT Zoned PDRF
 to be used as SW
 Checked By Dual Date 1/21/23



CORONADO ROAD
 (70' RIGHT-OF-WAY WIDTH PER PLAT)
 ASPHALT PAVEMENT

CHIPPENDALE STREET
 (60' RIGHT-OF-WAY WIDTH PER PLAT)
 ASPHALT PAVEMENT

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

3' Approved FOR VACATE

CURVE DATA:

CURVE	RADIUS	ARC	CURVED BEARING	BEARING	LENGTH
C1(M)	25.00'	39.31'	35.43°	S 44°02'52" W	90'13.45'
C1(P)	25'				00'

NOTICE:
 NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCRUCH OR BE CONSTRUCTED WITHIN EASEMENTS

PREPARED FOR AND CERTIFIED TO:
 EMMIT RILEY, JR. & MARISOL RILEY
 GAPSTONE TITLE
 FAMILY FIRST FUNDING LLC, ISAQA/ATIMA
 CHICAGO TITLE INSURANCE COMPANY



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 120110 0328D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 1469 ALADDIN RD
 BROOKSVILLE, FL 34609 (352)-277-6550

DRAWN: SMS	I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
CHECKED BY: ESS	
SCALE: 1"=20'	
FILE: CORONADO 13904	
DATE: 09.26.16	DATE: 09.26.16
DATE: 09.26.16	DATE: 09.26.16

LEGEND:
 (C)= CALCULATED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, S= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, X/CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FMSD= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP NO. 6929, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, X= POWERPOLE, V/F= VINYL FENCE, P/E= FENCE END, F/C= FENCE CORNER