



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

December 19, 2025

Gerald and Michelle Hamilton
2103 Sarazen Dr
Orlando FL 32806

Re: **VACATION OF INNER EASEMENTS, RIDGE MANOR EST, BLK 58, LOTS 1 & 2, UNIT 2**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. Roger Emery within the Ridge Manor Est platted subdivision**. The petitioner is seeking this vacation for **construction of their home**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **January 6, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

REQUEST TO VACATE:

LOT 1 AND 2, BLOCK 58, RIDGE MANOR ESTATES, UNIT NO. 2, AS PER PLAT THEREFOREOF 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).

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.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie Rose

Stephanie Rose Zoning Technician III
Hernando County Development Services Zoning
Division
(352)754-4048
Srose@hernandocounty.us