

RESOLUTION NO. 2026 - _____

WHEREAS, HIDEAWAY COMMERCIAL, LLC, has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described rights-of-way:

VACATE A PORTION OF NICASIO JAY CT:

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 343, ACCORDING TO THE PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, AS RECORDED IN PLAT BOOK 12, PAGE 67 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°34'50"W, ALONG THE EAST LINE OF SAID LOT 17, FOR 38.09 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NICASIO JAY COURT, ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, SAME BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST LINE OF LOT 17, THE EAST LINE OF LOT 18, AND THE SOUTH LINE OF LOT 19, BOTH ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, RESPECTIVELY, SAME BEING SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID NICASIO JAY COURT, RESPECTIVELY; (1) THENCE S89°58'08"W, FOR 49.95 FEET; (2) THENCE N00°02'18"W, FOR 99.29 FEET; (3) THENCE N89°57'42"E, FOR 49.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NICASIO JAY COURT, S00°00'52"E, FOR 99.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,962 SQUARE FEET OR 0.114 ACRES, MORE OR LESS.

VACATE A PORTION OF NICASIO JAY CT:

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NICASIO JAY ROAD, SAME BEING THE SOUTHWEST CORNER OF A 50'

DRAINAGE RIGHT-OF-WAY, BOTH ACCORDING TO THE PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, AS RECORDED IN PLAT BOOK 12, PAGE 67 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N12°42'30"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NICASIO JAY ROAD, SAME BEING THE WEST LINE OF SAID 50' DRAINAGE RIGHT-OF-WAY, FOR 51.20 FEET TO THE NORTHWEST CORNER OF SAID 50' DRAINAGE RIGHT-OF-WAY, SAME BEING THE SOUTHWEST CORNER OF LOT 17, BLOCK 343, ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, SAME ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF NICASIO JAY ROAD, N89°42'09"W, FOR 51.20 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID NICASIO JAY ROAD, SAME BEING THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 55 (U.S. 19), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP SECTION 8020-XXXX; THENCE N12°42'30"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF NICASIO JAY ROAD, SAME BEING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 55 (U.S. 19), FOR 284.15 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF NICASIO JAY ROAD, SAME BEING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 55 (U.S. 19), S77°19'53"E, FOR 50.00 FEET TO THE POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF NICASIO JAY ROAD, SAME BEING THE NORTHWEST CORNER OF LOT 19, BLOCK 343, ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6; THENCE S12°42'30"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF NICASIO JAY ROAD, SAME BEING THE WEST LINE OF SAID LOT 19, THE WEST LINE OF LOT 18, BLOCK 343, ACCORDING TO SAID PLAT OF ROYAL HIGHLANDS UNIT NUMBER 6, AND THE WEST LINE OF SAID LOT 17, RESPECTIVELY, FOR 273.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,933 SQUARE FEET OR 0.320 ACRES, MORE OR LESS.

WHEREAS, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described rights-of-way pursuant to Section 177.101, *Florida Statutes*, as made

and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said rights-of-way; and

WHEREAS, the above-described rights-of-way are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described rights-of-way will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described rights-of-way are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said rights-of-way.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any revisionary interests.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

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

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office