



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, 2026

Westley J Mandahl
34301 Rim Rock St.
Webster Fl 33597

Re: **VACATION OF INNER EASEMENTS, RIDGE MANOR EST, BLK 68, LOTS 10, 11, 12, AND 13, UNIT 4**

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 **Matthew and Andela Woodham, Genny and James Sikes, Durgan Stacy, 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:

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 OF FOLLOWE: 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 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 PAINT 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 I, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDO, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT II. BLOCK 68, RIDGE MANOR ESTATES, UNIT NO. 4; THENCE RUN N 31°10' 47" W, A DISTANCE OF 5.00 FEET 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, BLACK 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, OCCORDING TO THE MOP OR PLOT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE I, OF THE PUBLIC RECORDS OF HERNANDO COUNTY. FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST COMER 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 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.

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
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