



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

February 6, 2026

Nicholas Oliva TTEE
14341 Amero Ln.
Spring Hill, FL 34609

Re: VACATION OF ALL SIDE AND REAR 7.5 FOOT UTILITY EASEMENT AND 5 FOOT FRONT AND SECONDARY FRONT UTILITY EASEMENT, ROLLING OAKS UNIT 1, BLK 1, LOT 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 **Frank and Margaret Mary McDowell within Rolling Oaks platted subdivision**. The petitioner is seeking this vacation for the **removal of all easements, vacating the platted utility easement will allow for appropriate development of the site in the future**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **March 3, 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:

TRACT A (7.5' EASEMENT):

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, ROLLING OAKS UNIT 1 AS RECORDED IN PLAT BOOK 15, PAGE 73 THROUGH 75, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 2, RUN N89°24'37"E, 397.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE RUN S42°45'42"W, 10.31 FEET; THENCE RUN S89°24'37"W, 382.58 FEET; THENCE RUN N45°36'42"W, 10.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING. CONTAINING 2,924 SQUARE FEET.

TRACT B (5' EASEMENT):

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ROLLING OAKS UNIT 1 AS RECORDED IN PLAT BOOK 15, PAGE 73 THROUGH 75, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE RUN S01°06'05"E, 42.53 FEET TO THE SOUTH LINE OF A 30.00 FOOT DRAINAGE RIGHT-OF-WAY AND A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY RUN S01°06'05"E, 297.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S88°51'04"W, 5.00 FEET; THENCE RUN N01°06'05"W, 292.08 FEET; THENCE RUN N42°45'42"E, 7.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD AND THE POINT OF BEGINNING. CONTAINING 1,473 SQUARE FEET.

TRACT C (5' EASEMENT):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, ROLLING OAKS UNIT 1 AS RECORDED IN PLAT BOOK 15, PAGE 73 THROUGH 75, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE NORTH RIGHT-OF-WAY LINE OF AMERO LANE; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH RIGHT-OF-WAY LINE, RUN N89°23'46"E, 379.78 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT AND BEING CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°57'14" HAVING A CHORD BEARING AND DISTANCE OF N44°19'41"E, 28.52 FEET; THENCE ALONG THE ARC FOR 31.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE RUN S88°51'04"W, 5.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT AND BEING CONCAVED TO THE NORTHWEST HAVING RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°57'14" HAVING A CHORD BEARING AND DISTANCE OF N44°19'43"E, 21.39 FEET; THENCE ALONG THE ARC FOR 23.81 FEET; THENCE RUN S89°23'46"W, 372.32 FEET; THENCE RUN S55°41'49"W, 9.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING. CONTAINING 2,019 SQUARE FEET.

TRACT D (7.5' EASEMENT):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, ROLLING OAKS UNIT 1 AS RECORDED IN PLAT BOOK 15, PAGE 73 THROUGH 75 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE NORTH RIGHT-OF-WAY LINE OF AMERO LANE; THENCE ALONG THE WEST LINE OF SAID LOT 2, RUN N00°38'01"W, 360.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE RUN S45°36'42"E, 10.61 FEET; THENCE RUN S00°38'01"E, 347.59 FEET; THENCE RUN S55°41'49"W, 9.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING. CONTAINING 2,654 SQUARE FEET.

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 J Rose

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