



AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:

- Feb 18, 2026

Notice ID: Vi5lciBs786YPpGL2aVs

Notice Name: Notice of Intent to Vacate Easements

Publication Fee: \$0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Laquansay Nickson Watkins

Agent

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Signed or attested before me on this: 02/18/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **March 3, 2026 at 9:00 a.m.** , in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

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.

Petitioners: Frank and Mary Margaret McDowell

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

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

/s/ _____ (SEAL)
Douglas A. Chorvat Jr., Clerk

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