

RESOLUTION NO. 2026 - 044

WHEREAS, FRANK MCDOWELL III and MARGARET M. MCDOWELL have 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 drainage and utility easements:

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.

WHEREAS, the Petitioners have shown that they have 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 easements 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 easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements 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 easements 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 easements.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF March 2026.

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

Attest: Unenke Osinga, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: *Jerry Campbell*
Jerry Campbell
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: *Natasha López Perez*
County Attorney's Office