



DEPARTMENT OF PUBLIC WORKS

ENGINEERING ♦ FACILITIES ♦ REAL PROPERTY ♦ ROADS/BRIDGES ♦ STORMWATER ♦ TRAFFIC ♦ TRANSIT

1525 EAST JEFFERSON STREET - BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.us

September 19, 2025

Ms. Kami Corbet, Esq.
Hill Ward Henderson
101 E. Kennedy Blvd.
Suite 3700
Tampa, FL 33602

Subject: Vacate Drainage Right of Way Request:
Parcel Key Number: 565819 Location: Anderson Snow Road
Rolling Oaks Unit 1 Block 1 Lot 2 30' DROW/Drainage Retention Pond
Property Owners: Frank McDowell III, Margaret Mary McDowell

Dear Ms. Corbet,

Hernando County Dept. of Public Works Engineering has revisited the request to Vacate the platted Easement/Drainage Right of Way located on the property key number 565819-Lot 2 Block 1 Rolling Oaks Unit 1, shown as Tract E /Drainage Retention Pond on survey provided with the attached memo from Coastal Engineering Associates, Inc.

The drainage retention pond currently provides 1.15 acre-feet of historic storage capacity. The developer as part of the vacation request has updated their drainage design to include relocating this historic storage (1.15 acre-feet) to the proposed new drainage pond location as shown on the attached site plan. The new pond will be constructed by the developer and once completed will be operated and maintained by the property owner/developer.

This replacement capacity will be recorded in the property deed to support the future widening of Anderson Snow Road, ensuring the County's rights to that historic storage and ability to modify the pond is clearly documented.

Should you have any questions or if I can be of further assistance, do not hesitate to contact me.

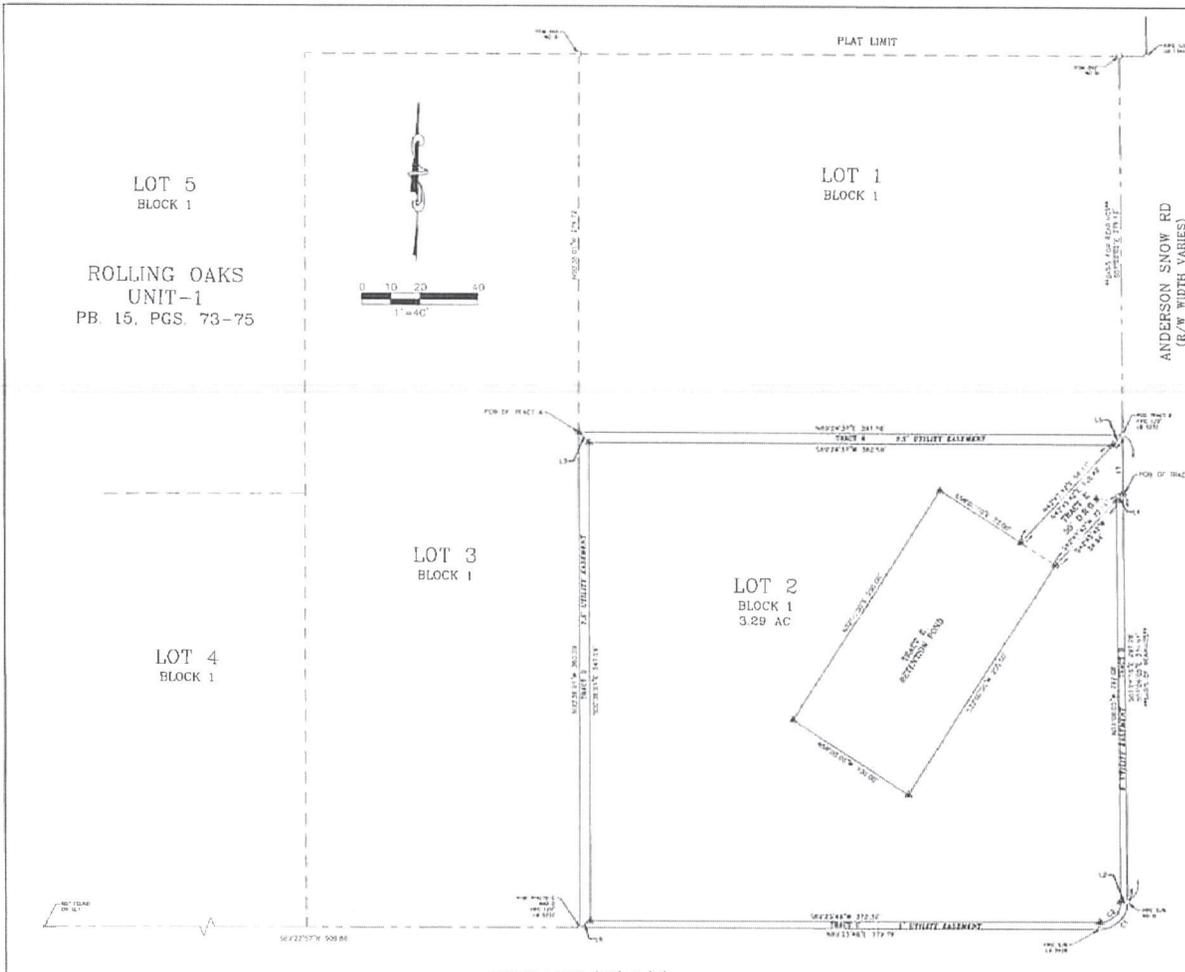
Sincerely,

Kandi McCorkel, Development Coordinator

Direct: 352-754-4826

Attachments

Cc: Todd Crosby, P.E. Assistant County Engineer
Cliff Manuel, P.E, Ford Manuel, Coastal Engineering Assoc. Inc.
Jacquelin M. Mays, Zoning Manager



DESCRIPTION

TRACT A
 BEGINNING AT THE NORTH-WEST 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, 387.16 FEET TO THE WEST RIGHT-OF-WAY USE 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
 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°05'05"E, 42.53 FEET TO A POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE RUN S01°05'05"E, 292.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S84°51'04"W, 5.00 FEET; THENCE RUN N01°05'05"W, 292.08 FEET; THENCE RUN N42°45'42"E, 17.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD AND THE POINT OF BEGINNING
 CONTAINING 1,473 SQUARE FEET.

TRACT C
 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 CONCATED 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°18'41"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 S89°51'04"W, 5.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT AND BEING CONCATED TO THE NORTHWEST HAVING A RADIUS OF 1.00 FEET, A CENTRAL ANGLE OF 90°57'14" HAVING A CHORD BEARING AND DISTANCE OF N44°18'41"E, 21.39 FEET; THENCE ALONG THE ARC FOR 23.81 FEET; THENCE RUN S89°23'46"W, 172.32 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
 BEGINNING AT THE SOUTH-WEST 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, 350.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST LINE RUN S45°35'42"E, 10.61 FEET; THENCE RUN S00°38'01"E, 347.55 FEET; THENCE RUN S55°41'49"W, 8.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING
 CONTAINING 2,554 SQUARE FEET.

TRACT E
 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°05'05"E, 42.53 FEET FOR A POINT OF BEGINNING, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE RUN THE FOLLOWING SIX (6) COURSES: 1) S42°45'42"W, 72.16 FEET; 2) S32°03'00"W, 200.00 FEET; 3) N58°00'00"W, 100.00 FEET; 4) S32°00'00"E, 200.00 FEET; 5) S58°00'00"E, 70.00 FEET; 6) N42°45'42"E, 108.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING
 CONTAINING 22,667 SQUARE FEET.

CURVE TABLE

LINE	BEARING	LENGTH
12	S01°05'05"E	42.53
13	S84°51'04"W	5.00
14	N01°05'05"W	292.08
15	N42°45'42"E	17.22
16	S89°23'46"W	172.32
17	S55°41'49"W	9.01
18	S55°41'49"W	8.01

- ST = SEE LIST TABLE
- 11 = SEE LIST TABLE
- 12 = CALCULATED
- 13 = PLAT ON MAP
- 14 = FIELD MEASURED
- 15 = RECORD ON DEED
- 16 = FOUND WITH PIN AND CAP
- 17 = FOUND NAIL AND CAP
- 18 = FOUND CONCRETE MONUMENT
- 19 = SET WITH PIN AND CAP
- 20 = SET CONCRETE MONUMENT
- 21 = CONCISE
- 22 = REFERENCE
- 23 = CONCRETE BLOCK STRUCTURE
- 24 = CHAIN LINK FENCE
- 25 = BURNED WIRE FENCE
- 26 = IRON WIRE FIELD FENCE
- 27 = SIDEWALK
- 28 = OVERHEAD WIRE
- 29 = ELECTRIC
- 30 = ELEC. OR RAILROAD
- 31 = ELEC. OR RAILROAD
- 32 = RAIL
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- 100 = RAIL

SHEET

DATE	REVISION	BY

RELEASE OF DOCUMENT

THIS DOCUMENT IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal

ENGINEERING ASSOCIATES, INC.

1333 EAST FLORIDA AVENUE
 SUITE 200
 TAMPA, FL 33602
 (813) 241-2336
 (813) 241-2338
 FAX (813) 241-2339
 www.coastaleng.com

SKETCH ONLY

FOR TRACT A, TRACT B & TRACT C OF
 LOT 2 OF ROLLING OAKS UNIT-1
 NOT A BOUNDARY SURVEY
 SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST
 HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO

SOLTERRA PROPERTY GROUP

SURVEYOR'S CERTIFICATE

I, **Scott D Vannicola**, a duly licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the above described survey and that the same was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida.

APPLICATION FOR VACATION OF EASEMENT- PUBLIC WORKS ENGINEERING

This application must be **completed in full** and submitted with the required attachments to be reviewed for approval.

Incomplete applications will be held until all information has been provided

00565819	Anderson Snow Rd	Spring Hill	FL	34609
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Key Number Property Address City State Zip Code

Frank McDowell III Margaret Mary McDowell	See Representative Information Below See Representative Information Below	See Representative Information Below See Representative Information Below
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Property Owner Name Phone Number Email

Kami Corbett, Esq. / Hill Ward Henderson Ford Manuel / Coastal Engineering	(813) 227-8421 (352) 631-5014	Kami.Corbett@hwhlaw.com ford@coastal-engineering.com
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Contractor / Representative Phone Number Email

101 E Kennedy Blvd, Suite 3700 966 Candlelight Blvd	Tampa Brooksville	FL FL	33602 34601
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Contractor / Representative Address City State Zip Code

Vacate old retention pond and drainage ROW that is not being maintained or utilized for Anderson Snow Rd drainage.

Explain why you are applying for the vacation of the easement and what work you are proposing (Attach a detailed drawing of proposed work)

Width of easement (found on plat) Pond: 200' x 100'
DROW: 30'

Distance from EDGE OF PAVEMENT to start of work

Signature

6/24/2025

Date



DEPARTMENT OF PUBLIC WORKS

Send completed signed application and drawing to:
 Hernando County Department of Public Works Engineering
 Attn: Development Review
 1525 E. Jefferson St.
 Brooksville, FL 34601
 or email to DPW@hernandocounty.us
 Questions, call 352-754-4060



352.279-8996
cliff@coastal-engineering.com
www.coastal-engineering.com
966 Candlelight Boulevard
Brooksville, FL 34601

From the desk of.....

CLIFFORD E. MANUEL, JR., P.E.

MEMORANDUM

TO: Hernando County Department of Public Works
D. Todd Crosby, P.E., Assistant County Engineer

CC: Kandi McCorkel, Engineering Development Coordinator
Ford Manuel, Manager/COASTAL

SUBJECT: Vacate Response Rolling Oaks - Unit 1 / Parcel Key 565819

DATE: September 4, 2025

COASTAL has reviewed historic aerials of the existing pond in Rolling Oaks - Unit 1 / Parcel Key 565819 and found that the existing drainage pond was built in 1977 and has remained unchanged since it's construction; the pond currently provides 1.15 acre-feet of historic storage capacity. The developer as part of the vacation request has updated their drainage design to include relocating this historic storage (1.15 acre-feet) to the proposed new drainage pond location as shown on the attached site plan. The new pond will be constructed by the developer and once completed and accepted by the county engineer dedicated to the county for operation and maintenance. This replacement capacity will be recorded in the property deed to support the future widening of Anderson Snow Road, ensuring the County's rights to that historic storage and ability to modify the pond is clearly documented.

Please advise if this approach will be acceptable.
-Cliff

Attachments

CEA Reference No. 23056