

LEGAL DESCRIPTION of EASEMENTS TO BE VACATED

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 LINE 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)

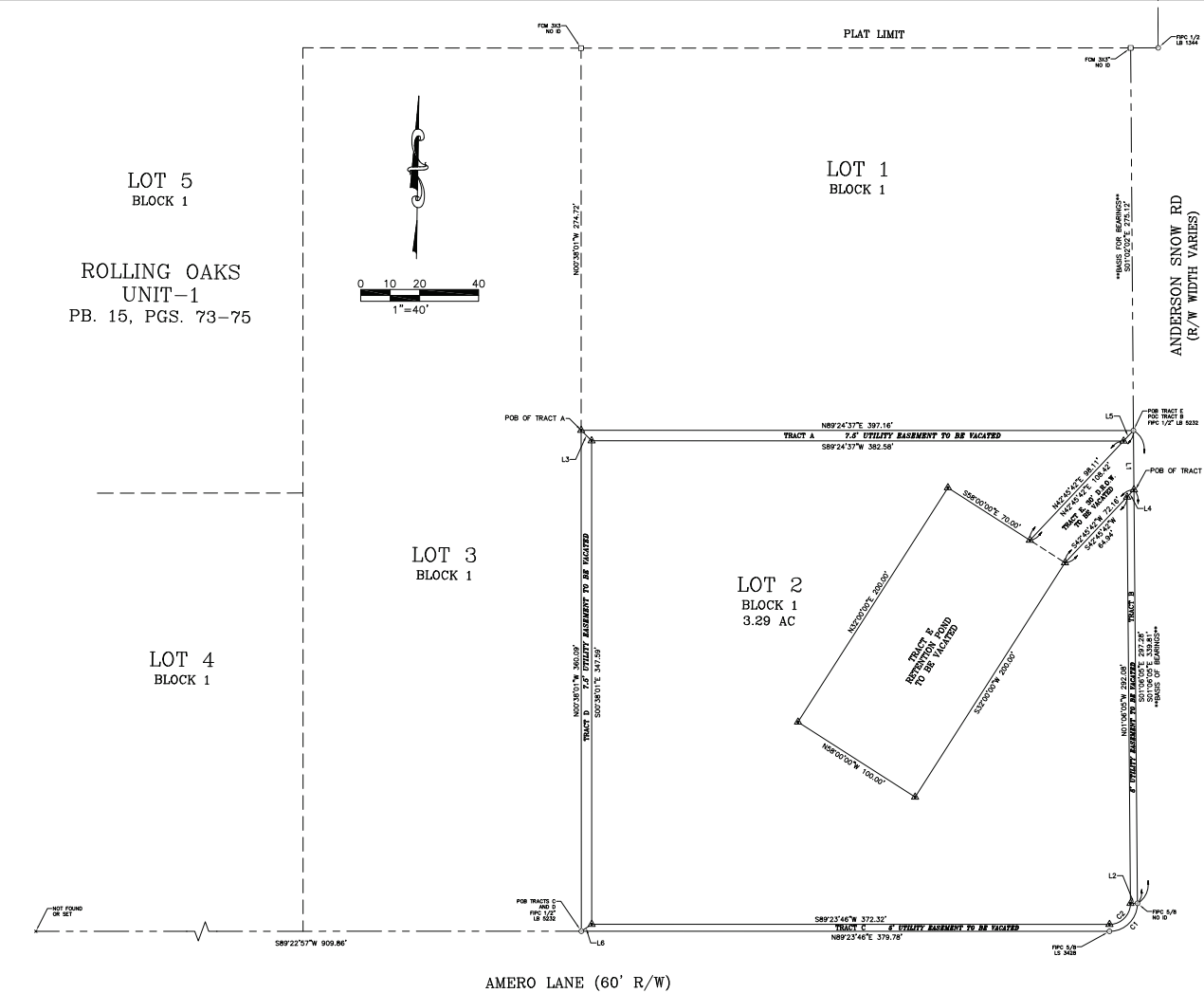
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, ROLLING OAKS UNIT-1 AS RECORDED IN PLAT BOOK 15, PAGE 73 THROUGH 75, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE NORTH RIGHT-OF-WAY LINE OF AMERO LANE; THENCE ALONG THE WEST LINE OF SAID LOT 2, RUN N00°38'01"W, 360.09 FEET TO THE NORTHEAST 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.

TRACT E (RETENTION POND 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; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE RUN THE FOLLOWING SIX (6) COURSES: 1) S42°45'42"W, 72.16 FEET; 2) S32°00'00"W, 200.00 FEET; 3) N58°00'00"W, 100.00 FEET; 4) N32°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 22,661 SQUARE FEET.

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S01°06'05"E | 42.53' |
| L2         | S88°51'04"W | 5.00'  |
| L3         | N45°36'42"W | 10.61' |
| L4         | N42°45'42"E | 7.22'  |
| L5         | S42°45'42"W | 10.31' |
| L6         | S55°41'49"W | 9.01'  |

| CURVE TABLE |        |        |               |
|-------------|--------|--------|---------------|
| CURVE       | LENGTH | RADIUS | CHORD BEARING |
| C1          | 31.75' | 20.00' | 90°57'14"     |
| C2          | 23.81' | 15.00' | 90°57'14"     |



- C1 = SEE CURVE TABLE  
L1 = SEE LINE TABLE  
(C) = CALCULATED  
(P) = PLAT OR MAP  
(M) = FIELD MEASURED  
(N) = RECORD OF DEED  
FIP = FOUND IRON PIN NO ID  
FIP = FOUND IRON PIN AND CAP  
FIP = FOUND NAIL AND DISK  
FIP = FOUND NAIL AND DISK  
FIP = FOUND CONCRETE MONUMENT  
SPC = SET IRON PIN AND CAP  
SCM = SET CONCRETE MONUMENT  
CONC = CONCRETE  
RES = RESIDENCE

CBS = CONCRETE BLOCK STRUCTURE  
CLF = CHAIN LINK FENCE  
B.W.F. = BARBED WIRE FENCE  
H.W.F. = HOOD WIRE FIELD FENCE  
SW = SIDEWALK  
OHP = OVERHEAD POWER  
ELEC = ELECTRIC  
EP = EDGE OF PAVEMENT  
O.R. = OFFICIAL RECORD  
P.B. = PLAT BOOK  
PAGE = PAGE  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENT  
PCP = PERMANENT CONTROL POINT

PRM = PERMANENT REFERENCE MARKER  
R/W = RIGHT-OF-WAY  
AC = AIR CONDITIONER PAD  
CS = CONCRETE SLAB  
CE = COVERED ENTRY  
SEC = SECTION  
MES = MITERED END SECTION  
RCP = REINFORCED CONCRETE PIPE  
TOB = TOP OF BANK  
TOE = TOE OF SLOPE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVE  
D.R.O.W. = DRAINAGE RIGHT-OF-WAY

+100.0' = EXISTING ELEVATION  
FIRE HYDRANT  
SIGN  
UTILITY POLE  
LIGHT POLE  
UTILITY GATE VALVE  
TELEPHONE SERVICE RISER  
ELECTRIC TRANSFORMER  
FIBER OPTIC BOX  
WATER METER  
SANITARY MANHOLE

UTILITY SPLICER BOX  
CITY MARKER  
FOUND IRON PIN & CAP (AS SHOWN)  
SET IRON PIN AND CAP (5/8" IR LB #7200)  
FOUND NAIL AND DISK (AS SHOWN)  
SET NAIL AND DISK (LB #7200)  
FOUND CONCRETE MONUMENT (AS SHOWN)  
SET CONCRETE MONUMENT (4X4" LB #7200)  
DESCRIPTIVE POINT
1. BEARINGS ARE BASED ON THE EAST LINE OF LOTS 1, BLOCK 1, ESTABLISHING AN ASSUMED BEARING OF S01°02'02"E AS SHOWN ON THE PLAT OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.

2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.

3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISCS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.

4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. OUTCROPPINGS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.

5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.

6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.

7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.
8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.

9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.

10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.

11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS 1:100,000. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.

12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0328-D, EFFECTIVE DATE 02/02/2012.

**SHEET**

1

OF 1 SHEET

23056-LOT 2-SKT

| DATE     | SURVEYOR | DRAWN BY | FIELD BOOK/PAGE | FIELD DATE                 | SURVEY CREW |
|----------|----------|----------|-----------------|----------------------------|-------------|
| 05/13/25 | SKD      | RAA      | 24/48           | 10/02/23                   | MM/LM       |
| REVISION |          |          |                 |                            |             |
| DATE     | SURVEYOR | REV. BY  | COMMENTS        | REVISE PER COUNTY COMMENTS |             |
| 12/01/25 | SVJ      | SVJ      |                 |                            |             |

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISING OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, 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 AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

**Coastal**

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Office: 352-796-9423

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Inverness, FL 34453  
352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

**SKETCH ONLY**

FOR EASEMENTS TO BE VACATED ON

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**

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATUTES AND IS IN ACCORDANCE WITH CHAPTER 55-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott D Vannetta  
Digitally signed by Scott D Vannetta  
Date: 2025.12.01 16:12:29  
+0000

SCOTT D. VANNETTA, P.E.  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 15 7981  
SIGNED AND SEALED WITHOUT THE SIGNING, SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.