



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

Land Merchant LLC
6300 N Sagewood Dr. Ste H231SR
Park City, UT 34098

Re: VACATION OF ALL SIDES AND REAR 7.5 FOOT UTILITY EASEMENT AND 5 FOOT FRONT UTILITY EASEMENT, ROLLING OAKS UNIT 1, BLK 1, LOT 1

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 McDowell within Rolling Oaks platted subdivision**. The petitioner is seeking this vacation for **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 1, 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 1, RUN N89°21'16"E, 395.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE RUN S32°46'32"W, 8.99 FEET; THENCE RUN S89°21'16"W, 382.79 FEET; THENCE RUN N45°38'23"W, 10.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING. CONTAINING 2,918 SQUARE FEET.

TRACT B (5' EASEMENT):

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, 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°02'02"E, 275.12 FEET; THENCE N34°35'13"W, 9.05 FEET; THENCE RUN N01°02'02"W, 260.11 FEET; THENCE RUN N32°46'32"W, 8.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING. CONTAINING 1,338 SQUARE FEET.

TRACT C (7.5' EASEMENT):

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, 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 SOUTH LINE OF SAID LOT 1, RUN S89°24'37"W, 397.16 FEET; THENCE N44°23'18"E, 10.60 FEET; THENCE RUN N89°24'37"E, 384.61 FEET; THENCE RUN S34°35'13"E, 9.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING. CONTAINING 2,932 SQUARE FEET.

TRACT D (7.5' EASEMENT):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, 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 WEST LINE OF SAID LOT 1 RUN N00°38'01"W, 274.72 FEET; THENCE RUN S45°38'23"E, 10.61 FEET; THENCE RUN S00°38'01"E 259.73 FEET; THENCE RUN S44°23'18"W, 10.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING. CONTAINING 2,004 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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