

HERNANDO COUNTY ZONING DEPARTMENT  
CLASS D SUBDIVISION REVIEW APPLICATION

789 Providence Blvd  
Brooksville, FL 34601  
352-754-4048 ext. 29105  
scaskie@hernandocounty.us

Date: 7-18-24

APPLICANT: <u>Weslie A. Karber</u>	
Mailing Address: <u>26002 Lake Lindsey Rd.</u>	
City, State, Zip Code: <u>Brooksville, FL 34601</u>	
Daytime Phone: <u>703-314-3040</u>	Email: <u>hormandyfarm@icloud.com</u>
REPRESENTATIVE: <u>self</u>	
Mailing Address:	
City, State, Zip Code:	
Daytime Phone:	
Email:	
Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.	
PARCEL KEY NUMBER <u>750501</u>	SEC <u>21</u> TWP <u>21</u> (S) RANGE <u>20</u> (E)
Size of Area Covered by Application: <u>12.4 acres</u>	
Highway & Street Boundaries: <u>Lake Lindsey Rd. Brooksville, FL 34601</u>	
Number of Parcels Proposed: <u>2</u>	
Minimum Size(s) of Lot(s) Created: <u>Parcel # 1 = 8.65 acres / Parcel # 2 = 3.75</u>	

Not a Parent Parcel

\$150.00  
check  
Paid 07/18/24  
Paid 07/18/24

2024 JUL 16 PM 4:17

RECEIVED  
ENGINEERING

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Weslie A. Karber, hereby state and affirm that I have read the instructions for filing this application and that:

- ☒ I am the owner of the property covered under this application.  
☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

[Signature]

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 18 day of July, 2024, before me, the undersigned Notary Public of the State of Florida, personally appeared Weslie A. Karber and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

[Signature]

Notary Signature



CARRIE L. CLINE  
Commission # HH 259804  
Expires May 1, 2026

NOTARY SEAL & COMMISSION

EXPIRATION:

The individual(s) are ☐ personally known to me or, ☒ presented the following Identification: FLDL Photo ID.

# Property Split Tax Clearance Form

**Florida Statutes: Title XIV**  
**§197 Taxation and Finance**

**§197.192** *Land not to be divided or plat filed until taxes paid. No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 07-18-2004

I, hereby certify that the property taxes on parcel

Key number 750501 have been paid through the current tax year.

Sally L. Daniel, CFC  
Hernando County Tax Collector  
Hernando County Government Center  
20 North Main Street, Room 112  
Brooksville, FL 34601  
(352) 754-4180

By: Tabatha Reagin  
Print Name: Tabatha Reagin  
Title: CSR

SEAL





Prepared by and return to:

Tiffany Snurkowski  
Sun Gulf Real Estate Services, LLC  
31564 U.S. Hwy 19 N.  
Palm Harbor, FL 34684  
727-526-3529  
File Number: 19-313

[Space Above This Line For Recording Data]

## Corrective Warranty Deed\*\*

**This Warranty Deed** made this 18th day of April, 2019 between Neil Myerscough and Susan Myerscough, husband and wife whose post office address is PO Box 132, Brooksville, FL 34605, grantor, and Weslie Ann Karber as Trustee(s) of the The Weslie Ann Karber Revocable Trust dated July 6, 2018 whose post office address is 681 Rossmore Court, Great Falls, VA 22066, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, RUN NORTH 01 DEGREE 45 MINUTES 47' WEST A DISTANCE OF 474.88 FEET, THENCE RUN NORTH 00 DEGREE 14 MINUTES 28" EAST A DISTANCE OF 63.16 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREE 14 MINUTES 28" EAST A DISTANCE OF 226.05 FEET, THENCE RUN NORTH 75 DEGREE 44 MINUTES 47" WEST A DISTANCE OF 462.39 FEET, THENCE RUN NORTH 00 DEGREE 16 MINUTES 19" WEST A DISTANCE OF 647.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 476, THENCE RUN SOUTH 56 DEGREE 21 MINUTES 12" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 115.95 FEET TO A POINT OF CURVATURE, THENCE RUN 468.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 26 DEGREE 44 MINUTES 15", A CHORD OF 464.72 FEET BEARING SOUTH 69 DEGREE 43 MINUTES 20" WEST, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 00 DEGREE 44 MINUTES 15" EAST A DISTANCE OF 714.30 FEET, THENCE RUN SOUTH 85 DEGREE 38 MINUTES 53" EAST A DISTANCE OF 542.98 FEET, THENCE RUN NORTH 09 DEGREE 28 MINUTES 40" EAST A DISTANCE OF 85.57 FEET, THENCE RUN SOUTH 77 DEGREE 31 MINUTES 06" EAST A DISTANCE OF 427.97 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: R21 421 20 0000 0160 0060

**NOTE TO PROPERTY APPRAISER:** The Grantee confirms that under the terms of the Trust, referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statue 196.041(2), and Section 6, Article VII, Florida State Constitution.

**\*\*THIS CORRECTIVE DEED IS BEING RECORDED TO ADD FLORIDA STATUE 196.041 THAT IS MISSING FROM THE WARRANTY DEED RECORDED ON APRIL 24, 2019 IN ORB 3695, PAGE 903, OF HERNANDO COUNTY, FLORIDA.**

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

\* Philip Walker  
Witness Name: Philip Walker

\* Neil R. Myerscough (Seal)  
Neil R. Myerscough

\* Donald Mullins  
Witness Name: Donald Mullins

\* Susan C. Myerscough (Seal)  
Susan C. Myerscough

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of September, 2020 by Neil Myerscough and Susan Myerscough, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

\* Alice A. Bradbury  
Notary Public

Printed Name: Alice A. Bradbury

My Commission Expires: October 1, 2021

