

**HERNANDO COUNTY PLANNING  
DEPARTMENT CLASS D SUBDIVISION  
REVIEW APPLICATION**

1653 Blaise Dr.  
Brooksville, FL 34601  
352-754-  
akidd@co.hernando.fl.us

Date: 11/14/2022

<b>APPLICANT:</b> HAFCORTEZ17 LLC	
Mailing Address: 5526 Grand Summit Dr City, State, Zip Code: Brooksville, Florida 34601-6658	
Daytime Phone: 352.238.7225	Email : gary@schrout.com
<b>REPRESENTATIVE:</b>	
Mailing Address: City, State, Zip Code:	
Daytime Phone:	Email :
<b>Legal Description:</b> 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. <small>Lot 1, Section 2, Township 23 South, Range 17 East, Hernando County, FL, APN: R02-423-17-0000-0010-0011, owned by HAFCORTEZ17 LLC. Please see attached survey and proposed replat.</small>	
<b>PARCEL KEY NUMBER</b> 1353671      SEC <sup>2</sup> TWP <sup>23</sup> (S) RANGE <sup>17</sup> (E)	
<b>Size of Area Covered by Application:</b> current parcel is 7.37 acres	
<b>Highway &amp; Street Boundaries:</b> Cortez Blvd	
<b>Number of Parcels Proposed:</b> subdividing one parcel into two parcels	
<b>Minimum Size(s) of Lot(s) Created:</b> 2.0 acres	

# ACKNOWLEDGMENT

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

I, Syed T Bin-Sagheer, 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 of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 14<sup>th</sup> day of November, 2022, before me, the undersigned Notary Public of the State of Florida, personally appeared Syed T Bin-Sagheer 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

Notary Signature

The individual(s) are ☒ personally known to me or, ☐ presented the following Identification: \_\_\_\_\_



SEAL & COMMISSION

EXPIRATION:

2/21/2024

# 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: 1/12/2023

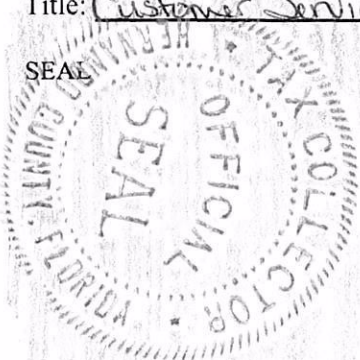
I, hereby certify that the property taxes on parcel

Key number 1353671 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: Herriann Papineau  
Print Name: Herriann Papineau  
Title: Customer Service Rep.

SEAL



Instr #2017035472 BK: 3481 PG: 290, Filed & Recorded: 6/22/2017 3:04 PM TLM Deputy Clk, #Pgs:3  
 Don Barbee Jr, Clerk of the Circuit Court Hernando CO FL Rec Fees: \$27.00 Deed Doc Stamp: \$4,200.00

This instrument was prepared by  
 or under the supervision of, and  
 after recording return to:  
 Darryl W. Johnston, Esquire  
 Johnston and Sasser, P.A.  
 P.O. Box 997  
 Brooksville, FL 34605-0997  
 Consideration: \$600,000.00

Parcel Identification Nos. R 02 423 17 0000 0010 0011  
 R32 323 17 5220 00G0 0000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective this 20th day of June, 2017, by and between **CAPITAL CITY BANK**, a Florida banking corporation, whose mailing address is Post Office Box 900, Tallahassee, Florida 32302 (the **Grantor**), and **HAFCORTEZ17 LLC**, a Florida limited liability company, whose mailing address is 17222 Hospital Boulevard, Suite 318, Brooksville, Florida 34601 (the **Grantee**);

(Wherever the context hereof so requires or admits, the terms "Grantor" and "Grantee" shall include singular and plural, and use of any gender shall be applicable to all genders, and this instrument shall be binding upon all parties hereto and their legal representatives, successors, and assigns.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee, its successors and assigns forever, all that certain real property (the "Property") situate, lying and being in Hernando County, Florida, more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER WITH all tenements, hereditaments and appurtenances and all right, title, interest and estate, thereto belonging or in anywise appertaining.

SUBJECT TO, taxes for the year 2017 and subsequent years, not yet due and payable, and any zoning and governmental regulations, and any covenants, conditions, easements, matters appearing on plats, and any reservations, restrictions, dedications, limitations and other matters of record (if any, which are specifically not reimposed or extended hereby) (the "Permitted Exceptions").

AND that except for claims arising from the Permitted Exceptions, Grantor does hereby warrant the title to such Property and will defend the same against the lawful claims of all persons claiming by or from the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed effective the day and year first above written.

Signed, sealed and delivered  
 in the presence of:

SELLER:  
**CAPITAL CITY BANK,**  
 a Florida limited liability company

Denise A. Gould  
 Printed Name: DENISE L. GOULD

Kimberly A. Terrell  
 Printed Name: KIMBERLY A. TERRELL

By: [Signature]  
 Name: Sterling A. Bryant, Jr.  
 Title: Assistant Vice-President

STATE OF FLORIDA  
 COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16 day of June, 2017 by Sterling A. Bryant, Jr., in his capacity as Assistant Vice-President of CAPITAL CITY BANK, a Florida banking corporation, on behalf of such entity. Such person: (✓) is personally known to me; ( ) produced a current driver's license as identification; or ( ) produced \_\_\_\_\_ as identification.

[Notarial Seal]



[Signature]  
 Notary Public

Printed Name: \_\_\_\_\_  
 Commission No.: \_\_\_\_\_  
 Expiration: \_\_\_\_\_

**- EXHIBIT "A" -****PARCEL 1:****PARCEL ID# R02 423 17 0000 0010 0011**

A PORTION OF GOVERNMENT LOT 1, IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE SOUTH 02°15'37" WEST ALONG THE EAST BOUNDARY OF SECTION 2, 1,432.48 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 (200 FEET WIDE) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°15'37" WEST ALONG SAID EAST BOUNDARY 441.46 FEET; THENCE DEPARTING SAID EAST BOUNDARY SOUTH 89°59'27" WEST, 420.00 FEET; THENCE SOUTH 02°15'37" WEST, 210.00 FEET TO THE SOUTH BOUNDARY OF AFORESAID GOVERNMENT LOT 1; THENCE SOUTH 89°59'27" WEST ALONG THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 1, 903.86 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1; THENCE THE NORTH 02°14'36" EAST ALONG THE WEST BOUNDARY OF GOVERNMENT LOT 1, 255.22 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5,861.58 FEET, A CENTRAL ANGLE OF 00°09'19" AND A CHORD DISTANCE OF 15.89 FEET BEARING NORTH 26°21'37" EAST; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 15.89 FEET; THENCE NORTH 63°47'24" EAST, 211.63 FEET TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 50; SAID POINT BEING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,041.86 FEET, A CENTRAL ANGLE OF 31°50'18" AND A CHORD DISTANCE OF 1,120.00 FEET BEARING NORTH 76°38'28" EAST; THENCE ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 1,134.63 FEET TO THE POINT OF TANGENCY, THENCE NORTH 60°43'19" EAST, 60.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREOF ANY PORTION OF THE FOLLOWING:

A PORTION OF GOVERNMENT LOTS 1, 2, AND 7, IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 2; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 2, SOUTH 02°15'37" WEST, 1,432.72 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 60°43'16" WEST, 60.74 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY 180.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,041.86 FEET AND A CENTRAL ANGLE OF 05°04'43" (CHORD BEARING SOUTH 63°15'38" WEST, 180.92 FEET) TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 117.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET AND A CENTRAL ANGLE OF 82°01'10" (CHORD BEARING SOUTH 27°04'09" WEST, 107.61 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY 801.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,110.86 FEET AND A CENTRAL ANGLE OF 21°45'05" (CHORD BEARING SOUTH 78°57'17" WEST, 796.55 FEET) TO THE END OF SAID CURVE; THENCE SOUTH 00°02'54" EAST, 291.47 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID GOVERNMENT LOT 1; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°59'22" WEST, 304.50 FEET TO A POINT BEING THE COMMON CORNER OF THE AFORESAID GOVERNMENT LOTS 1, 2 AND 7; THENCE ALONG THE EAST BOUNDARY OF SAID

BK: 3481 PG: 292

GOVERNMENT LOT 7, SOUTH 02°14'34" WEST, 61.20 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE SUB-LEASE PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1127, PAGE 920, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 55°55'27" WEST, 137.04 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 286.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,861.58 FEET AND A CENTRAL ANGLE OF 02°48'00" (CHORD BEARING NORTH 27°40'33" EAST, 286.42 FEET) TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 63°49'00" EAST, 211.38 FEET TO A POINT ON A CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 953.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,041.86 FEET AND A CENTRAL ANGLE OF 26°45'35" (CHORD BEARING NORTH 79°10'46" EAST, 944.99 FEET) TO THE POINT OF BEGINNING.

AND

**PARCEL 2:**

**PARCEL ID# R32 323 17 5220 00G0 0000**

TRACT "G", SPRING HILL, UNIT 22, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

**SUBJECT TO that certain Perpetual Easement** described (as Parcel 800) in O.R. Book 2849, Page 1696, Public Records of Hernando County, Florida and further described as:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 OF THE NE ¼ OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 17 EAST; THENCE ALONG THE EAST LINE OF THE NE ¼ OF SECTION 2 AND GOVERNMENT LOT 1, S 02°16'03" W, 1432.36 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD) PER STATE SECTION NUMBER 0804-106, ALSO BEING THE NORTHWEST CORNER OF TRACT "G" OF SPRING HILL UNIT 22, AS RECORDED IN PLAT BOOK 10, PAGE 31, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF THE NE ¼ OF SECTION 2 AND GOVERNMENT LOT 1 AND THE WESTERLY LINE OF SAID TRACT "G", S02°16'03"W, 444.94 FEET; THENCE N 89°57'53" W, 50.04 FEET; THENCE N 02°16'03" E, 416.21 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD); THENCE N 60°44'04" E, 58.66 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF THE NE ¼ OF SAID SECTION 2 AND GOVERNMENT LOT 1 AND THE POINT OF BEGINNING.