

# **DETERMINATION OF SECTION 4(f) APPLICABILITY**

**SR 50 (Cortez Boulevard)  
from West of I-75 to US 301 (SR 35/Treiman Boulevard)  
Hernando County, Florida**

**Project Development and Environment Study**

**Work Program Item Segment No. 416732-2  
Federal Aid Project No. TBD**

Prepared for:



**Florida Department of Transportation  
11201 N. McKinley Boulevard  
Tampa, Florida 33612**

**September 2013**

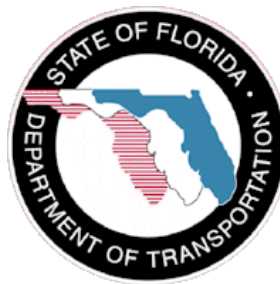
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**Florida Department of Transportation  
11201 N. McKinley Boulevard  
Tampa, Florida 33612**

Prepared by:

**ATKINS  
4030 West Boy Scout Boulevard, Suite 700  
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**September 2013**

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# *EXECUTIVE SUMMARY*

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The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate improvement alternatives for SR 50 (Cortez Boulevard) from west of I-75 to US 301 (SR 35/Treiman Boulevard) in Hernando County, Florida (Roadway ID 08 070 000). The project location map (**Figure ES-1**) illustrates the location of the study. The total length of the study is approximately 6.3 miles (mi).

These proposed improvements consist of widening the existing four-lane SR 50 (Cortez Boulevard) to a six-lane divided arterial from west of I-75 to east of US 98 (McKethan Road) and from the existing two-lane roadway to a four-lane divided arterial from east of US 98 (McKethan Road) to US 301 (SR 35/Treiman Boulevard). The original study limits extended from Lockhart Road to US 301 (SR 35/Treiman Boulevard) and the class of action was assumed to be a State Environmental Impact Report (SEIR). However, the Hernando County Metropolitan Planning Organization (MPO) recently elevated this project in their priority list and it was determined that the project should remain eligible for federal funding. Therefore, the begin project limit changed from Lockhart Road to west of I-75. The end project limit remains at US 301 (SR 35/Treiman Boulevard) and the class of action is proposed as a Type 2 Categorical Exclusion (Type 2 CE). Interstate 75 (I-75) ramp terminal intersections and approaching segments (length 0.9 miles) were exempted out of the study since those improvements were analyzed as part of the I-75 Project PD&E Study, Work Program Item Segment Number: 411014-1.

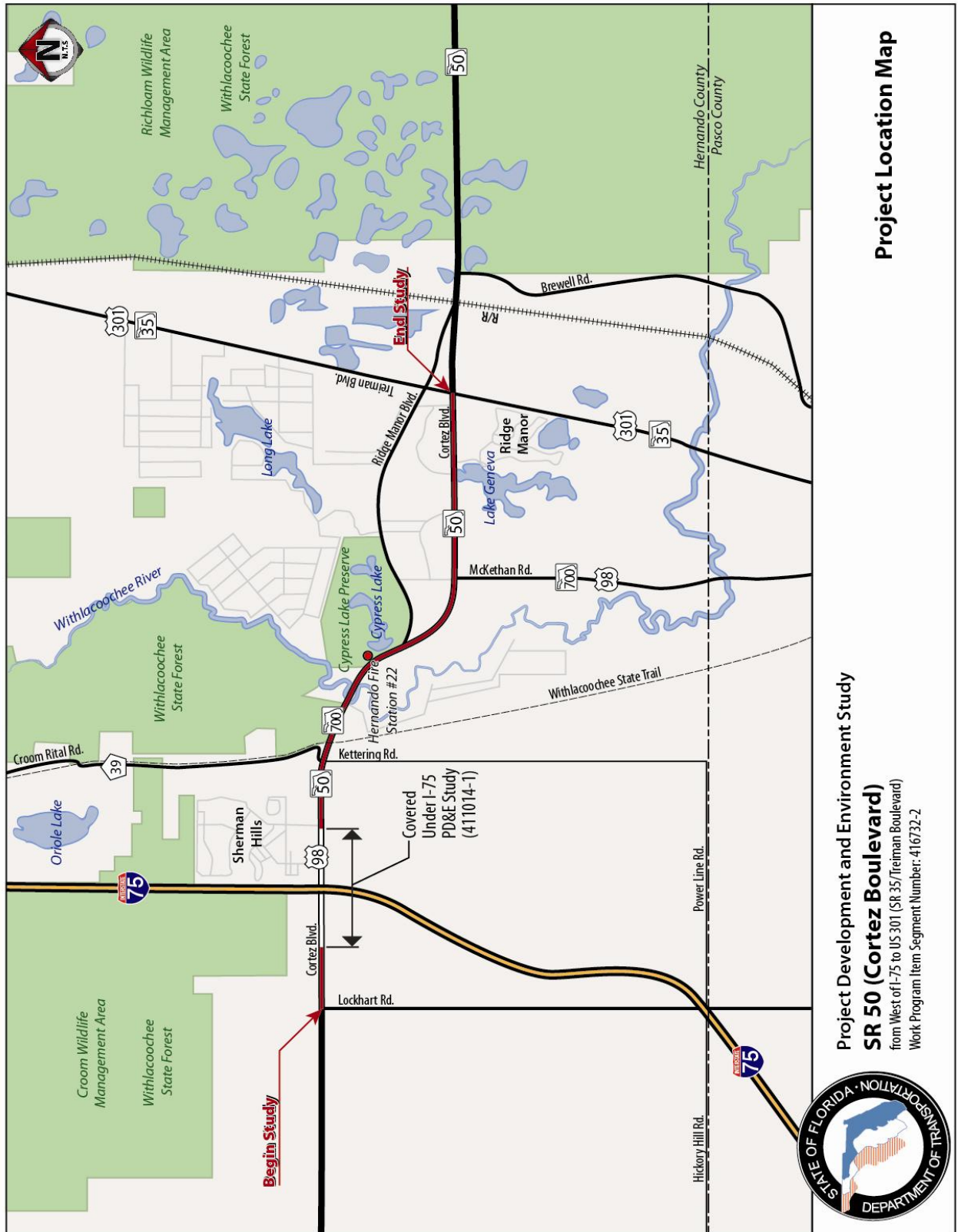
For the purpose of evaluating improvement alternatives, the project was divided into three segments. The project segments are as follows:

- Segment 1: West of I-75 to Kettering Road
- Segment 2: Kettering Road to US 98 (SR 700/McKethan Boulevard)
- Segment 3: US 98 (SR 700/McKethan Boulevard) to US 301 (SR 35/Treiman Boulevard)

Various roadway typical sections were considered for the SR 50 (Cortez Boulevard) project. Descriptions of the typical sections considered in each evaluation segment follow. **Appendix A** presents the conceptual plans relative to each of the potential Section 4(f) resources.

**Segment 1: West of I-75 to Kettering Road.** The proposed typical section is a six-lane divided suburban roadway with a 46-foot (ft) median, which includes a 33-ft raised grass median, including Type E curb and gutter. Three 12-ft travel lanes with 6.5-ft inside shoulders and 8-ft flush outside shoulders (5 ft paved), are provided in each direction. This typical section also contains open drainage ditches on both sides of the roadway. Sidewalks, 5 ft wide, are provided adjacent to the right-of-way (ROW) line. The proposed design speed for this typical section is 50 miles per hour (mph), the minimum design speed for a Strategic Intermodal System (SIS) facility. This typical section fits within the existing 200 ft of ROW.

Figure ES-1 Project Location Map



SR 50 PD&E Study from West of I-75 to US 301 (SR 35/Treiman Boulevard)  
 Determination of Section 4(f) Applicability

**Segment 2: Kettering Road to US 98 (SR 700/McKethan Boulevard).** The proposed typical section includes both inside and outside widening to result in a six-lane divided rural roadway with a 40-ft depressed grass median and flush inside and outside shoulders.

Since the Annual Average Daily Traffic (AADT) volumes are considered low volume east of Kettering Road, 8-ft inside unpaved shoulders and 8-ft outside shoulders (5 ft paved), are provided in each direction. This typical section also contains open drainage ditches and 5-ft sidewalks adjacent to the ROW line. The proposed design speed for this typical section is 65 mph. This typical section fits within the existing 200 ft of ROW if a Design Variation is granted for the substandard border width (36 ft of 40 ft required). A preliminary drainage review supports the reduced border width. In some areas, the existing ROW width will allow the standard 40-ft border. In other areas where right turn lanes are needed, the standard border width will be reduced to stay within existing ROW.

Within Segment 2, the project proposes the widening of the two existing bridges over the Withlacoochee River. In order to facilitate maintenance of traffic (MOT) and limit the bridge widening to just one side of each bridge, the proposed roadway median width will transition from 40 ft to 50 ft on each approach. The outside concrete barrier of each bridge will be removed, along with the deck to the center of the first beam. Each bridge will then be widened to accommodate three 12-ft lanes, 8-ft inside and outside shoulders, and a 5-ft sidewalk separated from the shoulder with a concrete barrier. Florida I-Beams will support the widened portion of the deck.

**Segment 3: US 98 (SR 700/McKethan Road) to US 301 (SR 35/Treiman Boulevard).** The proposed improvements in this segment consist of widening SR 50 (Cortez Boulevard) from a two-lane undivided rural roadway to a four-lane divided roadway by removing the crown from the existing roadway, which will become the new westbound lanes. New pavement, 24 ft wide, will be constructed 40 ft south of the existing roadway, to become the new eastbound roadway. The completed four-lane rural roadway will have a 40-ft depressed grass median and flush 6-ft inside shoulders (0 ft paved) and 8-ft outside shoulders (5 ft paved). This typical section also contains open drainage ditches and 5-ft sidewalks adjacent to the ROW line. The proposed design speed for this typical section is 65 mph. This typical section fits within the existing 200 ft of ROW. The proposed improvements will follow the existing alignment, which is generally centered within the existing 200-ft ROW. The existing two-lane undivided section from US 98 (SR 700/McKethan Road) to US 301 (SR 35/Treiman Boulevard) was originally constructed such that future widening to a rural divided multilane highway would accommodate a 40-ft median centered within the ROW.



## ***DETERMINATION OF SECTION 4(f) APPLICABILITY***

There are four potential Section 4(f) resources that have been identified adjacent to and crossing the project corridor:

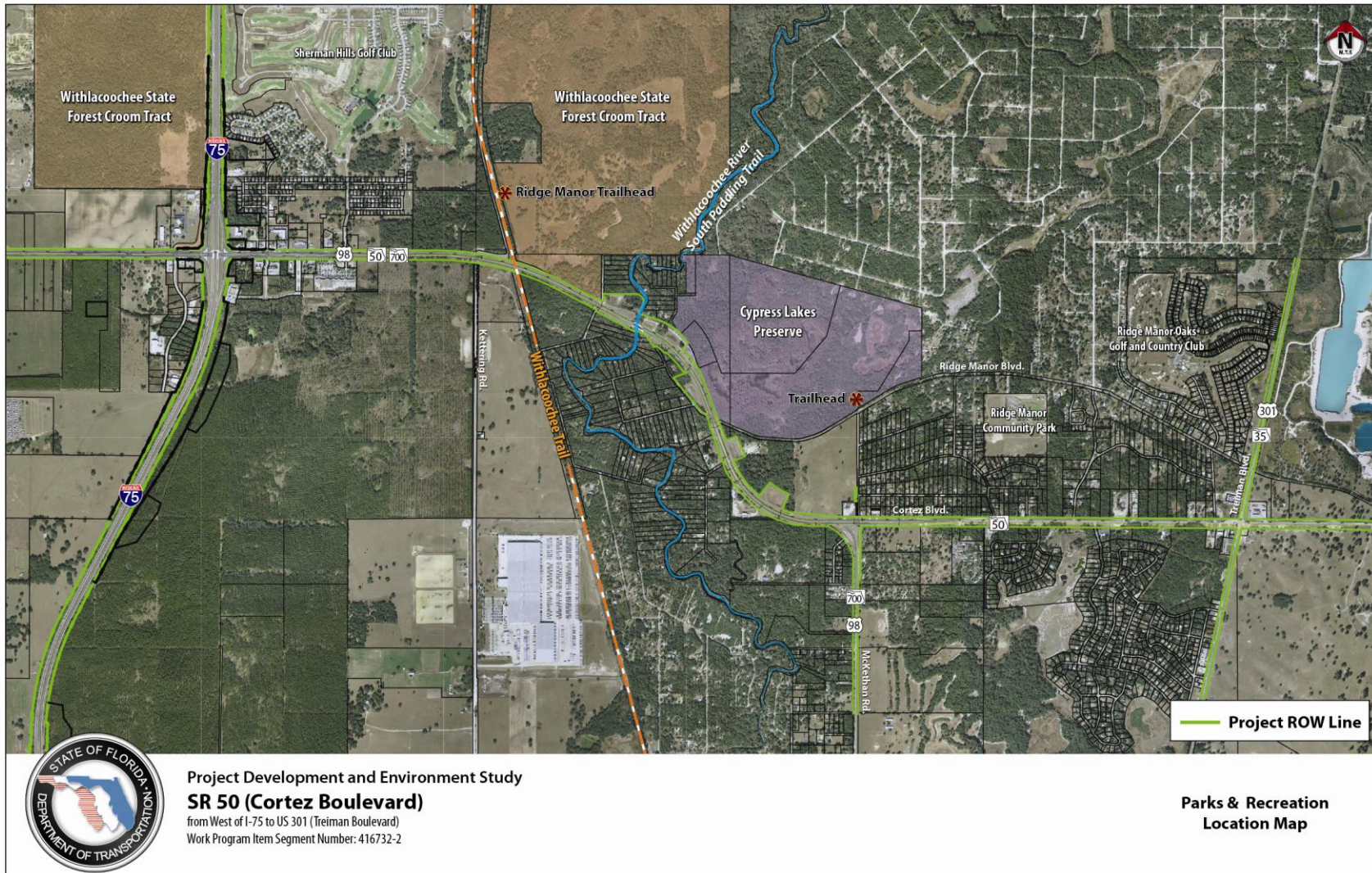
- Withlacochee State Forest-Croom Tract
- Withlacochee State Trail (WST) and Park
- Withlacochee River South Paddling Trail
- Cypress Lakes Preserve and Florida National Scenic Trail

The approximate locations of the resources are shown in **Figure ES-2**. The Withlacochee State Forest is located adjacent to SR 50 (Cortez Boulevard) on the north side. WST and Park crosses SR 50 (Cortez Boulevard) within Segment 2 just east of Croom Rital Road. The Withlacochee River South Paddling Trail also crosses underneath SR 50 (Cortez Boulevard) within Segment 2. The Cypress Lakes Preserve and Florida National Scenic Trail is located adjacent to SR 50 (Cortez Boulevard) on the north side, also within Segment 2. **Table ES-1** gives a brief summary of the characteristics of the potential 4(f) properties within the project corridor. This report assembles pertinent information on each of these resources and has been prepared to aid FHWA in evaluating the applicability of Section 4(f) to these properties.

This project was screened in the FDOT's Efficient Transportation Decision Making (ETDM) system as project #3391. The *Programming Summary Report*, published January 9, 2012, indicated that a summary degree of effect for potential Section 4(f) impacts was "N/A", because the project was originally screened as a SEIR.

There is no ROW acquisition required from any of these resources. Sidewalk connections to the WST have been proposed within Segment 2. A commitment is included in the Type 2 CE to ensure that the widening of the bridges over the Withlacochee River would not impact the Withlacochee River South Paddling Trail. Commitments have also been added to ensure that no construction activities will take place on any of these properties.

Figure ES-2 Resources Map



SR 50 PD&E Study from west of I-75 to US 301 (Treiman Boulevard)  
Determination of Section 4(f) Applicability

**Table ES-1  
Characteristics of Potential Section 4(f) Properties within  
the SR 50 Corridor**

<b>NAME OF PROPERTY</b>	<b>LOCATION</b>	<b>OWNER</b>	<b>SIZE</b>	<b>FACILITIES AVAILABLE</b>	<b>DISTANCE FROM PROJECT</b>	<b>ROW REQUIRED</b>	<b>ACCESS CHANGE</b>
Withlacoochee State Forest-Croom Tract	North side of SR 50, just east of Croom Rital Road within Segment 2.	Board of Trustees of the Internal Improvement Trust Fund (TIITF); Managed by Florida Department of Agriculture and Consumer Services-Division of Forestry	23,488 ac.	Camping is available at 6 campgrounds, 2 hunt camps, 2 primitive camp zones, and 2 canoe camps.	Approximately 1.70 miles from existing facilities west of WST and 0.25 miles from proposed facilities east of WST within Segment 2.	None	None
Withlacoochee State Trail and Park	Ridge Manor Trail Head is off of and just east of Croom Rital Road.	Board of Trustees of the Internal Improvement Trust Fund (TIITF); Managed by Florida Department of Environmental Protection	46 mi.	50'-200' pedestrian trail crossing 3 counties; 6 trailheads with various amenities; access to 7 major parks and recreation areas.	Crosses project within Segment 2.	None	None
Withlacoochee River South Paddling Trail	Crosses SR 50 just east of Croom Rital Road, Access #3 off of Amelia Lane.	Florida Fish and Wildlife Conservation Commission; Managed by Florida Department of Environmental Protection	76 mi.	Canoe/kayak paddling trail along the Withlacoochee River; camp areas adjacent to the trail.	Crosses project within Segment 2.	None	None
Cypress Lakes Preserve and Florida National Scenic Trail	North side of SR 50, Trailhead is just east of Paul R. Speckle Lane and Cedric and Catalia Streets.	Hernando County	324 ac	Environmentally Sensitive Lands with secondary passive recreation uses.	Trail is approximately 0.41 miles north of Segment 2 within the Preserve which is adjacent to SR 50.	None	None

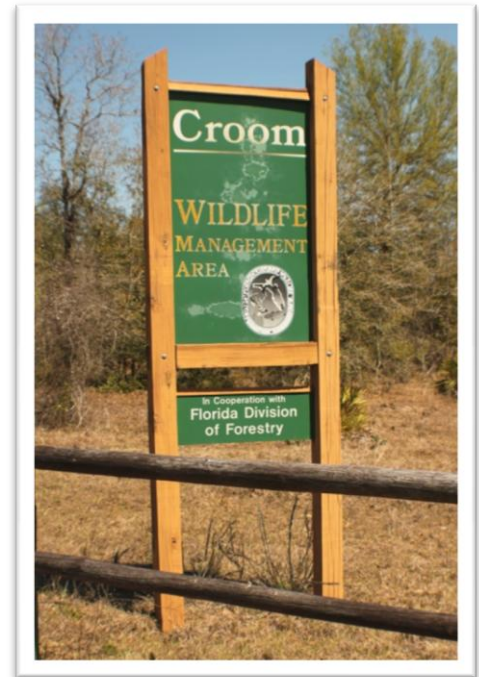
*SR 50 PD&E Study from west of I-75 to US 301 (Treiman Boulevard)  
Determination of Section 4(f) Applicability*

## Section 1.0

# WITHLACOOCHEE STATE FOREST-CROOM TRACT

### **1.1 DETAILED MAP OR DRAWING OF SUFFICIENT SCALE TO IDENTIFY RELATIONSHIP OF ALTERNATIVES**

The Withlacoochee State Forest-Croom Tract is located on the north side of SR 50 (Cortez Boulevard) just east of Croom Rital Road within Segment 2 of this study. The recommended build alternative would not require ROW from the forest. **Appendix A** presents the conceptual plans relative to each of the potential Section 4(f) resources (refer to Sheet 6). See the location map in **Appendix B**.



### **1.2 SIZE AND LOCATION**

The Withlacoochee State Forest consists of seven tracts, approximately 157,000 acres (ac.), and spans across five counties (Citrus, Hernando, Lake, Pasco, and Sumter). The Croom Tract is approximately 23,488 ac. located mostly in northeast Hernando County. Refer to **Appendix B** for a map of the Croom Tract.

### **1.3 OWNERSHIP AND TYPE OF SECTION 4(f) PROPERTY**



The Withlacoochee State Forest is owned by the Board of Trustees of the Internal Improvement Trust Fund (TIITF), but is leased to and managed by the Florida Department of Agriculture and Consumer Services-Division of Forestry. According to *Withlacoochee State Forest 5-Year Management Plan (2003)*, the primary purpose of the forest is ecosystem management. However, one of the objectives of the management plan is to provide for compatible public

access, integrating human use through a program of resource based forest recreation. See **Appendix B** for the Property Record Cards and Deed.

## ***1.4 FUNCTION OF OR AVAILABLE ACTIVITIES ON THE PROPERTY***

Recreational trails, off-road vehicles area, camping, canoeing, and day use areas are available on the Withlacoochee State Forest-Croom Tract. No public use facilities or activities currently exist on this portion adjacent to SR 50 (Cortez Boulevard) of the Withlacoochee State Forest-Croom Tract.

## ***1.5 DESCRIPTION AND LOCATION OF ALL EXISTING AND PLANNED FACILITIES***

The majority of existing recreation uses are several miles north of the SR 50 (Cortez Boulevard) corridor. The closest existing recreational use on the Croom Tract is approximately 1.70 miles north of SR 50 (Cortez Boulevard) ROW, west of Withlacoochee State Trail. There are three recreation areas within the forest boundaries including Hog Island, River Junction, and Silver Lake recreation areas. Camping is available at six campgrounds, two hunt camps, two primitive camp zones, and two canoe camps. Croom Motorcycle Tract for off-road vehicles allows for the operation of unlicensed recreational vehicles. Hiking, horse, and bicycling trails are located on the property.



The southernmost portion of the Croom Tract (adjacent to SR 50) is the PK Ranch parcel. There are several future recreational uses planned such as: additional multi-use, interpretative trails, cracker cattle heritage area, equestrian activities, and an agricultural heritage museum. All of these uses would occur further north of the SR 50 (Cortez Boulevard) corridor and access would be provided via the Silver Lake Recreation Complex to the north. Proposed recreational use opportunities within the Croom Tract will be located approximately 0.25 miles north of SR 50 (Cortez Boulevard), east of Withlacoochee State Trail. **Appendix B**, Figure 14 PK Smith Proposal shows the location of the future recreational uses.

## ***1.6 ACCESS AND USAGE***

There is no existing access from SR 50 (Cortez Boulevard). Access to the Withlacoochee State Forest-Croom Tract is found at La Rose Road, north of SR 50 and west of I-75, Silver Lake Road, north of SR 50 and south of I-75, and Croom Rital Road and CR 480 West, north of I-75. Access to the closest existing recreational use is off of La Rose Road. No access is shown on the proposed recreational uses map, see **Appendix B**, Figure 14 PK Smith Proposal. According to the management plan, the Croom Tract has the highest number of forest users.

## ***1.7 RELATIONSHIP TO OTHER SIMILARLY USED LAND IN THE VICINITY***

The Withlacoochee State Forest is made up of seven different tracts and two units of land in five separate counties. Their approximate acreages are: Richloam, 49,201; Citrus, 42,613; Croom, 23,488; Jumper Creek, 11,073; Homosassa, 5,676; Headquarters, 2,087; Two Mile Prairie, 2,896; Annutteliga Hammock Unit (Citrus Tract), 8,490; and Baird Unit (Richloam Tract), 11,567. Total acreage is 157,091.

There are no other state forests near the Withlacoochee State Forest.

The closest state forest is Ross Prairie State Forest, which is a 3,527-acre tract of public conservation land that was acquired in 1995. Ross Prairie State Forest is located in Marion County approximately ten miles southwest of Ocala. Access is off SR 200. Recreational opportunities on the forest include hiking, bird watching, horseback riding, primitive camping, and hunting.

## ***1.8 APPLICABLE CLAUSE AFFECTING OWNERSHIP***

The Withlacoochee State Forest is owned by the TIITF, but is leased and managed by the Florida Department of Agriculture and Consumer Services-Division of Forestry.

## ***1.9 UNUSUAL CHARACTERISTICS OF THE SECTION 4(F) PROPERTY***

None observed.

## ***1.10 STATEMENT OF SIGNIFICANCE FROM THE OFFICIAL WHO HAS JURISDICTION***

Please see the attached letter in **Appendix B** with concurrence from the Florida Department of Agriculture and Consumer Services – Division of Forestry, dated May 22, 2013, expressing the significance of the property from the jurisdictional agency perspective and that there will be no use of the Withlacoochee State Forest due to implementing the proposed project.

## ***1.11 CONSTRUCTIVE USE***

The recreation uses are further north of SR 50 (Cortez Boulevard). Based upon the distance of the recreation uses from the proposed improvements as stated in 1.5 Description and Location of All Existing and Planned Facilities, this project will not result in noise and vibration impacts and will not substantially impair the resource's aesthetic or ecological features or attributes. There will be no change to access to the resource as there is no access to it off of SR 50 (Cortez Boulevard) presently. No construction activities will take place on the Withlacoochee State Forest property.

## Section 2.0

# WITHLACOOCHEE STATE TRAIL AND PARK

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### 2.1 DETAILED MAP OR DRAWING OF SUFFICIENT SCALE TO IDENTIFY RELATIONSHIP OF ALTERNATIVES

The Withlacoochee State Trail and Park runs north-south and crosses SR 50 (Cortez Boulevard) just east of Croom Rital Road within Segment 2 of the study. The recommended build alternative would not require ROW from the trail. Sidewalk connections have been provided between the SR 50 and the trail on both sides of the roadway. **Appendix A** presents the conceptual plans relative to each of the potential Section 4(f) resources (refer to Sheet 6). See the location map in **Appendix C**.

### 2.2 SIZE AND LOCATION

The Withlacoochee State Trail crosses existing SR 50 (Cortez Boulevard). The Withlacoochee State Trail is approximately 46 miles long and spans Citrus, Hernando, and Pasco counties. The trail runs from southwest of US 41 in north Citrus County to US 301 in Pasco County as shown in **Appendix C**.



### 2.3 OWNERSHIP AND TYPE OF SECTION 4(f) PROPERTY

The Withlacoochee State Trail and Park is also owned by the TIITF, but is leased and managed by the Florida Department of Environmental Protection (FDEP).



On September 26, 1989, the Board of Trustees of the Internal Improvement Trust Fund (Trustees) approved the purchase of 739 ac. of abandoned railroad corridor to create what is now known as the Withlacoochee Trail State Park. The acquisition was made up of two abandoned CSX Transportation, Inc. segments, known as the Gulf

Junction - Inverness and the Inverness - Owensboro abandonments. This unit was acquired by the state on December 21, 1989, with the purchase being funded by the Rails to Trails program.

Fee simple title to this trail is held by the Trustees. Management authority was conveyed to the FDEP-Division of Recreation and Parks through lease agreement #3876. This lease agreement, executed on June 29, 1990, is for a period of fifty years. This agreement will expire on June 28, 2040.

At the Withlacoochee Trail State Park, public outdoor recreation and conservation is the designated single use of the property. There are no legislative or executive directives that constrain the use of this property.

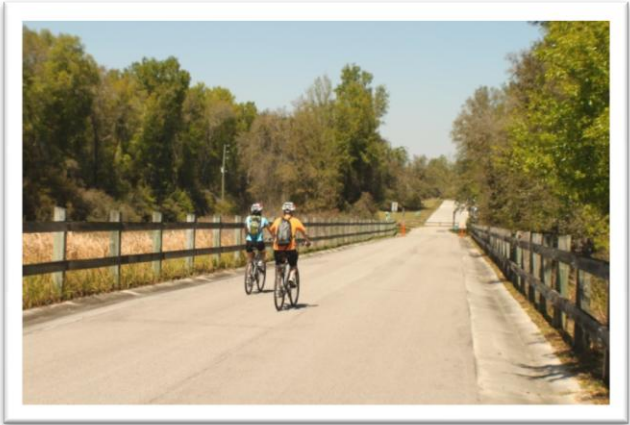
See **Appendix C** for the Property Record Cards.

## **2.4 FUNCTION OF OR AVAILABLE ACTIVITIES ON THE PROPERTY**

The trail is used for passive recreation including walking, jogging, and hiking.

## **2.5 DESCRIPTION AND LOCATION OF ALL EXISTING AND PLANNED FACILITIES**

The Withlacoochee State Trail is a multi-use pedestrian trail that sits on a former railbed that ranges from 50 feet (ft) to 200 ft in width and crosses three counties. For the majority of its length, the ROW is either 100, 120 or 200 ft in width. Irregularly shaped parcels occur along the trail where sidings and signal equipment were installed by the railroad occur along the trail. The railbed is elevated above the adjacent grade along parts of the corridor. The elevation difference is greatest as it traverses low areas. The slopes of the approximate centerline of the corridor were designed to be relatively level, making the resulting grade ideal for a shared-use trail system.



The trail parallels the Withlacoochee River. In Hernando County, there are several locations where the trail is only a short distance from the river. Access to the river is through a commercial canoe operation on County Road 476. Other significant water bodies along the trail ROW are Little Lake Henderson and Tsala Apopka Lake.

There are six trailheads, including Ridge Manor Trailhead, located just off of Croom Rital Road. This trailhead has around 40 parking spaces, an information kiosk, and restrooms. The trail connects seven major parks and recreation facilities including: Fort Cooper State Park, Floral Park, Lake Townsen Park, Nobleton Wayside Park, the Silver Lake Recreation Area, Withlacoochee State Forest, and the Florida National Scenic Trail.



## **2.6 ACCESS AND USAGE**

Pedestrian access and parking are provided at the Gulf Junction Trail Head on Magenta Drive in Citrus Springs, the Citrus Springs Trail Head at U.S. Highway 41 and South Citrus Springs Boulevard, the Inverness Trail Head at 315 North Apopka Avenue, the Ridge Manor Trail Head at State Road 50 (U.S. Highway 98) and Croom-Rital Road, and the Trilby Junction Trail Head near County Road 575 and Old Trilby Road in Pasco County.



In addition, the trail connects with seven major parks and recreation facilities including: Fort Cooper State Park, Floral Park, Lake Townsen Park, Nobleton Wayside Park, the Silver Lake Recreation Area, Withlacoochee State Forest, and the Florida National Scenic Trail. This trail is used by thousands of hikers, bikers, bird watchers, and skateboarders each year.

Two sidewalk connections between the SR 50 (Cortez Boulevard) sidewalk and the trail will be provided as part of the proposed project which will further enhance access to the trail.

## **2.7 RELATIONSHIP TO OTHER SIMILARLY USED LAND IN THE VICINITY**

The Withlacoochee State Trail runs north-south through the Withlacoochee State Forest and parallel to the Withlacoochee River. Similar facilities in the vicinity are the Good Neighbor Trail, Suncoast II Trail Corridor, Bi-Corridor Trail, and the planned Florida Scenic National Trail.

## **2.8 APPLICABLE CLAUSE AFFECTING OWNERSHIP**

The Withlacoochee State Trail and Park is owned by the TITF, but is leased to and managed by FDEP.

This lease agreement, executed on June 29, 1990, is for a period of fifty years. This agreement will expire on June 28, 2040. There was no other clause affecting ownership.

## **2.9 UNUSUAL CHARACTERISTICS OF THE SECTION 4(f) PROPERTY**

None observed.

## ***2.10 STATEMENT OF SIGNIFICANCE FROM THE OFFICIAL WHO HAS JURISDICTION***

Please see the attached letter in **Appendix C** with concurrence from FDEP, dated May 10, 2013, expressing the significance of the property from the jurisdictional agency perspective.

## ***2.11 CONSTRUCTIVE USE***

Noise and vibration impacts are not expected. The proposed project will not substantially impair any aesthetic or ecological features or attributes. Access to the trail will be maintained during construction. FDOT will conduct additional coordination with FDEP during final design and no construction activities will take place on the Withlacoochee State Trail and Park property, other than the construction of the proposed project will provide two sidewalk connections between the SR 50 sidewalk and the trail which will further enhance access to the trail. This is similar to the determination that was made by FHWA for a project that included sidewalk construction along SR 7/US 441 along with connections and construction of sidewalk within the Central Broward Regional Park in Broward County.

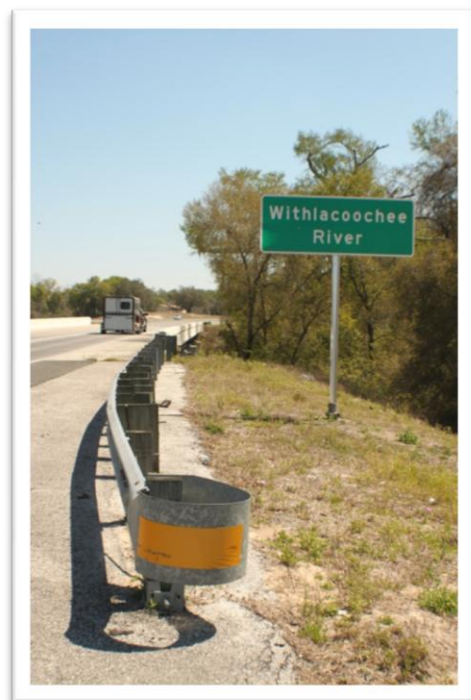
## *Section 3.0*

# **WITHLACOOCHEE RIVER SOUTH PADDLING TRAIL**

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### **3.1 DETAILED MAP OR DRAWING OF SUFFICIENT SCALE TO IDENTIFY RELATIONSHIP OF ALTERNATIVES**

The Withlacoochee River South Paddling Trail runs along the Withlacoochee River and is located adjacent to and passes under SR 50 (Cortez Boulevard) just east of Croom Rital Road within Segment 2 of this study. None of the alternatives require ROW from the paddling trail; however the bridges over the trail will be widened. **Appendix A** presents the conceptual plans relative to each of the potential Section 4(f) resources (refer to Sheet 7). See the location map in **Appendix D**.



### **3.2 SIZE AND LOCATION**

The Withlacoochee River South Paddling Trail is located within the Withlacoochee River and is approximately 76 mi long and spans Citrus, Hernando, and Pasco counties.

The trail runs from Lake Rousseau near Dunellon in Citrus County to the Green Swamp near Lacooshee in Pasco County as shown in **Appendix D**. The Withlacoochee River is adjacent to and under existing SR 50 (Cortez Boulevard) and it is used for passive recreation including canoeing and kayaking.

### **3.3 OWNERSHIP AND TYPE OF SECTION 4(f) PROPERTY**

The Withlacoochee River is owned by the Florida Fish and Wildlife Conservation Commission (FFWCC) and is managed by FDEP. See **Appendix D** for the Property Record Card. The Withlacoochee River South Paddling Trail public use is along the Withlacoochee River itself and is used for passive recreation including kayaking and canoeing.

### **3.4 FUNCTION OF OR AVAILABLE ACTIVITIES ON THE PROPERTY**

The Withlacoochee River is used for passive recreation including kayaking and canoeing.

### **3.5 DESCRIPTION AND LOCATION OF ALL EXISTING AND PLANNED FACILITIES**

The Withlacoochee River State Paddling Trail located within the Withlacoochee River is used for passive recreation including kayaking and canoeing.



### **3.6 ACCESS AND USAGE**

According to the Withlacoochee River State Paddling Trail Map obtained from FDEP's website ([http://www.dep.state.fl.us/gwt/guide/designated\\_paddle/WithSouth\\_guide.pdf](http://www.dep.state.fl.us/gwt/guide/designated_paddle/WithSouth_guide.pdf))



(see **Appendix D**, Map 1), in the vicinity of the project corridor, public access to the Withlacoochee River State Paddling Trail is provided at Access Point 1, 2, and 3. Access Point 1 is south of the project area near Lacochee Park. Access Point 2 is south of the project area near CR 575 bridge over the Withlacoochee River. Access Point 3 is near the SR 50 (Cortez Boulevard) bridge over the Withlacoochee River.

During a field review conducted on March 8, 2013, Access Point 3 was unmarked and very difficult to navigate. There is no parking provided other than a temporary drop-off and pick-up area at Access Point 3.

### **3.7 RELATIONSHIP TO OTHER SIMILARLY USED LAND IN THE VICINITY**

The Withlacoochee River State Paddling Trail runs on the Withlacoochee River within the Withlacoochee State Forest. Other nearby Florida Greenway and Trails paddling facilities include: Chassahowitzka River Trail, Weeki Wachee River Trail, and the Palatlahahah Run Paddling Trail Corridor.

### **3.8 APPLICABLE CLAUSE AFFECTING OWNERSHIP**

The Withlacoochee River is owned by the FFWCC and is managed by FDEP.

There was no other clause affecting ownership.

### **3.9 UNUSUAL CHARACTERISTICS OF THE SECTION 4(F) PROPERTY**

None observed

### **3.10 STATEMENT OF SIGNIFICANCE FROM THE OFFICIAL WHO HAS JURISDICTION**

Please see the attached letter in **Appendix C** with concurrence from FDEP, Office of Greenways and Trails, dated April 30, 2013, expressing the significance of the property from the jurisdictional agency perspective and that there will be no use of the Withlacoochee River South Paddling Trail due to implementing the proposed project.

### **3.11 CONSTRUCTIVE USE**

Noise and vibration impacts are not expected. Access to the river will not change. The proposed project will not substantially impair any aesthetic or ecological features or attributes. Access to the paddling trail will be maintained during construction.

*Section 4.0*

***CYPRESS LAKES PRESERVE AND FLORIDA  
NATIONAL SCENIC TRAIL***

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***4.1 DETAILED MAP OR DRAWING OF SUFFICIENT  
SCALE TO IDENTIFY RELATIONSHIP OF  
ALTERNATIVES***

The Cypress Lakes Preserve runs adjacent to the north side of SR 50 (Cortez Boulevard) just north of Paul R Steckle Lane within Segment 2 of this study. The recommended build alternative does not require ROW from the Preserve. **Appendix A** presents the conceptual plans relative to each of the potential Section 4(f) resources (refer to Sheet 7). See the location map in **Appendix E**.



***4.2 SIZE AND LOCATION***

The Florida National Scenic Trail, within the Cypress Lakes Preserve, is approximately 0.41 miles north of SR 50 (Cortez Boulevard). The Cypress Lakes Preserve is adjacent to SR 50 (Cortez Boulevard) and is approximately 324 ac. in eastern Hernando County as shown in **Appendix E**. The preserve is a part of Hernando County's Environmentally Sensitive Lands (ESL) program.

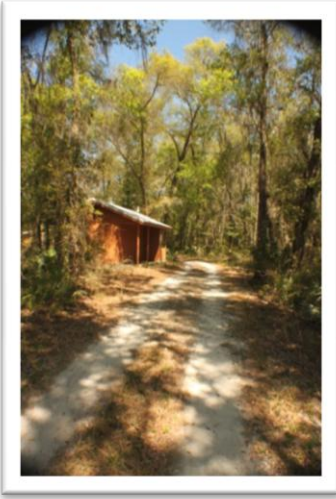
***4.3 OWNERSHIP AND TYPE OF SECTION 4(f)  
PROPERTY***

The Cypress Lakes Preserve is owned by Hernando County. See **Appendix E** for the Property Record Cards and Deeds. The preserve has passive public recreation and education opportunities which include hiking and nature watching. The Florida National Scenic Trail is marked where it winds through the preserve and provides opportunities for hiking, observing the variety of vegetative communities, and nature watching.

***4.4 FUNCTION OF OR AVAILABLE ACTIVITIES ON THE  
PROPERTY***

The preserve contains eight natural plant communities, including five designated by the Florida Natural Areas Inventory (FNAI) as imperiled. These communities include lakes, freshwater marsh, cypress swamp, bottomland hardwoods, live oak hammocks, scrub,

and sandhills. This diversity in plant communities supports many animals, including some that are threatened or endangered.



The Florida National Scenic Trail is marked where it winds through the preserve and provides opportunities for hiking, observing the variety of vegetative communities, and nature watching. Bird watching is most productive in the fall and winter months when migrants are present. This part of the trail offers scenic views of hardwood hammocks, oak-saw palmetto scrub, cypress-ringed lakes, an old river channel, and water marks on trees showing flood levels above hikers' heads. Additional hiking trails and trail head facilities are planned in the future. Long term plans include a canoe/kayak launch on the Withlacoochee River and an observation platform with boardwalk on a cypress lake.

#### ***4.5 DESCRIPTION AND LOCATION OF ALL EXISTING AND PLANNED FACILITIES***

This 331 ac. preserve is located on the north side of SR 50 (Cortez Boulevard) just east of Paul R Steckle Lane near Ridge Manor in the eastern part of Hernando County. The address of the trail head is: 32375 Cortez Boulevard, Ridge Manor, Florida. .

The Florida National Scenic Trail 5-Year Strategic Plan indicates that it is a federally-designated, non-motorized, recreation trail. Existing facilities include passive public recreation and education opportunities which include hiking and nature watching. Additional hiking trails and trail head facilities are planned in the near future. Long term plans include a canoe/kayak launch on the Withlacoochee River and an observation platform with boardwalk on a cypress lake.

#### ***4.6 ACCESS AND USAGE***

Access to the Cypress Lakes Preserve is located off of Paul R Steckle Lane.

The most recent Florida National Scenic Trail Visitor Assessment dated 2011 stated that total visitors to the trail was 352,217, of which 51.9% were estimated to be pedestrian visits and 48.1% were estimated to be other visits. Since 2003, there are 225,000 and 350,000 visits per year for the entire trail. No specific data to Cypress Lake Preserve was identified.

#### ***4.7 RELATIONSHIP TO OTHER SIMILARLY USED LAND IN THE VICINITY***

Properties acquired by the ESL Program are designated as preserves. The preserves are owned and managed to protect their environmental features and to promote passive public recreation and education. Although some are more developed for public use than

others the preserves are generally open to the public during daylight hours. The preserves include: Cypress Lake, Fickett Hammock, Peck Sink, Lake Townsen, and Bayport Park.



Hernando County currently has three preserves, each with their own unique environmental features, management objectives, and public recreation opportunities. In addition

to purchasing and managing preserves, ESL Program funds were used to pay for the expansion of Bayport Park facilities in conjunction with the Southwest Florida Water Management District (SWFWMD) and District land. Additional facilities for public use are planned at all three preserves and at Bayport Park.

#### ***4.8 APPLICABLE CLAUSE AFFECTING OWNERSHIP***

None noted.

#### ***4.9 UNUSUAL CHARACTERISTICS OF THE SECTION 4(f) PROPERTY***

None observed.

#### ***4.10 STATEMENT OF SIGNIFICANCE FROM THE OFFICIAL WHO HAS JURISDICTION***

Please see the attached letter in **Appendix E** with concurrence from Hernando County, dated May 6, 2013, expressing the significance of the property from the jurisdictional agency perspective and that there will be no use of the Cypress Lake Preserve due to implementing the proposed project.

#### ***4.11 CONSTRUCTIVE USE***

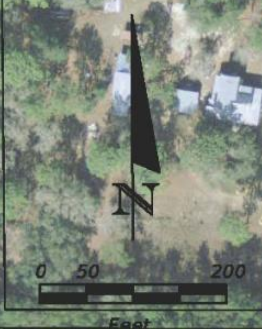
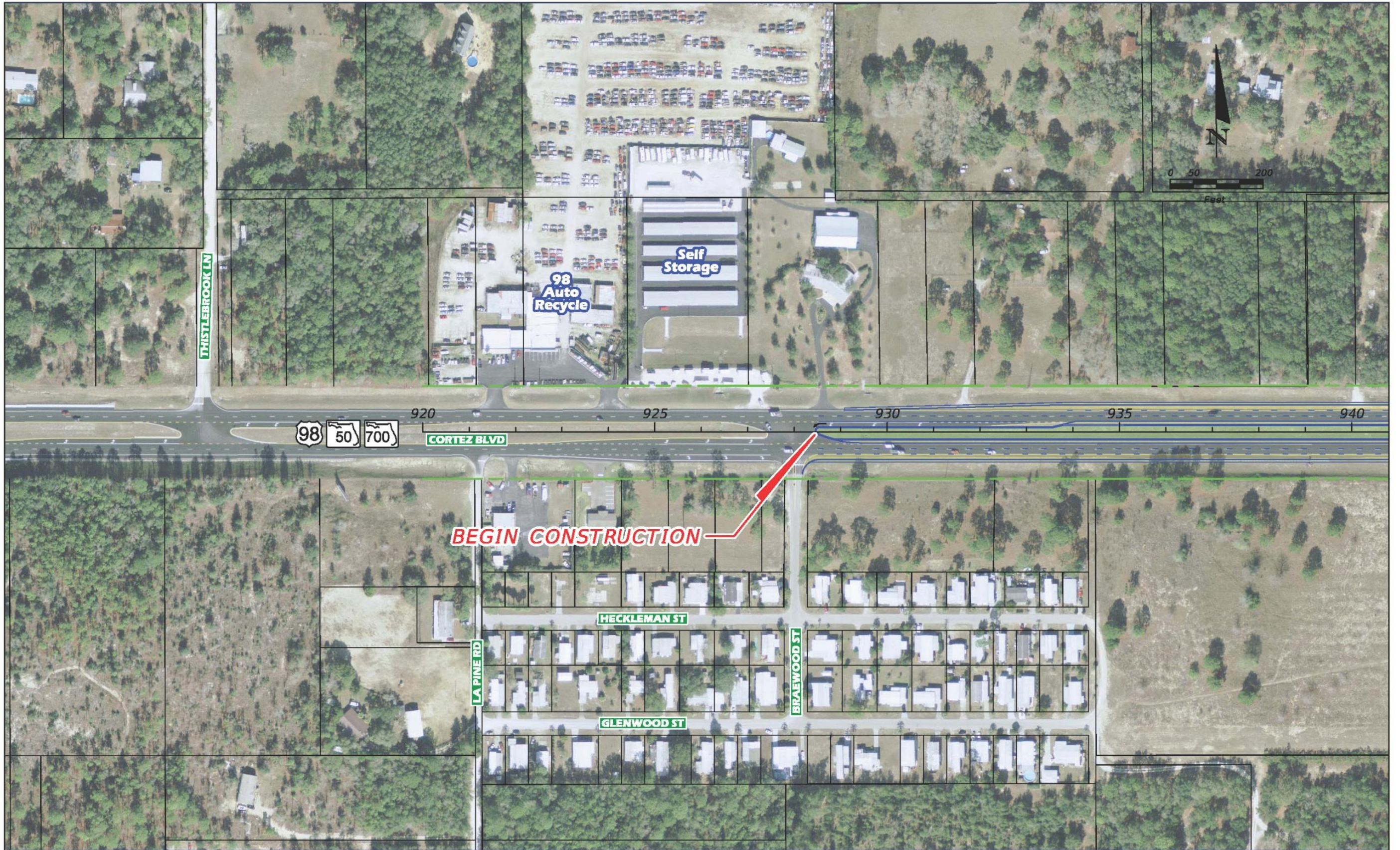
The recreation uses are further north of SR 50 (Cortez Boulevard) and are not adjacent to the proposed project. Noise and vibration impacts are not expected. Access to the property will not change. The proposed project will not substantially impair any aesthetic or ecological features or attributes. No construction activities will take place on the Cypress Lakes Preserve property.



**APPENDIX A**  
**CONCEPTUAL PLANS**

PRELIMINARY

AERIAL FLIGHT DATE: 2009



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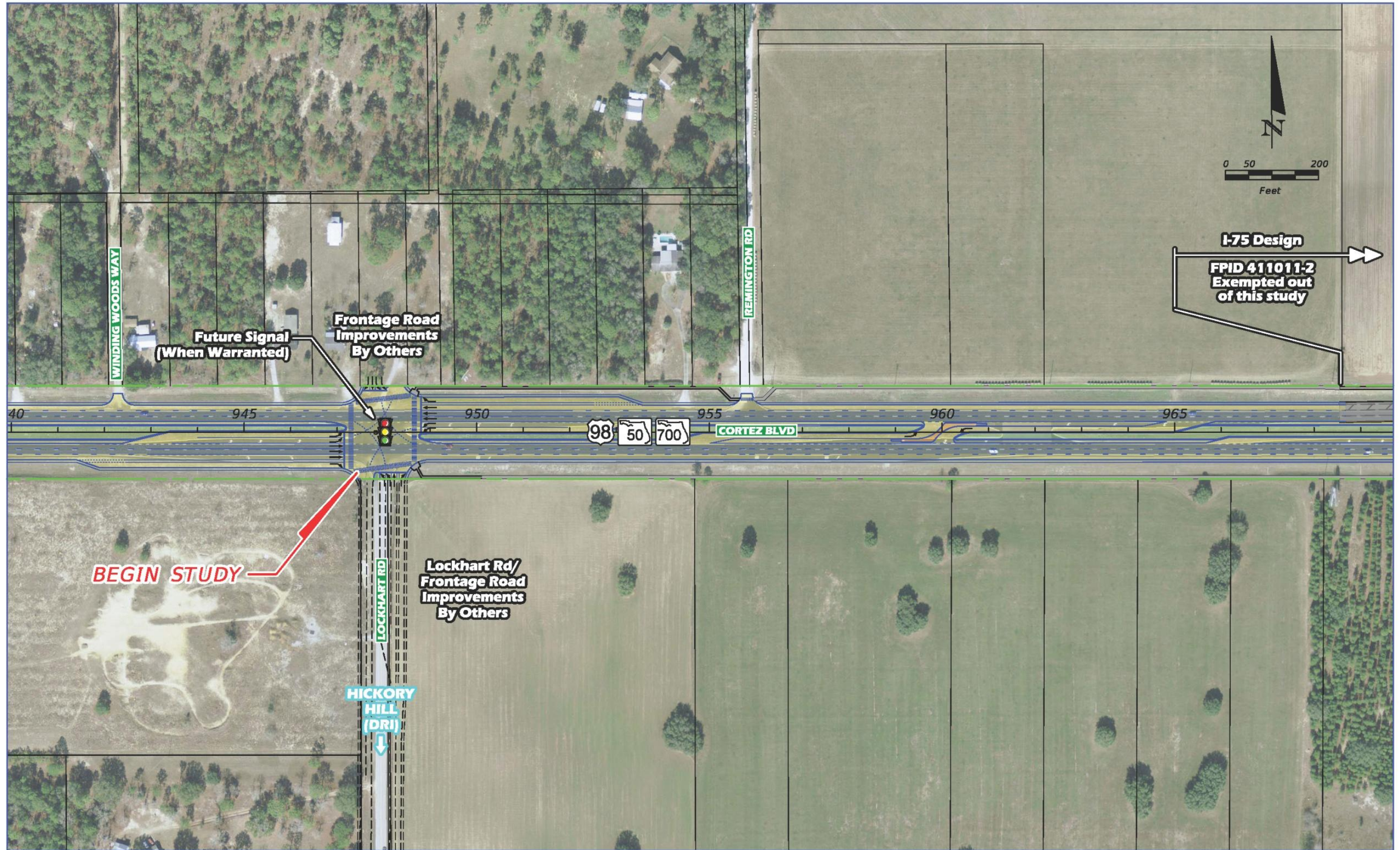
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	EXISTING ROW		PROPOSED EASEMENT (BY OTHERS)		PROPOSED SIDEWALK		CONSERVATION LAND
	EXISTING EASEMENT		PROPOSED TRAFFIC SIGNAL (BY OTHERS)		PROPOSED TRAFFIC SIGNAL		WITHLACOOCHEE STATE FOREST
	PARCEL BOUNDARY				POTENTIAL CONTAMINATION SITE		

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
1



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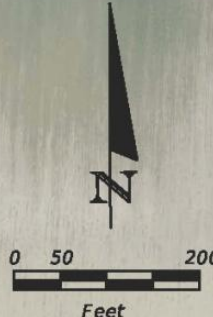
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	EXISTING ROW		PROPOSED EASEMENT (BY OTHERS)		PROPOSED SIDEWALK		CONSERVATION LAND
	EXISTING EASEMENT		PROPOSED TRAFFIC SIGNAL (BY OTHERS)		PROPOSED TRAFFIC SIGNAL		WITHLACOOCHEE STATE FOREST
	PARCEL BOUNDARY						POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
 2



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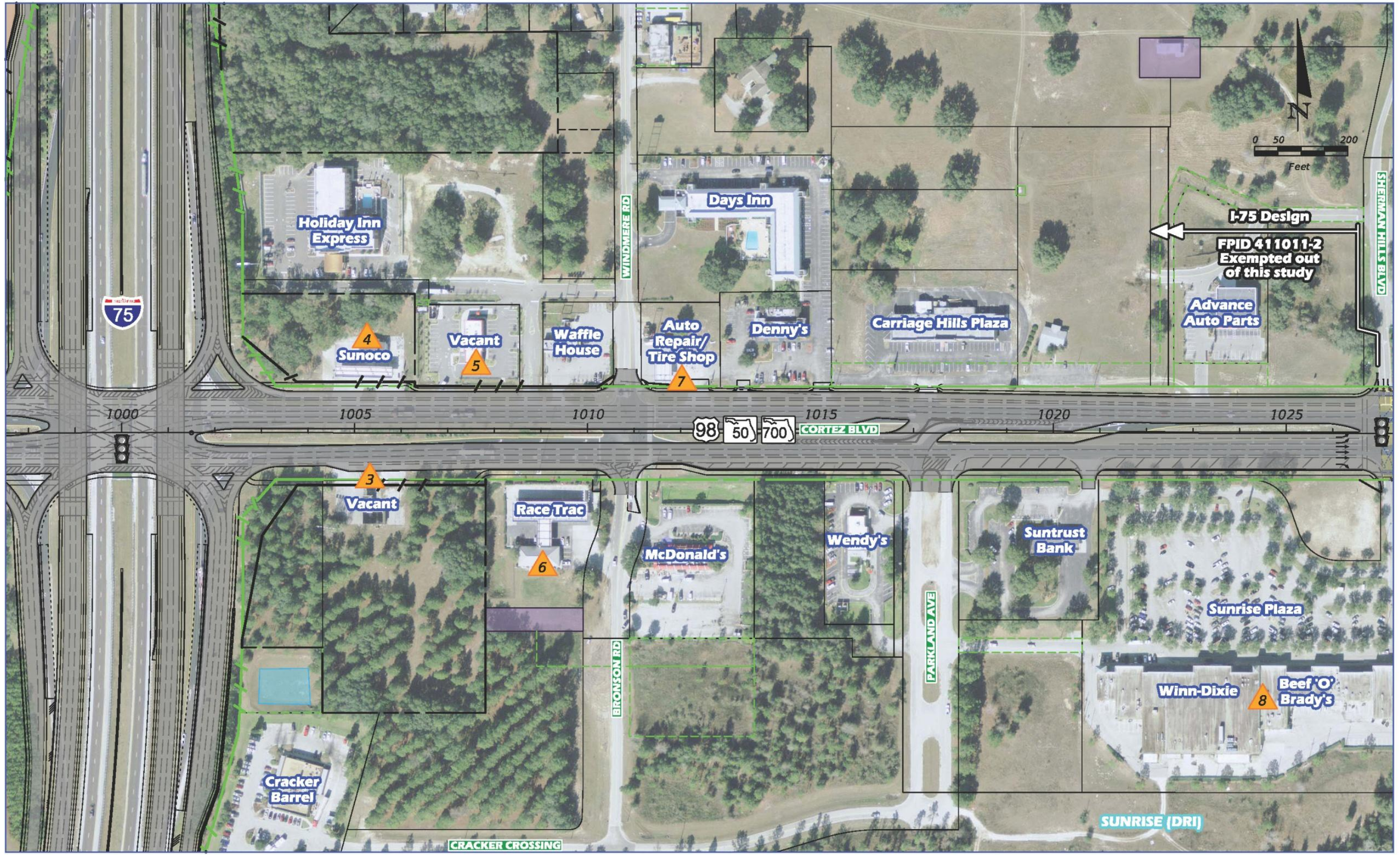
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	EXISTING ROW		PROPOSED EASEMENT (BY OTHERS)		PROPOSED SIDEWALK		CONSERVATION LAND
	EXISTING EASEMENT		PROPOSED TRAFFIC SIGNAL (BY OTHERS)		PROPOSED TRAFFIC SIGNAL		WITHLACOOCHEE STATE FOREST
	PARCEL BOUNDARY						POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
3



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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
**4**



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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.
5



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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY		# POTENTIAL CONTAMINATION SITE	

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
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	EXISTING ROW		PROPOSED EASEMENT (BY OTHERS)		PROPOSED SIDEWALK		CONSERVATION LAND
	EXISTING EASEMENT		PROPOSED TRAFFIC SIGNAL (BY OTHERS)		PROPOSED TRAFFIC SIGNAL		WITHLACOOCHEE STATE FOREST
	PARCEL BOUNDARY				POTENTIAL CONTAMINATION SITE		

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
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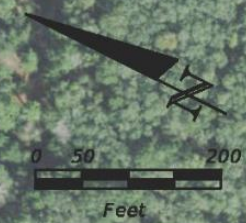
**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
7



PRELIMINARY

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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
**8**



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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
**9**

PRELIMINARY

AERIAL FLIGHT DATE: 2009



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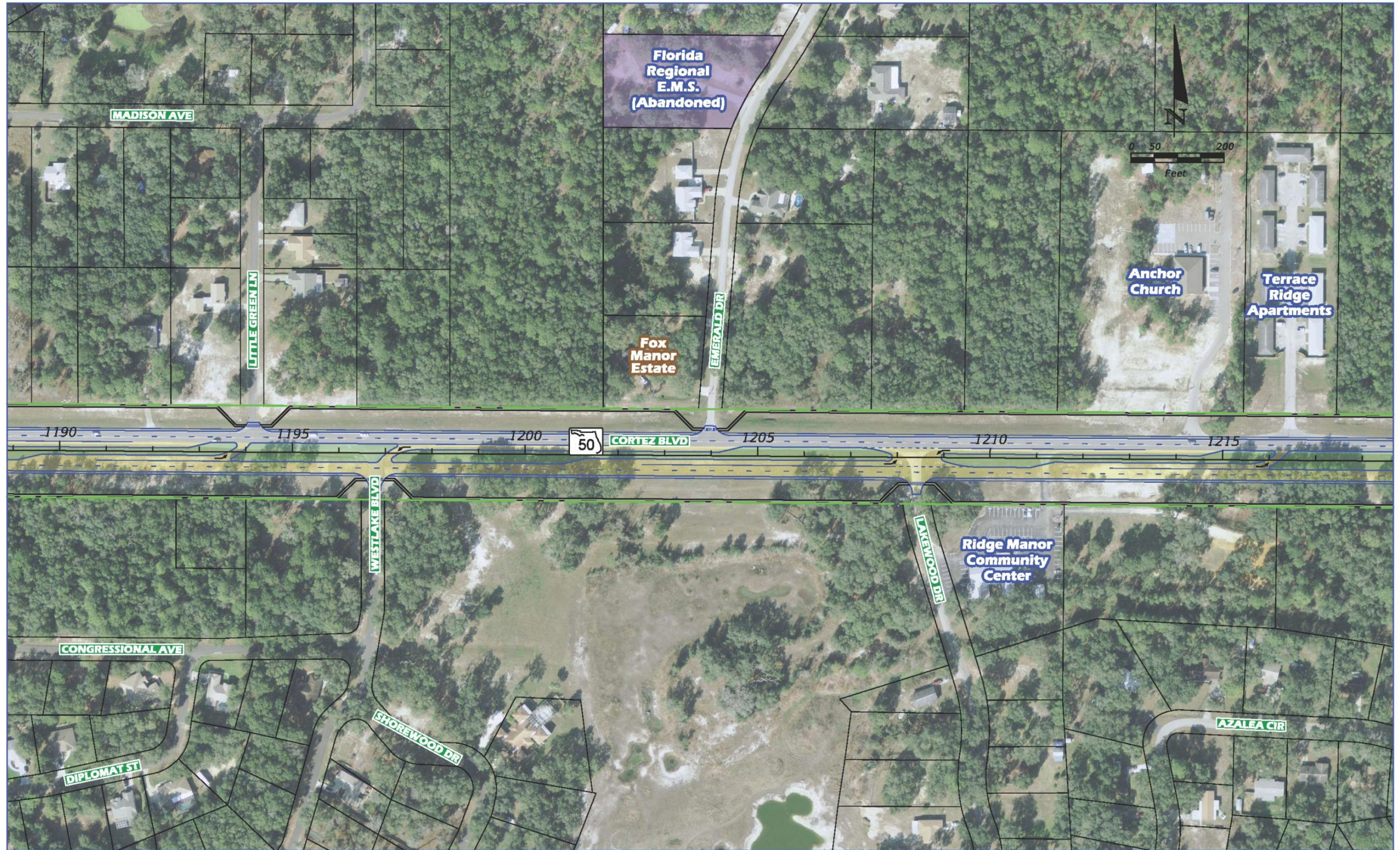
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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
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EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOOCHEE STATE FOREST
PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
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---	EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
---	EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOCHEE STATE FOREST
---	PARCEL BOUNDARY			POTENTIAL CONTAMINATION SITE

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)

SHEET NO.  
 12



END CONSTRUCTION

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	EXISTING ROW		PROPOSED EASEMENT (BY OTHERS)		PROPOSED SIDEWALK		CONSERVATION LAND
	EXISTING EASEMENT		PROPOSED TRAFFIC SIGNAL (BY OTHERS)		PROPOSED TRAFFIC SIGNAL		WITHLACOOCHEE STATE FOREST
	PARCEL BOUNDARY				POTENTIAL CONTAMINATION SITE		

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

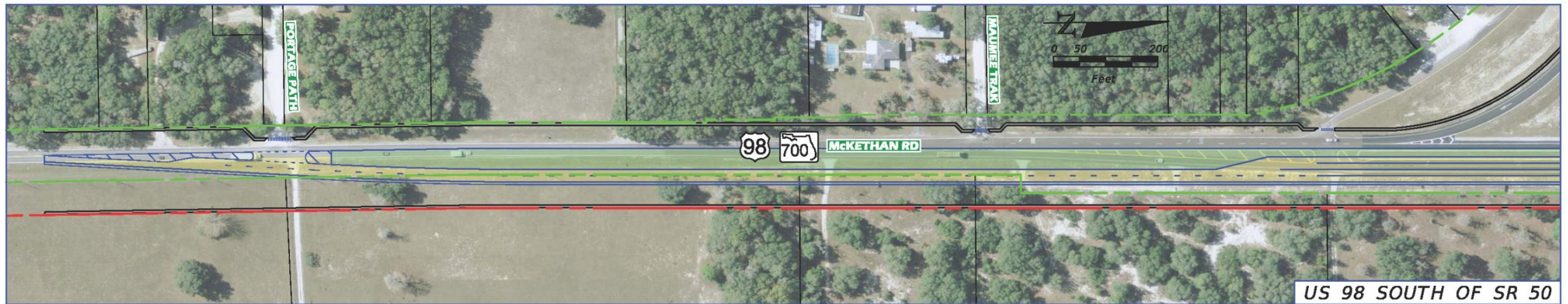
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

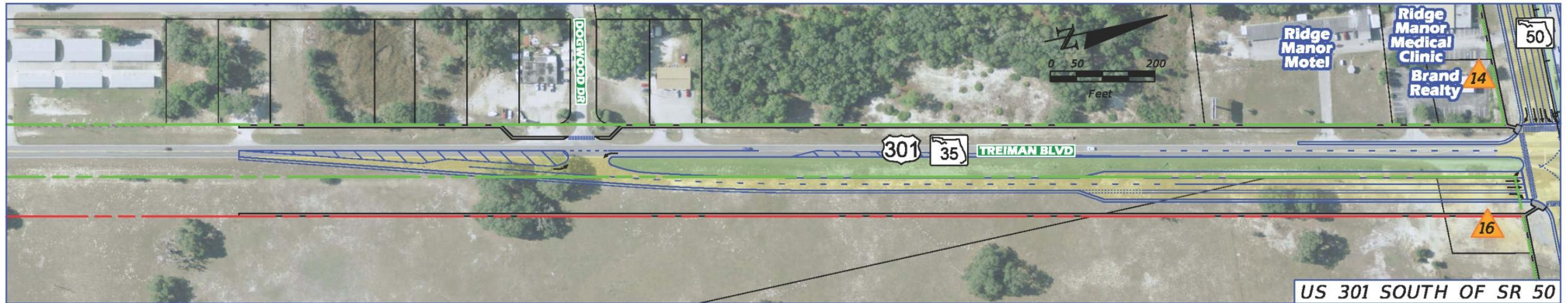
SHEET NO.  
13

PRELIMINARY

AERIAL FLIGHT DATE: 2009



US 98 SOUTH OF SR 50



US 301 SOUTH OF SR 50



US 301 NORTH OF SR 50

USER: 13509 11/26/2012 4:08:51 PM P:\Projects\FDOT\07\07-WIDE-101070\Task Work Orders in Progress\Task 7 & 8 - SEIR-SR 50\CADD\PLAN01\_14.dgn

CENTERLINE OF CONSTRUCTION	PROPOSED L.A. ROW (BY OTHERS)	PROPOSED ROW	COUNTY-OWNED LAND
EXISTING L.A. ROW	PROPOSED ROW (BY OTHERS)	PROPOSED PAVEMENT/WIDENING	WETLAND
EXISTING ROW	PROPOSED EASEMENT (BY OTHERS)	PROPOSED SIDEWALK	CONSERVATION LAND
EXISTING EASEMENT	PROPOSED TRAFFIC SIGNAL (BY OTHERS)	PROPOSED TRAFFIC SIGNAL	WITHLACOCHEE STATE FOREST
PARCEL BOUNDARY		POTENTIAL CONTAMINATION SITE	

**ATKINS**  
 4030 WEST BOY SCOUT BLVD  
 SUITE 700  
 TAMPA, FL 33607

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
SR 50	HERNANDO	416732-2

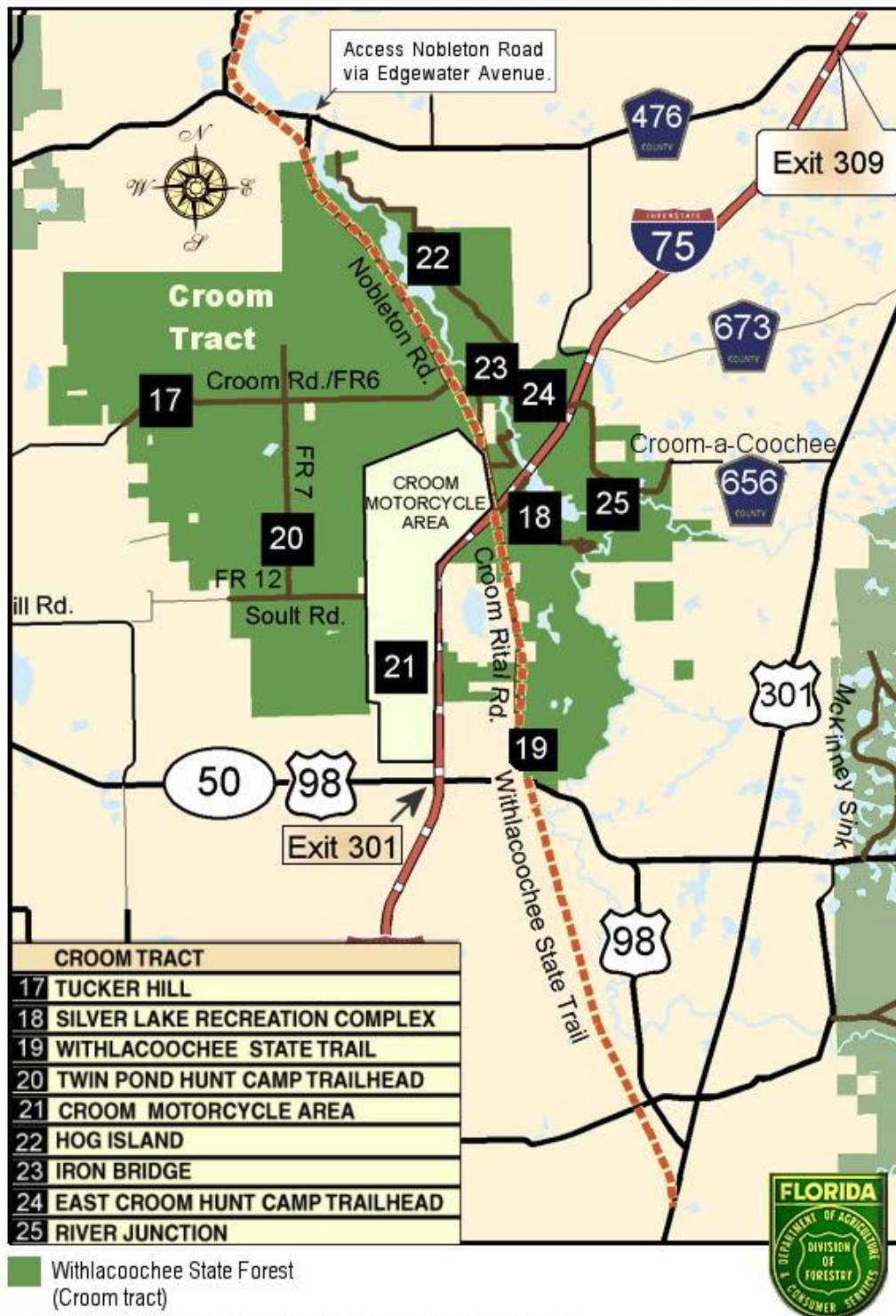
**SR 50 (CORTEZ BLVD)  
 FROM LOCKHART ROAD  
 TO US 301 (SR 35/TREIMAN BLVD)**

SHEET NO.  
14

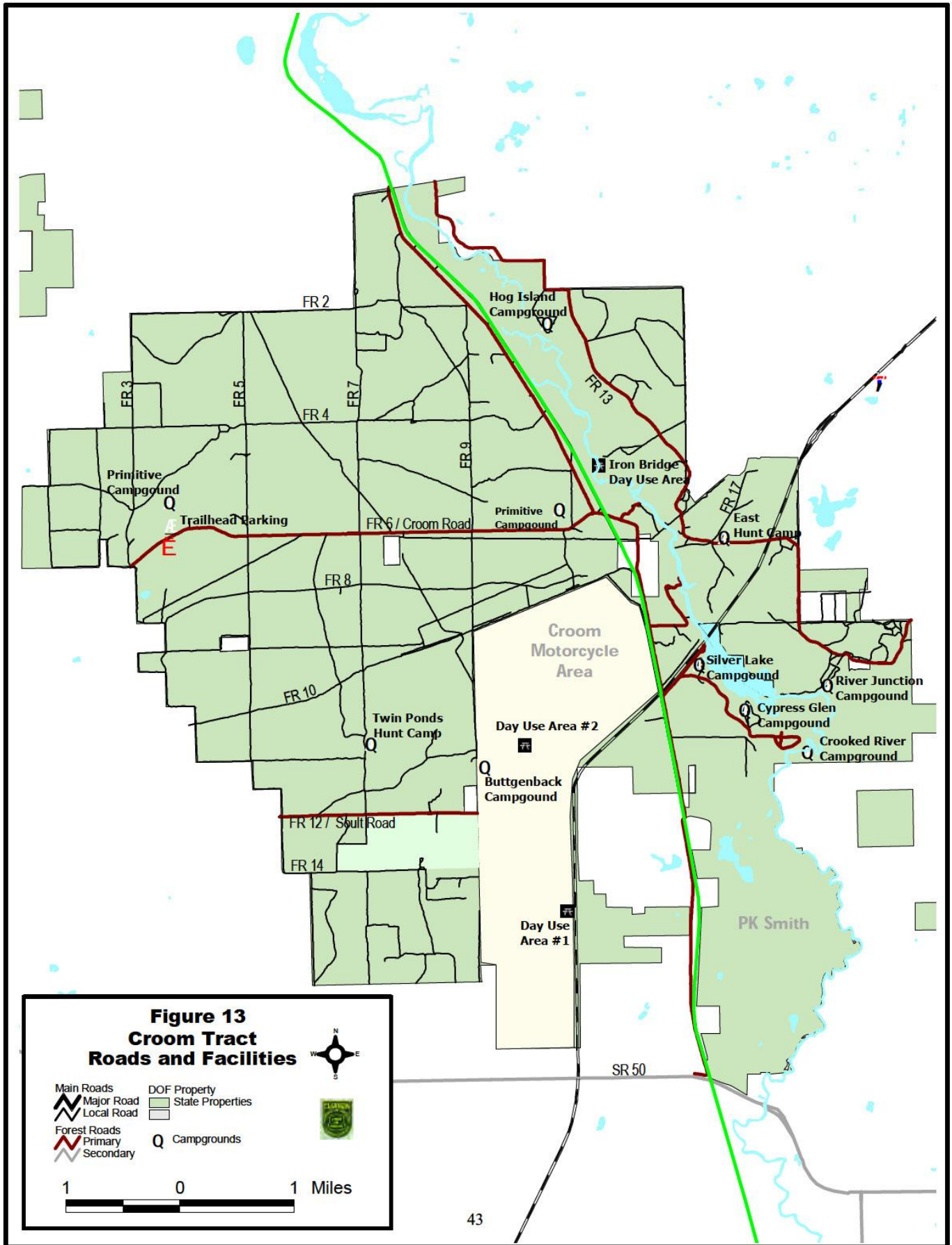
**APPENDIX B**  
**WITHLACOCHEE STATE FOREST CROOM**  
**TRACT**

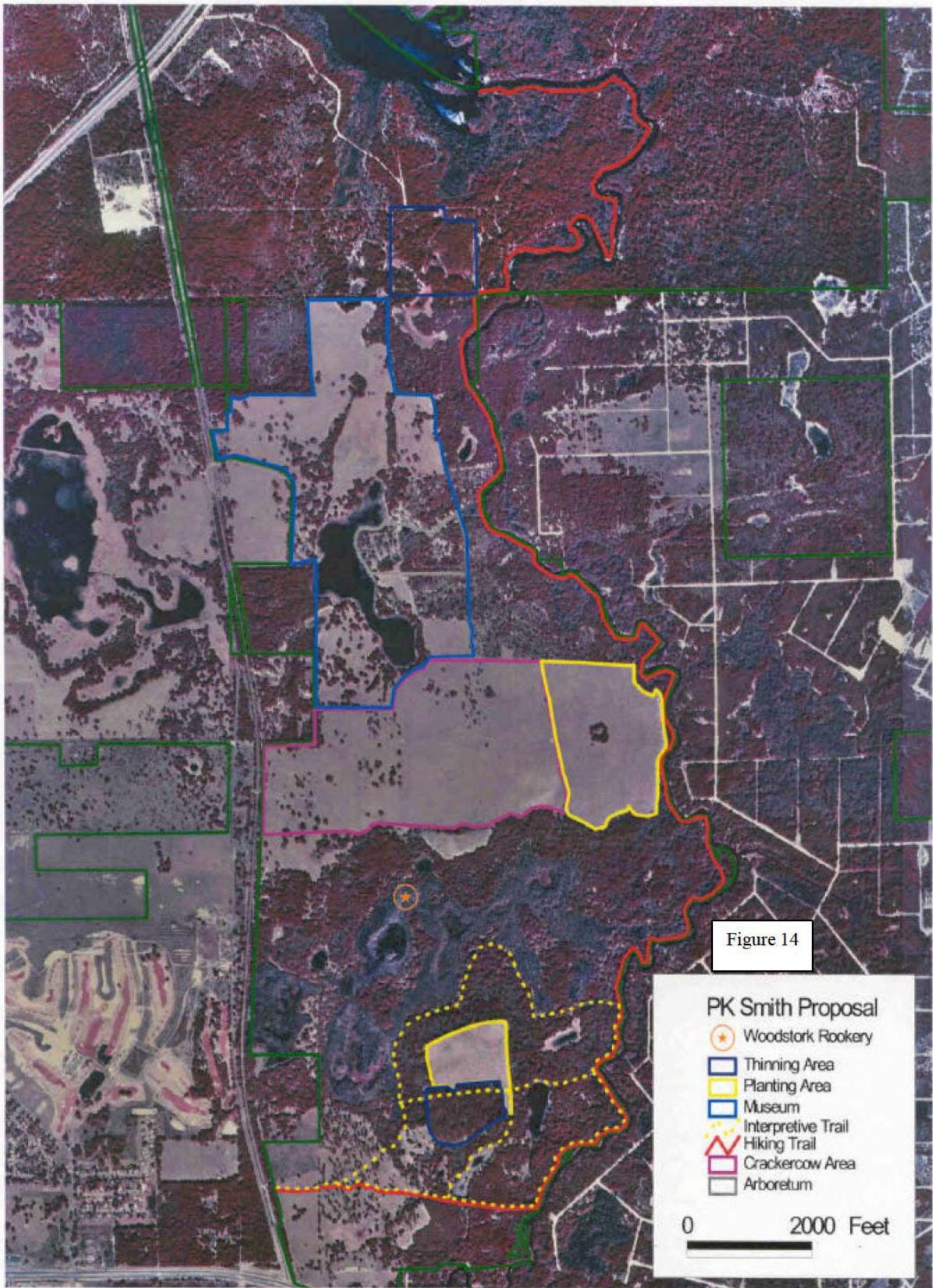


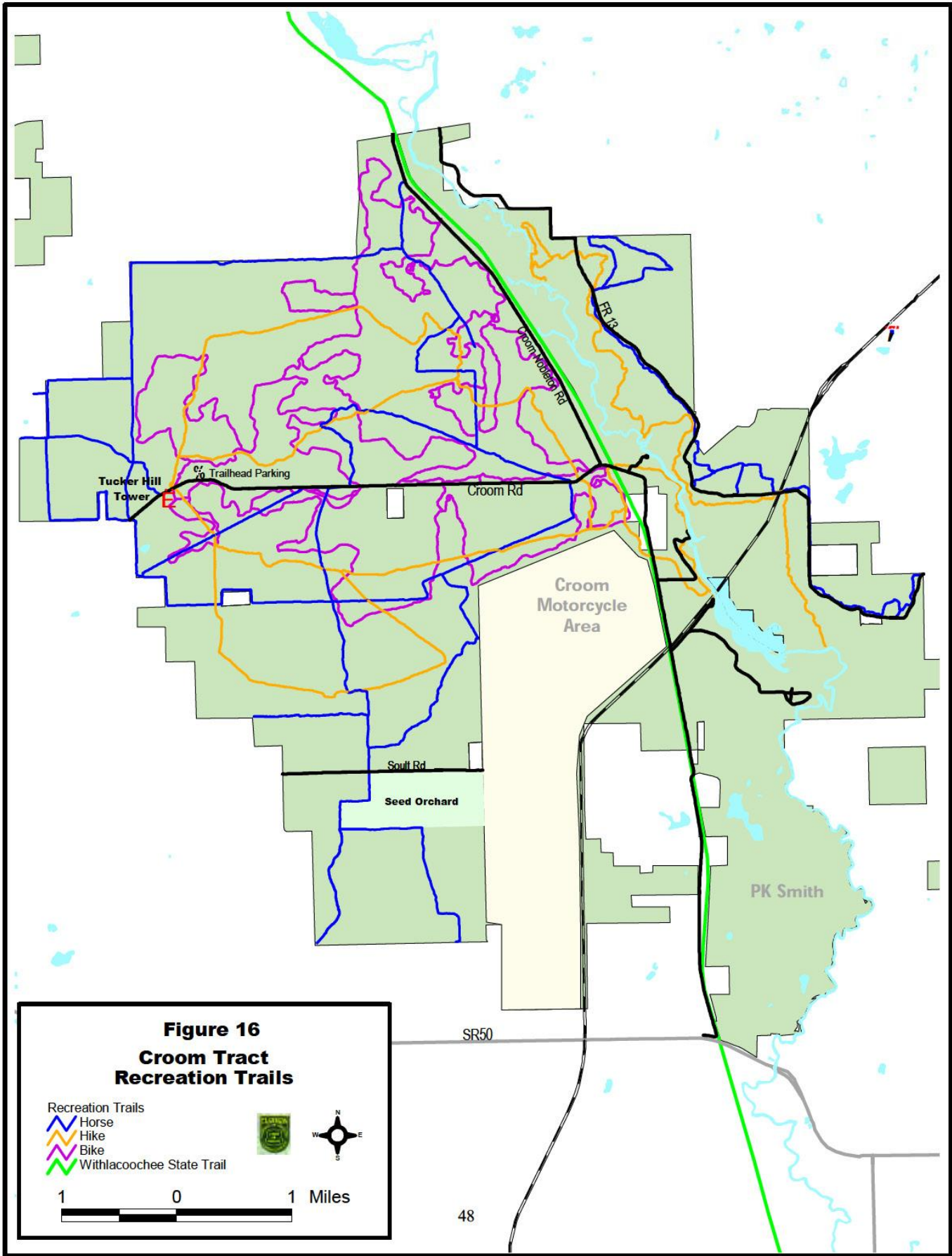
Withlacoochee State Forest: Map of the Croom Tract



Disclaimer: this map is a product of the Florida Division of Forestry.  
No warranties are provided for the data therein, its use or its interpretation. July, 2007









# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00372938	PRINTED	08/18/13	PAGE	1
PARCEL #	R31 422 21 0000 0010 0000	SITUS	6420 LA ROSE RD		
OWNER(S)	TIITF/FORESTRY, WITHLACOOCHEE STATE FOREST, DEP DIV OF STATE LANDS	PARCEL DESCRIPTION	E3/4 OF N3/4 LESS SR 75 R/W FRACTL & LA ROSE RD		
MAILING ADDRESS UPDATED	3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	UPDATED	01/01/07		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	336.70	
AERIAL MAP	116C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	0	
DOR LAND USE	87	STATE OTHER THAN MILITARY FORE
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,305,049	1,305,049	1,305,049	
BUILDINGS	+ 16,995	16,995	16,995	
FEATURES AND OUT BUILDINGS	+ 401	401	401	
JUST/MARKET VALUE	= 1,322,445	1,322,445	1,322,445	
VALUE PRIOR TO CAP	1,322,445	1,322,445	1,322,445	
ASSESSED VALUE	1,322,445	1,322,445	1,322,445	
EXEMPT VALUE	- 1,322,445	1,322,445	1,322,445	
TAXABLE VALUE	= 0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR.	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
007	STATE PROPERTY - TIITF	2005		YES	YES	YES		21,975.73

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
99	ACREAGE	N	2012		Y	7			336.70	ACRES		3876.00	1,305,049

BUILDING 1 INFORMATION									
NUMBER	1	YEAR BUILT	1994	CAP YEAR		STORIES	1.0		
CODE	24	DEPRECIATION %	20%	EXCL. FROM CAP?	Y	ROOMS	0		
DESC	RECREATIONAL	ADD'L DEPREC.	0%			BEDROOMS	0		
L. UPDT	2005	OVERRIDE RATE				BATHROOMS	1		



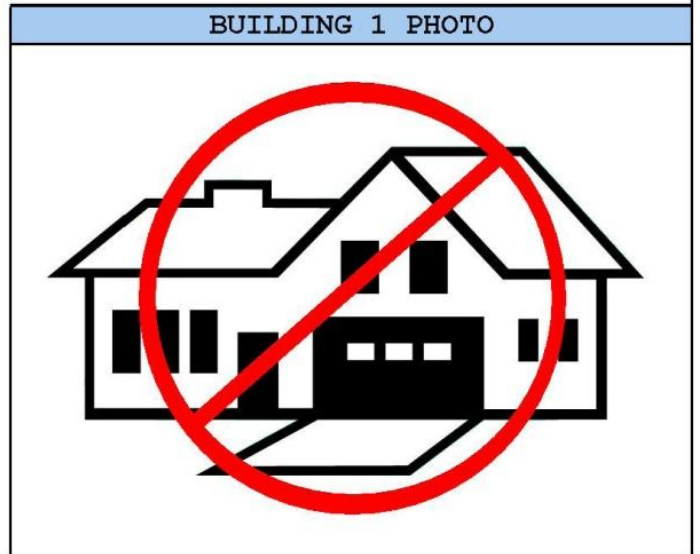
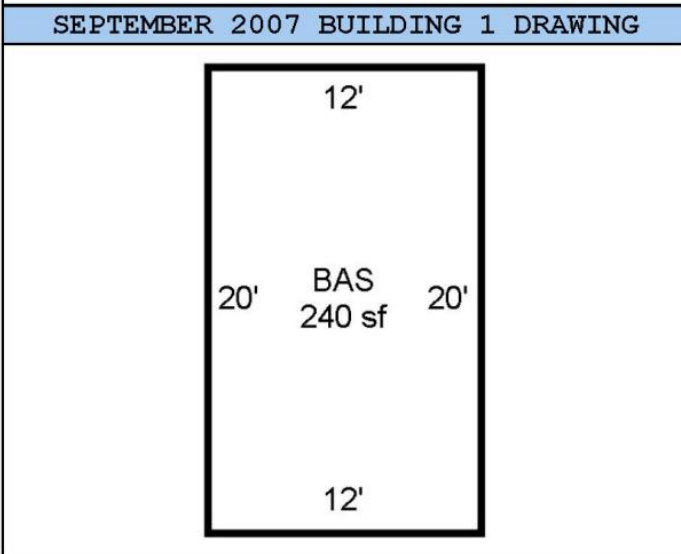
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00372938	PRINTED	08/18/13	PAGE	2
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BUILDING 1 CONSTRUCTION		
ELEMENT		DESCRIPTION
FOUNDATION		CONT FOOT
EXTERIOR WAL		SIDE AVG
FRAME		2X4 WOOD FRM
FLOOR SYSTEM		SLAB ON
FLOOR COVER		CRT FINISH
ROOF STRUCTR		WD FR TRUSS
ROOF COVER		COMP SHING
INTERIOR		WOOD WALL
HTG & AC		UNIT HEAT

BUILDING 1 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	B	Y		240.00	9,814	7,851	
TOTAL				240.00	9,814	7,851	
ADJUSTED				240.00			
BASE				240.00			
AUXILIARY							



BUILDING 1 FEATURES												
CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE					
OPU-1	OPEN PORCH, UNFINIS	1994	10	12	120	360	108					

BUILDING 2 INFORMATION									
NUMBER	2	YEAR BUILT	2004	CAP YEAR		STORIES	1.0		
CODE	24	DEPRECIATION %	9%	EXCL. FROM CAP?	Y	ROOMS	0		
DESC	RECREATIONAL	ADD'L DEPREC.	0%			BEDROOMS	0		
L.UPDT	2005	OVERRIDE RATE				BATHROOMS	2		

BUILDING 2 CONSTRUCTION		
ELEMENT		DESCRIPTION
FOUNDATION		CONT FOOT
EXTERIOR WAL		SIDE AVG
FRAME		2X6 WOOD FRM
FLOOR SYSTEM		SLAB ON
FLOOR COVER		CRT FINISH
ROOF STRUCTR		WD FR TRUSS
ROOF COVER		PREFN METAL
INTERIOR		WALLBOARD

BUILDING 2 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OPF	A	Y		160.00	2,115	1,925	
BAS	B	Y		180.00	7,933	7,219	
TOTAL				340.00	10,048	9,144	
ADJUSTED				228.00			
BASE				180.00			
AUXILIARY				160.00			



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

## 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00372938	PRINTED	08/18/13	PAGE	3
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BUILDING 2 CONSTRUCTION			
ELEMENT		DESCRIPTION	
HTG & AC		NONE	

BUILDING 2 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	

SEPTEMBER 2007 BUILDING 2 DRAWING			
9'		20' BAS 180 sf 20'	9'
8'		20' OPF 160 sf 20'	8'



BUILDING 2 FEATURES												
CODE	DESCRIPTION			YEAR BUILT		WIDTH	LENGTH	UNITS			REPLACEMENT COST	DEPRECIATE VALUE
PV4-1	PAVEMENT, CONCRETE			2004		3	65	195			293	293

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
6420 LA ROSE RD
6455 LA ROSE RD

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1113509	1/10/03	1113509	AR	AMUSEMENT & RECREATIONAL	9/12/03	FINALED	4/29/04	60,000

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
04/05/05	TIITF/FORESTRY, WITHLACOCHEE	D	DISQUALIFIED	Y	QC	2075	0888	0	100	
11/01/82	TIITF/DEPT OF AG FORESTRY	D	DISQUALIFIED	Y	WD	0517	0498	0	100	
01/01/80	STATE OF FLORIDA FORESTRY	D	DISQUALIFIED	N		0000	0000	0	0	

PROPERTY APPRAISER INSPECTIONS				
INSP.DATE	ROLL	EMPL	CODE	REASON
10/05/07	2008	197	017	3 YEAR REVIEW
10/14/04	2005	197	001	BUILDING PERMIT
10/24/03	2004	170	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW

PROPERTY APPRAISER NOTES
JANUARY 01 2005
STR#1-ENTRANCE/GUARDHOUSE
STR#2-RESTROOMS @ SAND HILL USE AREA



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01339821	PRINTED	08/18/13	PAGE	1
PARCEL #	R33 422 21 0000 0010 0010	SITUS	CROOM RITAL RD		
OWNER(S)	TIITF/FORESTRY/PK RANCH #2, WITHLACOOCHEE STATE FOREST, DEP DIV OF S	PARCEL DESCRIPTION	ALL THAT PART LYING E OF RAILS TO TRAILS R/W (LESS RIDGE MANOR EST UNIT 2) & LESS 28 AC MOL DESC IN OR 1150 PGS 205 & 206 (AND LESS RIVER HEIGHTS EST 1ST ADD)		
MAILING ADDRESS UPDATED	3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	UPDATED	09/12/97		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	546.00	
AERIAL MAP	120C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	0	
DOR LAND USE	82	FOREST PARKS RECREATIONAL
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,649,256	1,649,256	1,649,256	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	1,649,256	1,649,256	
VALUE PRIOR TO CAP	1,649,256	1,649,256	1,649,256	
ASSESSED VALUE	1,649,256	1,649,256	1,649,256	
EXEMPT VALUE	-	1,649,256	1,649,256	
TAXABLE VALUE	=	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
007	STATE PROPERTY - TIITF	1997		YES	YES	YES		27,406.52

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
16	AC/WATER	N	2000		Y				40.00	ACRES		10830.00	433,200
96	NON-PROD AC	N	2001		Y				200.00	ACRES		150.00	30,000
99	ACREAGE	N	2012		Y	7			306.00	ACRES		3876.00	1,186,056

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
CROOM RITAL RD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
09/12/97	TIITF/FORESTRY/PK RANCH #2,	D	DISQUALIFIED	Y	WD	1150	0201	0	2,023,300



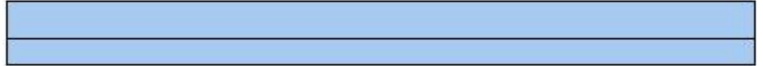


**HERNANDO COUNTY, FLORIDA**  
**PROPERTY RECORD CARD**  
**2013 PRELIMINARY TAX ROLL**

1.193

KEY #	01339821	PRINTED	08/18/13	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/09/10	2010	155	021	VACANT
10/06/03	2004	170	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW





# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00048834	PRINTED	08/18/13	PAGE	1
PARCEL #	R04 123 21 1100 00T0 0140	SITUS	CORTEZ BLVD		
OWNER(S)	TIITF/FORESTRY DEP DIV OF STATE LANDS	PARCEL DESCRIPTION	RIVER HEIGHTS ESTATES FIRST ADD TRACTS 14 THRU 18 AND LESS THAT PART OF TRACT 18 DESC IN OR 1150 PGS 204 & 205		
MAILING ADDRESS UPDATED 03/01/07	3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	UPDATED	09/12/97		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	21.20	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50E	CORTEZ BLVD EAST
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	82	FOREST PARKS RECREATIONAL
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	190,800	190,800	190,800	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	190,800	190,800	
VALUE PRIOR TO CAP	190,800	190,800	190,800	
ASSESSED VALUE	190,800	190,800	190,800	
EXEMPT VALUE	-	190,800	190,800	
TAXABLE VALUE	=	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
007	STATE PROPERTY - TIITF	1997		YES	YES	YES		3,170.63

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
99	ACREAGE	N	2011		Y				21.20	ACRES		9000.00	190,800

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
CORTEZ BLVD	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
09/12/97	TIITF/FORESTRY	D	DISQUALIFIED	Y	WD	1150	0201	0	2,023,300	
08/01/88	MEINDL EMMY LOU &	M	MULTIPLE PARC	Y	FS	0705	1730	0	188,400	
09/01/83	SALZER E STAN TRUSTEE	D	DISQUALIFIED	Y	TR	0532	0016	0	100	



# HERNANDO COUNTY, FLORIDA

## PROPERTY RECORD CARD

### 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00048834	PRINTED	08/18/13	PAGE	2
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#### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/80	SMITH P K + JANE W		INVALID CODE	N		0000	0000	0	0

#### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/15/11	2011	195	021	VACANT
05/07/04	2004	197	017	3 YEAR REVIEW
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW

--

(4) This Instrument Prepared By and Please Return To:  
Harris, Barrett, Mann & Dew  
150 Second Ave., N., Ste. 1500  
St. Petersburg, FL 33731-1441

*P* *2850* *3.00* *grd*

\*\* OFFICIAL RECORDS \*\*  
BK: 1 150 PG: 201

WARRANTY DEED  
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 12<sup>th</sup> day of September, A.D. 1997, between, EMMY LOU MEINDL, also known as EMMY LOU MEINDLE, as to an undivided one-half interest, and LINDA LYA SMITH, also known as LINDA JANE SMITH, formerly known as LINDA SMITH PREDMORE, also known as LINDA JANE SMITH PREDMORE, as to an undivided one-half interest, grantors, and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

FILE# 97-037973  
HERNANDO COUNTY, FLORIDA

RCD Oct 02 1997 11:30am  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 14163.10  
10/02/97 Deputy Clk

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantors, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Hernando County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: R34 422 21 0000 0010 0000;  
R33 422 21 0000 0010 0000 and R04 123 21 1100 0010 0140.

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set grantors' hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Janet Byers*  
(Signature of First Witness)

JANET BYERS  
(Printed, Typed or Stamped Name of First Witness)

*Joseph R. Cominsky*  
(Signature of Second Witness)

Joseph R. Cominsky  
(Printed, Typed or Stamped Name of Second Witness)

*Janet Byers*  
(Signature of First Witness)

JANET BYERS  
(Printed, Typed or Stamped Name of First Witness)

*Joseph R. Cominsky*  
(Signature of Second Witness)

Joseph R. Cominsky  
(Printed, Typed or Stamped Name of Second Witness)

*Emmy Lou Meindl*  
EMMY LOU MEINDL, also known as EMMY LOU MEINDLE, as to an undivided one-half interest  
920 Brightwaters Blvd, NE  
St. Petersburg, FL 33704

*Linda Lya Smith*  
LINDA LYA SMITH, also known as LINDA JANE SMITH, formerly known as LINDA SMITH PREDMORE, also known as LINDA JANE SMITH PREDMORE, as to an undivided one-half interest  
7056 Croom Rital Rd.  
Brooksville, FL 33602

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 1997, by **EMMY LOU MEINDL, also known as EMMY LOU MEINDLE**, as to an undivided one-half interest. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a driver license.
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)

Janet Byers  
Notary Public



Janet Byers  
MY COMMISSION # CC497706 EXPIRES:  
December 29, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 1997, by **LINDA LYA SMITH, also known as LINDA JANE SMITH, formerly known as LINDA SMITH PREDMORE, also known as LINDA JANE SMITH PREDMORE**, as to an undivided one-half interest. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a driver license.
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)

Janet Byers  
Notary Public



Janet Byers  
MY COMMISSION # CC497706 EXPIRES:  
December 29, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Exhibit "A"

Legal Description of the Property

DESCRIPTION (Parcel 2)

Commence at the Southwest corner of Section 33, Township 22 South, Range 21 East, Hernando County, Florida, run thence S.89°40'00"E. along the South line of the Southwest 1/4 of said Section 33, a distance of 805.33 feet to the Northwest corner of Tract 18 of River Heights Estates First Edition, as per plat thereof recorded in Plat Book 5, Page 78, of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING, said point being on the Easterly right-of-way line of the Seaboard Coastline Railroad; thence the following eight (8) courses along said Easterly right-of-way line: (1) continue S.89°40'00"E. along the North line of said Tract 18 and along right-of-way jog for said Railroad, a distance of 51.83 feet; (2) N.14°57'30"W., a distance of 1,887.80 feet to the P.C. of a curve concave Easterly having a radius of 5,629.65 feet and an arc of 848.60 feet; (3) along the arc of said curve using a chord of 847.79 feet that bears N.10°38'24"W. to right-of-way jog for said Railroad; (4) N.89°41'19"W. along said right-of-way jog, a distance of 50.33 feet to a point on a curve that is concave Easterly, having a radius of 5,679.65 feet and an arc of 1,113.46 feet; (5) along the arc of said curve using a chord of 1,111.68 feet that bears N.00°38'49"W. to the P.T. of said curve; (6) N.04°58'10"E., a distance of 215.77 feet to right-of-way jog for said Railroad; (7) S.89°41'19"E. along right-of-way jog, a distance of 50.16 feet; (8) N.04°58'10"E., a distance of 2,049.51 feet; thence leaving said right-of-way line run S.89°53'07"E. a distance of 7,615 feet, more or less, to the waters of the Withlacoochee River, thence Southerly along and with the meanders of the Withlacoochee River to the South line of the Southeast 1/4 of said Section 33; thence N.89°46'18"W. along the South line of said Southeast 1/4, a distance of 605 feet, more or less, to a point that is 1,020.17 feet, S.89°46'18"E. from the South 1/4 corner of said Section 33; thence N.00°14'43"E., a distance of 100 feet; thence N.89°46'18"W., a distance of 400 feet; thence S.00°14'43"W., a distance of 100 feet to the South line of said Southeast 1/4; thence N.89°46'18"W. along the South line of said Southeast 1/4, a distance of 620.17 feet to the South 1/4 corner of said Section 33; thence N.89°40'00"W. along the South line of the Southwest 1/4 of said Section 33, a distance of 25 feet to the Northeast corner of Tract 18 of said River Heights Estates First Edition; thence continue N.89°40'00"W. along the South line of said Southwest 1/4, a distance of 1,815.61 feet to the POINT OF BEGINNING.

AND

Tracts 14, 15, 16, 17 and 18 of River Heights Estates First Edition, as per plat thereof recorded in Plat Book 5, Page 78, Public Records of Hernando County, Florida.

LESS (Less-out #5)

A portion of Tracts 14, 15, 16, 17 and 18 of River Heights Estates First Edition, as per plat thereof recorded in Plat Book 5, Page 78, Public Records of Hernando County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 33, Township 22 South, Range 21 East, 1/4  
Hernando County, Florida, run thence S.89°40'00"E. along the South line of the

99-97  
REVISED  
\*

Southwest 1/4 of said Section 33, a distance of 805.33 feet to the Northwest corner of Tract 18 of River Heights Estates First Edition, as per plat thereof recorded in Plat Book 5, Page 78, of the Public Records of Hernando County, Florida, said point being on the Easterly right-of-way line of the Seaboard Coastline Railroad (also known as Atlantic coastline railroad - now Florida Department of Environmental Protection Rails to Trails); thence S.14°59'03"E. along said Easterly right-of-way line, a distance of 133.90 feet to a 5/8" iron rod set having a plastic cap labeled "D.C. Johnson & Assoc." for a POINT OF BEGINNING; thence departing said Easterly right-of-way, S.71°04'55"E., a distance of 424.25 feet to a 5/8" iron rod set having a plastic cap labeled "D.C. Johnson & Assoc."; thence S.62°55'20"E., a distance of 1543.71 feet to a 5/8" iron rod set having a plastic cap labeled "D.C. Johnson & Assoc.", said point being a non-tangent point of curvature, said point being the intersection of the Westerly right-of-way line of Amelia Court (a 50' right-of-way per said plat of River Heights Estates First Edition - called out as "Ash Lane" on said plat) and the Northerly right-of-way line of State Road No. 50; thence the following three (3) courses along said Northerly right-of-way line: (1) Northwestwesterly 451.02 feet along the arc of a curve to the right, said curve having a radius of 5661.58 feet, a central angle of 04°33'51", and a chord bearing and distance of N.64°33'13"W., 450.90 feet; thence N.62°15'35"W., a distance of 397.32 feet to a non-tangent point of curvature; thence Westerly 1087.32 feet along the arc of a curve to the left, said curve having a radius of 5797.89 feet, a central angle of 10°44'42", and a chord bearing and distance of N.67°38'05"W., 1085.73 feet; thence departing said Northerly right-of-way line, N.14°59'03"W. along said Easterly right-of-way line of the Seaboard Coastline Railroad, a distance of 50.14 feet to the POINT OF BEGINNING.

ALSO LESS (Less-out #2)

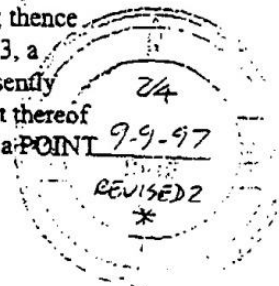
A portion of the Southeast 1/4 of Section 31, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a Point of Reference commence at the South 1/4 corner of said Section 33; thence S.89°45'46"E. along the South boundary of the Southeast 1/4 of said Section 33, a distance of 1020.17 feet for a POINT OF BEGINNING; thence continue S.89°45'46"E. along said South boundary, a distance of 504.87 feet to a point on the Westerly boundary of Lot 18 (as presently occupied), Block E, River Heights Estates First Addition as per the map or plat thereof recorded in Plat Book 5, Page 78 of the Public Records of County, Florida; thence N.00°22'22"W. along said Westerly boundary, a distance of 3.93 feet to the Northwest corner of said Lot 18, said Northwest corner being marked by a 5/8" iron rod with a plastic cap bearing the inscription "Mandish"; thence N.89°12'17"W., a distance of 465.21 feet; thence N.40°11'02"W., a distance of 61.14 feet; thence S.00°14'14"W., a distance of 55.00 feet to the POINT OF BEGINNING.

ALSO LESS (Less-out #1)

A portion of the Southeast 1/4 of Section 31, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a Point of Reference commence at the South 1/4 corner of said Section 33; thence S.89°45'46"E. along the South boundary of the Southeast 1/4 of said Section 33, a distance of 1525.10 feet to a point on the Westerly boundary of Lot 18 (as presently occupied), Block E, River Heights Estates First Addition as per the map or plat thereof recorded in Plat Book 5, Page 78 of the Public Records of County, Florida for a POINT



OF BEGINNING; thence continue S.89°45'46"E. along said South boundary, a distance of 94.04 feet to the waters of the Withlacoochee River; thence N.21°58'37"E. along the waters of the Withlacoochee River, a distance of 4.71 feet; thence departing waters of the Withlacoochee River, S.89°58'06"W., a distance of 95.83 feet to the Northwest corner of said Lot 18, said Northwest corner being marked by a 5/8" iron rod with a plastic cap bearing the inscription "Mandish"; thence S.00°22'22"E., a distance of 3.93 feet to the POINT OF BEGINNING.

ALSO LESS (Less-out #3)

A portion of the Southeast 1/4 of Section 31, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a Point of Reference commence at the South 1/4 corner of said Section 33; thence S.89°45'46"E. along the South boundary of the Southeast 1/4 of said Section 33, a distance of 620.17 feet; thence departing said South boundary, N.00°14'14"E., a distance of 100.00 feet for a POINT OF BEGINNING; thence S.89°45'46"E., a distance of 400.00 feet; thence N.86°54'00"W., a distance of 200.23 feet; thence S.87°22'31"W., a distance of 200.29 feet to the POINT OF BEGINNING.

ALSO LESS (Less-out #4)

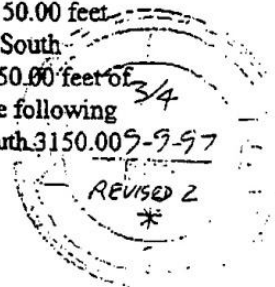
A portion of the Southeast 1/4 of Section 31, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the South 1/4 corner of said Section 33; thence S.89°45'46"E. along the South boundary of the Southeast 1/4 of said Section 33, a distance of 620.17 feet; thence departing said South boundary, N.00°14'14"E., a distance of 50.00 feet; thence S.48°38'14"W., a distance of 67.25 feet; thence N.87°49'41"W., a distance of 273.79 feet; thence S.87°25'01"W., a distance of 296.63 feet to the POINT OF BEGINNING.

ALSO LESS

A portion of the North 1250.00 feet of the South 3150.00 feet of the West 1350.00 feet of Section 33, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of said Section 33; thence S.89°42'34"E. along the South boundary of the Southwest 1/4 of said Section 33, a distance of 805.95 feet to the Northwest corner of Tract 18 of River Heights Estates First Edition, as per plat thereof recorded in Plat Book 5, Page 78, of the Public Records of Hernando County, Florida, said Northwest corner being on the Easterly right-of-way line of the Seaboard Coastline Railroad; thence the following three (3) courses along said Easterly right-of-way line: (1) S.89°42'37"E. along the North boundary of said Tract 18 and along right-of-way jog for said Railroad, a distance of 51.84 feet; (2) N.14°59'43"W., a distance of 1892.26 feet; (3) Northerly 77.33 feet along the arc of a curve to the right, said curve having a radius of 5629.95 feet, a central angle of 00°47'13", and a chord bearing and distance of N.14°35'46"W., 77.33 feet for a POINT OF BEGINNING, said point being on the South boundary of said North 1250.00 feet of the South 3150.00 feet of the West 1350.00 feet of said Section 33; thence S.89°42'45"E. along said South boundary, a distance of 1009.91 feet to the Southeast corner of said North 1250.00 feet of the South 3150.00 feet of the West 1350.00 feet of said Section 33; thence the following two (2) courses along the East boundary of said North 1250.00 feet of the South 3150.00





feet of the West 1350.00 feet of said Section 33: (1) N.00°15'20"E., a distance of 753.97 feet; (2) N.00°16'01"E., a distance of 28.10 feet; thence departing said East boundary N.39°54'49"W., a distance of 118.80 feet; thence N.31°31'55"W., a distance of 136.07 feet; thence N.18°09'12"W., a distance of 121.05 feet; thence N.10°18'54"W., a distance of 149.36 feet to a point on the North boundary of the South 3150.00 feet of said Section 33; thence N.89°42'45"W. along said North boundary, a distance of 1022.08 feet to a non-tangent point of curvature, said point being on the Easterly right-of-way line of the Seaboard Coastline Railroad; thence the following three (3) courses along the Easterly right-of-way line of the Seaboard Coastline Railroad: (1) Southerly 499.24 feet along the arc of a curve to the left, said curve having a radius of 5679.95 feet, a central angle of 05°02'10", and a chord bearing and distance of S.03°49'20"E., 499.08 feet to right-of-way jog for said Railroad; (2) S.89°19'48"E. along said right-of-way jog, a distance of 50.38 feet to a non-tangent point of curvature; (3) Southerly 765.56 feet along the arc of a curve to the left, said curve having a radius of 5629.95 feet, a central angle of 07°47'28", and a chord bearing and distance of S.10°18'25"E., 764.97 feet to the POINT OF BEGINNING.

ALSO LESS

(Cemetery Parcel)

A parcel of land lying in and being within the Southwest 1/4 of Section 28, Township 22 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 28; thence N.00°03'07"E., along the West boundary of said Section 28, a distance of 599.26 feet; thence departing said West boundary, East, a distance of 1033.67 feet for a POINT OF BEGINNING; thence continue East, a distance of 75.00 feet; thence South, a distance of 70.00 feet; thence West, a distance of 75.00 feet; thence North, a distance of 70.00 feet to the POINT OF BEGINNING.





## Florida Department of Transportation

11201 North McKinley Drive  
Tampa, Florida 33612

RICK SCOTT  
GOVERNOR

ANANTH PRASAD, P.E.  
SECRETARY

April 26, 2013

Mr. Dennis Hardin  
Forest Ecologist  
Florida Department of Agriculture and Consumer Services - Division of Forestry  
3125 Conner Boulevard  
Tallahassee, Florida 32399

RE: **Withlacoochee State Forest**  
Work Program Item Segment No.: 416732-2  
SR 50 (Cortez Boulevard) from west of I-75 to US 301 (SR 35/Treiman  
Boulevard)  
Hernando County

Dear Mr. Hardin:

The Florida Department of Transportation (FDOT) District Seven, in coordination with the Federal Highway Administration (FHWA), is conducting a Project Development and Environment (PD&E) Study to evaluate improvements to approximately 6 miles of SR 50 (Cortez Boulevard) in Hernando County, Florida. The purpose of the proposed project is to widen SR 50 (Cortez Boulevard) from a four- to six lane divided facility from west of I-75 to US 98 (SR 700/McKethan Road) and from a two-lane undivided to a four-lane divided facility from US 98 (SR 700/McKethan Road) to US 301 (SR 35/Treiman Boulevard) (see **Figure 1**). The I-75 ramp terminal intersections and approach segments (length 0.9 miles) are exempted out of the study since those improvements were analyzed as part of the I-75 PD&E Study, Work Program Item (WPI) Segment No.: 411014-1. The majority of the improvements will take place within the existing FDOT right of way (ROW). FDOT is preparing a Type 2 Categorical Exclusion (CE) for approval by the Federal Highway Administration (FHWA).

One of the objectives of the PD&E Study is to identify parcels that may be protected under Section 4(f) of the Department of Transportation Act of 1966. Section 4(f) typically applies to publically owned land from a public park, recreation area, or wildlife and waterfowl refuge of national, state, or local significance. Section 4(f) also applies to historic or archaeological sites of national, state, or local significance regardless of ownership.

Mr. Hardin  
April 26, 2013  
Page 2 of 5

As a part of the I-75 widening project (WPI No. 411014-1), FDOT identified the Withlacoochee State Forest as publically owned by the Board of Trustees of the Internal Improvement Trust Fund (TIITF) and is managed by your agency. This office also identified the forest as a potential Section 4(f) resource at that time.

It is our policy to avoid and/or minimize impacts to potential Section 4(f) resources. As shown on **Figure 2**, the current conceptual design requires no right of way from the Withlacoochee State Forest as widening can be accommodated within the existing SR 50 right of way. Likewise, we do not expect the aesthetic attributes, access, or function of the recreational use of the Withlacoochee State Forest will be impacted by this project. Therefore, there will be no use of this resource. Additional coordination will take place with your office during the design and construction phases to avoid and/or minimize impacts to the forest. FDOT will ensure that contractor staging or storing activities will not be allowed within the Withlacoochee State Forest during construction.

We are requesting your concurrence with the determination that there will be no use of the Withlacoochee State Forest due to implementing the proposed project. If you concur with this assessment, please sign and date the concurrence block at the bottom of this letter and return it to me at the address shown in the letterhead or preferably by e-mail to [Robin.Rhinesmith@dot.state.fl.us](mailto:Robin.Rhinesmith@dot.state.fl.us) by May 10, 2013. Otherwise, please contact me so we can discuss your input further.

If you have any questions, please contact me as soon as possible at (813) 975-6496 or at the e-mail address listed above. Thank you for your assistance with this request.

Sincerely,



Robin Rhinesmith  
Environmental Administrator

Mr. Hardin  
April 26, 2013  
Page 3 of 5

Concurrence

*Dennis Hardin* as FDCS ETAT rep. 5/22/13

(Signature)

(Date)

Dennis Hardin  
Forest Ecologist

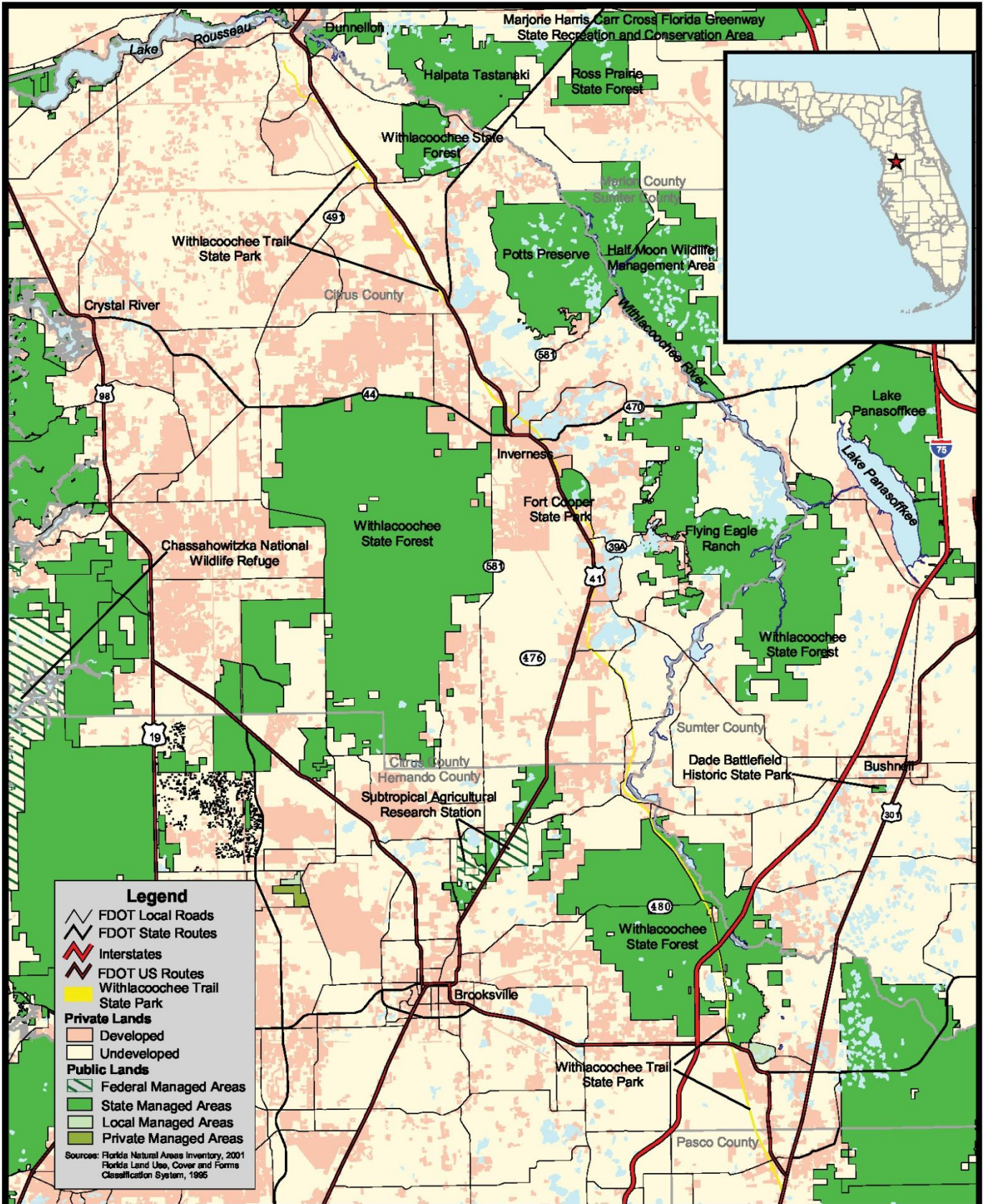
Florida Department of Agriculture and Consumer Services - Division of Forestry

RR/ajp/rgc

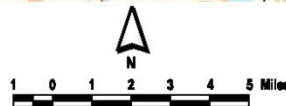
Attachments

cc: Trustees of the Internal Improvement Trust Fund (care of the Division of State  
Lands)  
Kirk Bogen (FDOT)  
File

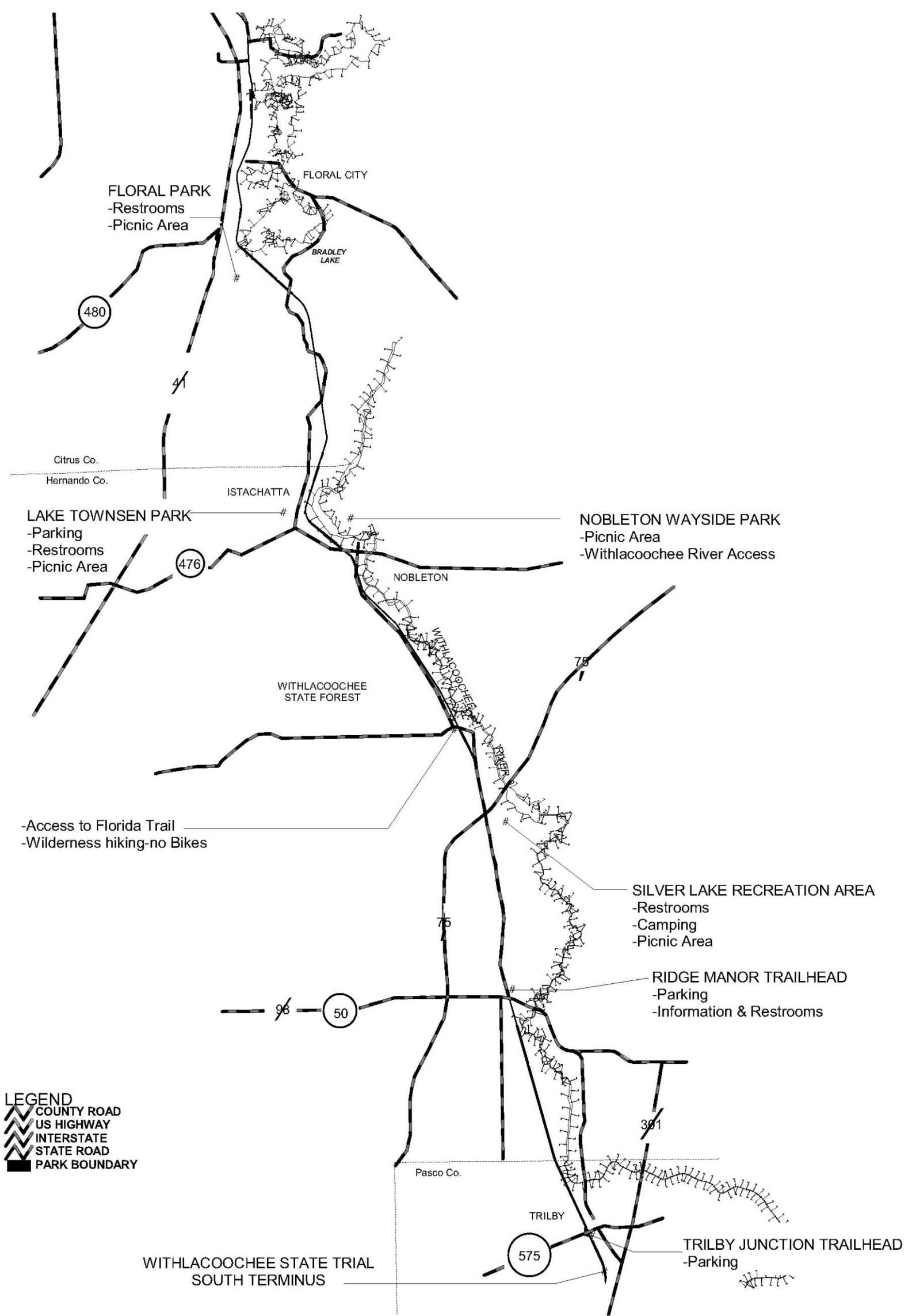
**APPENDIX C**  
**WITHLACOOCHEE STATE TRAIL AND PARK**



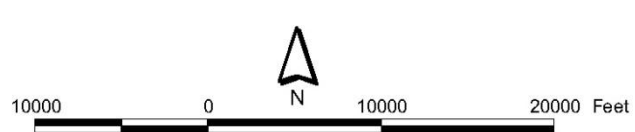
**Withlacoochee Trail State Park  
Vicinity Map**



Florida Department of Environmental Protection  
 Division of Recreation and Parks  
 Office of Park Planning



**WITHLACOOCHEE TRAIL  
STATE PARK**



Florida Department of Environmental Protection  
Division of Recreation and Parks  
Office of Park Planning

**BASE MAP  
2 of 2**

Click Photos to see more of that location







# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01194905	PRINTED	08/18/13	PAGE	1
PARCEL #	R33 422 21 0000 0030 0000	SITUS	6410 CROOM RITAL RD		
OWNER(S)	TIITF/DEPT REC & PARKS RAILS TO TRAILS, DEP DIV OF STATE LANDS	PARCEL DESCRIPTION	19 ACRES MOL IN SEC 33 (BEING OLD RR R/W) DES AS PART OF PARCEL 12 IN OR 762 PG 1490		
MAILING ADDRESS UPDATED 03/01/07	3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	UPDATED	01/01/12		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	19.00	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	0	
DOR LAND USE	82	FOREST PARKS RECREATIONAL
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	122,740	122,740	122,740	
BUILDINGS	+ 5,371	5,371	5,371	
FEATURES AND OUT BUILDINGS	+ 89,697	89,697	89,697	
JUST/MARKET VALUE	= 217,808	217,808	217,808	
VALUE PRIOR TO CAP	217,808	217,808	217,808	
ASSESSED VALUE	217,569	217,808	217,569	
EXEMPT VALUE	- 217,569	217,808	217,569	
TAXABLE VALUE	= 0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR.	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
007	STATE PROPERTY - TIITF	1997		YES	YES	YES		3,617.20

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		CAP	ADJ RATE	VALUE
99	ACREAGE	N	2012		Y	4			19.00	ACRES			6460.00	122,740

BUILDING 1 INFORMATION									
NUMBER	1	YEAR BUILT	1995	CAP YEAR		STORIES	1.0		
CODE	24	DEPRECIATION %	19%	EXCL. FROM CAP?	Y	ROOMS	0		
DESC	RECREATIONAL	ADD'L DEPREC.	0%			BEDROOMS	0		
L. UPDT	2006	OVERRIDE RATE				BATHROOMS	2		



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

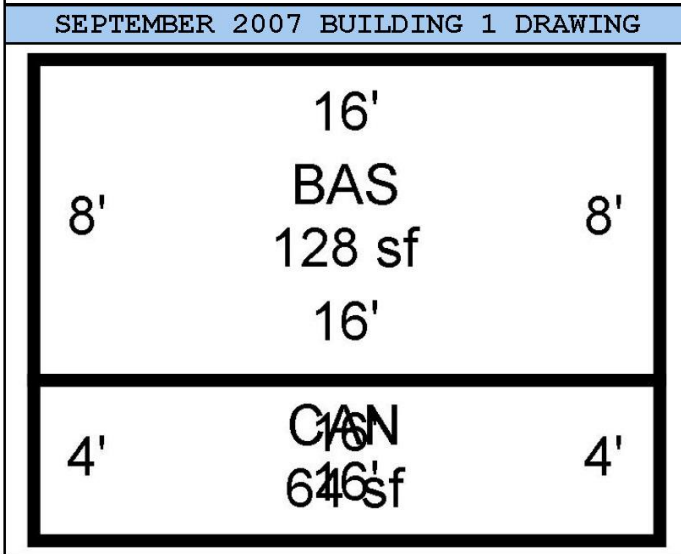
## 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01194905	PRINTED	08/18/13	PAGE	2
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BUILDING 1 CONSTRUCTION		
ELEMENT		DESCRIPTION
FOUNDATION		CONT FOOT
EXTERIOR WAL		SIDE AVG
FRAME		2X4 WOOD FRM
FLOOR SYSTEM		SLAB ON
FLOOR COVER		CRT FINISH
ROOF STRUCTR		WD FR TRUSS
ROOF COVER		BREFN METAL
INTERIOR		DRY WALL
HTG & AC		NONE

BUILDING 1 AREAS								
CODE	BASE /AUX		EXC CAP		PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
CAN	A		Y			64.00	737	597
BAS	B		Y			128.00	5,894	4,774
TOTAL						192.00	6,631	5,371
ADJUSTED						144.00		
BASE						128.00		
AUXILIARY						64.00		



BUILDING 1 FEATURES													
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS		REPLACEMENT COST	DEPRECIATE VALUE
OPU-1	OPEN PORCH, UNFINIS				1995			8	10	80		240	72
PV1-1	PAVEMENT, CONCRETE				1995			4	30	120		240	240
PV3-1	PAVEMENT, ASPHALT C				1995			22	2278	50116		37,587	37,587
PV3-2	PAVEMENT, ASPHALT C				1995			12	5494	65928		49,446	49,446
PVW-1	PAVILION - WITH WOO				1995					800		4,800	2,352

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
6410 CROOM RITAL RD

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/90	TIITF/DEPT REC & PARKS	M	MULTIPLE PARC	Y	WD	0762	1490	0	1,957,000
01/01/90	WHITEHURST JAMES F ET AL	M	MULTIPLE PARC	Y	WD	0634	0132	0	100

PROPERTY APPRAISER INSPECTIONS				
INSP.DATE	ROLL	EMPL	CODE	REASON
02/13/09	2009	197	017	3 YEAR REVIEW
10/12/05	2006	197	017	3 YEAR REVIEW

PROPERTY APPRAISER NOTES
JANUARY 01 2006
RESTROOM ON WITHLACOCHEE BIKE TRAIL



**HERNANDO COUNTY, FLORIDA**  
**PROPERTY RECORD CARD**  
**2013 PRELIMINARY TAX ROLL**

1.193

KEY #	01194905	PRINTED	08/18/13	PAGE	3
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
10/06/03	2004	170	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW




# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01194914	PRINTED	08/18/13	PAGE	1
PARCEL #	R04 423 21 0000 0020 0000	SITUS	CYRIL DR		
OWNER(S)	TIITF/DEPT REC & PARKS RAILS TO TRAILS	PARCEL DESCRIPTION	20.2 ACRES MOL IN SEC 4 (BEING OLD RR R/W) DES AS PART OF PARCEL 13 IN ORB 762 PG 1490		
MAILING ADDRESS UPDATED 03/01/07	3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399	UPDATED	01/01/01		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	18.70	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC08	AC OO LINE N TO 50E/SPRG LAKE
SUBDIVISION	0	
DOR LAND USE	82	FOREST PARKS RECREATIONAL
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	139,669	139,669	139,669	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	139,669	139,669	139,669
VALUE PRIOR TO CAP		139,669	139,669	139,669
ASSESSED VALUE		139,669	139,669	139,669
EXEMPT VALUE	-	139,669	139,669	139,669
TAXABLE VALUE	=	0	0	0
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
007	STATE PROPERTY - TIITF	1997		YES	YES	YES		2,320.94

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
99	ACREAGE	N	2012		Y	4			18.70	ACRES		7468.95	139,669

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
CYRIL DR

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
01/01/90	TIITF/DEPT REC & PARKS	M	MULTIPLE PARC	Y	WD	0762	1490	0	1,957,000	
01/01/90	URADCO INC	M	MULTIPLE PARC	N	PR	0652	1831	0	1,084,800	



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01194914	PRINTED	08/18/13	PAGE	2
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## PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/14/10	2010	170	021	VACANT
05/09/06	2006	170	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW



**FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION**

MARJORY STONEMAN DOUGLAS BUILDING  
3900 COMMONWEALTH BOULEVARD  
TALLAHASSEE, FLORIDA 32399-3000

RICK SCOTT  
GOVERNOR

HERSCHEL T. VINYARD JR.  
SECRETARY

May 10, 2013

Ms. Robin Rhinesmith  
Environmental Administrator  
Florida Department of Transportation  
11201 North McKinley Drive  
Tampa, FL 33612

Dear Ms. Rhinesmith:

RE: Withlacoochee State Trail  
Work Program Item Segment No.: 416732-2  
SR 50 (Cortez Boulevard) from west of I-75 to US 301 (SR 35/Treiman Boulevard) in  
Hernando County.

In response to your letter addressed to Park Manager Harry Mitchell dated April 26, 2013 concerning the above referenced project, this is to provide concurrence with your assessment that the Withlacoochee State Trail (WST) is a significant resource.

The WST is designated as a National Recreation Trail and is a key component in the Florida Greenways and Trails System (FGTS), which plays an important role in advancing Florida's economy, tourism, health, transportation, recreation, conservation and quality of life.

Regionally, it is part of the Coast-to-Coast Connector (Connector), a significant effort to provide a safe and continuous multi-use trail from the Gulf of Mexico to the Atlantic Ocean through Central Florida. Locally, the WST provides important recreational opportunities for the three counties it traverses (Citrus, Hernando, Pasco), including hiking, biking, skating, horseback riding, picnicking and wildlife viewing, as well as environmental and cultural education. In fiscal year 2011-2012, counters recorded 365,537 visitors to the WST.

Because the SR-50 corridor has the potential to serve as a key connection route for non-motorized users between the 46-mile WST and the 29-mile Van Fleet State Trail to the east, we highly encourage you to consider sidewalks designed with a 12-foot width, where technically feasible.

We greatly appreciate FDOT's efforts to ensure that impacts to the WST are avoided. If you have any additional questions, please feel free to contact me at (850) 245-2080.

Sincerely,

Matt Klein  
Land Coordinator  
Division of Recreation and Parks

MK/mlr

**APPENDIX D**  
**WITHLACOCHEE RIVER SOUTH PADDLING**  
**TRAIL**

# Florida Designated Paddling Trails

## Withlacoochee River South



- Designated Paddling Trail
- Wetlands
- Water
- Designated Paddling Trail Index

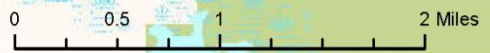




# Withlacoochee River South Paddling Trail Map 1



- Withlacoochee River South Paddling Trail
- Withlacoochee State Trail
- Springs
- Camping
- Canoe/Kayak Launch
- Restrooms
- Potable Water
- Florida Conservation Lands
- Wetlands



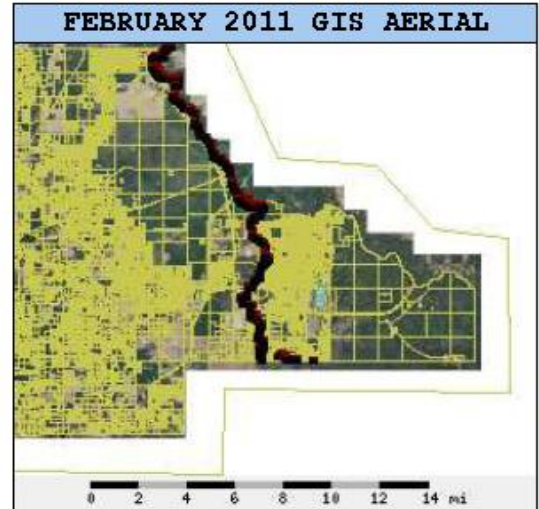


# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01710045	PRINTED	08/24/13	PAGE	1
PARCEL #	R13 421 20 0000 0000 000A	SITUS	LAKE LINDSEY RD		
OWNER(S)	STATE OF FLORIDA (FLA GAME & FRESH WTR COMM)	PARCEL DESCRIPTION	WITHLACOOCHEE RIVER		
MAILING ADDRESS UPDATED 01/01/57	620 S MERIDIAN ST TALLAHASSEE FL 32399	UPDATED	10/03/08		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	533.60	
AERIAL MAP	29B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC01	AC -NW COR TO US19/C50B
SUBDIVISION	0	
DOR LAND USE	96	DRA, LIFT STAT, MARSH, BORROWPIT
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	80,040	80,040	80,040	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	80,040	80,040	80,040	
VALUE PRIOR TO CAP	80,040	80,040	80,040	
ASSESSED VALUE	80,040	80,040	80,040	
EXEMPT VALUE	80,040	80,040	80,040	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
005	STATE PROPERTY - OTHER	2009		YES	YES	YES		1,330.06

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				533.60	ACRES	150.00	80,040

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
LAKE LINDSEY RD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/03/08	STATE OF FLORIDA	D	DISQUALIFIED	Y	QC	0001	0001	0	100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON

--



**HERNANDO COUNTY, FLORIDA**  
**PROPERTY RECORD CARD**  
**2013 PRELIMINARY TAX ROLL**

1.193

KEY #	01710045	PRINTED	08/24/13	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/05/11	2011	195	021	VACANT
06/02/03	2003	170	021	VACANT




## Florida Department of Transportation

11201 North McKinley Drive  
Tampa, Florida 33612

RICK SCOTT  
GOVERNOR

ANANTH PRASAD, P.E.  
SECRETARY

**RECEIVED**

April 26, 2013

**APR 29 2013**

Mr. Doug Alderson  
Florida Paddling Trails Coordinator  
Office of Greenways and Trails  
Florida Department of Environmental Protection, Division of Recreation and Parks  
3900 Commonwealth Boulevard  
MS 795  
Tallahassee, FL 32399-3000

**OFFICE OF  
GREENWAYS AND TRAILS**

RE: **Withlacoochee River State Paddling Trail**  
Work Program Item Segment No.: 416732-2  
SR 50 (Cortez Boulevard) from west of I-75 to US 301 (SR 35/Treiman  
Boulevard), Hernando County

Dear Mr. Alderson:

The Florida Department of Transportation (FDOT) District Seven, in coordination with the Federal Highway Administration (FHWA), is conducting a Project Development and Environment (PD&E) Study to evaluate improvements to approximately 6 miles of SR 50 (Cortez Boulevard) in Hernando County, Florida. The purpose of the proposed project is to widen SR 50 (Cortez Boulevard) from a four- to six lane divided facility from west of I-75 to US 98 (SR 700/McKethan Road) and from a two-lane undivided to a four-lane divided facility from US 98 (SR 700/McKethan Road) to US 301 (SR 35/Treiman Boulevard) (see **Figure 1**). The I-75 ramp terminal intersections and approach segments (length 0.9 miles) are exempted out of the study since those improvements were analyzed as part of the I-75 PD&E Study, Work Program Item Segment No.: 411014-1. The majority of the improvements will take place within the existing FDOT right of way (ROW). FDOT is preparing a Type 2 Categorical Exclusion (CE) for approval by the FHWA.

One of the objectives of the PD&E Study is to identify parcels that may be protected under Section 4(f) of the Department of Transportation Act of 1966. Section 4(f) typically applies to publically owned land from a public park, recreation area, or wildlife and waterfowl refuge of national, state, or local significance. Section 4(f) also applies to historic or archaeological sites of national, state, or local significance regardless of ownership.

Mr. Doug Alderson  
April 26, 2013  
Page 2 of 5

FDOT has identified the Withlacoochee River State Paddling Trail as publically owned by the Florida Fish and Wildlife Conservation Commission (FWC) and managed by your agency. This office has identified the Trail as a potential Section 4(f) resource. We believe the Withlacoochee River State Paddling Trail is a locally significant resource. The trail plays an important role in the available recreation areas for Hernando County. Significance means that in comparing the availability and function of the recreation objectives of the community, the land in question plays an important role in meeting those objectives.

It is FHWA's policy to avoid and/or minimize impacts to potential Section 4(f) resources. As shown on **Figure 2**, the current conceptual design requires no right of way from the Withlacoochee River State Paddling Trail, as widening can be accommodated within the existing SR 50 right of way. Likewise, we do not expect the aesthetic attributes, access, or function of the recreational use of the Withlacoochee River State Paddling Trail will be impacted by this project. Therefore, there will be no use of this resource. Additional coordination will take place with your office during the design and construction phases to avoid and/or minimize impacts to the paddling trail. FDOT will ensure that contractor staging or storing activities will not be allowed within the Withlacoochee River State Paddling Trail during construction.

Each of the two SR 50 (Cortez Boulevard) bridges (eastbound and westbound) over the Withlacoochee River are likely to be widened to the outside to add one lane in each direction within the existing right of way. The horizontal navigation clearance underneath the bridges is not anticipated to change. The vertical clearance is also likely to be maintained. Access to the paddling trail is not likely to be impacted. Aesthetic attributes and the function of the paddling trail will not be affected by the proposed improvements.

Prior to making a determination of whether or not Section 4(f) applies, the FHWA requires a statement of significance from the official who has jurisdiction over the subject parcels. We are requesting the FDEP's concurrence with the determination that the Withlacoochee River State Paddling Trail is a significant resource (as described previously) and that there will be no use of this resource due to implementing the proposed project. If the FDEP concurs with this assessment, please sign and date the concurrence block at the bottom of this letter and return it to me at the address shown in the letterhead or preferably by e-mail to [Robin.Rhinesmith@dot.state.fl.us](mailto:Robin.Rhinesmith@dot.state.fl.us) by May 10, 2013. Otherwise, please contact me so we can discuss your input further.

If you have any questions, please contact me as soon as possible at (813) 975-6496 or at the email address listed above. Thank you for your assistance with this request.

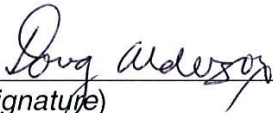
Mr. Doug Alderson  
April 26, 2013  
Page 3 of 5

Sincerely,



Robin Rhinesmith  
Environmental Administrator

Concurrence



(Signature)

4-30-13

(Date)

Doug Alderson

Florida Paddling Trails Coordinator

Florida Department of Environmental Protection, Office of Greenways and Trails

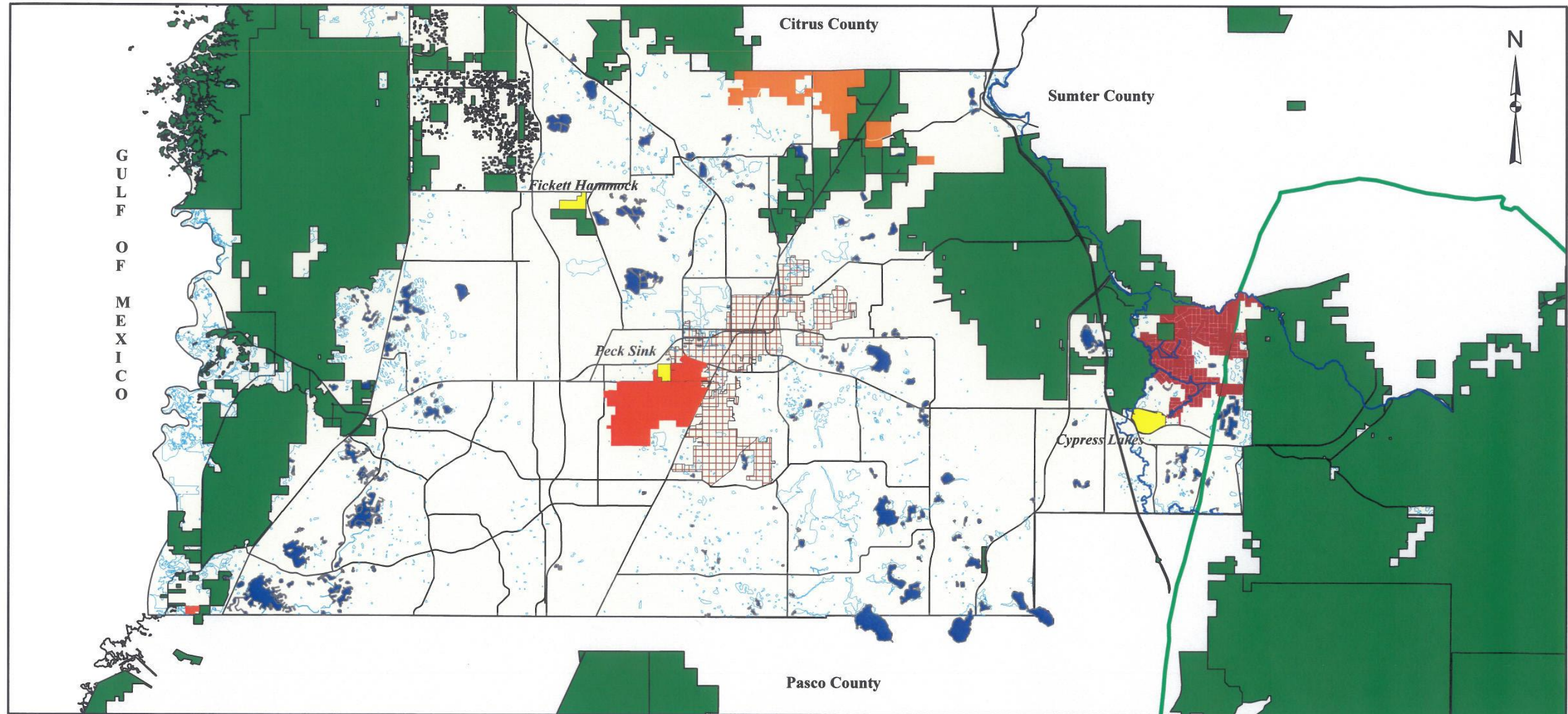
RR/ajp/rgc

Attachments

cc: Florida Fish and Wildlife Conservation Commission (FWC)  
Kirk Bogen (FDOT)  
File

**APPENDIX E**  
**CYPRESS LAKES PRESERVE AND FLORIDA**  
**NATIONAL SCENIC TRAIL**

# Hernando County Environmentally Sensitive Lands Projects and Preserves



### ESL Acquisition Projects

- Fleamasters
- Withlacochee Forest Corridor
- Little Withlacochee Corridor
- Peck Sink Stormwater Project

### HC Preserves

- Peck Sink
- Fickett Hammock
- Cypress Lakes

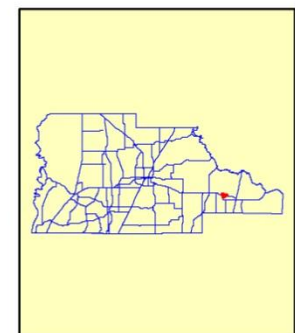
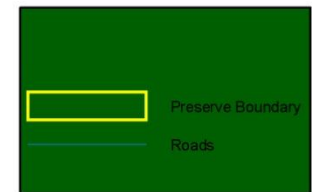


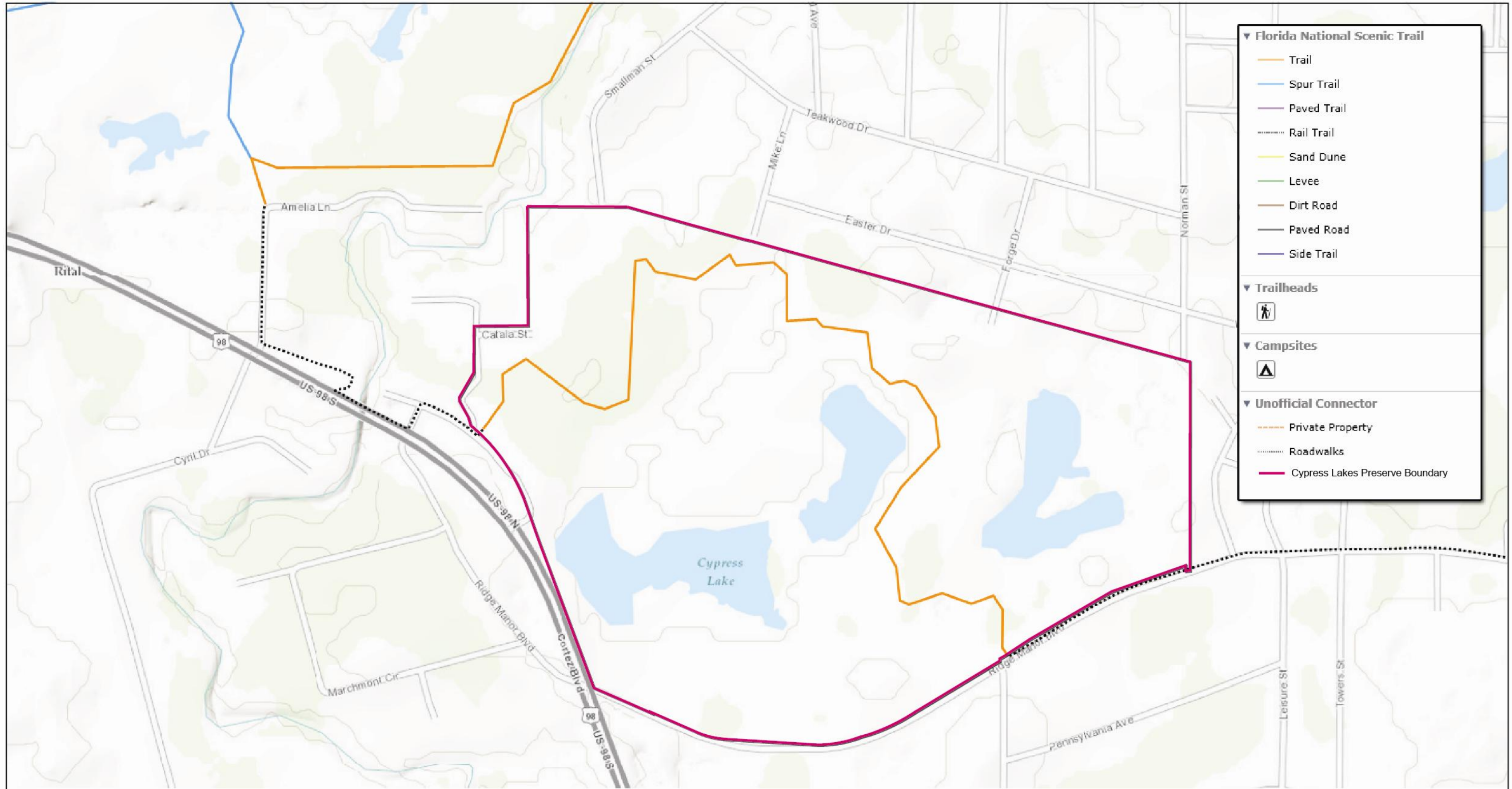
### County Features

- Peck Sink Stormwater Project
- Conservation Lands
- Green Swamp
- Lakes
- HC Wetlands
- City of Brooksville
- Main Roads
- Hernando County



# CYPRESS LAKES PRESERVE





**▼ Florida National Scenic Trail**

- Trail
- Spur Trail
- Paved Trail
- Rail Trail
- Sand Dune
- Levee
- Dirt Road
- Paved Road
- Side Trail

**▼ Trailheads**

- 

**▼ Campsites**

- 

**▼ Unofficial Connector**

- Private Property
- Roadwalks
- Cypress Lakes Preserve Boundary



**Project Development and Environment Study**  
**SR 50 (Cortez Boulevard)**  
 from West of I-75 to US 301 (Treiman Boulevard)  
 Work Program Item Segment Number: 416732-2

**Florida National Scenic Trail**  
**within the Cypress Lakes Preserve**



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108269	PRINTED	08/23/13	PAGE	1
PARCEL #	R04 123 21 1100 00T0 0110	SITUS	32375 CORTEZ BLVD		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	RIVER HEIGHTS ESTATES FIRST ADDITION		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	TRACT 12 & PART OF TRACTS 11 & 13 DES IN OR 667 PG 1291		
		01/01/87			

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	37.20	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50E	CORTEZ BLVD EAST
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	70,080	70,080	70,080	
BUILDINGS	+ 41,276	41,276	41,276	
FEATURES AND OUT BUILDINGS	+ 599	599	599	
JUST/MARKET VALUE	= 111,955	111,955	111,955	
VALUE PRIOR TO CAP	111,955	111,955	111,955	
ASSESSED VALUE	108,781	111,955	108,781	
EXEMPT VALUE	- 108,781	111,955	108,781	
TAXABLE VALUE	= 0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		1,830.78

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				17.20	ACRES		150.00	2,580
99	ACREAGE	N	2011		Y	5			20.00	ACRES		3375.00	67,500

BUILDING 1 INFORMATION							
NUMBER	1	YEAR BUILT	1987	CAP YEAR		STORIES	1.0
CODE	01	DEPRECIATION %	25%	EXCL. FROM CAP?	Y	ROOMS	4
DESC	SINGLE FAMILY RESIDENCE	ADD'L DEPREC.	0%			BEDROOMS	2
L. UPDT	2010	OVERRIDE RATE				BATHROOMS	1



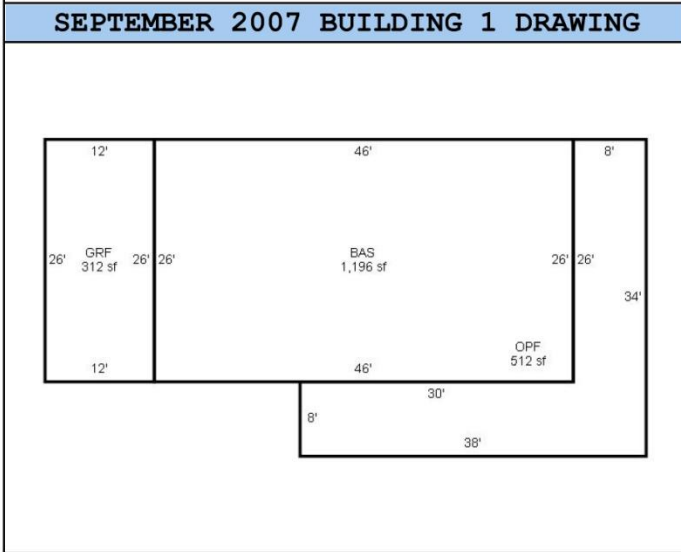
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108269	PRINTED	08/23/13	PAGE	2
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BUILDING 1 CONSTRUCTION		
ELEMENT		DESCRIPTION
FOUNDATION		PIERS
EXTERIOR WAL		SIDE ABOVE
FRAME		2X4 WOOD FRM
FLOOR SYSTEM		WOOD
FLOOR COVER		CARPET-COMBO
ROOF STRUCTR		GABLE HIP
ROOF COVER		PREFN METAL
INTERIOR		DRY WALL
HTG & AC		PKG HEAT/AIR

BUILDING 1 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OPF	A	Y		512.00	5,391	4,043	
GRF	A	Y		312.00	6,025	4,519	
BAS	B	Y		1,196.00	41,980	31,485	
TOTAL				2,020.00	53,396	40,047	
ADJUSTED				1,522.00			
BASE				1,196.00			
AUXILIARY				824.00			



BUILDING 1 FEATURES												
CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE					
WDK-2	WOOD DECK	2009	6	30	180	855	599					

BUILDING 2 INFORMATION							
NUMBER	2	YEAR BUILT	2009	CAP YEAR		STORIES	1.0
CODE	UB	DEPRECIATION %	3%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	UTILITY BARN	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2010	OVERRIDE RATE				BATHROOMS	0

BUILDING 2 CONSTRUCTION		
ELEMENT		DESCRIPTION
FOUNDATION		CONT FOOT
EXTERIOR WAL		SIDE AVG
FRAME		2X4 WOOD FRM
FLOOR SYSTEM		SLAB ON
FLOOR COVER		CRT FINISH
ROOF STRUCTR		GABLE HIP
ROOF COVER		PREFN METAL
INTERIOR		UNFINISHED

BUILDING 2 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	B	Y	52.00	160.00	672	652	
OPF	A	Y	112.00	236.00	595	577	
TOTAL				396.00	1,267	1,229	
ADJUSTED				302.00			
BASE				160.00			
AUXILIARY				236.00			



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

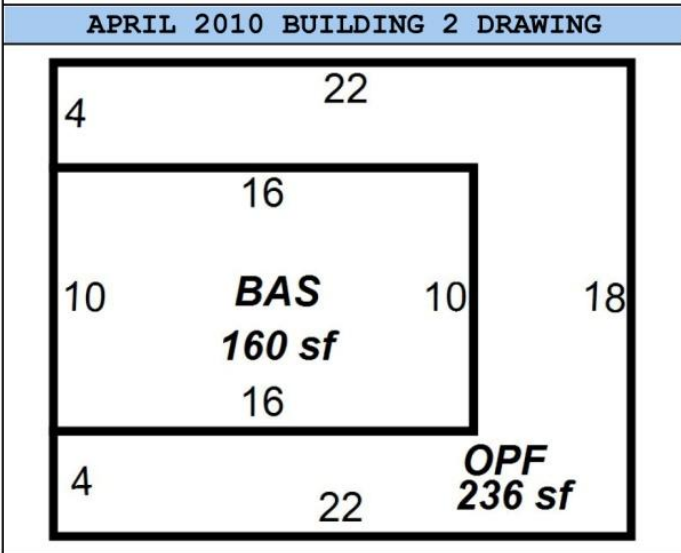
## 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108269	PRINTED	08/23/13	PAGE	3
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BUILDING 2 CONSTRUCTION			
ELEMENT		DESCRIPTION	
HTG & AC		NONE	

BUILDING 2 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	



BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
32375 CORTEZ BLVD

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1231265	2/27/09	1231265	CR	COMPLETE SINGLE FAMILY R	3/17/09	FINALED	5/19/09	88,754
1221603	4/04/08	0000000		INVALID PERMIT CODE		VOID		0
1214323	8/24/07	1214323	CO	COMMERCIAL DEMOLITION	8/27/07	FINALED	1/16/08	1,200
0023213	5/23/88	8805769	MI	MISCELLANEOUS	7/07/88	FINALED	6/26/90	12,000
0013017	11/30/87	8709802	SF	SINGLE FAMILY RES.DETACH	12/28/87	VOID		44,600

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	N	WD	0997	1048	0	100	
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	N	WD	0997	1042	0	825,500	
10/31/93	ALEXIS ROBERT W	D	DISQUALIFIED	N	QC	0940	1277	0	100	
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1291	0	450,000	
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100	
10/01/87	MAY WILLIAM TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1293	0	50,000	

PROPERTY APPRAISER INSPECTIONS				
INSP.DATE	ROLL	EMPL	CODE	REASON
04/13/10	2010	197	001	BUILDING PERMIT
10/13/08	2009	197	001	BUILDING PERMIT
10/18/07	2008	197	017	3 YEAR REVIEW
05/07/04	2004	197	017	3 YEAR REVIEW

PROPERTY APPRAISER NOTES
APRIL 13 2010
1:19:45pm - 32375 CORTEZ BLVD: CYPRESS LAKE PRESERVE, STR
1: IS A LIVING UNIT



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00048647	PRINTED	08/23/13	PAGE	1
PARCEL #	R04 123 21 1100 00D0 0160	SITUS	CATALA ST		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	RIVER HEIGHT ESTATES FIRST ADDITION SECTION D		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	01/01/80 LOTS 16 17 OR 374 P 343		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	4.00	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	1090	RIVER HEIGHTS EST & ALL ADDS
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	86	COUNTIES OTHER THAN PUBLIC SCH
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	600	600	600	
BUILDINGS	7,151	7,151	7,151	
FEATURES AND OUT BUILDINGS	230	230	230	
JUST/MARKET VALUE	7,981	7,981	7,981	
VALUE PRIOR TO CAP	7,981	7,981	7,981	
ASSESSED VALUE	7,981	7,981	7,981	
EXEMPT VALUE	7,981	7,981	7,981	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		132.63

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
96	NON-PROD AC	N	2001		Y				2.10	ACRES		150.00	315
96	NON-PROD AC	N	2001		Y				1.90	ACRES		150.00	285

BUILDING 1 INFORMATION							
NUMBER	1	YEAR BUILT	1975	CAP YEAR		STORIES	1.0
CODE	01	DEPRECIATION %	41%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	SINGLE FAMILY RESIDENCE	ADD'L DEPREC.	0%			BEDROOMS	0
L. UPDT	2000	OVERRIDE RATE				BATHROOMS	1



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

## 2013 PRELIMINARY TAX ROLL

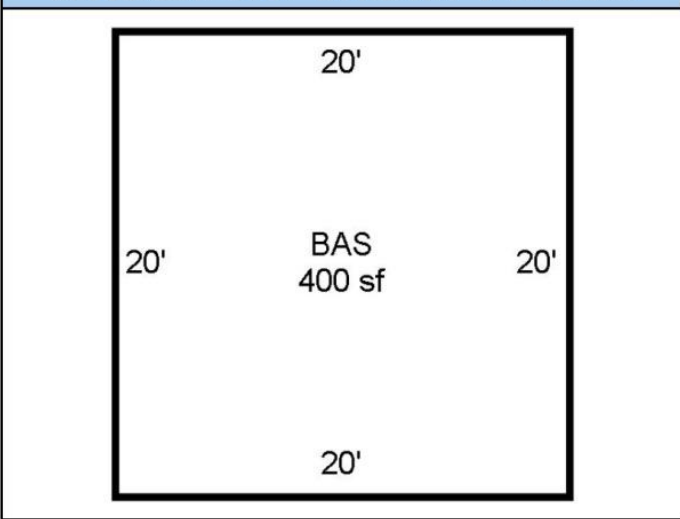
1.193

KEY #	00048647	PRINTED	08/23/13	PAGE	2
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BUILDING 1 CONSTRUCTION		
ELEMENT	DESCRIPTION	
FOUNDATION	PIERS	
EXTERIOR WAL	SIDE AVG	
FRAME	2X4 WOOD FRM	
FLOOR SYSTEM	WOOD	
FLOOR COVER	PINE WOOD	
ROOF STRUCTR	GABLE HIP	
ROOF COVER	COMP SHING	
INTERIOR	DRY WALL	
HTG & AC	NONE	

BUILDING 1 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	B	Y		400.00	12,120	7,151	
TOTAL				400.00	12,120	7,151	
ADJUSTED				400.00			
BASE				400.00			
AUXILIARY							

### SEPTEMBER 2007 BUILDING 1 DRAWING



### BUILDING 1 PHOTO



### BUILDING 1 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE
DUU-1	DETACHED UTIL, NO C	0	16	18	288	763	230

### BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

### ADDRESSES ON PROPERTY

SITUS
CATALA ST

### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	N	WD	0997	1048	0	100
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	N	WD	0997	1042	0	825,500
10/31/93	ALEXIS ROBERT W	D	DISQUALIFIED	N	QC	0940	1277	0	100
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	N	WD	0667	1291	0	450,000
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	N	WD	0667	1285	0	100
01/01/80	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
02/13/09	2009	197	017	3 YEAR REVIEW
09/12/05	2006	197	014	GENERAL REVIEW

### PROPERTY APPRAISER NOTES

JANUARY 01 1996
LAKE



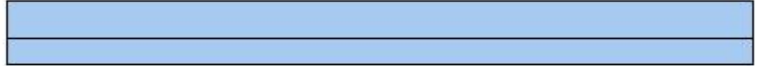
**HERNANDO COUNTY, FLORIDA**  
**PROPERTY RECORD CARD**  
**2013 PRELIMINARY TAX ROLL**

1.193

KEY #	00048647	PRINTED	08/23/13	PAGE	3
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**PROPERTY APPRAISER INSPECTIONS**

INSP. DATE	ROLL	EMPL	CODE	REASON
01/07/99	1999	154	017	3 YEAR REVIEW
10/11/93	1994	136	004	AREA REAPPRAISAL







# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108250	PRINTED	08/23/13	PAGE	1
PARCEL #	R04 123 21 1100 00T0 0080	SITUS	32401 CORTEZ BLVD		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	RIVER HEIGHTS ESTATES FIRST ADDITION		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	TRACTS 8 9 10 & PART OF TRACTS 11 & 13 DES IN OR 667 PG 1293		
03/01/07		01/01/87			

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	8.30	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50E	CORTEZ BLVD EAST
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2		
TAX DISTRICT 3	96	WITHLACOCHEE RIVER
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	22,995	22,995	22,995	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	22,995	22,995	22,995	
VALUE PRIOR TO CAP	22,995	22,995	22,995	
ASSESSED VALUE	10,995	22,995	10,995	
EXEMPT VALUE	10,995	22,995	10,995	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		270.06

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				3.30	ACRES		150.00	495
99	ACREAGE	N	2011		Y	3			5.00	ACRES		4500.00	22,500

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
32401 CORTEZ BLVD	

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1245001	5/06/10	1245001	S3	ON SITE SIGN	8/12/10	FINALED	11/05/10	850



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108250	PRINTED	08/23/13	PAGE	2
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### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	Y	WD	0997	1048	0	100
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	Y	WD	0997	1042	0	825,500
03/24/93	ALEXIS ROBERT W	D	DISQUALIFIED	Y	QC	0940	1280	0	100
10/01/87	MAY WILLIAM TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1293	0	50,000
10/01/87	MAY WILLIAM TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100
01/01/87	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
11/23/10	2011	197	001	BUILDING PERMIT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW

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# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00048825	PRINTED	08/23/13	PAGE	1
PARCEL #	R04 123 21 1100 00T0 0060	SITUS	32435 CORTEZ BLVD		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	RIVER HEIGHTS ESTATES FIRST ADDITION		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	TRACTS 6 & 7 AND THAT PART OF 13 DES IN OR 667 PG 1289		
03/01/07		01/01/80			

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	10.50	
AERIAL MAP	121B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50E	CORTEZ BLVD EAST
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2		
TAX DISTRICT 3	96	WITHLACOCHEE RIVER
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,575	1,575	1,575	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	1,575	1,575	1,575	
VALUE PRIOR TO CAP	1,575	1,575	1,575	
ASSESSED VALUE	1,575	1,575	1,575	
EXEMPT VALUE	1,575	1,575	1,575	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		26.18

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				10.50	ACRES	150.00	1,575

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
32435 CORTEZ BLVD	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	Y	WD	0997	1048	0	100	
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	Y	WD	0997	1042	0	825,500	
03/24/93	ALEXIS ROBERT W	D	DISQUALIFIED	Y	QC	0940	1283	0	100	



# HERNANDO COUNTY, FLORIDA

## PROPERTY RECORD CARD

### 2013 PRELIMINARY TAX ROLL

1.193

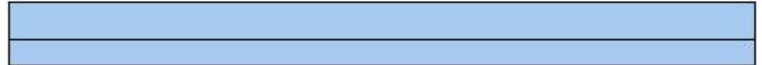
KEY #	00048825	PRINTED	08/23/13	PAGE	2
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#### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/01/87	BYERS RICHARD TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1289	0	100,000
10/01/87	BYERS RICHARD TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100
01/01/80	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0

#### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/15/11	2011	195	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW





# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00394406	PRINTED	08/23/13	PAGE	1
PARCEL #	R03 423 21 0000 0020 0000	SITUS	MIKE LN		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	THAT PART OF NW1/4 DES IN ORB 667 PG 1291 PART OF PLATTED CYPRESS LAKE		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	01/01/12		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	99.30	
AERIAL MAP	121A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	90	CAMP CARRICK
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2	32	WATER/SEWER RIDGE MANOR
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	163,895	163,895	163,895	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	163,895	163,895	163,895	
VALUE PRIOR TO CAP	163,895	163,895	163,895	
ASSESSED VALUE	163,895	163,895	163,895	
EXEMPT VALUE	163,895	163,895	163,895	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		2,723.53

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				79.30	ACRES	150.00	11,895
99	ACREAGE	N	2011		Y				20.00	ACRES	7600.00	152,000

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
MIKE LN	

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1227720	10/03/08	1227720	NR	NON RESIDENTIAL	11/14/08	FINALED	1/26/09	9,027



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00394406	PRINTED	08/23/13	PAGE	2
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### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	Y	WD	0997	1048	0	100
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	Y	WD	0997	1042	0	825,500
10/31/93	ALEXIS ROBERT W	D	DISQUALIFIED	Y	QC	0940	1277	0	100
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1291	0	450,000
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100
01/01/80	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0
01/01/80	HERNANDO INVESTMENTS INC		INVALID CODE	N		0000	0000	0	0

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/15/11	2011	195	021	VACANT
10/15/03	2004	154	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW

### PROPERTY APPRAISER NOTES

JANUARY 01 1990
FIRST LAND ENTRY IS PARTLY LOW
LAND



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	01108241	PRINTED	08/23/13	PAGE	1
PARCEL #	R03 423 21 0000 0020 0010	SITUS	6249 NORMAN ST		
OWNER (S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	THAT PART OF SEC 3 LYING N OF OLD HWY 50 ORB 667 PG 1289		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	01/01/01		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	144.80	
AERIAL MAP	121A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	90	CAMP CARRICK
DOR LAND USE	80	VACANT GOVERNMENTAL
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2	32	WATER/SEWER RIDGE MANOR
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	571,612	571,612	571,612	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	571,612	571,612	571,612	
VALUE PRIOR TO CAP	571,612	571,612	571,612	
ASSESSED VALUE	571,612	571,612	571,612	
EXEMPT VALUE	571,612	571,612	571,612	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		9,498.77

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				30.00	ACRES	150.00	4,500
99	ACREAGE	N	2012		Y	6			114.80	ACRES	4940.00	567,112

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
6249 NORMAN ST
33241 RIDGE MANOR BLVD

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	Y	WD	0997	1048	0	100	



# HERNANDO COUNTY, FLORIDA

## PROPERTY RECORD CARD

### 2013 PRELIMINARY TAX ROLL

1.193

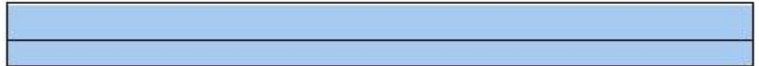
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#### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	Y	WD	0997	1042	0	825,500
03/24/93	ALEXIS ROBERT W	D	DISQUALIFIED	Y	QC	0940	1283	0	100
10/01/87	BYERS RICHARD R TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1289	0	100,000
10/01/87	BYERS RICHARD R TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100
01/01/87	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0

#### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/15/11	2011	195	021	VACANT
10/15/03	2004	154	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW







# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00044259	PRINTED	08/23/13	PAGE	1
PARCEL #	R03 423 21 0000 0040 0000	SITUS	RIDGE MANOR BLVD		
OWNER(S)	HERNANDO COUNTY (CYPRESS LAKE)	PARCEL DESCRIPTION	17.2 ACRES MOL IN SW1/4 OF NE1/4 & NW1/4 OF SE1/4 F/K/A CAMP CARRICK AS VACATED BY RESOLUTION 96-147 & RECORDED IN ORB 1093 PG 777		
MAILING ADDRESS UPDATED	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	UPDATED	01/01/97		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	16.50	
AERIAL MAP	121A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	90	CAMP CARRICK
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5		
TAX DISTRICT 6		



2013-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	2,475	2,475	2,475	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	2,475	2,475	2,475	
VALUE PRIOR TO CAP	2,475	2,475	2,475	
ASSESSED VALUE	2,475	2,475	2,475	
EXEMPT VALUE	2,475	2,475	2,475	
TAXABLE VALUE	0	0	0	
CLASSIFIED USE LAND VALUE	0			

EXEMPTIONS BY TAXING AUTHORITY								
COD	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
003	COUNTY PROPERTY	1995		YES	YES	YES		41.12

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2012		Y				16.50	ACRES	150.00	2,475

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
RIDGE MANOR BLVD	

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1245003	5/06/10	1245003	S3	ON SITE SIGN	8/12/10	FINALED	11/12/10	850



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2013 PRELIMINARY TAX ROLL

1.193

KEY #	00044259	PRINTED	08/23/13	PAGE	2
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### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/94	HERNANDO COUNTY	X	DISQ SALE /RE	Y	WD	0997	1048	0	100
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PARC	Y	WD	0997	1042	1	825,500
03/24/93	ALEXIS ROBERT W	D	DISQUALIFIED	Y	QC	0940	1283	0	100
10/01/87	BYERS RICHARD TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1289	1	100,000
10/01/87	BYERS RICHARD TRUSTEE	M	MULTIPLE PARC	Y	WD	0667	1285	0	100
01/01/80	PAPPAS MARIANI ET AL		INVALID CODE	N		0000	0000	0	0

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
11/24/10	2011	197	001	BUILDING PERMIT
10/15/03	2004	154	021	VACANT
03/24/00	2000	154	017	3 YEAR REVIEW
01/07/99	1999	154	017	3 YEAR REVIEW

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This Instrument Prepared By:  
Harvey A. Abrams, Esq.  
2100 Centerville Road, Suite A  
Tallahassee, Florida 32308-4314

044432

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL

94 DEC 22 AM 11:49

O. R. 997 PG 1042

*R14.50  
D 5778.50*

Documentary Tax Pd. 5778.50  
Intangible Tax Pd. \$ \_\_\_\_\_  
Kern M. ...  
Hernando County, FL  
By: *[Signature]*

**WARRANTY DEED**

THIS INDENTURE, made this 13<sup>th</sup> day of December, A.D. 1994, between Robert W. Alexis, whose address is 12 Gothic Ledge, Lockport, New York, 14094, ("Grantor"), and The Trust for Public Land, a charitable nonprofit California corporation, whose address is 2100 Centerville Road, Suite A, Tallahassee, Florida 32308-4314, ("Grantee"),

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Hernando County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel Identification Number: R04 123 21 1100 00T0 0060

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

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.

*R GCT*

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sherry S. Mendola  
(SIGNATURE OF FIRST WITNESS)

Sherry S. Mendola  
(PRINTED, TYPED OR STAMPED NAME OF FIRST WITNESS)

Ann M. Bolan  
(SIGNATURE OF SECOND WITNESS)

Ann M. Bolan  
(PRINTED, TYPED OR STAMPED NAME OF SECOND WITNESS)

Robert W. Alexis  
Robert W. Alexis

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 1994, by Robert W. Alexis, a \_\_\_\_\_ man. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a current driver license.
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)

Richard D. Yellen  
Notary Public

**RICHARD D. YELLEN**  
Notary Public, State of New York

(Printed, Typed or Stamped Name of Notary Public) Qualified in Erie County  
My Commission Expires March 30, 1995

Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## DESCRIPTION

A portion of Sections 3 and 4, Township 23 South, Range 21 East, Hernando County, Florida, which includes Lots 1 through 13, inclusive, of Camp Carriek, as shown on plat recorded in Plat Book 4, Page 51, Public Records of Hernando County, Florida; also Lots 16 and 17, Block D and Tracts 6 through 13, inclusive, of River Heights Estates, First Addition, as shown on plat recorded in Plat Book 5, Pages 78, 79 and 80, Public Records of Hernando County, Florida; also Lots 26 and 35, of Ridge Manor Leisure Home, Unit #1, as shown on plat recorded in Plat Book 6, Page 29, Public Records of Hernando County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 4 for a POINT OF BEGINNING, the same being the Northeast corner of said Tract 13, River Heights Estates, First Addition; thence run N.89°54'16"W., along the North line of said Section 4 and Tract 13, 965 feet, more or less, to the center thread of the Withlacoochee River, said point being designated as Point "A"; thence return to the POINT OF BEGINNING; thence run S.74°38'39"E., 4161.57 feet along the Southwesterly line of Ridge Manor Estates, Unit #2, as shown on plat recorded in Plat Book 10, Pages 2 through 27, inclusive, Public Records of Hernando County, Florida, to the Northwest corner of said Lot 26, of Ridge Manor Leisure Home, Unit #1; thence along said Lot line S.74°38'39"E., 49.30 feet; thence S.37°32'33"E., 182.31 feet; thence 61.72 feet along the arc of a curve to the left, said curve having a radius of 75.0 feet and a chord of 60.00 feet which bears S.52°27'27"W.; thence N.37°32'33"W., 182.10 feet to the West line of said Ridge Manor Leisure Home, Unit #1; thence along said West line S.00°06'48"E., 730.07 feet; thence 0.83 feet along the arc of a curve to the right, said curve having a radius of 225.0 feet and a chord of 0.83 feet which bears S.00°00'28"E. to the Northwest corner of said Lot 35, of Ridge Manor Leisure Home, Unit #1; thence along the North line of said Lot 35, N.89°53'12"E., 171.02 feet; thence S.23°03'27"W., 65.26 feet; thence S.89°53'12"W., 153.72 feet to the Southwest corner of said Lot 35; thence 55.93 feet along the arc of a curve to the right, said curve having a radius of 225.0 feet and a chord of 55.79 feet which bears S.22°41'38"W.; thence S.00°06'48"E., 597.58 feet to the Southwest corner of Lot 41, said Ridge Manor Leisure Home, Unit #1; thence along the North line of Old State Road No. 50, now known as Ridge Manor Boulevard, S.71°32'08"W., 423.62 feet; thence 369.61 feet along the arc of a curve to the left, said curve having a radius of 1,666.0 feet and a chord of 368.85 feet which bears S.65°10'47.5"W.; thence S.58°49'27"W., 663.0 feet; thence S.00°03'08"E., 9.34 feet; thence S.58°49'27"W., 800.20 feet; thence 368.89 feet along the arc of a curve to the right, said curve having a radius of 1,375.0 feet and a chord of 367.78 feet which bears S.66°30'35.5"W.; thence S.74°11'44"W., 62.38 feet; thence 303.61 feet along the arc of a curve to the right, said curve having a radius of 875.0 feet and a chord of 302.09 feet which bears S.84°08'09.5"W.; thence N.85°55'25"W., 599.54 feet; thence 210.30 feet along the arc of a curve to the right, said curve having a radius of 625.0 feet and a chord of 209.31 feet which bears N.76°17'03.5"W.; thence N.66°38'42"W., 795.40 feet to the Easterly right-of-way line of State Road No. 50 as it is now constructed, said point being the Southwesterly corner of Tract 6 of said River Heights Estates, First Addition; thence along said right-of-way line N.20°37'37"W., 1,449.21 feet; thence 814.86 feet along the arc of a curve to the left, said curve having a radius of 1,213.92 feet and a chord of 799.65 feet which bears N.39°51'26"W., to the Southwesterly corner of Tract 12, said River Heights Estates, First Addition; thence N.29°43'57"E., 322.09 feet; thence N.00°19'18"E., 331.56 feet; thence S.89°40'42" E., 380.0 feet; thence N.00°19'18"E., 50.0 feet; thence N.89°40'42"W., 200.0 feet to the Southwest corner of Lot 16, Block D, said River Heights Estates, First Addition; thence along the West line of said Lot 16, N.00°19'18"E., 640.0 feet; thence N.89°40'42"W., 90.0 feet, more or less, to the center thread of the Withlacoochee River; thence Northerly along said center thread, 165 feet, more or less, to said Point "A", less a 60.0 foot right-of-way shown as State Road No. 23 on the plat of Camp Carriek, as shown on plat recorded in Plat Book 4, Page 51, Public Records of Hernando County, Florida.

WESS:

DESCRIPTION (Cedric Street right-of-way per occupation, prepared per this survey)

A portion of Tract 12, River Heights Estates First Edition as per the map or plat thereof recorded in plat book 5, pages 78 through 80 inclusive, of the Public Records of Hernando County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Tract 12; thence N.29°49'48"E. along the Northwesterly boundary of said Tract 12, a distance of 68.35 feet for a POINT OF BEGINNING; thence continue N.29°49'48"E. along said Northwesterly boundary, a distance of 47.44 feet; thence departing said Northwesterly boundary S.02°51'59"E., a distance of 26.99 feet; thence S.28°40'29"E., a distance of 128.38 feet; thence S.16°36'00"E., a distance of 59.19 feet to a point on the Southerly boundary of said Tract 12; thence along said Southerly boundary 41.02 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1213.92 feet, a central angle of 01°56'10" and a chord bearing and distance of N.52°07'08"W., 41.02 feet; thence departing said Southerly boundary N.20°48'42"W., a distance of 22.02 feet; thence N.30°02'27"W., a distance of 126.37 feet to the POINT OF BEGINNING.

# This Indenture

O. R. 940 PG 1277

①

*P. 15.00  
D. 70*

Made the 31st day of October Nineteen Hundred and Ninety-three

**Between**

ROBERT W. ALEXIS, as Trustee  
12 Gothic Ledge  
Lockport, New York 14094

part Y of the first part, and

ROBERT W. ALEXIS, Individually  
12 Gothic Ledge  
Lockport, New York 14094

part Y of the second part.

**Witnesseth**, that the said part Y of the first part, in consideration of ONE AND NO MORE ----- Dollars, (\$ 1.00 & no ) lawful money of the United States, paid by the part Y of the second part, do es hereby remise, release and forever Quit-Claim unto the said part Y of the second part, his heirs and assigns forever, all

See Exhibit "A" attached hereto

Subject to easements and restrictions of record.

Subject to taxes for the year 1987 and subsequent years.

The real property described above is unimproved real property and is not the homestead of the Grantor.

Riparian rights, right of accretion or reliction and right of title to any submerged and/or filled lands incident to the real property described in Exhibit "A" are neither warranted nor guaranteed.

Grantee shall have full power and authority to deal in and with the property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in Grantee full rights as grantee of the Property as authorized and contemplated by Section 689.071, Florida Statutes.

Documentary Tax Pd. \$ .70  
Intangible Tax Pd. \$       
Karon Nicolsi, Clerk of Circuit Ct.  
Hernando County, Florida  
*[Signature]* C.C.

039531

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL  
93 NOV 16 PM 2:27

Together with the appurtenances and all the estate and rights of the part y of the first part in and to the said premises.

To have and to hold, the above granted premises unto the said part y of the second part, his heirs and assigns forever.

O. R. 940 PG 1278

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of Julie A. Reynolds, ROBERT W. ALEXIS as TRUSTEE, and another witness. Includes three circular notary seals.

State of New York } ss. On this 31st day of October County of Erie Nineteen Hundred and before me, the subscriber, personally appeared

Robert W. ALEXIS as TRUSTEE to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Signature of Notary Public and Notary Seal: RICHARD D. YELLEN, Notary Public, State of New York, Qualified in Erie County, My Commission Expires March 30, 1995.

State of New York } ss. On this day of County of before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

RETURN TO:



QUIT-CLAIM

ROBERT W. ALEXIS as Trustee

To

ROBERT W. ALEXIS Individually

Dated October 31, 19 93

PLEASE RETURN TO:

Richard D. Yellen, Esq. 1640 Statler Towers Buffalo, New York 14202

R



LEGAL DESCRIPTION  
PARCEL "A"

A portion of Sections 3 and 4, Township 23 South, Range 21 East, Hernando County, Florida, which includes Lots 16 and 17, Block D and Tracts 12 and a portion of Tracts 11 and 13 of River Heights Estates, First Addition, as shown on plat recorded in Plat Book 5, Pages 78, 79 and 80, Public Records of Hernando County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 4 for a Point of Beginning; the same being the Northeast corner of said Tract 13, River Heights Estates, First Addition; thence run North  $89^{\circ}54'16''$  West, along the North line of said Section 4 and Tract 13, 965 feet more or less to the center thread of the Withlacoochee River. Said Point being designated as Point "A"; thence return to the Point of Beginning; thence run South  $74^{\circ}38'39''$  East, 2,400.00 feet along the Southwesterly line of Ridge Manor Estates Unit #2, as shown on plat recorded in Plat Book 10, Pages 2 through 27 inclusive, Public Records of Hernando County, Florida; thence South  $15^{\circ}21'21''$  West, 1,100.0 feet; thence South  $40^{\circ}21'21''$  West, 1,013.20 feet; thence due West 1,535.13 feet; thence North  $20^{\circ}37'37''$  West, 567.53 feet; thence 684.51 feet along the arc of a curve to the left, said curve having a radius of 1,613.92 feet and a chord of 679.39 feet which bears North  $32^{\circ}46'38.5''$  West; thence South  $45^{\circ}04'20''$  West, 400.0 feet to the Northeasterly right-of-way line of Old State Road No. 50 as it is now constructed; thence 300.00 feet along the arc of a curve to the left, said curve having a radius of 1,213.92 feet, and a chord of 299.24 feet which bears North  $52^{\circ}00'27.5''$  West to the Southwesterly corner of Tract 12, said River Heights First Addition; thence North  $29^{\circ}43'57''$  East, 322.09 feet; thence North  $0^{\circ}19'18''$  East, 331.56 feet; thence South  $89^{\circ}40'42''$  East, 380.0 feet; thence

---

North  $0^{\circ}19'18''$  East, 50.0 feet; thence North  $89^{\circ}40'42''$  West, 200.0 feet to the Southwest corner of Lot 16, Block D, said River Heights Estates First Addition; thence along the West line of said Lot 16, North  $0^{\circ}19'18''$  East, 640.0 feet; thence North  $89^{\circ}40'42''$  West, 90.0 feet more or less to the center thread of the Withlacoochee River; thence Northerly along said thread, 165 feet more or less to said Point "A". Containing 142.72 acres more or less.

EXHIBIT     A

This Instrument Prepared By:  
Harvey A. Abrams, Esq.  
2100 Centerville Road, Suite A  
Tallahassee, Florida 32308-4314

044434

FILED FOR RECORD  
KAREN NICOLAI CLERK  
HERNANDO COUNTY, FL

94 DEC 22 AM 11:50

O. R. 997 PG 1048

R19-50

**WARRANTY DEED**

**THIS INDENTURE**, made this 19<sup>th</sup> day of December, A.D. 1994, between **THE TRUST FOR PUBLIC LAND**, a charitable nonprofit California corporation, whose address is 2100 Centerville Road, Suite A, Tallahassee, Florida 32308-4314, of the County of Leon, in the State of Florida, ("Grantor"), and **HERNANDO COUNTY**, a political subdivision within the State of Florida, ("Grantee"),

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

**WITNESSETH:** That the said grantor, for and in consideration of the sum of Ten Dollars 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 successors and assigns forever, the following described land situate, lying and being in Hernando County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

By acceptance of this warranty deed, Grantee herein hereby agrees that the use of this property described herein shall be subject to the covenants and restrictions as set forth in the Grant Award Agreement attached hereto as EXHIBIT "B". These covenants and restrictions shall run with the property herein described. If any of the covenants and restrictions of the Grant Award Agreement are violated by the Grantee or by some third party with the knowledge of the Grantee, fee simple title to the property described herein shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in accordance with the Grant Award Agreement without further notice to Grantee, its successors and assigns, and Grantee, its successors and assigns shall forfeit all right, title and interest in and to the property described herein.

**Property Appraiser's Parcel Identification Number:** R04 123 21 1100 00T0 0060

THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO CHAPTER 201.02(6) FLORIDA STATUTES

**P** GCT

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

SUBJECT TO applicable zoning and land use laws and those matters set forth on Exhibit "C" attached hereto and made apart hereof.

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

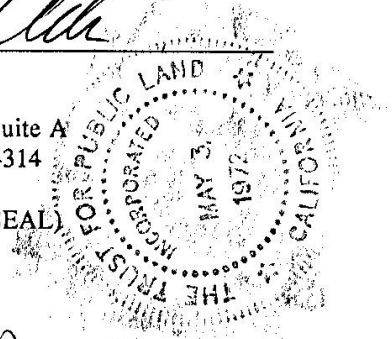
Signed, sealed and delivered in the presence of:

Signature: Harvey A. Abrams  
Printed Signature: Harvey A. Abrams  
Signature: Pybil V. Rivers  
Printed Signature: Pybil V. Rivers

THE TRUST FOR PUBLIC LAND, a charitable nonprofit California corporation

By: W. Dale Allen  
Name: W. Dale Allen  
Title: Vice President  
2100 Centerville Road, Suite A  
Tallahassee, FL 32308-4314

(CORPORATE SEAL)



STATE OF FLORIDA)  
COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 19th day of December, 1994, by W. Dale Allen, Vice President of The Trust for Public Land, on behalf of the corporation. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a current driver license.
- produced \_\_\_\_\_ as identification.

(NOTARY PUBLIC SEAL)



CHERYL A. VICKERS  
MY COMMISSION # CC 231280 EXPIRES  
September 24, 1996  
BONDED THRU TROY FAIR INSURANCE, INC.

Cheryl A. Vickers  
Notary Public  
Cheryl A. Vickers  
(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: CC231280  
My Commission Expires: 9-24-96

**DESCRIPTION**

A portion of Sections 3 and 4, Township 23 South, Range 21 East, Hernando County, Florida, which includes Lots 1 through 13, inclusive, of Camp Carrick, as shown on plat recorded in Plat Book 4, Page 51, Public Records of Hernando County, Florida; also Lots 16 and 17, Block D and Tracts 6 through 13, inclusive, of River Heights Estates, First Addition, as shown on plat recorded in Plat Book 5, Pages 78, 79 and 80, Public Records of Hernando County, Florida; also Lots 26 and 35, of Ridge Manor Leisure Home, Unit #1, as shown on plat recorded in Plat Book 6, Page 29, Public Records of Hernando County, Florida, being further described as follows:

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**LESS:**

DESCRIPTION (Cedric Street right-of-way per occupation, prepared per this survey)

A portion of Tract 12, River Heights Estates First Edition as per the map or plat thereof recorded in plat book 5, pages 78 through 80 inclusive, of the Public Records of Hernando County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Tract 12; thence N.29°49'48"E. along the Northwesterly boundary of said Tract 12, a distance of 68.35 feet for a POINT OF BEGINNING; thence continue N.29°49'48"E. along said Northwesterly boundary, a distance of 47.44 feet; thence departing said Northwesterly boundary S.02°51'59"E., a distance of 26.99 feet; thence S.28°40'29"E., a distance of 128.38 feet; thence S.16°36'00"E., a distance of 59.19 feet to a point on the Southerly boundary of said Tract 12; thence along said Southerly boundary 41.02 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1213.92 feet, a central angle of 01°56'10" and a chord bearing and distance of N.52°07'08"W., 41.02 feet; thence departing said Southerly boundary N.20°48'42"W., a distance of 22.02 feet; thence N.30°02'27"W., a distance of 126.37 feet to the POINT OF BEGINNING.

REC 10.50  
DOC 275.00  
INF  
TO 288.50

# This Warranty Deed

Made this 8<sup>th</sup> day of October, A. D. 19 87  
Between HARLEY C. GILMORE, a single man

of the County of Pasco, State of Florida, hereinafter called the grantor(s),  
And WILLIAM B. MAY, as Trustee

of the County of Pasco, State of Florida, hereinafter called the grantee(s),

Witnesseth, that the said grantor(s) for and in consideration of the sum of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00) and other good and valuable considerations, to him in hand paid by the said grantee(s), the receipt whereof is hereby acknowledged, he granted, bargained and sold to the said grantee(s), his heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

See Exhibit "A" attached hereto.

Subject to easements and restrictions of record.

Subject to taxes for the year 1987 and subsequent years.

The real property described above is unimproved real property and is not the homestead of the Grantor.

Riparian rights, right of accretion or reliction and right of title to any submerged and/or filled lands incident to the real property described in Exhibit "A" are neither warranted nor guaranteed.

Grantee shall have full power and authority to deal in and with the property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in Grantee full rights as grantee of the Property as authorized and contemplated by Section 689.071, Florida Statutes.

Documentary Tax Pd. \$ 375.<sup>00</sup>  
Intangible Tax Pd. \$ \_\_\_\_\_  
Harold W. Brown, Clerk Circuit Ct.  
Hernando County, Florida  
By Tracy Butler D.C.

FILED FOR RECORD  
HAROLD WILLIAM SCORR, CLERK  
HERNANDO COUNTY, FLA.  
7 OCT 16 PM 4 21  
033678

And the said grantor(s) do(es) hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the grantor(s) herein.

In Witness Whereof, the said grantor(s) has hereunto set his hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Timothy K. Mariani (L.S.)  
Corene Sacculutano (L.S.)  
HARLEY C. GILMORE

State of Florida,  
County of PINELLAS

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared HARLEY C. GILMORE, a single man

known to me to be the individual(s) described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.  
WITNESS my hand and official seal in the State and County last aforesaid, this 8<sup>th</sup> day of October, A.D. 19 87.

My Commission Expires 1-20-90  
Corene Sacculutano  
Notary Public

Prepared by and return to:  
Timothy K. Mariani  
1550 S. Highland Avenue  
Clearwater, FL 34616

O. R. 667 PG 1293

LEGAL DESCRIPTION  
PARCEL "B"

Tracts 8,9,10 and a portion of Tracts 11 and 13, River Heights Estates First Addition, as shown on plat recorded in Plat Book 5, Pages 78 through 80 inclusive, Public Records of Hernando County, Florida, being further described as follows:

Commence at the Northwest corner of Section 3, Township 23 South, Range 21 East, Hernando County, Florida; thence run South  $74^{\circ}38'39''$  East, 2,400.00 feet along the Southwesterly line of Ridge Manor Estates Unit #2 as shown on plat recorded in Plat Book 10, Pages 2 through 27, Public Records of Hernando County, Florida; thence South  $15^{\circ}21'21''$  West, 1,100.00 feet; thence South  $40^{\circ}21'21''$  West, 1,013.20 feet; thence due West, 1,535.13 feet; thence North  $20^{\circ}37'37''$  West, 267.53 feet for a Point of Beginning; thence run South  $69^{\circ}22'23''$  West, 400.00 feet to the Southwesterly corner of said Tract 8, said Point lying on the Northeasterly right-of-way line of Old State Road No. 50 as it is now constructed; thence run North  $20^{\circ}37'37''$  West, along said right-of-way line 300.00 feet; thence 514.86 feet along the arc of a curve to the left, said curve having a radius of 1,213.92 feet and a chord of 511.01 feet which bears North  $32^{\circ}46'38.5''$  West; thence North  $45^{\circ}04'20''$  East, 400.00 feet; thence 684.51 feet along the arc of a curve to the right, said curve having a radius of 1,613.92 feet and a chord of 679.39 feet which bears South  $32^{\circ}46'38.5''$  East, thence South  $20^{\circ}37'37''$  East, 300.00 feet to the Point of Beginning. Containing 8.26 acres more or less.

EXHIBIT

A

O.R. 667 PG 1294

REC 19.50  
DOC 55  
INT \_\_\_\_\_  
TOT 20.05

executive line

# This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 8<sup>th</sup> day of October 1987, Between  
MICHAEL L. PAPPAS, a married man, ALFRED S. MARIANI, a single man, and  
JOHN C. O'BRIEN, a married man  
of the County of Pinellas, State of Florida, grantor, and  
HARLEY C. GIIMORE, a single man

whose post-office address is PO Box 807, Land O'Lakes, Florida 33539-0807  
of the County of \_\_\_\_\_, State of Florida, grantee,

**Witnesseth:** That said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

See Exhibit "A" attached hereto.

Subject to easements and restrictions of record.

Subject to taxes for the year 1987 and subsequent years.

The real property described above is unimproved real property and is not the homestead of the Grantors.

Riparian rights, right of accretion or reliction and right of title to any submerged and/or filled lands incident to the real property described in Exhibit "A" are neither warranted nor guaranteed.

Minimum documentary stamp taxes have been paid on this deed by reason of the fact that the Grantee simultaneously conveyed all of the foregoing real property in three parcels to three Grantees by Special Warranty Deeds on which documentary stamps have been computed and paid based on the full consideration.

Documentary Tax Pd. \$ 1.55  
Intangible Tax Pd. \$ \_\_\_\_\_

Hazel V. Brown, Clerk Circ.  
Hernando County, Florida  
By: Dorene Scicchitano

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**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:

Timothy K. Mariani  
Dorene Scicchitano  
AS TO ALL THREE

[Signature] (Seal)  
MICHAEL L. PAPPAS  
[Signature] (Seal)  
ALFRED S. MARIANI  
[Signature] (Seal)  
JOHN C. O'BRIEN  
[Signature] (Seal)

O. R. 667 PG 1285

STATE OF FLORIDA  
COUNTY OF PINELLAS  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Michael L. Pappas, a married man, Alfred S. Mariani, a single man, and John C. O'Brien, a married man to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.  
WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of October, 1987.

Prepared by and return to:  
Timothy K. Mariani  
1550 S. Highland Avenue  
Clearwater, FL 34616

Dorene Scicchitano  
Notary Public, PUBLIC  
My commission expires: 1-20-90

B



LEGAL DESCRIPTION  
ENTIRE PARCEL

A portion of Sections 3 and 4, Township 23 South, Range 21 East, Hernando County, Florida, which includes Lots 1 through 13 inclusive, of Camp Carrick, as shown on plat recorded in Plat Book 4, Page 51, Public Records of Hernando County, Florida; also Lots 16 and 17, Block D and Tracts 6 through 13 inclusive of River Heights Estates, First Addition, as shown on plat recorded in Plat Book 5, Pages 78, 79 and 80, Public Records of Hernando County, Florida; also Lots 26 and 35, of Ridge Manor Leisure Home Unit #1, as shown on plat recorded in Plat Book 6, Page 29, Public Records of Hernando County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 4 for a Point of Beginning; the same being the Northeast corner of said Tract 13, River Heights Estates, First Addition; thence run North 89°54'16" West, along the North line of said Section 4 and Tract 13, 965 feet more or less to the center thread of the Withlacoochee River. Said Point being designated as Point "A"; thence return to the Point of Beginning; thence run South 74°38'39" East, 4161.57 feet along the Southwesterly line of Ridge Manor Estates Unit #2, as shown on plat recorded in Plat Book 10, Pages 2 through 27 inclusive, Public Records of Hernando County, Florida to the Northwest corner of said Lot 26, of Ridge Manor Leisure Home Unit #1; thence along said Lot Line South 74°38'39" East, 49.30 feet; thence South 37°32'33" East 182.31 feet; thence 61.72 feet along the arc of a curve to the left, said curve having a radius of 75.0 feet and a chord of 60.00 feet which bears South 52°27'27" West; thence North 37°32'33" West 182.10 feet to the West line of said Ridge Manor Leisure Home Unit #1; thence along said West line South 0°06'48" East, 730.07 feet; thence 0.83 feet along the arc of a curve to the right, said curve having a radius of 225.0 feet and a chord of 0.83 feet which bears South 0°00'28" East, to the Northwest corner of said Lot 35, of Ridge Manor Leisure Home Unit #1; thence along the

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HAROLD WILLIAM BROWN, CLERK  
HERNANDO COUNTY, FLA.  
87 OCT 16 PM 4 18

033675

EXHIBIT A

O.R. 667 PG 1286

North line of said Lot 35, North 89°53'12" East, 171.02 feet; thence South 23°03'27" West, 65.26 feet; thence South 89°53'12" West, 153.72 feet to the Southwest corner of said Lot 35; thence 55.93 feet along the arc of a curve to the right, said curve having a radius of 225.0 feet and a chord of 55.79 feet which bears South 22°41'38" West; thence South 0°06'48" East, 597.58 feet to the Southwest corner of Lot 41, said Ridge Manor Leisure Home Unit #1; thence along the North line of Old State Road No. 50, now known as Ridge Manor Boulevard, South 71°32'08" West, 423.62 feet; thence 369.61 feet along the arc of a curve to the left, said curve having a radius of 1,666.0 feet and a chord of 368.85 feet which bears South 65°10'47.5" West; thence South 58°49'27" West, 663.0 feet; thence South 0°03'08" East, 9.34 feet; thence South 58°49'27" West, 800.20 feet; thence 368.89 feet along the arc of a curve to the right, said curve having a radius of 1,375.0 feet and a chord of 367.78 feet which bears South 66°30'35.5" West; thence South 74°11'44" West 62.38 feet; thence 303.61 feet along the arc of a curve to the right, said curve having a radius of 875.0 feet and a chord of 302.09 feet which bears South 84°08'09.5" West; thence North 85°55'25" West, 599.54 feet; thence 210.30 feet along the arc of a curve to the right, said curve having a radius of 625.0 feet and a chord of 209.31 feet which bears North 76°17'03.5" West; thence North 66°38'42" West 795.40 feet to the easterly right-of-way line of State Road No. 50 as it is now constructed; said Point being the Southwesterly corner of Tract 6 of said River Heights Estates First Addition; thence along said right-of-way line North 20°37'37" West 1,449.21 feet; thence 814.86 feet along the arc of a curve to the left, said curve having a radius of 1,213.92 feet and a chord of 799.65 feet which bears North 39°51'26" West, to the Southwesterly corner of Tract 12, said River Heights Estates First Addition; thence North 29°43'57" East, 322.09 feet; thence North 0°19'18" East, 331.56 feet; thence South 89°40'42" East, 380.0 feet; thence North 0°19'18" East 50.0 feet; thence North 89°40'42" West, 200.0 feet to the Southwest corner of Lot 16, Block D, said River Heights Estates First Addition; thence

along the West line of said Lot 16, North 0°19'18" East, 640.0 feet; thence North 89°40'42" West, 90.0 feet more or less to the center thread of the Withlacoochee River; thence Northerly along said center thread, 165 feet more or less to said Point "A". Less a 60.0 foot right-of-way shown as State Road No. 23 on the plat of Camp Carrick, as shown on plat recorded in Plat Book 4, Page 51, Public Records of Hernando County, Florida. Containing 323.35 acres more or less.

RE 10.50  
DCC 2475.00  
INT  
TOT 2485.50

# This Warranty Deed

Made this 8th day of October, A. D. 1987  
Between HARLEY C. GILMORE, a single man

of the County of Pasco, State of Florida, hereinafter called the grantor(s),  
And ROBERT W. ALEXIS, as Trustee

of the County of Pasco, State of Florida, hereinafter called the grantee(s).

Witnesseth, that the said grantor(s) for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND NO/100 (\$450,000.00) DOLLARS and other good and valuable considerations, to him in hand paid by the said grantee(s), the receipt whereof is hereby acknowledged, he granted, bargained and sold to the said grantee(s), his heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to wit:

See Exhibit "A" attached hereto.  
Subject to easements and restrictions of record.  
Subject to taxes for the year 1987 and subsequent years.  
The real property described above is unimproved real property and is not the homestead of the Grantor.

Riparian rights, right of accretion or reliction and right of title to any submerged and/or filled lands incident to the real property described in Exhibit "A" are neither warranted nor guaranteed.

Grantee shall have full power and authority to deal in and with the property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in Grantee full rights as grantee of the Property as authorized and contemplated by Section 689.071, Florida Statutes.

Documentary T. 2475.00  
Intangible Tax Pd  
Harold W. Brown, Clerk of the Circuit Court,  
Hernando County, Fla.  
By Macey Butler D.C.

FILED FOR RECORD  
HEROLD WILLIAM FORD, CLERK  
HERNANDO COUNTY, FLA.  
87 OCT 16 PM 4 20  
033677

And the said grantor(s) do(es) hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming or to claim the same, by, through and under the grantor(s) herein.

In Witness Whereof, the said grantor(s) has hereunto set his hand(s) and seal(s) the day and year first above written.

Signed, Sealed and Delivered in Our-Presence:  
Timothy K. Mariani (L.S.)  
Dorene Scicchitano (L.S.)

State of Florida,  
County of PINELLAS

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared  
Harley C. Gilmore, a single man

known to me to be the individual(s) described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.  
WITNESS my hand and official seal in the State and County last aforesaid, this 8th day of October, A. D. 1987

My Commission Expires 1-20-90  
Dorene Scicchitano  
Notary Public

Prepared by and return to:  
Timothy K. Mariani  
1550 S. Highland Avenue  
Clearwater, FL 34616

LEGAL DESCRIPTION  
PARCEL "A"

A portion of Sections 3 and 4, Township 23 South, Range 21 East, Hernando County, Florida, which includes Lots 16 and 17, Block D and Tracts 12 and a portion of Tracts 11 and 13 of River Heights Estates, First Addition, as shown on plat recorded in Plat Book 5, Pages 78, 79 and 80, Public Records of Hernando County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 4 for a Point of Beginning; the same being the Northeast corner of said Tract 13, River Heights Estates, First Addition; thence run North  $89^{\circ}54'16''$  West, along the North line of said Section 4 and Tract 13, 965 feet more or less to the center thread of the Withlacoochee River. Said Point being designated as Point "A"; thence return to the Point of Beginning; thence run South  $74^{\circ}38'39''$  East, 2,400.00 feet along the Southwesterly line of Ridge Manor Estates Unit #2, as shown on plat recorded in Plat Book 10, Pages 2 through 27 inclusive, Public Records of Hernando County, Florida; thence South  $15^{\circ}21'21''$  West, 1,100.0 feet; thence South  $40^{\circ}21'21''$  West, 1,013.20 feet; thence due West 1,535.13 feet; thence North  $20^{\circ}37'37''$  West, 567.53 feet; thence 684.51 feet along the arc of a curve to the left, said curve having a radius of 1,613.92 feet and a chord of 679.39 feet which bears North  $32^{\circ}46'38.5''$  West; thence South  $45^{\circ}04'20''$  West, 400.0 feet to the Northeasterly right-of-way line of Old State Road No. 50 as it is now constructed; thence 300.00 feet along the arc of a curve to the left, said curve having a radius of 1,213.92 feet, and a chord of 299.24 feet which bears North  $52^{\circ}00'27.5''$  West to the Southwesterly corner of Tract 12, said River Heights First Addition; thence North  $29^{\circ}43'57''$  East, 322.09 feet; thence North  $0^{\circ}19'18''$  East, 331.56 feet; thence South  $89^{\circ}40'42''$  East, 380.0 feet; thence North  $0^{\circ}19'18''$  East, 50.0 feet; thence North  $89^{\circ}40'42''$  West, 200.0 feet to the Southwest corner of Lot 16, Block D, said River Heights Estates First Addition; thence along the West line of said Lot 16, North  $0^{\circ}19'18''$  East, 640.0 feet; thence North  $89^{\circ}40'42''$  West, 90.0 feet more or less to the center thread of the Withlacoochee River; thence Northerly along said thread, 165 feet more or less to said Point "A". Containing 142.72 acres more or less.

EXHIBIT     A



## Florida Department of Transportation

11201 North McKinley Drive  
Tampa, Florida 33612

RICK SCOTT  
GOVERNOR

Received

APR 30 2013

Hernando County  
Planning Department

ANANTH PRASAD, P.E.  
SECRETARY

April 26, 2013

Ms. Dawn Velsor  
Environmental Planner  
Hernando County  
205 East Fort Dade Avenue  
Brooksville, Florida 34601

**RE: Cypress Lake Preserve**  
Work Program Item Segment No.: 416732-2  
SR 50 (Cortez Boulevard) from west of I-75 to US 301 (SR 35/Treiman  
Boulevard)  
Hernando County

Dear Ms. Velsor:

The Florida Department of Transportation (FDOT) District Seven, in coordination with the Federal Highway Administration (FHWA), is conducting a Project Development and Environment (PD&E) Study to evaluate improvements to approximately 6 miles of SR 50 (Cortez Boulevard) in Hernando County, Florida. The purpose of the proposed project is to widen SR 50 (Cortez Boulevard) from a four- to six lane divided facility from west of I-75 to US 98 (SR 700/McKethan Road) and from a two-lane undivided to a four-lane divided facility from US 98 (SR 700/McKethan Road) to US 301 (SR 35/Treiman Boulevard) (see **Figure 1**). The I-75 ramp terminal intersections and approach segments (length 0.9 miles) are exempted out of the study since those improvements were analyzed as part of the I-75 PD&E Study, Work Program Item Segment No.: 411014-1. The majority of the improvements will take place within the existing FDOT right of way (ROW). FDOT is preparing a Type 2 Categorical Exclusion (CE) for approval by the FHWA.

One of the objectives of the PD&E Study is to identify parcels that may be protected under Section 4(f) of the Department of Transportation Act of 1966. Section 4(f) typically applies to publically owned land from a public park, recreation area, or wildlife and waterfowl refuge of national, state, or local significance. Section 4(f) also applies to historic or archaeological sites of national, state, or local significance regardless of ownership.

Ms. Dawn Velsor  
April 26, 2013  
Page 2 of 6

FDOT has identified the Cypress Lake Preserve as publically owned by your agency. This office has identified the preserve as a potential Section 4(f) resource. We believe the Cypress Lake Preserve is a locally significant resource. The preserve plays an important role in the available recreation areas for Hernando County. Significance means that in comparing the availability and function of the recreation objectives of the community, the land in question plays an important role in meeting those objectives.

It is our policy to avoid and/or minimize impacts to potential Section 4(f) resources. As shown on **Figures 2A and 2B**, the current conceptual design requires no right of way from the Cypress Lake Preserve as widening can be accommodated within the existing SR 50 right of way. Likewise, we do not expect the aesthetic attributes, access, or function of the recreational use of the Cypress Lake Preserve to be impacted by this project. Therefore, there will be no use of this resource. Additional coordination with your agency will take place during the design and construction phases to avoid and/or minimize impacts to the preserve. FDOT will ensure that contractor staging or storing activities will not be allowed within the Cypress Lake Preserve during construction.

Prior to making a determination of whether or not Section 4(f) applies, the FHWA requires a statement of significance from the official who has jurisdiction over the subject parcels. We are requesting Hernando County's concurrence with the determination that the Cypress Lake Preserve parcel is a significant facility (as described previously) and that there will be no use of this resource due to the implementation of the proposed project. If Hernando County concurs with this assessment, please sign and date the concurrence block at the bottom of this letter and return it to me at the address shown in the letterhead or preferably by e-mail to [Robin.Rhinesmith@dot.state.fl.us](mailto:Robin.Rhinesmith@dot.state.fl.us) by May 10, 2013. Otherwise, please contact me so we can discuss your input further.

If you have any questions, please contact me as soon as possible at (813) 975-6496 or at the e-mail address listed above. Thank you for your assistance with this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robin Rhinesmith".

Robin Rhinesmith  
Environmental Administrator

Ms. Dawn Velsor  
April 26, 2013  
Page 3 of 6

Concurrence



(Signature)

Dawn Velsor  
Environmental Planner  
Hernando County

5/6/13

(Date)

RR/ajp/rgc

Attachments

cc: Kirk Bogen (FDOT)  
File



Figure 1

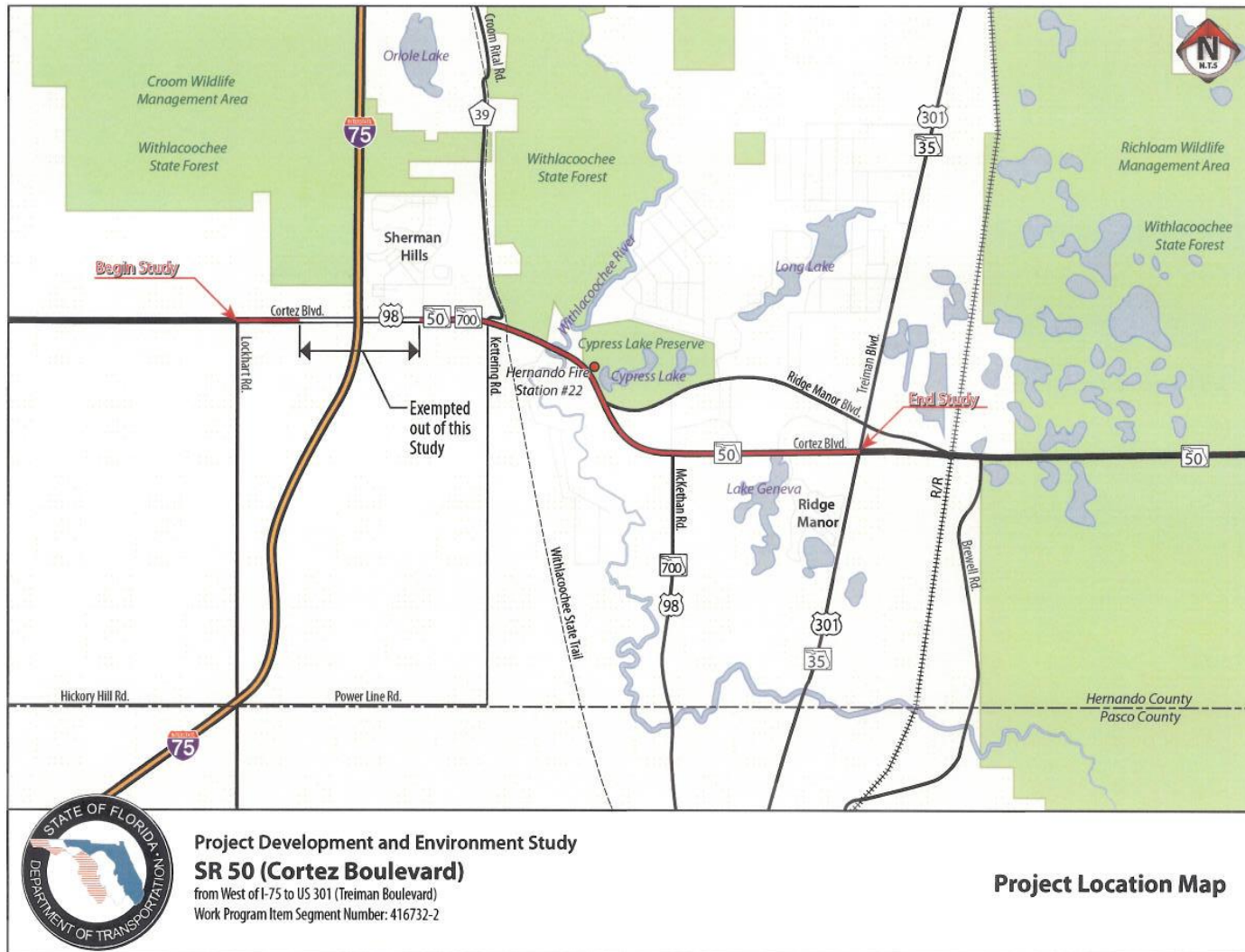


Figure 2A

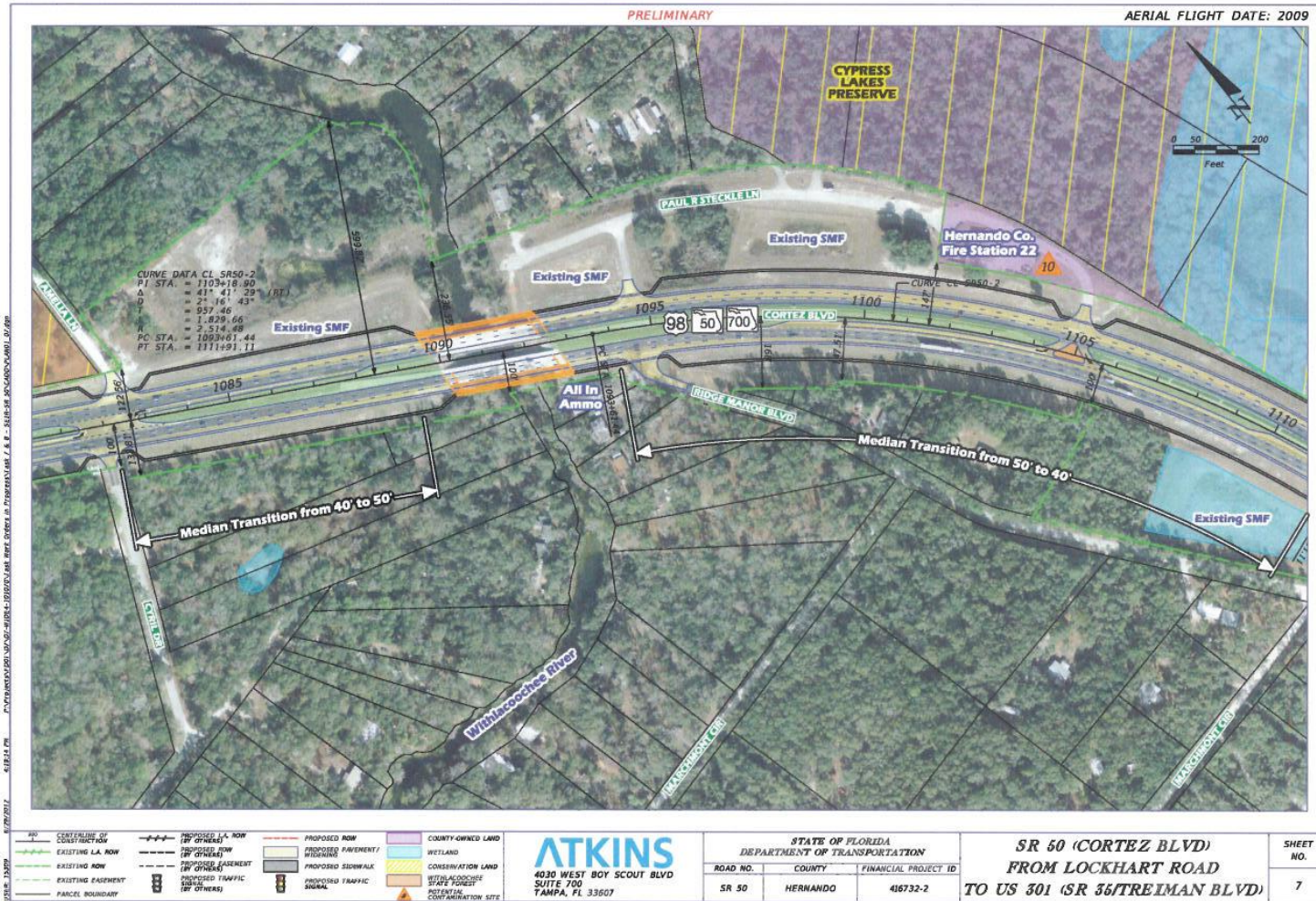


Figure 2B

