

N THE FIFTH JUDICIAL CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022-CA-000883 PARCELS: 329.000.TCE, 330.000.FEE, 330.000.TCE, 330.000.FEE and 343.000.TCE

Tampa Electric Company Petitioner, V. Madeleine Navarro, Victor Sheer, Debra E. Harris & Anthony P. Harris, Sun-coast Schools Federal Credit Union, a credit union chartered under the laws of the United States of America, Farm Credit of Central Florida, ACA, a federally chartered agricultural credit association, Jeffrey Lee Hoover, Maronda Homes, LLC of Florida, a Florida Limited Liability Company, Hernando County Tax Collector and all unknown parties that may have an interest in Parcels 329.000.TCE, 330.000.FEE, 330.000.TCE, 330.000.FEE and 343.000.TCE. Defendants.

SUMMONS TO SHOW CAUSE THE STATE OF FLORIDA

AND TO EACH SHERIFF OF THE STATE; AND TO ALL WHOM IT MAY CONCERN:

YOU ARE COMMANDED to serve this Summons to Show Cause, together with a copy of the Administrative Order, Petition with Exhibits A, B, C, Notice of Lis Pendens, Declaration of Taking, and Notice of Hearing to all Defendants and Hernando County Tax Collector in this cause upon the following Defendant:

Madeline Navarro, c/o Law Offices of John M. Leroux, PA 3090 Charles Avenue, Suite 220, Clearwater, FL 33761

Each Defendant is required to serve written defenses to the Complaint or Petition on Petitioner's attorney, whose name and address is:

Brian A. Bolves
MANSON BOLVES DONALDSON
VARN, P.A. 109 N. Brush Street,
Suite 300
Tampa, FL 33602
Telephone: 813.514.4700
bbolves@mansonbolves.com vda-
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within 30 days after service of this Summons on that Defendant, exclusive of the day of service, to show cause why the property should not be taken as demanded in the Petition, and to file the original of the written defenses with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint or Petition.

NOTICE OF HEARING

PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that Petitioner will apply for an Order of Taking vesting title and possession to the property described in the Petition in the name of the Petitioner, and any other order the Court deems proper before the Honorable Donald E. Scaglione, Circuit Judge, 20 North Main Street, Rm. F, Brooksville, FL 34601 on November 28, 2022 at 9:00AM. All respondents to this suit may request a hearing at the time and place designated and be heard. Any respondent failing to file a request for hearing shall waive any right to object of the Order of Taking.

Dated: 10/12/22
DOUG CHOVRT, JR.
As Clerk of the Court

By: /s/ Marguerite Dibattista
As Deputy Clerk
(COURT SEAL)

Publish: 10/28/2022, 11/4/2022

EXHIBIT A HERNANDO 329.00 MADELEINE NAVARRO

Temporary Construction Easement

Parcel: 329.000.TCE

A portion of Hernando County Parcel Number: R14-423-21-0000-0210-0000

DESCRIPTION

A portion of that certain parcel of land described in Official Records Book 3867, Page 61, Public Records of Hernando County, Florida lying in Section 14, Township 23 South, Range 21 East, Hernando County, Florida being more particularly described as follows:

COMMENCE at the South one-quarter corner of said Section 14, being marked by a 4"x4" concrete monument having grid coordinates: Northing 1506713.22 feet, Easting 598711.13 feet, of the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011); THENCE North 89°27'19" East, along the South line of the Southeast one-quarter of said Section 14, for 65.41 feet, to the intersection with a line lying 50.00 feet Westerly of and parallel with the Westerly right-of-way line of U.S. Highway 301, as shown on the map entitled "State of Florida, Department of Transportation, Right of Way Map, State Road No. 35, Hernando County, Drawn 3/78, Approved 2-22-79, last revised 3-12-79, Section 08030-2503", and the POINT OF BEGINNING;

From the POINT OF BEGINNING, THENCE North 17°45'08" East, along said line 50.00 feet Westerly of and parallel to the Westerly right-of-way of U.S. Highway 301, for 185.93 feet, THENCE continuing along said line 50.00 feet Westerly of and parallel to the Westerly right-of-way of U.S. Highway 301, North 13°56'17" East, for 130.90 feet; THENCE departing said line 50.00 feet Westerly of and parallel to the Westerly right-of-way of U.S. Highway 301, South 76°03'43" East, for 50.00 feet, to the aforesaid Westerly right-of-way line of U.S. Highway 301, and the Westerly line of those lands described as Parcel 101 in Official Records Book 513, Page 632, said Public Records; THENCE South 13°56'17" West, along said Westerly right-of-way line and said Westerly line of Parcel 101, for 132.56 feet; THENCE continuing along said Westerly right-of-way line and said Westerly line of Parcel 101, South 17°43'08" West, for 171.06 feet, to the aforesaid South line of said Section 14; THENCE departing said Westerly right-of-way line of U.S. Highway 301, South 89°27'19" West, along said South line of the Southeast one-quarter of said Section 14 for 52.66 feet, to the POINT OF BEGINNING.

The above described parcel contains 0.356 acres more or less, or 15,511 square feet, more or less.

EXHIBIT A HERNANDO 330.00 DEBRA E. HARRIS AND ANTHONY P. HARRIS

Permanent Easement

Parcel: 330.000.PE

A portion of Hernando County Parcel Number: R14-423-21-0000-0160-0000

DESCRIPTION

A portion of that certain parcel of land described in Official Records Book 3695, Page 343, Public Records of Hernando County, Florida lying in Section 14, Township 23 South, Range 21 East, Hernando County, Florida being more particularly described as follows:

COMMENCE at the North one-quarter corner of said Section 14, being marked by a 4"x4" concrete monument having grid coordinates: Northing 1512057.32 feet, Easting 598736.85 feet, of the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011); THENCE South 00°06'18" West, along the West line of the East one-half of said Section 14, for 3391.00 feet, to the intersection with a line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, said point also being the Northwest corner of those lands described in Official Records Book 3695, Page 343, of said Public Records; THENCE North 89°41'23" East, along said line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, and the North line of those lands described in said Official Records Book 3695, Page 343, for 622.95 feet, to a point on the Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), and the POINT OF BEGINNING.

From the POINT OF BEGINNING, THENCE continue North 89°41'23" East, along said North line of those lands described in Official Records Book 3695, Page 343, of said Public Records, for 75.37 feet, to a point on the Westerly right-of-way line of U.S. Highway 301, as shown on the map entitled "State of Florida, Department of Transportation, Right of Way Map, State Road No. 35, Hernando County, Drawn 3/78, Approved 2-22-79, last revised 3-12-79, Section 08030-2503", being a non-tangent curve to the right, concave to the Northwest with a radius of 17138.80 feet, THENCE Southerly along said Westerly right-of-way of U.S. Highway 301, along the arc of said curve for 31.29 feet, through a central angle of 0°06'17", with a chord bearing of South 16°10'14" West and a chord distance of 31.29 feet, to a point on a line lying 30.00 feet Southerly of and parallel with the North line of those lands described in said Official Records Book 3695, Page 343; THENCE departing said curve, South 89°41'23" West, along said line 30.00 feet Southerly of and parallel to the North line of those lands described in said Official Records Book 3695, Page 343, for 75.28 feet to a point on the aforesaid Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd); THENCE departing said line lying 30.00 feet Southerly of and parallel to the North line of those lands described in said Official Records Book 3695, Page 343, North 16°00'46" East, along the aforesaid Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), for 31.26 feet, to the POINT OF BEGINNING

The above described parcel contains 0.052 acres more or less, or 2,260 square feet, more or less.

EXHIBIT A HERNANDO 330.00 DEBRA E. HARRIS AND ANTHONY P. HARRIS

Temporary Construction Easement

Parcel: 330.000.TCE

A portion of Hernando County Parcel Number: R14-423-21-0000-0160-0000

DESCRIPTION

A portion of that certain parcel of land described in Official Records Book 3695, Page 343, Public Records of Hernando County, Florida lying in Section 14, Township 23 South, Range 21 East, Hernando County, Florida being more particularly described as follows:

COMMENCE at the North one-quarter corner of said Section 14, being marked by a 4"x4" concrete monument having grid coordinates: Northing 1512057.32 feet, Easting 598736.85 feet, of the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011); THENCE South 00°06'18" West, along the West line of the East one-half of said Section 14, for 3391.00 feet, to the intersection with a line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, said point also being the Northwest corner of those lands described in Official Records Book 3695, Page 343, of said Public Records; THENCE North 89°41'23" East, along said line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, and the North line of those lands described in said Official Records Book 3695, Page 343, for 622.95 feet, to the POINT OF BEGINNING;

From the POINT OF BEGINNING, THENCE South 89°41'23" West, along said North line of those lands described in Official Records Book 3695, Page 343, of said Public Records, for 30.00 feet, THENCE departing said North line of those lands described in Official Records Book 3695, Page 343, South 16°00'46" West, for 80.00 feet, to a point on a line lying 76.78 feet Southerly of and parallel with the North line of those lands described in said Official Records Book 3695, Page 343; THENCE North 89°41'23" East, along said line 76.78 feet Southerly of and parallel to the North line of those lands described in said Official Records Book 3695, Page 343, for 128.92 feet, to a point on a non-tangent curve to the right, and concave to the West, said curve being concentric with and lying 25.00 Westerly of, as measured at right angles to, the aforesaid Westerly right-of-way of U.S. Highway 301, as shown on the map entitled "State of Florida, Department of Transportation, Right of Way Map, State Road No. 35, Hernando County, Drawn 3/78, Approved 2-22-79, last revised 3-12-79, Section 08030-2503", with a radius of 17113.80 feet, THENCE Southerly along the arc of said curve for 242.07 feet, through a central angle of 0°48'38", with a chord bearing of South 16°48'59" West and a chord distance of 242.07 feet, to a point, THENCE departing the aforesaid curve, South 72°46'42" East, for 25.00 feet, to a point on the aforesaid Westerly right-of-way line of U.S. Highway 301, said point being on a non-tangent curve to the left, concave to the West, with a radius of 17138.80 feet. THENCE Northerly along said Westerly right-of-way line and the arc of said curve for 298.75 feet, through a central angle of 0°59'55", with a chord bearing of North 16°43'20" East and a chord distance of 298.74 feet, to a point on a line lying 30.00 feet Southerly of and parallel to the North line of those lands described in Official Record Book 3695, Page 343;

CONTINUED ABOVE

EXHIBIT A HERNANDO 330.00 DEBRA E. HARRIS AND ANTHONY P. HARRIS CONTINUED

THENCE South 89°41'23" West, along said line 30.00 feet Southerly of and parallel to said North line for 75.28 feet, to a point on the Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd); THENCE departing the aforesaid line 30.00 feet Southerly of and parallel to said North line, South 16°00'46" West, along said Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), for 18.74 feet, to a point on a line lying 47.98 feet Southerly of and parallel to the North line of those lands described in said Official Records Book 3695, Page 343; THENCE departing said Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), South 89°41'23" West, along said line lying 47.98 feet Southerly of and parallel to the North line of those lands described in said Official Records Book 3695, Page 343, for 50.00 feet. THENCE departing said line lying 47.98 feet Southerly of and parallel to the North line of those lands described in Official Records Book 3695, Page 343, and the POINT OF BEGINNING.

The above described parcel contains 0.308 acres more or less, or 13,409 square feet, more or less.

EXHIBIT A HERNANDO 330.00 DEBRA E. HARRIS AND ANTHONY P. HARRIS

Fee Parcel

Parcel: 330.000.FEE

A portion of Hernando County Parcel Number: R14-423-21-0000-0160-0000

DESCRIPTION

A portion of that certain parcel of land described in Official Records Book 3695, Page 343, Public Records of Hernando County, Florida lying in Section 14, Township 23 South, Range 21 East, Hernando County, Florida being more particularly described as follows:

COMMENCE at the North one-quarter corner of said Section 14, being marked by a 4"x4" concrete monument having grid coordinates: Northing 1512057.32 feet, Easting 598736.85 feet, of the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011); THENCE South 00°06'18" West, along the West line of the East one-half of said Section 14, for 3391.00 feet, to the intersection with a line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, said point also being the Northwest corner of those lands described in Official Records Book 3695, Page 343, of said public records; THENCE North 89°41'23" East, along said line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, and the North line of those lands described in said Official Records Book 3695, Page 343, for 622.95 feet, to the POINT OF BEGINNING;

From the POINT OF BEGINNING, THENCE continue North 89°41'23" East, along said line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, and the North line of those lands described in said Official Records Book 3695, Page 343, for 50.00 feet to a point on the Florida Department of Transportation proposed Westerly right-of-way line of State Road 35 (U.S. Highway 301, aka Treiman Blvd); THENCE departing said line lying 610.00 feet North of and parallel to the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 14, and the North line of those lands described in said Official Records Book 3695, Page 343, South 16°00'46" West, along the aforesaid Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), for 50.00 feet, to a point on a line lying 47.98 feet Southerly of and parallel to the North line of those lands described in Official Records Book 3695, Page 343; THENCE departing said Florida Department of Transportation proposed Westerly right-of-way line for State Road 35 (U.S. Highway 301, aka Treiman Blvd), South 89°41'23" West, along said line lying 47.98 feet Southerly of and parallel to the North line of said lands described in Official Records Book 3695, Page 343, for 50.00 feet; THENCE departing said line lying 47.98 feet Southerly of and parallel to the North line of those lands described in Official Records Book 3695, Page 343, North 16°00'46" East, for 50.00 feet, to the POINT OF BEGINNING.

The above described parcel contains 0.055 acres more or less, or 2,399 square feet, more or less.

EXHIBIT A HERNANDO 343.00 TERRY KILBURN

Temporary Construction Easement

Parcel: 343.000.TCE

A portion of Hernando County Parcel Number: R36-422-21-0000-0070-0030

DESCRIPTION

A portion of that certain parcel of land described in Official Records Book 3414, Page 1035, Public Records of Hernando County, Florida lying in Section 36, Township 22 South, Range 21 East, Hernando County, Florida being more particularly described as follows:

COMMENCE at the poured in place concrete monument marking the Southwest corner of said Section 36, having grid coordinates: Northing 1522887.45 feet, Easting 601379.52 feet, of the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, Adjustment of 2011 (NAD 83/2011); THENCE South 89°26'39" East, along the South line of the Southwest one-quarter of said Section 36, for 1208.06 feet to a point on the Westerly right-of-way line of U.S. Highway 301, as shown on the "State of Florida, State Road Department, Right-of-Way Map, State Road (39) 35, Project NRS 107, Rd. (23), drawn 4-11-41, traced 4-11-41, revised 4-8-54"; THENCE departing said South line of the Southwest one-quarter of said Section 36, North 12°11'04" East, along said Westerly right-of-way line of said U.S. Highway 301, for 3679.21 feet, to the POINT OF BEGINNING;

From the POINT OF BEGINNING, THENCE departing said Westerly right-of-way line, North 77°48'56" West, for 50.00 feet to a point on a line lying 50.00 feet Westerly of and parallel to the Westerly right-of-way line of said U.S. Highway 301; THENCE North 12°11'04" East, along said line lying 50.00 feet Westerly of and parallel to the Westerly right-of-way line of said U.S. Highway 301, for 100.00 feet; THENCE departing said line lying 50.00 feet Westerly of and parallel to the Westerly right-of-way line of U.S. Highway 301, South 77°48'56" East, for 50.00 feet to the Westerly right-of-way line of U.S. Highway 301; THENCE South 12°11'04" West, along said Westerly right-of-way line of U.S. Highway 301, for 100.00 feet, to the POINT OF BEGINNING

The above described parcel contains 0.115 acres more or less, or 5,000 square feet, more or less.