

PLAT APPLICATION

Parcel # F30-014 Project Name: Knight Acres

Name of Property Owner(s): Randall N. Thornton, Trustee

Address: Site: 3382 CR 419 Lake Panasoffkee, FL

Mailing: P.O. Box 58 Lake Panasoffkee, FL 33538

Owner Phone: 352-603-2325 Email: rthornton19@cfl.rr.com

Name of Agent: Clymer Farner Barley Surveying, LLC

Address: 4450 NE 83rd Road, Wildwood, FL 34785

Agent Phone: 352-748-3126 Email: Ntotten@CFB-inc.com

**ITEMS NEEDED FOR PRELIMINARY AND FINAL PLAT**

1. Fee established by Board of County Commissioners (\$900). Cash, credit card (3.5% charge) or check made out to BOCC must be submitted prior to staff processing application.
2. Owner Authorization form only if owner is not the one submitting application.
3. Boundary Survey.
4. Title Opinion.
5. Plat should follow requirements of Chapter 177, Florida Statute.
6. Submit Preliminary Plat electronically along with one (1) paper copy for Clerk of Court to review.
7. Staff will provide applicant any comments for revisions.
8. Once comments, if any are addressed, then applicant will submit a final plat on mylar at least seven (7) days prior to BOCC meeting for County signatures.

**Please be aware:**

- Preliminary plat expires three years if no final plat is approved by the Board of County Commissioners (BOCC).
- Final plat expires if it is not recorded within 45 days of final plat approval.

PARCEL ID: F30-014

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Owner & Property Info

Owner's Name	THORNTON RANDALL N TRUSTEE		
Site Address	3382 CR 419, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 58, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	AG IMP w/ HX (05000)		
Sec/Twp/Rng	30/19/22	Neighborhood	5010
Year Built	1928	Tax District	County(1001)
Heated Area	2920 (SF)	Market Area	5
Description	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
COMM AT SE COR OF SEC 30 RUN S 89 DEG 55'50" W 1096.29 FT N 00 DEG 02'51" W 1600.74 FT TO POB CONT N 00 DEG 02'51" W 375.75 FT CONT N 00 DEG 02'51" W 59.00 FT +/- TO WATERS OF PANASOFFKEE OUTLET HEREBY DESIGNATED AS PT "A" RETURN TO P *** Continued On Tax Roll ***			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2022 Certified Tax Roll Values and Exemptions, as of January 1, 2022

Land Value		\$6,100.00
Market Value		\$303,900.00
Assessed Value		\$91,380.00
Total Taxable Value		\$41,380.00
Exemptions	01 - Homestead	\$25,000.00
	02 - Additional Homestead	\$25,000.00

Sales History

Sale Date	OR Book/Page	OR Inst. Type	Sale V/I (Qual)	Sale Price	Grantor
08/1998	<a href="#">685/137</a>	WD	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
01/1997	<a href="#">621/387</a>	WD	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
01/1993	<a href="#">475/133</a>	WD	I (Q)	\$87,500.00	THORNTON RANDALL N TRUSTEE
08/1990	<a href="#">415/49</a>	WD	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
12/1976	<a href="#">203/368</a>	QC	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
12/1976	<a href="#">203/367</a>	QC	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
12/1976	<a href="#">203/366</a>	QC	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
12/1976	<a href="#">203/365</a>	QC	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE
10/1963	<a href="#">258/377</a>	DC	I (U)	\$100.00	THORNTON RANDALL N TRUSTEE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
<a href="#">Show Sketch</a>	Single Family	Res 500 (R5)	Wood	1928	BAS=680 SF   OP=1080 SF   TWO=2240 SF
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Pond/ Sawgrass Marsh(6060R)	4 Acre		
	SEMI IMPROVED(6020R)	15.11 Acre		
	HOMESITE(5000R)	1 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
2	Garage 2 (GAR2)	1 (28 x 16)	1986
3	Garage 2 (GAR2)	1 (28 x 20)	1948
4	Garage 2 (GAR2)	1 (35 x 24)	2002
5	Polebarn Shed W/O Con (BR1)	1 (60 x 40)	2010

**DISCLAIMER**

This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

**Notice:**  
Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



## Hunt Law Firm, P.A.

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601 S 9<sup>TH</sup> Street • Leesburg, FL 34748 • PH (352) 365-2262 • FX (352) 365-1928 • info@huntlawpa.com

May 2, 2023

Sumter County  
7375 Powell Road, Suite 115  
Wildwood, FL 34785

RE: Knight Acres Plat

Dear Sir or Madam:

We have reviewed Plat Property Information Report 1384916 (the "Plat Property Information Report"), prepared by Old Republic National Title Insurance Company issued through Attorneys' Title Fund Services, LLC (the "Underwriter") in relation to certain real property located in Sumter County, Florida, included within that certain proposed plat named Knight Acres Plat more particularly described on Exhibit "A" attached hereto (the "Property"). In connection therewith the Plat Property Information Report states the following:

The Underwriter has reviewed the chain of title on the Property described on Exhibit "A" through April 15, 2023 (the "Effective Date"). As of the Effective Date, title to the Property was vested in Randall N. Thornton, his successors as trustee under a trust agreement dated September 11, 1996, by Deed in Trust recorded in O.R. Book 685, Page 137, Public Records of Sumter County, Florida. The 2022 real property taxes have been paid; all other real property taxes that are due have been paid.

As of the Effective Date, the Property is encumbered by the following:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.
2. Rights or claims of parties in possession not shown by public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

4. Easements or claims of easements not shown by public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
7. Rights of the lessees under unrecorded leases.

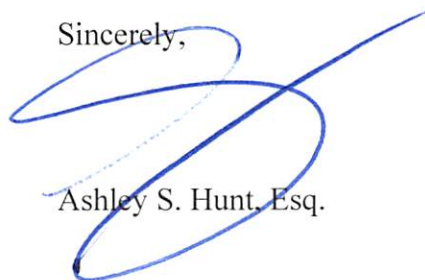
The opinions are limited to the matters expressly stated herein, and no opinion is implied or may be inferred beyond the matters expressly stated.

The opinions as expressed in this letter are rendered as of April 15, 2023, at 11:00 P.M. and are based on existing law which is subject to change.

In the examination, both the Underwriter and the undersigned have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to the original of all documents submitted to us as certified, photostatic or confirmed copies, and the authenticity of the originals of all such latter documents. In addition, as to certain matters, we may have relied on certificates from various state authorities and public officials. We assume the accuracy of the factual and legal matters contained therein.

The opinions expressed in this letter are given solely for the benefit of addressee in connection with Randall N. Thornton and the property described in Exhibit "A" filed with Sumter County and may not be relied upon by any other party for any other purpose without prior written consent.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by 'shley S. Hunt, Esq.'.

Ashley S. Hunt, Esq.



**EXHIBIT "A"**

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 OF AFORESAID SECTION 30;  
THENCE ALONG THE SOUTH LINE OF GOVERNMENT LOT 6 AND ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30 RUN S89°55'31"W, A DISTANCE OF 1,100.00 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 621, PAGE 387, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE RUN N00°04'25"E, 32.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 470 (PER STATE ROAD 470 RIGHT-OF-WAY MAP SECTION 18090 DATED 1979) FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE RUN N00°04'25"E, A DISTANCE OF 1,458.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°43'00"W, A DISTANCE OF 473.53 FEET TO THE WEST LINE OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 621, PAGE 387; SAID POINT ALSO BEING ON THE EAST LINE OF SQUIRREL HAVEN, AN UNRECORDED SUBDIVISION; THENCE ALONG SAID WEST LINE RUN S00°00'26"E, A DISTANCE OF 1,458.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 470; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN N89°43'00"E, A DISTANCE OF 471.48 FEET TO THE POINT OF BEGINNING.