

LEGAL DESCRIPTION: (OVERALL)

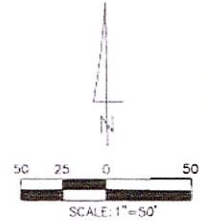
TRACT 24, WOODLAND RETREATS, UNRECORDED;  
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 19 EAST,  
 HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 89°57'32" WEST,  
 ALONG THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, A DISTANCE  
 OF 990.00 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF  
 1320.00 FEET; THENCE SOUTH 89°57'32" WEST A DISTANCE OF  
 330.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH  
 89°57'32" WEST A DISTANCE OF 870.00 FEET; THENCE NORTH 01°  
 53'58" WEST, 342.41 FEET; THENCE SOUTH 85°12'07" EAST A DISTANCE  
 616.44 FEET; THENCE SOUTH 42°38'30" EAST A DISTANCE OF 394.27  
 FEET TO THE POINT OF BEGINNING. LESS THE SOUTHERLY 25 FEET THEREOF  
 FOR ROAD RIGHT OF WAY.  
 CONTAINING 4.8 ACRES MORE OR LESS.

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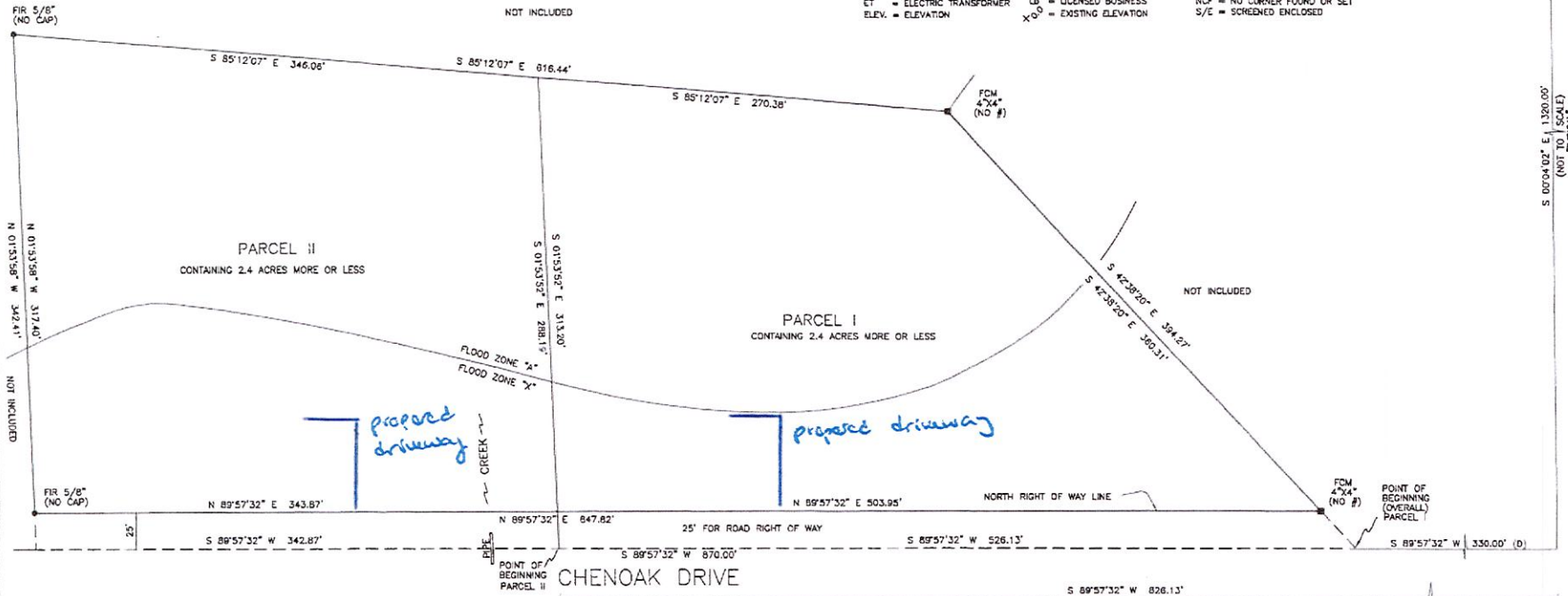


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TYPICAL LEGEND

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DR
DR
DR

ACCU SURV SURVEYING AND MAPPING, LLC  
 4440 SPRING LAKE HIGHWAY BROOKSVILLE, FLORIDA 34601

Phone: (813) 949-6506  
 Fax: (813) 856-4541  
 ACCUSURV@GMAIL.COM

CLAY COUNTY SURVEY  
 PSM5001  
 JANUARY 4, 2024  
 P.S.M. #6001

PARCEL #R24 423 19 0000 01 30 0000  
 22375 CHENOAK DRIVE  
 BROOKSVILLE, FL 34602

JOB NO.	2204-014	SPR.	1
DATE OF FIELD WORK	2/17/2022		
SCALE	1"=50'		

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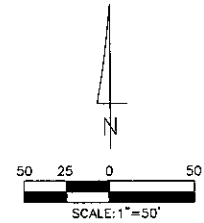
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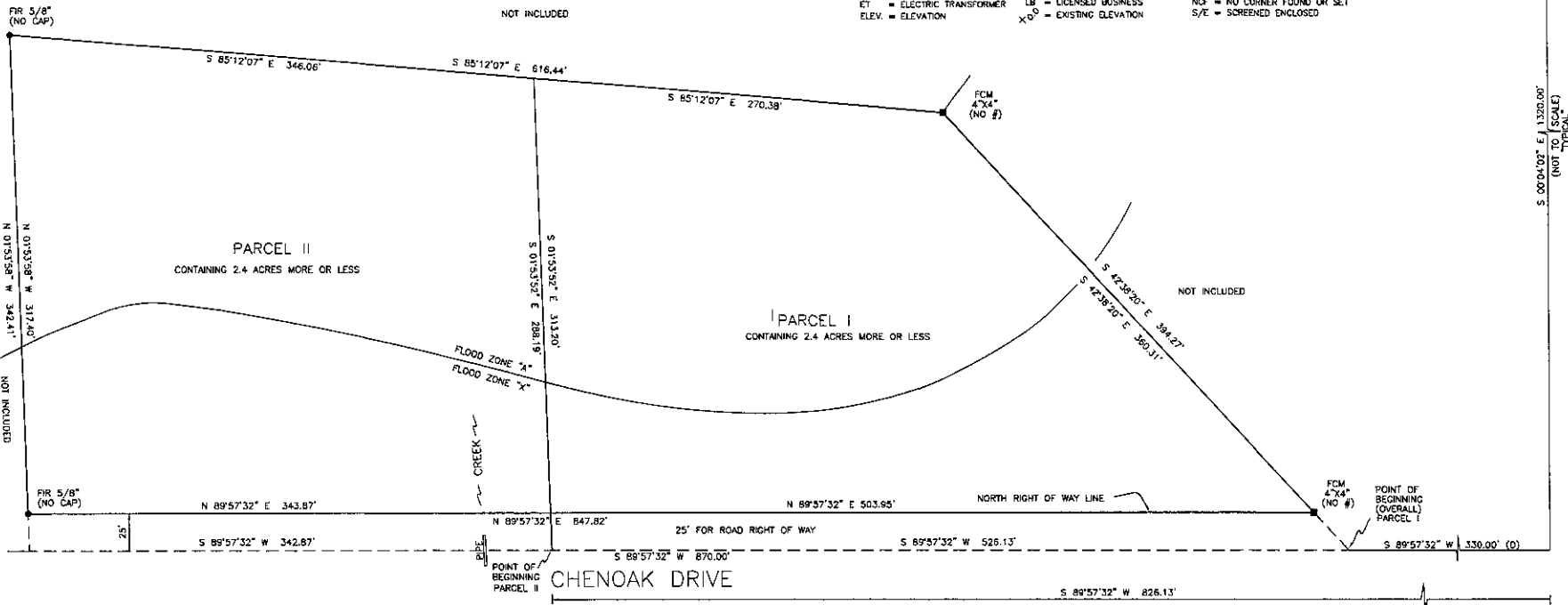


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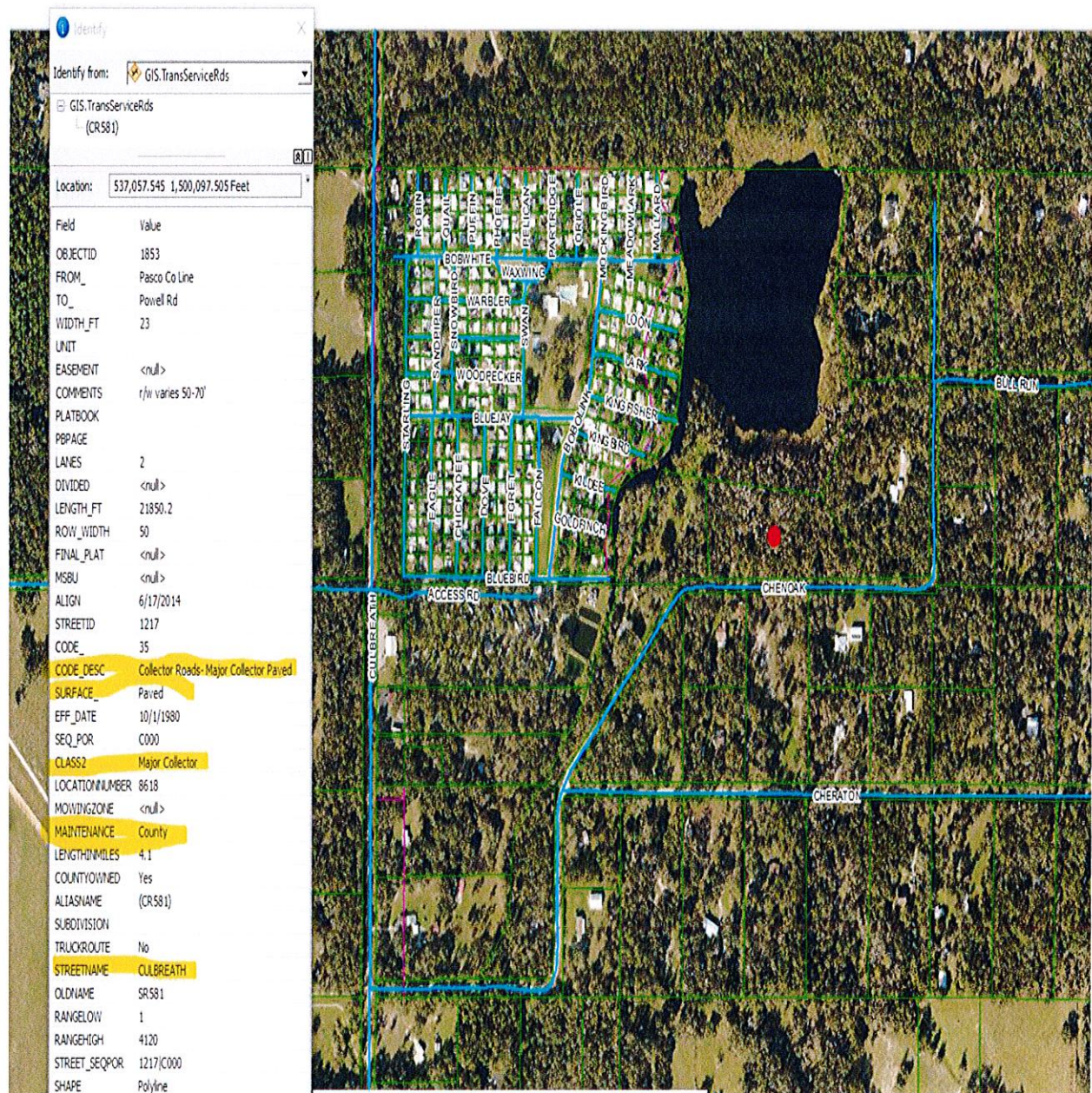
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DRAWN: DC CHECKED: DR DATE: DR	<b>ACCU SURV SURVEYING AND MAPPING, LLC</b> 4440 SPRING LAKE HIGHWAY    BROOKSVILLE, FLORIDA 34601 Phone: (813) 949-6506 Fax: (813) 856-4541 ACCUSURV@GMAIL.COM	<b>CLAYTON SURVEY</b> PSM6001 JANUARY 4, 2024 P.S.M. #8001	PARCEL #R24 423 19 0000 01 30 0000 22375 CHENOAK DRIVE BROOKSVILLE, FL 34602	JOB NO: 2204-014 DATE OF FIELD WORK: 2/17/2022 SCALE: 1"=50' SHEET: 1 OF 1
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# Culbreath Road



# Chenoak Road:

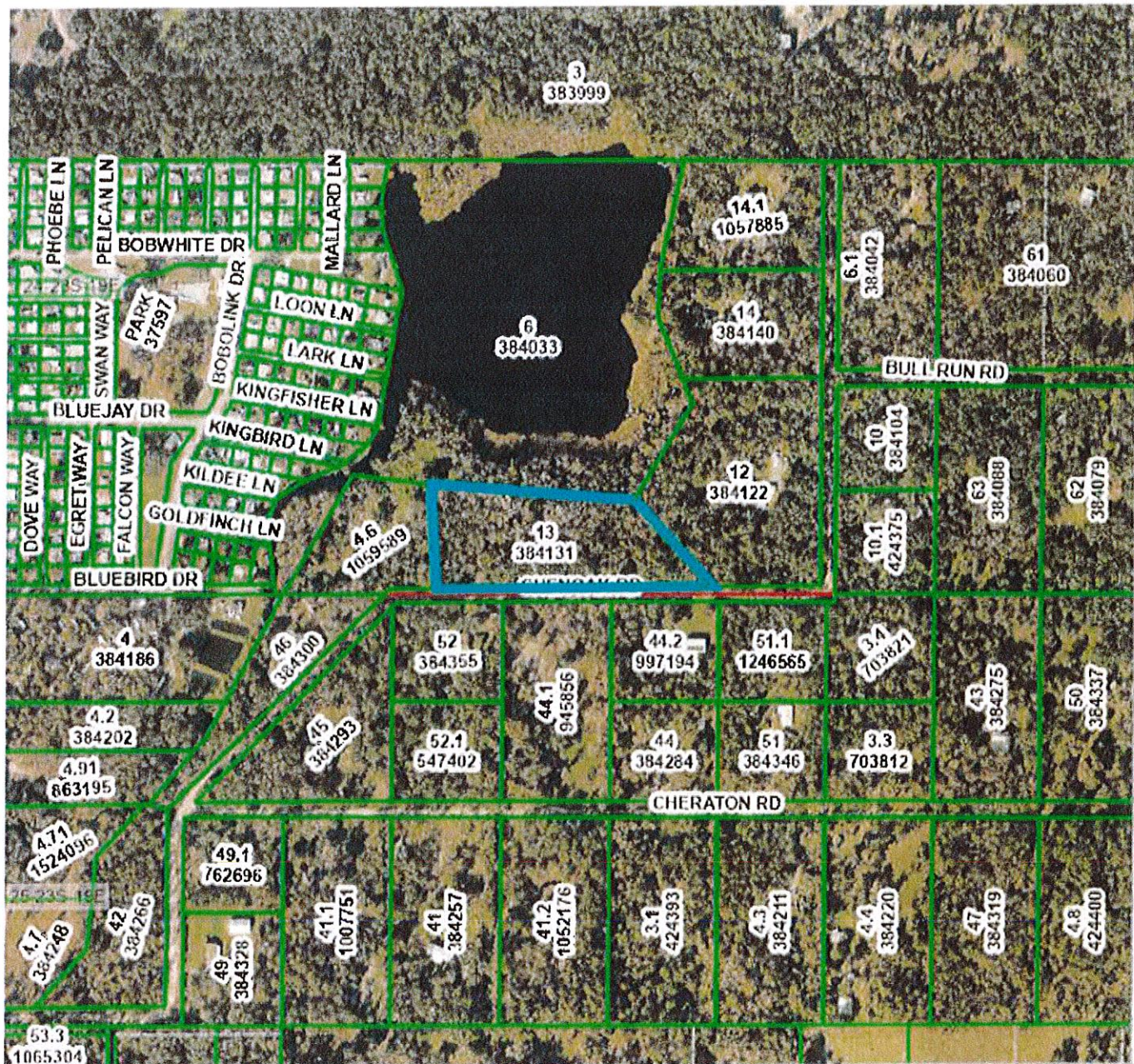
**Identify**

Identify from: GIS.TransServiceRds

GIS.TransServiceRds  
1860

Location: 539,038.809 1,501,208.064 Feet

Field	Value
OBJECTID	1860
FROM_	Culbreath Rd
TO_	N of Bull Run Rd
WIDTH_FT	<null>
UNIT	Unrecorded
EASEMENT	<null>
COMMENTS	
PLATBOOK	0
PBPAGE	0
LANES	0
DIVIDED	<null>
LENGTH_FT	5051.9
ROW_WIDTH	60
FINAL_PLAT	<null>
MSBU	<null>
ALIGN	6/17/2014
STREETID	952
CODE_	60
CODE_DESC	Private- Unpaved
SURFACE_	Un-Paved
EFF_DATE	10/1/1980
SEQ_POR	A000
CLASS2	<null>
LOCATIONNUMBER	7735
MOWINGZONE	<null>
MAINTENANCE	Private
LENGTHINMILES	1
COUNTYOWNED	<null>
ALIASNAME	<null>
SUBDIVISION	Woodland Retreats
TRUCKROUTE	No
STREETNAME	CHENOAK
OLDNAME	Dodge Rd
RANGELOW	22136
RANGEHIGH	22574
STREET_SEQPOR	952 A000
SHAPE	Polyline
SHAPE.STLength()	5051.91644



### Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R24 423 19 0000 0130 0000 | KEY: 384131

A 5 AC TRACT DES AS TRACT 24 IN WOODLAND RETREATS UNREC ORB 252 PG 767  
LESS S25 FT RD R/W

Name: KRAUS TIMOTHY S, TATE MEGAN  
Site: 22375 CHENOAK RD  
Mail: 25821 TILLY HAWK LN  
BROOKSVILLE FL 34602-6270

Last Sale: 05/26/2023 \$125,000.00 V(Q)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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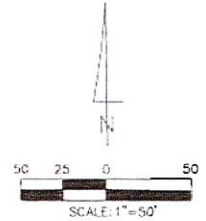
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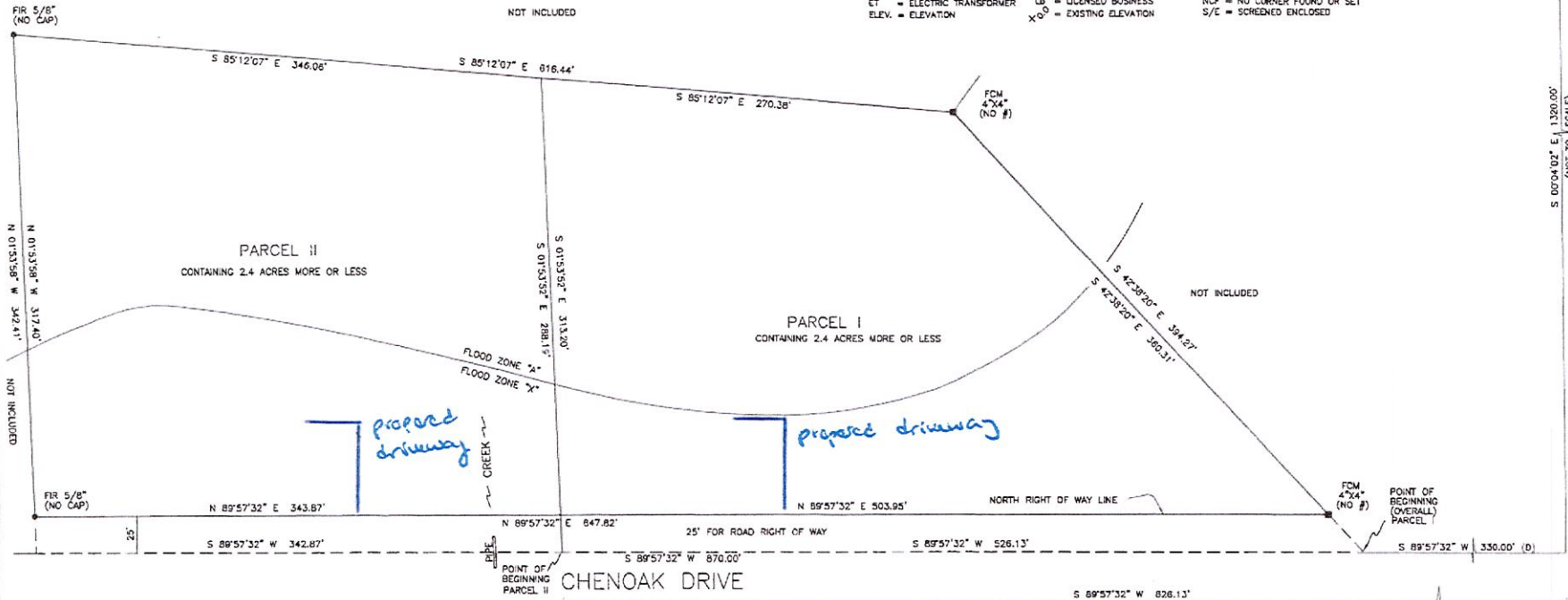


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DRAWN: DG CHECKED: DR PL: DR	<b>ACCU SURV SURVEYING AND MAPPING, LLC</b> 4440 SPRING LAKE HIGHWAY BROOKSVILLE, FLORIDA 34601	Phone: (813) 949-6506 Fax: (813) 856-4541 ACCUSURV@GMAIL.COM	<b>CLAYTON SURVEY</b> PSM5001 JANUARY 4, 2024 P.S.M. #6001	PARCEL #R24 423 19 0000 01 30 0000 22375 CHENOAK DRIVE BROOKSVILLE, FL 34602	JOB NO. 2204-014 DATE OF FIELD WORK: 2/17/2022 SCALE: 1"=50' SHEET 1 OF 1
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LEGAL DESCRIPTION: (OVERALL)

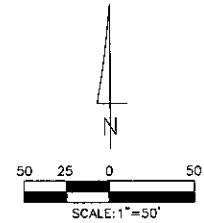
TRACT 24, WOODLAND RETREATS, UNRECORDED;  
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 19 EAST,  
 HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 89°57'32" WEST,  
 ALONG THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, A DISTANCE  
 OF 990.00 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF  
 1320.00 FEET; THENCE SOUTH 89°57'32" WEST A DISTANCE OF  
 330.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH  
 89°57'32" WEST A DISTANCE OF 870.00 FEET; THENCE NORTH 01°  
 53'58" WEST, 342.41 FEET; THENCE SOUTH 85°12'07" EAST A DISTANCE  
 616.44 FEET; THENCE SOUTH 42°38'30" EAST A DISTANCE OF 394.27  
 FEET TO THE POINT OF BEGINNING. LESS THE SOUTHERLY 25 FEET THEREOF  
 FOR ROAD RIGHT OF WAY.  
 CONTAINING 4.8 ACRES MORE OR LESS.

PARCEL I

PART OF TRACT 24, WOODLAND RETREATS, UNRECORDED;  
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 19 EAST,  
 HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 89°57'32" WEST,  
 ALONG THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, A DISTANCE  
 OF 990.00 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF  
 1320.00 FEET; THENCE SOUTH 89°57'32" WEST A DISTANCE OF  
 330.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH  
 89°57'32" WEST A DISTANCE OF 526.13 FEET; THENCE NORTH 01°  
 53'52" WEST, A DISTANCE OF 313.20 FEET; THENCE SOUTH 89°  
 12'07" EAST, A DISTANCE OF 270.38 FEET; THENCE SOUTH 42°  
 38'20" EAST, A DISTANCE OF 394.27 FEET TO THE POINT OF  
 BEGINNING. LESS THE SOUTHERLY 25 FEET THEREOF FOR ROAD  
 RIGHT OF WAY.  
 CONTAINING 2.4 ACRES MORE OR LESS.

PARCEL II

PART OF TRACT 24, WOODLAND RETREATS, UNRECORDED;  
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 19 EAST,  
 HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 89°57'32" WEST,  
 ALONG THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, A DISTANCE  
 OF 990.00 FEET; THENCE SOUTH 00°04'02" EAST A DISTANCE OF  
 1320.00 FEET; THENCE SOUTH 89°57'32" WEST A DISTANCE OF  
 826.13 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH  
 89°57'32" WEST A DISTANCE OF 342.87 FEET; THENCE NORTH 01°  
 53'58" WEST, A DISTANCE OF 342.41 FEET; THENCE SOUTH 89°  
 12'07" EAST, A DISTANCE OF 346.06 FEET; THENCE SOUTH 01°  
 53'52" EAST, A DISTANCE OF 313.30 FEET TO THE POINT OF  
 BEGINNING. LESS THE SOUTHERLY 25 FEET THEREOF FOR ROAD  
 RIGHT OF WAY.  
 CONTAINING 2.4 ACRES MORE OR LESS.

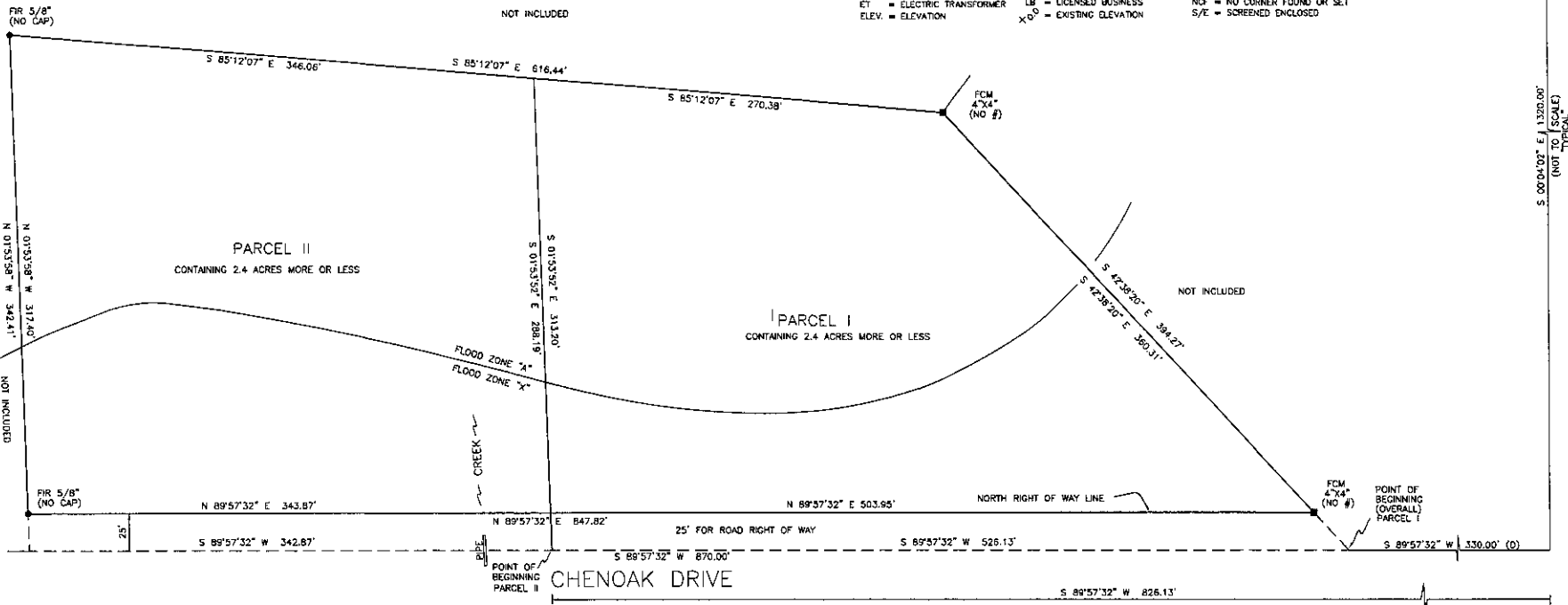


NOTES:

- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, NO BUILDING OVERHANGS SHOWN THIS DATE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON.
- NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
- ELEVATIONS (IF SHOWN) ARE BASED ON ASSUMED VERTICAL DATUM UNLESS OTHERWISE NOTED.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR, NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PARCEL ASSUMED TO BE S 89°57'32" W.
- SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONES X & A, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120110 0353 D, DATED 2/2/2012.
- SOME PORTIONS OF THIS DRAWING, ESPECIALLY FENCES AND OBJECTS NEAR PROPERTY AND BUILDING LINES MAY HAVE BEEN EXAGGERATED FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. MEASUREMENTS AND DIMENSIONS SHOWN HOLD OVER SCALE. SYMBOLS MAY NOT BE TO SCALE.

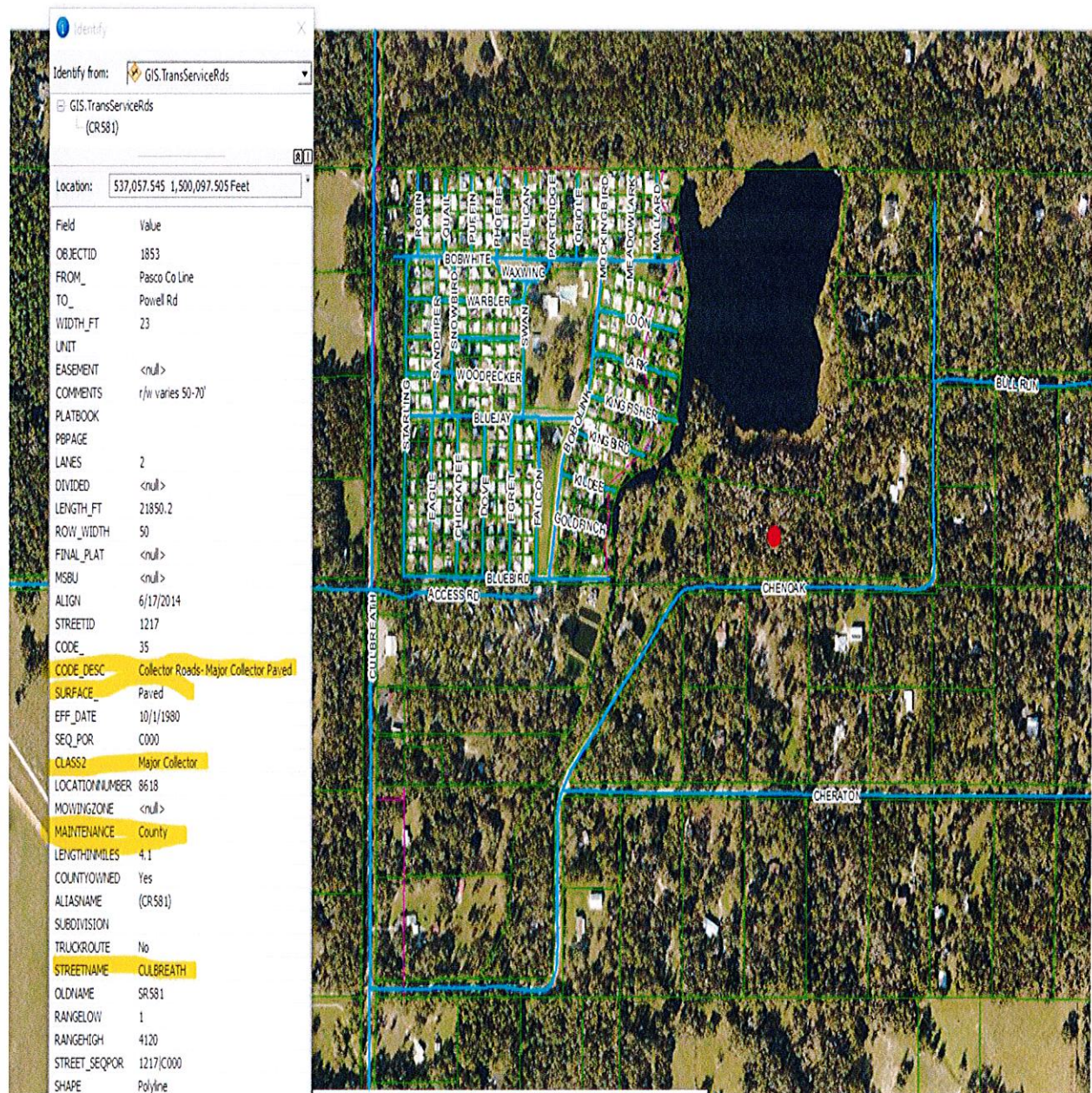
TYPICAL LEGEND

- |                           |                                     |  |
|---------------------------|-------------------------------------|--|
| CB = COVERED BRICK        | P/E = POOL EQUIPMENT                | H/U = HEATING AND/OR COOLING UNIT      |
| CC = COVERED CONCRETE     | W/E = WELL EQUIPMENT                | — = OVERHEAD LINES                     |
| CT = COVERED TILE         | WM = WATER METER                    | PLS = PROFESSIONAL LAND SURVEYOR       |
| HP = WELL PIPE            | Ø = CENTERLINE                      | SIR = SET 1/2" IRON ROD & CAP PSM 6001 |
| CA = COVERED AREA         | (D) = DEED/DESCRIPTION              | PSM = PROFESSIONAL SURVEYOR AND MAPPER |
| WM = MANHOLE              | (C) = PLAT                          | DE = DRAINAGE EASEMENT                 |
| CS = CONCRETE SLAB        | (F) = FIELD DIMENSION               | UE = UTILITY EASEMENT                  |
| UP = UTILITY POLE         | FCM = FOUND CONC MONUMENT           | EUE = ELECTRIC UTILITY EASEMENT        |
| UB = UTILITY BOX          | FIP = FOUND IRON PIPE               | EPUE = ELECTRIC POWER UTILITY EASEMENT |
| LP = LIGHT POLE           | FIR = FOUND IRON ROD                | PUE = PUBLIC UTILITY EASEMENT          |
| MP = METER POLE           | FN = FOUND NAIL                     | EPE = ELECTRIC POWER EASEMENT          |
| PB = PHONE BOX            | FN&D = FOUND NAIL & DISK            | CMP = CORRUGATED METAL PIPE            |
| TV = CABLE TELEVISION BOX | FN = FIRE HYDRANT                   | RCP = REINFORCED CONCRETE PIPE         |
| EB = ELECTRIC BOX         | GW = GUY WIRE                       | PVC = POLYVINYL CHLORIDE               |
| ET = ELECTRIC TRANSFORMER | LB = LICENSED BUSINESS              | W/C = WITNESS CORNER                   |
| ELEV = ELEVATION          | X <sup>0</sup> = EXISTING ELEVATION | NOC = NO CORNER FOUND OR SET           |
|                           |                                     | S/E = SCREENED ENCLOSED                |



DRAWN CHECKED BY	<b>ACCU SURV SURVEYING AND MAPPING, LLC</b> 4440 SPRING LAKE HIGHWAY    BROOKSVILLE, FLORIDA 34601 Phone: (813) 949-6506 Fax: (813) 856-4541 ACCUSURV@GMAIL.COM	<b>CLAYTON SURVEY</b> PSM6001 JANUARY 4, 2024 P.S.M. #8001	PARCEL #R24 423 19 0000 01 30 0000 22375 CHENOAK DRIVE BROOKSVILLE, FL 34602	JOB NO. DATE OF FIELD WORK SCALE	2204-014 2/17/2022 1"=50'
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# Culbreath Road





# Chenoak Road:

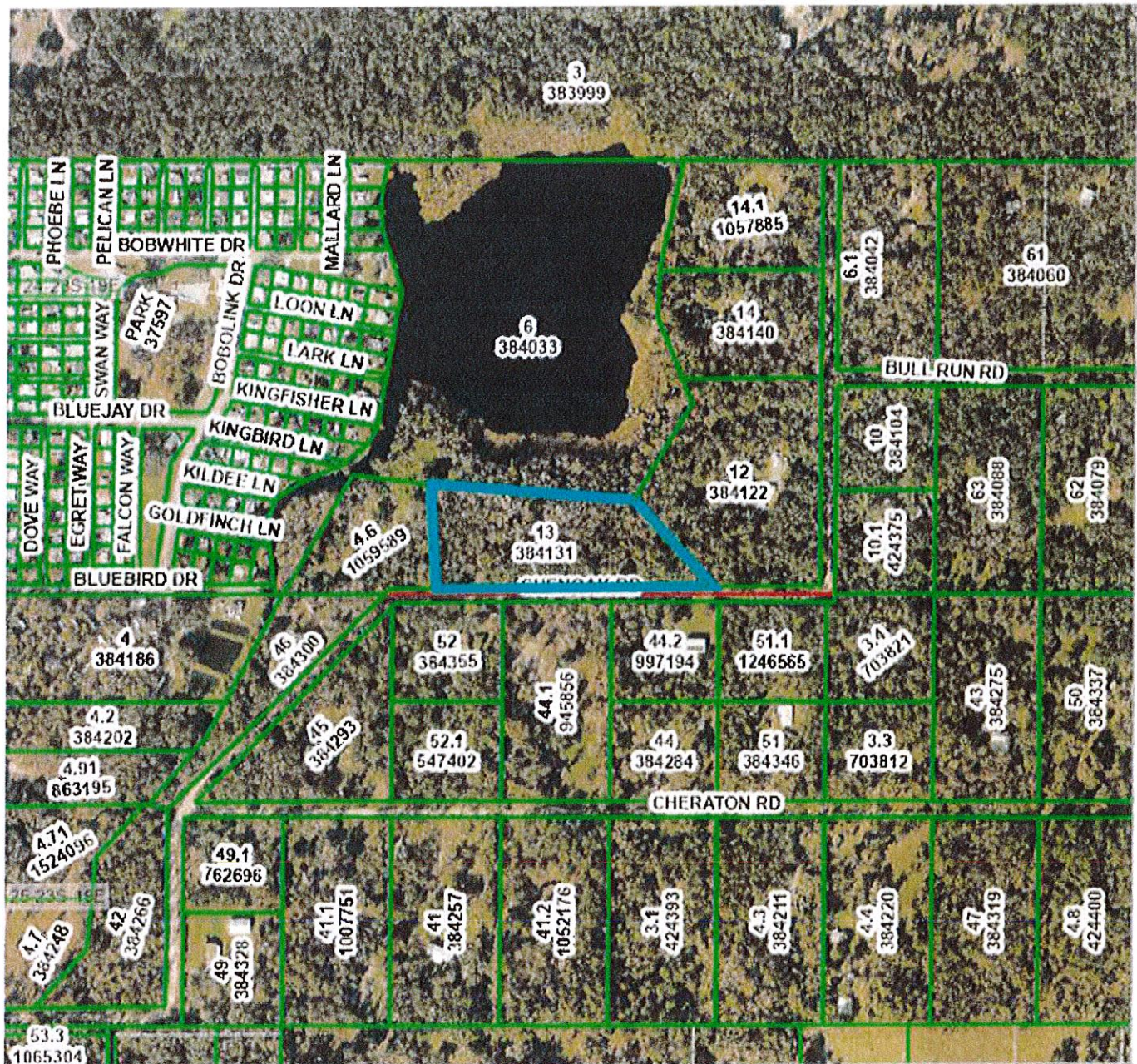
**Identify**

Identify from: GIS.TransServiceRds

GIS.TransServiceRds  
1860

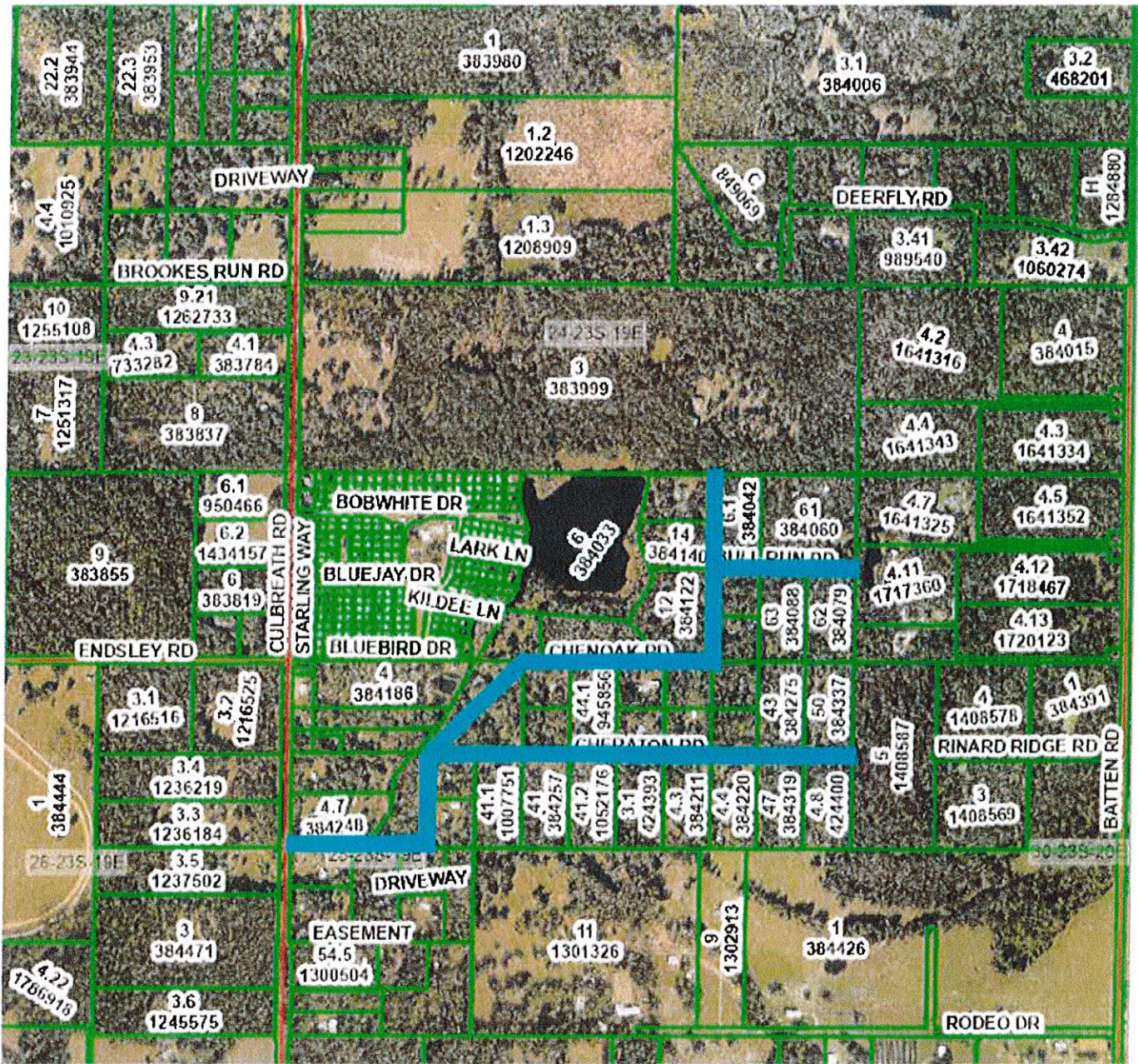
Location: 539,038.809 1,501,208.064 Feet

Field	Value
OBJECTID	1860
FROM_	Culbreath Rd
TO_	N of Bull Run Rd
WIDTH_FT	<null>
UNIT	Unrecorded
EASEMENT	<null>
COMMENTS	
PLATBOOK	0
PBPAGE	0
LANES	0
DIVIDED	<null>
LENGTH_FT	5051.9
ROW_WIDTH	60
FINAL_PLAT	<null>
MSBU	<null>
ALIGN	6/17/2014
STREETID	952
CODE_	60
CODE_DESC	Private- Unpaved
SURFACE_	Un-Paved
EFF_DATE	10/1/1980
SEQ_POR	A000
CLASS2	<null>
LOCATIONNUMBER	7735
MOWINGZONE	<null>
MAINTENANCE	Private
LENGTHINMILES	1
COUNTYOWNED	<null>
ALIASNAME	<null>
SUBDIVISION	Woodland Retreats
TRUCKROUTE	No
STREETNAME	CHENOAK
OLDNAME	Dodge Rd
RANGELOW	22136
RANGEHIGH	22574
STREET_SEQPOR	952 A000
SHAPE	Polyline
SHAPE.STLength()	5051.91644



<h2>Hernando County Property Appraiser</h2> <p>John C. Emerson, CFA - Brooksville, Florida - 352-754-4190</p>		
<p><b>PARCEL:</b> R24 423 19 0000 0130 0000   <b>KEY:</b> 384131</p>		
<p>A 5 AC TRACT DES AS TRACT 24 IN WOODLAND RETREATS UNREC ORB 252 PG 767 LESS S25 FT RD R/W</p>		
<p><b>Name:</b> KRAUS TIMOTHY S, TATE MEGAN</p>		
<p><b>Site:</b> 22375 CHENOAK RD</p>		
<p><b>Mail:</b> 25821 TILLY HAWK LN BROOKSVILLE FL 34602-6270</p>		
<p><b>Last Sale:</b> 05/26/2023 \$125,000.00 V(Q)</p>		<p><b>Levy Code:</b> CWES</p>

This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



## Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R24 423 19 0000 0000 000A | KEY: 1708290

CHENOAK ROAD CHERATON ROAD

Name: WOODLAND RETREATS HOMEOWNERS ASSOC

Site: CHENOAK RD

Mail: 20 N MAIN ST RM 263  
BROOKSVILLE FL 34601-2817

Last Sale: 08/29/2008 \$100.00 V(D)

Levy Code: CWES



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Sean Kraus &lt;timsean109@gmail.com&gt;

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## Class D Subdivision

---

**Cory W. Catts** <Cory.Catts@swfwmd.state.fl.us>  
To: Sean Kraus <timsean109@gmail.com>

Thu, Jan 25, 2024 at 9:47 AM

SWFWMD jurisdiction only covers residential subdivisions larger than 4 homes. Florida Department of Environmental Protection (FDEP) is the state agency that has jurisdiction for projects less than 4 homes. For any questions about permitting on splitting a parcel into two single family lots please contact FDEP at 813-470-5700. I believe this should satisfy item 7 on the checklist provided by the county. Please let me know if you have any additional questions.

---

### Cory Catts, M.S., P.W.S.

Senior Environmental Scientist  
Environmental Resource Permit Bureau  
Southwest Florida Water Management District  
7601 US Highway 301 North  
Tampa, FL 33637  
813-355-0549  
Cory.Catts@watermatters.org

[WaterMatters.org/ePermitting](https://www.watermatters.org/ePermitting)

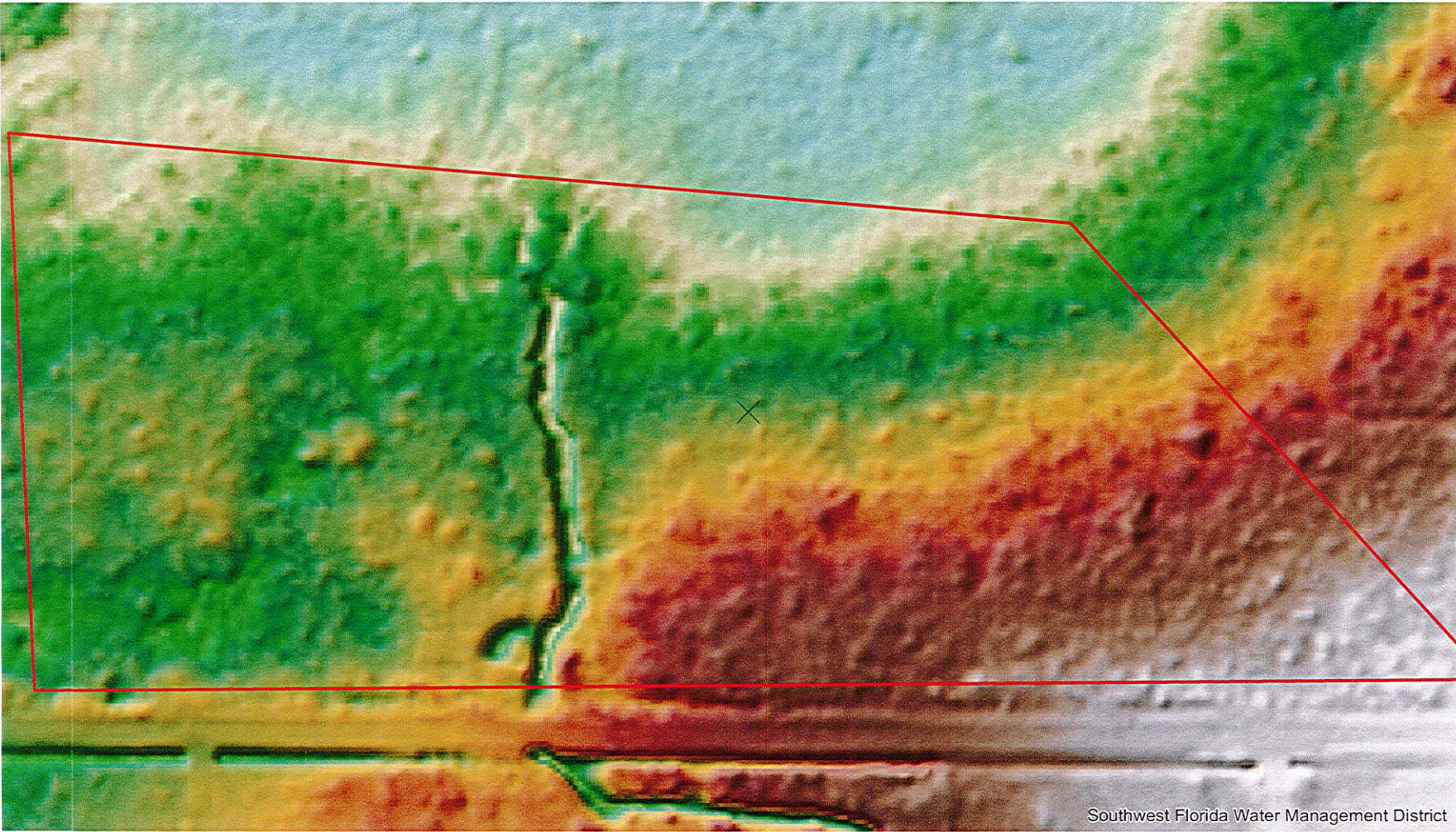
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**From:** Sean Kraus <timsean109@gmail.com>  
**Sent:** Thursday, January 25, 2024 9:11 AM  
**To:** Cory W. Catts <Cory.Catts@swfwmd.state.fl.us>  
**Subject:** Class D Subdivision

You don't often get email from [timsean109@gmail.com](mailto:timsean109@gmail.com). [Learn why this is important](#)

**[EXTERNAL SENDER] Use caution before opening.**

[Quoted text hidden]



Southwest Florida Water Management District