

App# 1476976

Revised
1/26/24
alc

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

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

Date: 9/13/23

APPLICANT: <u>Timothy Sean Kraus</u>
Mailing Address: <u>25821 Tilly Hawk Ln.</u>
City, State, Zip Code: <u>Brooksville, FL 34602</u>
Daytime Phone: <u>(352) 238-8115</u> Email: <u>timsean109@gmail.com</u>
REPRESENTATIVE: _____
Mailing Address: _____
City, State, Zip Code: _____
Daytime Phone: _____ Email: _____
Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary. _____ <u>22375 Chenock Dr. Brooksville, FL 34602</u>
PARCEL KEY NUMBER <u>#384131</u> SEC <u>24</u> TWP <u>23</u> (S) RANGE <u>19</u> (E)
Size of Area Covered by Application: <u>5 acre lot (4.8±)</u>
Highway & Street Boundaries: _____
Number of Parcels Proposed: <u>two separate parcels</u>
Minimum Size(s) of Lot(s) Created: <u>2.4 ± acres</u>

ACKNOWLEDGMENT

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

I, Timothy Kraus, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

[Signature]
Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 28 day of September, 2023, before me, the undersigned Notary Public of the State of Florida, personally appeared Timothy Kraus and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

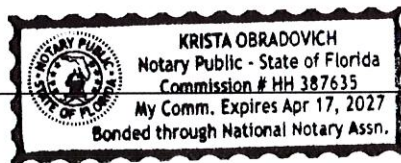
WITNESS my hand and official seal

Krista Obradovich
Notary Signature

The individual(s) are personally known to me or, presented the following Identification: Florida Driver License.

NOTARY SEAL & COMMISSION

EXPIRATION:



RENV

After Recording Return to:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549

This Instrument Prepared by:
Grace Payne
Southern Title Services of Tampa Bay, Inc.
17818 U.S. Hwy 41 N.
Lutz, FL 33549
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R24-423-19-0000-0130-0000
File No.: 20231111

WARRANTY DEED

This Warranty Deed, Made the 26th day of May, 2023, by **Edward W Hammant Jr and Amy Marie Hammant, husband and wife**, whose post office address is: **5707 Golden Owl Loop, Land O Lakes, FL 34638**, hereinafter called the "Grantor", to **Timothy Sean Kraus and Megan Tate, as joint tenants with full rights of survivorship**, whose post office address is: **25821 Tilly Hawk Ln., Brooksville, FL 34602**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando County, Florida**, to wit:

TRACT 24, WOODLAND RETREATS, unrecorded:
Commencing 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 of 816.44 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.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, reservations, restrictions and easements of record, if any.

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature: Brittany D. Collins Edward W. Hammant Jr
Edward W Hammant Jr

Printed Name: Brittany D. Collins

Witness Signature: Lauren Roberts Amy Marie Hammant
Amy Marie Hammant

Printed Name: Lauren Roberts

State of Florida
County of Hillsborough

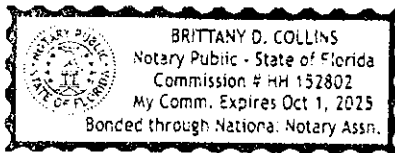
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2023 by Edward W Hammant Jr and Amy Marie Hammant. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

Brittany D. Collins
Notary Public Signature (SEAL)

Printed Name: Brittany D. Collins

My Commission Expires: October 01, 2025

Online Notary (Check Box if acknowledgment done by Online Notarization)



Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

***§197.192 Land not to be divided or plat filed until taxes paid.** No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

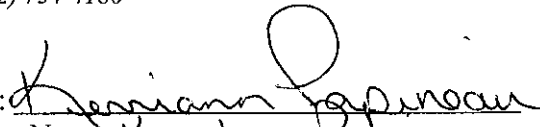
As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: Jan 5 2024

I, hereby certify that the property taxes on parcel

Key number 384131 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: 
Print Name: Hermann Papineau
Title: Customer Service Rep.

SEAL

Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 1/9/24 Parcel Key: 384131

Print Applicant Name: Timothy Kraus

Applicant Address: 25821 Tilly Hawk Ln. Brooksville FL 34602

Applicant Phone Number: (352) 238-8115

Applicant Email address: timsean109@gmail.com

Review Results:

Department of Public Works inspector Name: T. McCain

The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

The proposed driveway location is **not approved**.

Notes: _____

1/9/24 - Kodi McCain
Pd. \$100.00 Cash Recpt. # 4003