

App# 1476991

Revised
1/29/24
Cle

HERNANDO COUNTY PLANNING
DEPARTMENT CLASS D SUBDIVISION
REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
352-754-4057e
akidd@co.hernando.fl.us

Date: 1-25-24

Same

| | |
|---|---|
| APPLICANT: <u>Ryan Stephens</u> | |
| Mailing Address: | <u>22225 White Rock Rd Brooksville FL 34602</u> |
| City, State, Zip Code: | |
| Daytime Phone: <u>352.913.1103</u> | Email: <u>BeautifulPearsCoCo@gmail.com</u> |
| REPRESENTATIVE: | |
| Mailing Address: | <u>4930 NE 124th Rd.</u> |
| City, State, Zip Code: | <u>Oxford, FL 34484-9627</u> |
| 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>The SW 1/4 of SE 1/4 of NW 1/4 + the North 24.00 feet of the West 1/2 of the NE 1/4 of the SW 1/4 of Section 36, Township 23 South, Range 19 East Less 30 ft. thereof</u> | |
| PARCEL KEY NUMBER <u>01407338</u> | SEC <u>36</u> TWP <u>23</u> (S) RANGE <u>19</u> (E) |
| Size of Area Covered by Application: | <u>10 acres</u> |
| Highway & Street Boundaries: | <u>Wise Owl Rd.</u> |
| Number of Parcels Proposed: | <u>Two</u> |
| Minimum Size(s) of Lot(s) Created: | <u>3 acres & 7 acres</u> |

Board Of County Commissioners
Hernando County, Florida

NO. 33760

DATE _____

RECEIVED FROM Ryan Stephens \$ 150.00 DOLLARS

FOR Planning \$150.00
Class D Key-1407338

| | | |
|-------------------|--|--|
| AMOUNT OF ACCOUNT | | |
| THIS PAYMENT | | |
| BALANCE DUE | | |

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Nichol Steel

RECEIPT

Prepared by and return to:

Jessica R. Floyd, For
Meridian Title Company, Inc.
37837 Meridian Avenue Suite 100
Dade City, FL 33525
352-567-1241
File Number: 22-11-17JF
SALES PRICE: \$325,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of February, 2023 between Gavin J. Johnson and Kahlin L. Johnson, husband and wife whose post office address is 16307 Kalli Way, Dade City, FL 33523, grantor,

and Ryan Stephens, a single man whose post office address is 4930 NE 124th Road, Oxford, FL 34484, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

The SW 1/4 of SE 1/4 of NW 1/4 and the North 24.00 feet of the West 1/2 of the NE 1/4 of the SW 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida, LESS the East 30.00 feet thereof.

Parcel Identification Number: R36 423 19 7071 0000 0080

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**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

ACKNOWLEDGMENT

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

I, Ryan Stephens, 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.

Ryan Stephens

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 29th day of January, 2024, before me, the undersigned Notary Public of the State of Florida, personally appeared Ryan Stephens 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

Carrie L. Cline

Notary Signature



CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026

NOTARY SEAL & COMMISSION

EXPIRATION:

The individual(s) are personally known to me or, presented the following Identification: FL DL Photo ID.

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Jessica R. Floyd, For
Meridian Title Company, Inc.
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Dade City, FL 33525
352-567-1241
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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: 1-2-24

I, hereby certify that the property taxes on parcel

Key number 01407338 have been paid through the 2023 ~~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: [Signature]
Print Name: Lindsay C. Fletcher
Title: Customer Service Rep.



Sally L. Daniel, CFC
Hernando County Tax Collector
20 N. Main St., Rm 112, Brooksville, FL 34601

| | |
|------------------------------|--------------------|
| Transaction # 1223239 | |
| Cashier: | CEH |
| Paid By: | |
| Posted Date: | 11/29/2023 04:25PM |
| Received Via: | Mail |
| Num. Items: | 1 |
| Total Tendered: | \$43.42 |
| Receipt #: | HSPTAX-23-00129489 |
| Location: | High Speed |
| Batch: | 724327 |
| Drawer: | Tax |
| Status: | Complete |

| Receipt | | | | |
|----------------|--|----------------|----------------|----------------|
| Item | Details | Effective Date | Due | Paid |
| Real Estate | Acc# R36-423-19-7071-0000-0080 Bill Yr: 2023 Regular Due: 03/31/2024 | 11/29/2023 | \$43.42 | \$43.42 |
| | Total: | | \$43.42 | \$43.42 |
| Payment | Details | | | Paid |
| Check | Acc#XXXX0 Chk#01041 | | | \$43.42 |
| | Balance: | | | \$0.00 |