

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: 5/16/2025 Parcel Key: 01765799

Print Applicant Name: David Wayne Collins

Applicant Address: 2201 Chesaco Rd. Brooksville FL 34602

Applicant Phone Number: (813) 479-8362

Applicant Email address: davidwcollins@yahoo.com

Review Results:

Department of Public Works inspector Name: Kandi McCubel

☒ 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: _____

FOLLOW PROVIDED MOT.
CALL FOR UTILITY LOCATE BEFORE DIGGING.
ROW IS IN GOOD CONDITION.
RESTORE ROW TO AS IS OR BETTER CONDITION.
CALL FOR ALL INSPECTIONS. 352-754-4060

RECEIVED
ENGINEERING
MAY 16 PM 5:00

PURPOSE OF SURVEY: A BOUNDARY SURVEY FOR PARCEL RECONFIGURATION
WITH DESCRIPTIONS FOR SUBMITTAL ONLY

PAINST. TRACT DESCRIPTION O.R. BOOK #54 PAGE 1557

TRACT 7: THE SOUTH 330 FEET OF THE NORTH 990 FEET OF THE EAST 1320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNDON COUNTY, FLORIDA; LESS THE EAST 60 FEET THEREOF FOR AN ACCESS AND UTILITY TRACT.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN C.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

ASAC

TRACT 8: THE EAST 1320 FEET, LESS THE NORTH 990 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS THE EAST 80 FEET AND THE SOUTH 60 FEET THEREOF FOR AN ACCESS & UTILITY TRACT.

TOGETHER WITH AN UNDIVIDED
DECLARATION OF RESTRICTIVE
HERNANDO COUNTY, FLORIDA.

PARCEL "A"

[illegible]

ACCESS A UTILITY TRAIL:
THE EAST 60 FEET OF THE NORTH 32.25 AC. OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 50 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST;
THE SOUTH 60 FEET AND THE EAST 80 FEET LESS THE NORTH 120 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1350 FEET THEREOF AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

BANCOS 2 DE 7

[illegible]

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 2445 OF THE PUBLIC RECORDS OF HERMANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS & ELEVATION TRACT
 THE EAST 60 FEET OF THE NORTH 122.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.
 THE SOUTH 60 FEET AND THE EAST 80 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 330.40 FEET OF THE SW 1/4 OF THE E 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, LESS THE NORTH 3000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET AND THE WEST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 1000 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

SURVEYOR NOTES

[illegible][illegible]

considered true and of complete, reliable origin. No such consideration shall be given to any information received from sources upon information to the satisfaction of user and Landmark Land Services Group, Inc., and/or its affiliates, with respect to the following:

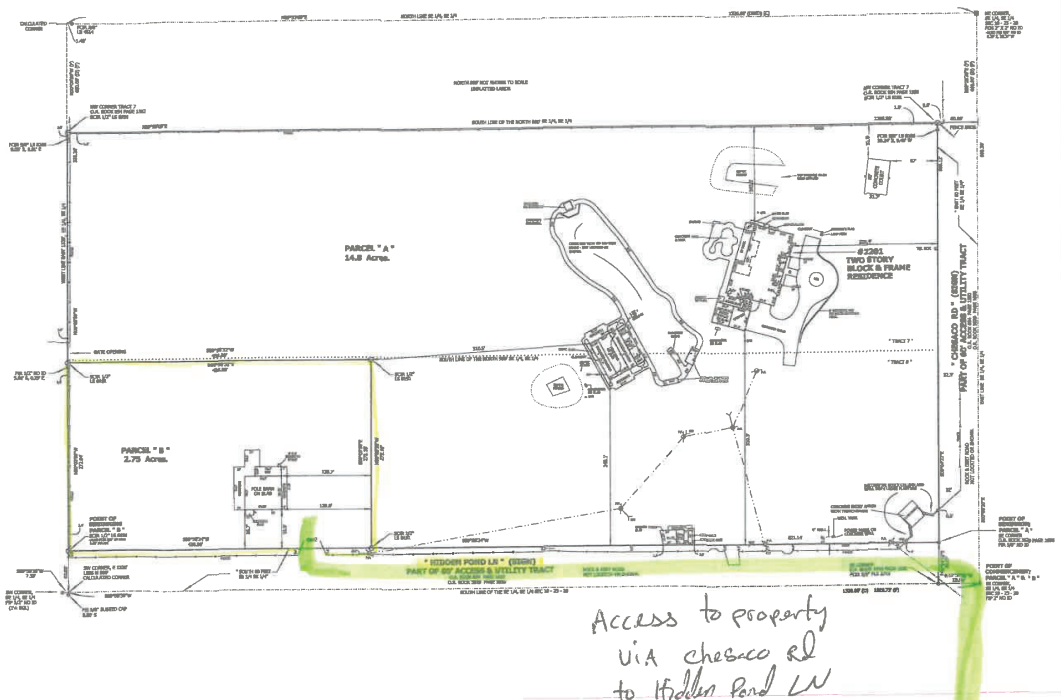
14. This map shall not be used for any other purposes than what it was intended for and shall be considered as such only, generally intended for use only and not valid. This map of survey is not to be used for design, engineering construction purposes without the agreement, permission or approval of the Landmark Land Services Group, Inc. and/or its affiliates, with respect to this map other than the purposes for which it was intended for.
15. Copyright © 2010 by A N T S, Inc.
16. Copyright Reserved. No responsibility for right of way, easement, encumbrance or other matters affecting this land surveyed or shown on this map shall be assumed by the Landmark Land Services Group, Inc. and/or its affiliates or its instruments or records furnished by the client and their agents.
17. This map of survey is *not* to be for the benefit of those named in the map and is not to be used for any other purpose than the use of the Land Industries Group, Inc., assuming no responsibility for any and all divergence caused or not of making of this map suitable to correct.
18. Unless otherwise stated herein, better than, closer, topography, intercepts, obstructions and past conditions are not depicted or shown.

ABBREVIATIONS & SYMBOL LEGEND

[illegible]

INTEGRITY LAND SOLUTIONS GROUP, INC.
Professional Land Surveying & Mapping
12345 Centralia Rd./P.O. Box 5590 Spring Hill, FL 34611
Phone: (352) 438-2801 email: ILSG@tampabay.rr.com

WORK ORDER: 25 - 44		MAP DATE: 4/21/2025	
CERTIFIED TO THE FOLLOWING ONLY: - DRINK CELLARS			
SECTION: 1B		TOWNSHIP: 23 S	
Parcel Name: 817079		RANGE: 28 E	
		Physical Address: 2242 Channing Dr	



Access to property
via Chesaco rd
to Hidden Pond LN

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 35-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon
Digitally signed by Chris T. Gordon
Date: 2005.04.20 09:05:22 -0700

DATE OF LAST
FIELD ACQUISITION:
4/23/2025

Professional Surveyor & Mapper
Florida Surveyors # 6893
Integrity Land Reclaimers Group, Inc. LD 20000

SHEET 1 OF 1

I HEREBY BEAR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PARCEL " A "

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION. GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, N89°58'20"W A DISTANCE OF 59.96 FEET TO THE NE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 4442 AND PAGE 1605 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A 5/8" CAPPED IRON ROD STAMPED PLS 2763; THENCE RUN N00°04'52"E A DISTANCE OF 60.03 FEET TO THE SE CORNER OF THAT PARCEL AS DESCRIBED IN O.R. BOOK 3529 AND PAGE 1935 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA SAID SE CORNER BEING THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED WITH A 5/8" IRON ROD NO IDENTIFICATION; THENCE RUN ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL AND THE NORTH LINE OF A 60 FOOT WIDE ACCESS & UTILITY TRACT (HIDDEN POND LN), S89°58'24"W A DISTANCE OF 821.14 FEET TO A POINT; THENCE RUN PARALLEL WITH THE WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4, N00°03'59"W A DISTANCE OF 273.18 FEET TO A POINT; THENCE RUN S89°56'32"W A DISTANCE OF 438.80 FEET TO A POINT ON THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET; THENCE RUN ALONG THE SAID WEST LINE OF THE EAST 1320 FEET, N00°03'59"W A DISTANCE OF 333.26 FEET TO THE NW CORNER OF TRACT 7 A PARCEL AS DESCRIBED IN SAID O.R. BOOK 854 AND PAGE 1552 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID DESCRIBED PARCEL AND THE SOUTH LINE OF THE NORTH 660 FEET OF THE SE 1/4 OF THE SE 1/4 SAID SECTION 19, N89°53'09"E A DISTANCE OF 1259.88 FEET TO THE NE CORNER OF SAID "TRACT 7" AND A POINT ON THE WEST LINE OF A 60 FOOT ACCESS & UTILITY TRACT (CHESACO RD); THENCE RUN ALONG THE WEST LINE OF SAID 60 FOOT WIDE ACCESS & UTILITY TRACT (CHESACO ROAD), S00°04'22"E A DISTANCE OF 608.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS & UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

PARCEL " B "

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 2" OPEN PIPE NO IDENTIFICATION. GO THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, S89°58'38"W A DISTANCE OF 1319.75 FEET TO THE SW CORNER OF THE EAST 1320 FEET LESS THE NORTH 990 FEET OF THE SE 1/4 OF THE SE 1/4 AS IT IS NOW ESTABLISHED, SAID SW CORNER BEING N89°58'38"E AND 7.53 FEET FROM THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, AND A 1/2" IRON PIPE NO IDENTIFICATION; THENCE RUN FROM THE SAID SW CORNER OF THE EAST 1320 FEET LESS THE SOUTH 990 FEET, ALONG THE WEST LINE OF THE SAID EAST 1320 FEET, N00°03'59"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID WEST LINE, N00°03'59"W A DISTANCE OF 272.94 FEET TO A POINT; THENCE RUN N89°56'32"E A DISTANCE OF 438.80 FEET TO A POINT; THENCE RUN PARALLEL WITH THE SAID WEST LINE OF THE EAST 1320 FEET LESS THE NORTH 990 FEET, S00°03'59"E A DISTANCE OF 273.18 FEET TO A POINT ON THE NORTH LINE OF A 60-FOOT WIDE ACCESS AND UTILITY TRACT (HIDDEN POND LN) AS DESCRIBED IN DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE SAID NORTH LINE, S89°58'24"W A DISTANCE OF 438.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED RIGHT IN AND TO THE ACCESS AND UTILITY TRACT AS DESCRIBED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 853 PAGE 1445 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS & UTILITY TRACT

THE EAST 60 FEET OF THE NORTH 322.95 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.

THE SOUTH 60 FEET AND THE EAST 60 FEET LESS THE NORTH 230 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE SOUTH 60 FEET OF THE NORTH 1000 FEET LESS THE WEST 335.60 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE EAST 60 FEET OF THE FOLLOWING: THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 19, LESS THE NORTH 1000 FEET THEREOF AND THE EAST 1320 FEET THEREOF AND THE NORTH 400 FEET OF THE EAST 30 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST AND THE NORTH 400 FEET OF THE WEST 30 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 20 EAST.