

HERNANDO COUNTY PLANNING
DEPARTMENT CLASS D SUBDIVISION
REVIEW APPLICATION

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

Date: 10/4/23

APPLICANT: <u>William Cada</u>
Mailing Address: <u>12367 Kilbert Rd</u>
City, State, Zip Code: <u>Brooksville FL 34614</u>
Daytime Phone: <u>727-777-8902</u> Email: <u>Will.cada@gmail.com</u>
REPRESENTATIVE: <u>N/A</u>
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>Attached</u>
PARCEL KEY NUMBER <u>1428510</u> SEC <u>33</u> TWP <u>21</u> (S) RANGE <u>18</u> (E)
Size of Area Covered by Application: <u>10.03 Acres</u>
Highway & Street Boundaries: <u>N/A</u>
Number of Parcels Proposed: <u>2 - Parcel "A" and Parcel "B"</u>
Minimum Size(s) of Lot(s) Created: <u>Parcel "A" - 7.53 Acres Parcel "B" - 2.50 Acres</u>

ACKNOWLEDGMENT

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

I, William Cada, 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.

[Handwritten Signature]

Signature of Applicant or Representative

STATE OF FLORIDA

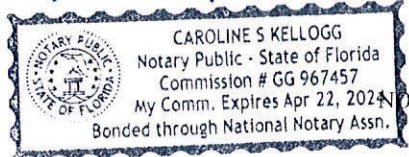
COUNTY OF HERNANDO

On this the 4th day of October, 2023, before me, the undersigned Notary Public of the State of Florida, personally appeared William Cada and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. physically present.

WITNESS my hand and official seal

[Handwritten Signature: Caroline S Kellogg]

Notary Signature



NOTARY SEAL & COMMISSION

EXPIRATION:

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

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: 10/4/23

I, hereby certify that the property taxes on parcel

Key number 1538367 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: William Cada
Title: Mr.

SEAL

Parcel Key 1428510 Legal Description

N334 FT OF S1002 FT MOL OF
SW1/4 OF SW1/4 AKA LOT 6 IN
CLASS C SUB AS APPROVED BY
PLANNING DEPT (S-03-007)

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: 10/4/23 Parcel Key: 1538367

Print Applicant Name: William Cada

Applicant Address: 12367 Filbert Rd Brooksville, FL 34614

Applicant Phone Number: 727-777-8942

Applicant Email address: Will.cada@gmail.com

2023 OC-4 A1111111
RECEIVED
ENGINEERING

Review Results:

Department of Public Works inspector Name: [Signature]

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: _____

**Access driveway location to be from Piping Plover Ave. a paved County Owned & maintained roadway.
Requires 15' access easement for Parcel A.
Access thru Florida Power Easement requires Florida Power review and approval.**

10-4-2023 lg Receipt # 3955
pd \$100 - cash

(REV.1 10/2/2023)

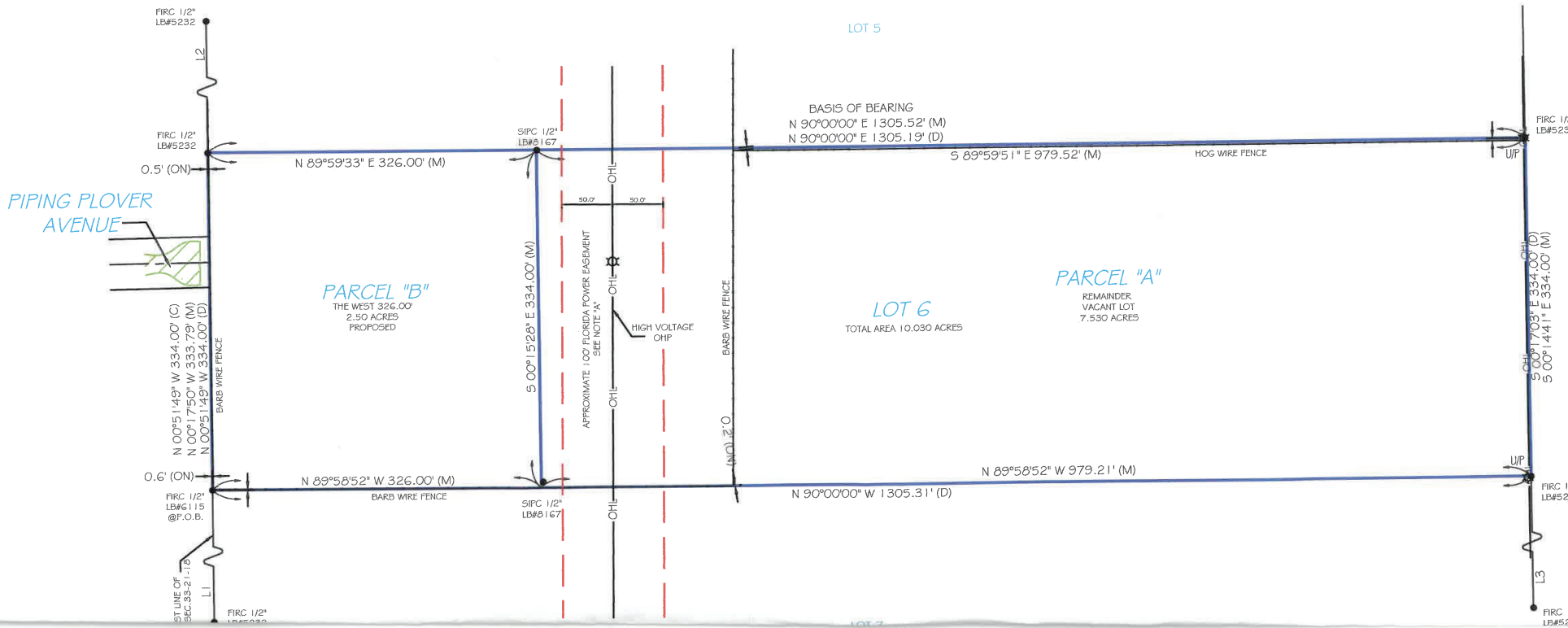
JOB# 4688
BOUNDARY SURVEY
HERNANDO COUNTY

LEGEND

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TABLE:

- L1 N 00°51'49" W 668.00' (D)
- N 00°15'49" W 668.00' (C)
- N 00°14'36" W 668.09' (M)
- L2 N 00°51'49" W 341.88' (D)
- N 00°15'49" W 341.88' (C)
- N 00°14'19" W 341.92' (M)
- L3 S 00°17'03" E 668.00' (D)
- S 00°16'29" E 667.94' (M)



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 TOWNSHIP
 TRANSFORMER
 TYPICAL
 UTILITY RISER
 WITNESS CORNER
 WATER FILTER
 WOODEN FENCE
 WATER METER/VALVE BOX
 WATER VALVE
 VINYL FENCE

ACCESS EASEMENT
 ANCHOR EASEMENT
 CANAL MAINTENANCE ESMT.
 COUNTY UTILITY ESMT.
 DRAINAGE EASEMENT
 DRAINAGE AND UTILITY ESMT.
 EASEMENT
 INGRESS/EGRESS ESMT.
 RESERVATION EASEMENT
 LIMITED ACCESS ESMT.
 LANDSCAPE BUFFER ESMT.
 LANDSCAPE ESMT.
 LAKE OR LANDSCAPE
 MAINTENANCE EASEMENT
 PUBLIC UTILITY EASEMENT
 ROOF OVERHANG ESMT.
 SIDEWALK EASEMENT
 I.E. STORM WATER
 MANAGEMENT ESMT.
 TECHNOLOGICAL UTILITY ESMT.
 UTILITY EASEMENT

THE
 SW 1/4 C

@F.O.C.
 SW CORNER
 OF SEC. 33

LEGAL DESCRIPTION:

PARCEL "A"

LOT 6
 A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33,
 TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE **NORTH
 00°51'49" WEST ALONG WEST BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE
 OF 668.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE **NORTH
 00°51'49" WEST, A DISTANCE OF 334.00 FEET; THENCE NORTH 90°00'00" EAST,
 A DISTANCE OF 1305.19 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE
 WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID
 EAST BOUNDARY SOUTH 00°17'03" EAST, A DISTANCE OF 334.00 FEET; THENCE
 NORTH 90°00'00" WEST, A DISTANCE OF 1305.31 FEET TO THE POINT OF
 BEGINNING. LESS THE WEST 326.00 FEET.

** THE LEGAL DESCRIPTION IN O.R.B. 3947, PAGE 854 CONTAINS A CLOSURE
 ERROR. IT IS MY OPINION THAT THE BEARING OF NORTH 00°51'49" WEST SHOULD
 HAVE BEEN NORTH 00°15'49" WEST IS THE CORRECT BEARING THE MONUMENTS
 FOUND IN THE FIELD BEAR WITNESS TO THIS AS WELL.

NOTE "A":

THERE IS A 100 FOOT FLORIDA POWER EASEMENT CALLED FOR IN THE
 DECLARATIONS PORTION OF THE DEED. THE EXACT LOCATION OF THE EASEMENT
 WAS NOT PROVIDED TO THE SURVEYOR. THE EASEMENT LINES SHOWN ARE BASED
 THE POWER LINE LOCATION AND IS APPROXIMATE.

LEGAL DESCRIPTION:

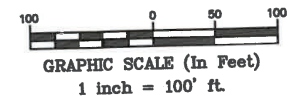
PARCEL "B"

THE WEST 326.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
 LOT 6,
 A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33,
 TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING
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ELECTRONIC SIGNATURE NOTICE
 In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 & Florida Statute TITLE XXXIX, Chapter 668: If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the electronic signature of PDF surveys you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-K9rl.shtml
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FLOOD INFORMATION
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN HERNANDO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120110, DATED 02/02/2012.

POINTS OF INTEREST
 NONE VISIBLE

LEGAL DESCRIPTION



