

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

789 Providence Blvd
Brooksville, FL 34601
352-754-4048 ext. 29126
scaskie@hernandocounty.us

Date: 8-9-22

APPLICANT: <u>Christine & Theodore Sauto</u>	
Mailing Address: <u>8454 Eureka Dr.</u> <u>Brooksville, FL 34601</u>	
City, State, Zip Code: _____	
Daytime Phone: 352-397-9660 <u>352-848-5305</u> Email: <u>sauto1972@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>South 1/2 of south 1/2 of northeast 1/4 of the southeast</u> <u>1/4 of section 19, Township 22 South, Range 19 East, Hernando Co, FL.</u>	
PARCEL KEY NUMBER <u>R19 422 19 0000</u> SEC _____ TWP _____ (S) RANGE _____ (E) <u>0030 0010</u>	
Size of Area Covered by Application: <u>10 ACRES</u>	
Highway & Street Boundaries: <u>Eureka Dr and Fort Wade Ave.</u>	
Number of Parcels Proposed: <u>2</u>	
Minimum Size(s) of Lot(s) Created: _____	

ACKNOWLEDGMENT

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

I, Theodore J. SAUTO, 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.

Theodore J Sauto

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 9th day of August, 2022, before me, the undersigned Notary Public of the State of Florida, personally appeared THEODORE JOSEPH SAUTO 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

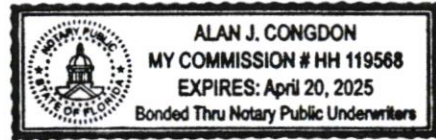
Alan J. Congdon

Notary Signature

NOTARY SEAL & COMMISSION

EXPIRATION:

The individual(s) are personally known to me or, presented the following Identification: FLDLIC EXP 12/2027.



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.

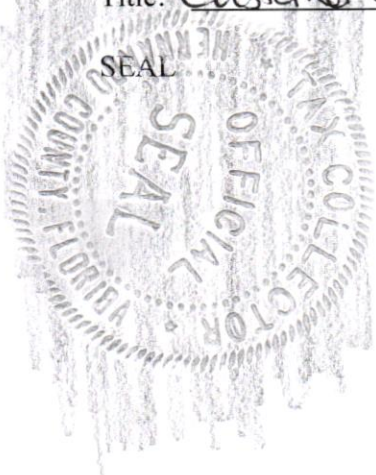
DATE: July 15 2022

I, hereby certify that the property taxes on parcel

Key number 837697 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: Kerriann Papineau
Print Name: Kerriann Papineau
Title: Customer Service Rep



3.1

4040

1699

3.1

Prepared by and return to:
Chuck Wilhelm
Palma Title and Real Estate Closings, Inc.
27 North Ring Avenue
Tarpon Springs, FL 34689
(727) 669-3909
File No 21-0114PTO

Parcel Identification No R19-422-19-0000-0030-0010

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 13th day of August, 2021 between Aaron Moneyhan, Ben Moneyhan and Kasey Moneyhan, of the Estate of Glen E. Moneyhan, Grantor, to Christine Sauto and Theodore J. Sauto, wife and husband, as tenants by the entirety, whose post office address is 20 Natelle Avenue, Brooksville, FL 34601, of the County of Hernando, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

SOUTH 1/2 OF SOUTH 1/2 OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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: 7-26-22 Parcel Key: 837697


Print Applicant Name: Christine Sauto / Theodore Sauto

Applicant Address: 8454 Eureka Dr.

Applicant Phone Number: 352-848-5305 / 352-397-9160

Applicant Email address: sauto1972@gmail.com

Review Results:

Department of Public Works inspector Name: 

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: _____

