

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

789 Providence Blvd
Brooksville, FL 34601
352-754-4048 ext. 29105
scaskie@hernandocounty.us

Date: 11/30/23

APPLICANT: <u>JAMES Beadling</u>	
Mailing Address:	<u>24420 Root Rd</u>
City, State, Zip Code:	<u>Brooksville FL 34601</u>
Daytime Phone: <u>727-944-6136</u>	Email: _____
REPRESENTATIVE: <u>same</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>The south 1/2 of east 1/2 of west 1/2 of north east 1/4 of north west 1/4</u>	
<u>of section 32, Township 21 south, Range 20 east, Hernando County</u>	
PARCEL KEY NUMBER <u>00547224</u>	SEC <u>32</u> TWP <u>21</u> (S) RANGE <u>20</u> (E)
Size of Area Covered by Application:	<u>5.1 ACRES 220240.0 SQ FT</u>
Highway & Street Boundaries:	<u>Root Rd</u>
Number of Parcels Proposed:	<u>(2)</u>
Minimum Size(s) of Lot(s) Created:	<u>5.1 acres</u>

ACKNOWLEDGMENT

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

I, James Beadling James Beadling, 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.

James Beadling
Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 28 day of November, 2023, before me, the undersigned Notary Public of the State of Florida, personally appeared _____ 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

Donna Susan Davis
Notary Signature



DONNA SUSAN DAVIS
Commission # HH 304907
Expires August 24, 2026

NOTARY SEAL & COMMISSION

EXPIRATION:

August 24, 2026.

The individual(s) are personally known to me or, presented the following Identification: _____

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: 11/22/23

I, James W Beadling, hereby certify that the property taxes on parcel key number 00547024 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 Ferrisann Papineau
Print Name: Ferrisann 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.

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: 11/29/23 Parcel Key: 00547224

Print Applicant Name: James Beadling

Applicant Address: 24420 Root Rd Brooksville 34601

Applicant Phone Number: 727-944-6136 PARCEL # 00547224

Applicant Email address: Beadling-James@yahoo.com

Review Results:

Department of Public Works inspector Name: _____

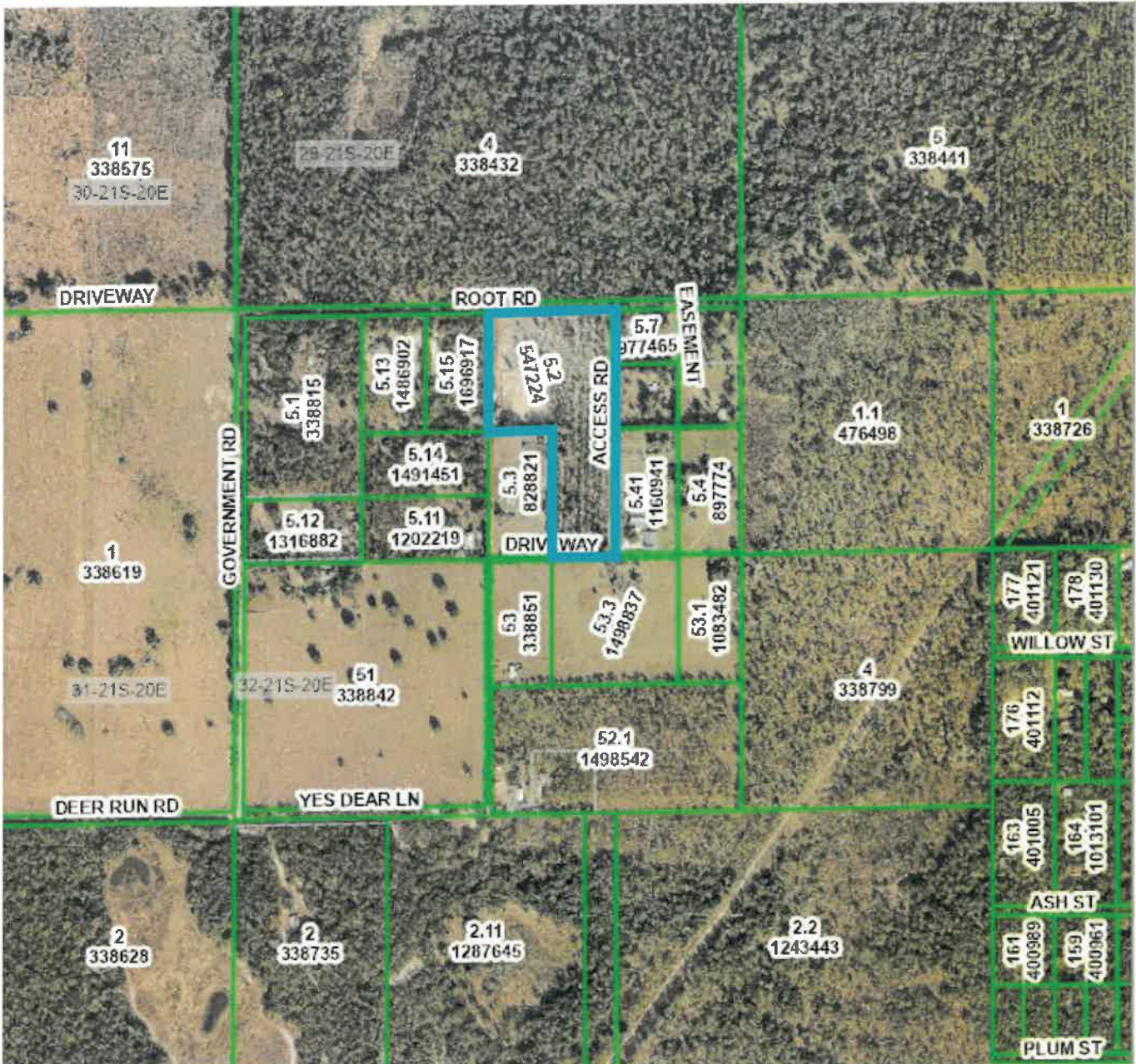
The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

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

Notes: Any new driveways constructed in County ROW will need to meet minimum specs.

RECEIVED
ENGINEERING
2023 NOV 29 11:12 AM

11-29-2023 (Receipt #3977)
Pd \$100 - CK #184



Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R32 421 20 0000 0050 0020 | **KEY: 547224**

W1/2 OF NE1/4 OF NW1/4 LESS R/W LESS W1/2 OF SW1/4 OF NE1/4 OF NW1/4 **
CONTINUED **

Name: BEADLING JAMES W, BEADLING DEBRA L

Site: 24420 ROOT RD

Mail: 24420 ROOT RD
BROOKSVILLE FL 34601-4552

Last Sale: 12/30/2019 \$156,000.00 I(Q)

Levy Code: CWES



This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

MAP OF SURVEY - BOUNDARY SUR

For Mortgage Purposes

Unplatted Land
Key #: 338432

FIR 5/8" LB3704
FIP 1.5" Open
N88°04'26"E - 8.

NW Corner
NW 1/4 Sec. 32-21-20
FCM 4x4 Plain

Record

NUM	BEARING	DISTANCE
L1	N/A	50.00'
L2	N/A	50.00'

Field Measured

NUM	BEARING	DISTANCE
L1	N00°01'23"E	49.84'
L2	N00°02'42"W	50.00'

Unplatted Land
Key #: 1696917

Unplatted Land
Key #: 1491451

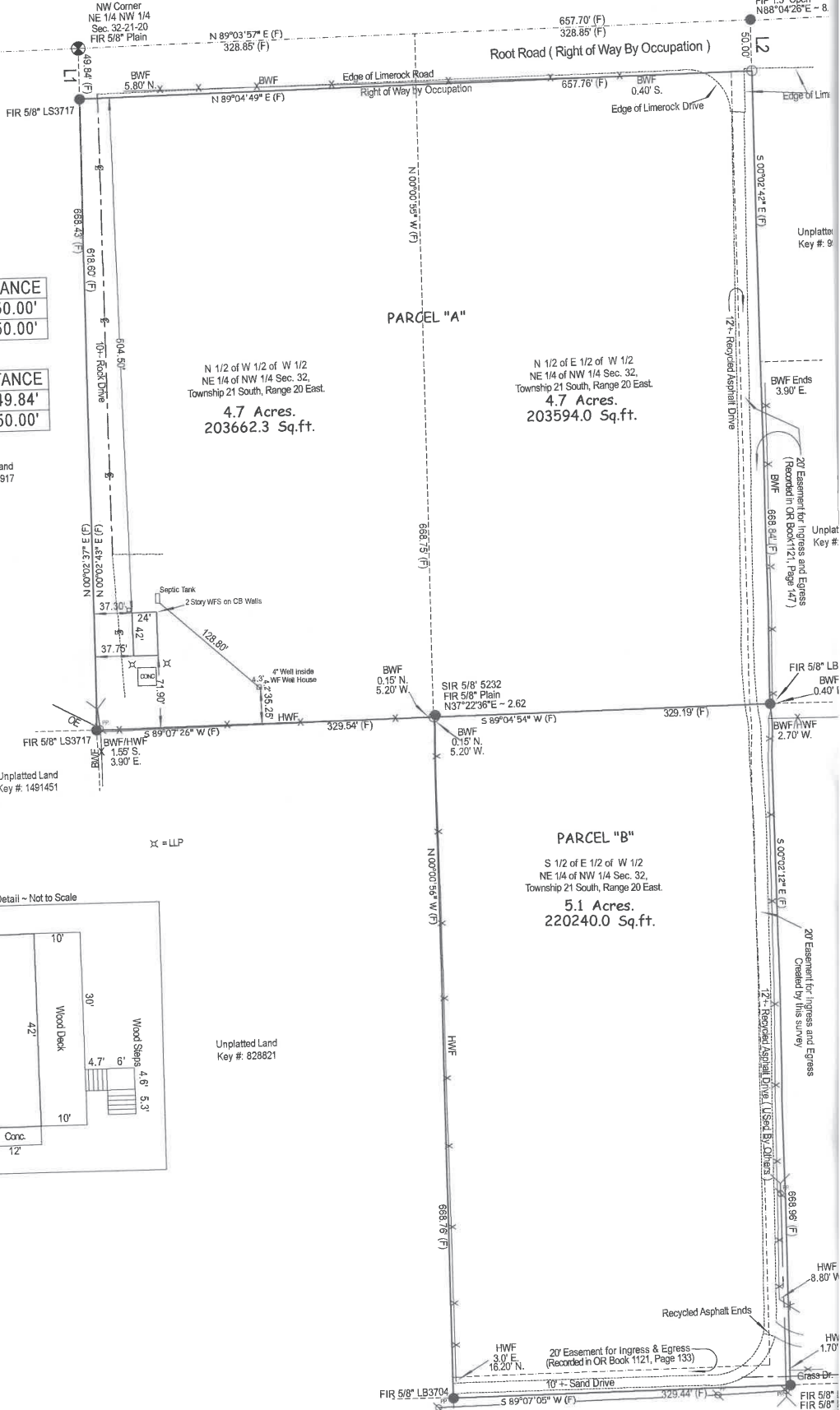
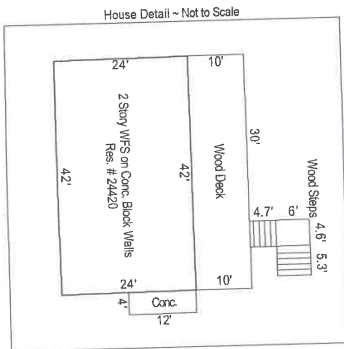
Unplatted Land
Key #: 828821

Unplatted Land
Key #: 338851

Unplat
Key #:

Unl
Key

Basis for Bearings
N00°03'56"E
267.19'



SW Corner
NW 1/4 Sec. 32-21-20
FCM 4x4 LB4514