

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

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

Date: \_\_\_\_\_

4/11/22

<b>APPLICANT:</b> Charles C. and Christne Donley	
Mailing Address: 19387 Hidden Oaks Dr.	
City, State, Zip Code: Brooksville, FL 34604	
Daytime Phone: 352-584-2171	Email: kiki49@gmail.com
<b>REPRESENTATIVE:</b> <u>N/A.</u>	
Mailing Address:	
City, State, Zip Code:	
Daytime Phone: _____	Email: _____
<b>Legal Description:</b> 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>SECTION 20, TOWNSHIP 23S, RANGE 19 EAST, See ATTACHED</u>	
<b>PARCEL KEY NUMBER</b> <u>R1742319715100000160</u> SEC <u>20</u> TWP <u>23</u> (S) RANGE <u>19</u> (E)	
Size of Area Covered by Application: <u>9.94 ACRES</u>	
Highway & Street Boundaries: _____	
Number of Parcels Proposed: <u>2</u>	
Minimum Size(s) of Lot(s) Created: <u>4.97 ACRES EACH</u>	

# 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: 12/8/2021

I, hereby certify that the property taxes on parcel

Key number R1742319715100000160 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: Hernando County Tax Collector  
Print Name: Dana Howe  
Title: Clerk

SEAL

HERNANDO COUNTY TAX COLLECTOR

ACKNOWLEDGMENT

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

I, CHRISTINE DONLEY, 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.

Christine Donley  
Signature of Applicant or Representative

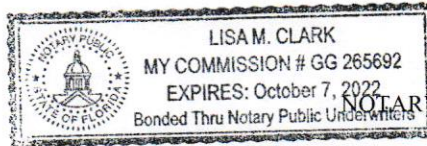
STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 8<sup>th</sup> day of December, 20 21, before me, the undersigned Notary Public of the State of Florida, personally appeared Christine Donley 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

Lisa M. Clark  
Notary Signature



SEAL & COMMISSION

EXPIRATION:  
10/7/2022

The individual(s) are ☒ personally known to me or, ☐ presented the following Identification: \_\_\_\_\_.

Parcel "A"

A portion of Section 20, Township 23 South, Range 19 East, Hernando County, Florida being more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515. Go thence S37°50'14"E a distance of 765.57 feet along the Easterly boundary line of Tract 16 to a point on the South line of the North 1/4 of said Section 20, said point being monumented with a capped 1/2" iron rod stamped LB 6515; continue thence along the said South line, N89°44'05"W a distance of 356.50 feet to a point, said point being monumented with a 1/2" iron rod unnumbered; thence continue along the said South line, N89°49'05"W a distance of 222.79 feet to a point monumented with a capped 1/2" iron rod stamped LS 6191; leaving said South line, go thence N03°05'34"W a distance of 570.13 feet to a point on the Southerly right-of-way line of Seaboard Coastline Railroad, said point being monumented with a capped 1/2" iron rod stamped LS 6191; thence run along the said Southerly right-of-way line, N52°10'26"E a distance of 91.11 feet to a point, said point being monumented with a capped 1/2" iron rod stamped LB 6515; leaving the said Southerly right-of-way line, go thence S37°50'22"E a distance of 60.09 feet to a point on the Southerly right-of-way line of Tract 1, a 60 foot wide road right-of-way as described in O.R. Book 3992 Page 1899 of the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped LB 6515; continue thence along the Southerly right-of-way line of Tract 1, N52°09'47"E a distance of 40.02 feet to the Point of Beginning. Together with a 1/7th interest in Tract #1 (a 60-foot wide road right-of-way). SUBJECT TO a 30-foot wide ingress/egress easement, more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515, run thence along the Southerly boundary line of Tract #1 (a 60-foot wide road right-of-way), S52°09'47"W, a distance of 40.02 feet to the POINT OF BEGINNING; thence along an extended line of the said Southerly boundary, S52°09'47"W, a distance of 132.79 feet; thence run N03°05'34"W, a distance of 36.51 feet; thence run parallel with the said Southerly boundary, N52°09'47"E, a distance of 111.98 feet to a point on the Easterly line of Tract 16, as described in O.R. Book 3992 page 1899 of the Public Records of Hernando County, Florida; thence run along the said Easterly line, S37°50'22"E, a distance of 30.00 feet, to the Point of Beginning.

Said Parcel "A" containing 4.97 acres.

Parcel "B"

A portion of Section 20, Township 23 South, Range 19 East, Hernando County, Florida more particularly described as follows: Commence at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899 of the Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515. Go thence S37°50'14"E a distance of 765.57 feet along the Easterly boundary line of Tract 16 to a point on the South line of the North 1/4 of said Section 20, said point being monumented with a capped 1/2" iron rod stamped LB 6515; go thence along the said South line, N89°44'05"W a distance of 356.50 feet to a point monumented with a 1/2" iron rod unnumbered; thence continue along the said South line, N89°49'05"W a distance of 222.79 feet to the POINT OF BEGINNING, said point being monumented with a capped 1/2" iron rod stamped LS 6191. Continue thence along the said South line, N89°49'05"W a distance of 256.72 feet to the NW corner of the SW 1/4 of the NE 1/4 of Section 20 and a capped 1/2" iron rod stamped LB 5232; continue thence along the said South line, N89°48'35"W a distance of 504.08 feet to a point on the Southerly right-of-way line of Seaboard Coastline Railroad, said point being monumented with a capped 1/2" iron rod stamped LB 5232; go thence along the Southerly right-of-way line of Seaboard Coastline Railroad, N52°10'26"E a distance of 924.23 feet to a point, said point being monumented with a capped 1/2" iron rod stamped LS 6191; leaving said Southerly right-of-way line, go thence S03°05'34"E a distance of 570.13 feet to the Point of Beginning.

TOGETHER WITH a 30-foot wide ingress/egress easement, more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515, run thence along the Southerly boundary line of Tract #1 (a 60-foot wide road right-of-way), S52°09'47"W, a distance of 40.02 feet to the POINT OF BEGINNING; thence along an extended line of the said Southerly boundary, S52°09'47"W, a distance of 132.79 feet; thence run N03°05'34"W, a distance of 36.51 feet; thence run parallel with the said Southerly boundary, N52°09'47"E, a distance of 111.98 feet to a point on the Easterly line of Tract 16, as described in O.R. Book 3992 page 1899 of the Public Records of Hernando County, Florida; thence run along the said Easterly line, S37°50'22"E, a distance of 30.00 feet, to the Point of Beginning.

Said Parcel "B" containing 4.97 acres.