

REVIEW  
ENGINEERING

### 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: June 19, 2025 Parcel Key: 332900

Print Applicant Name: Joseph S. Lhotka

Applicant Address: 14500 Jacobs Way, Brooksville, FL 34601

Applicant Phone Number: 352-796-5124

Applicant Email address: dwj@djohnstonlaw.com

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2025 JUN 20 AM 9:25

Review Results:

Department of Public Works inspector Name: *Andre McEakel*

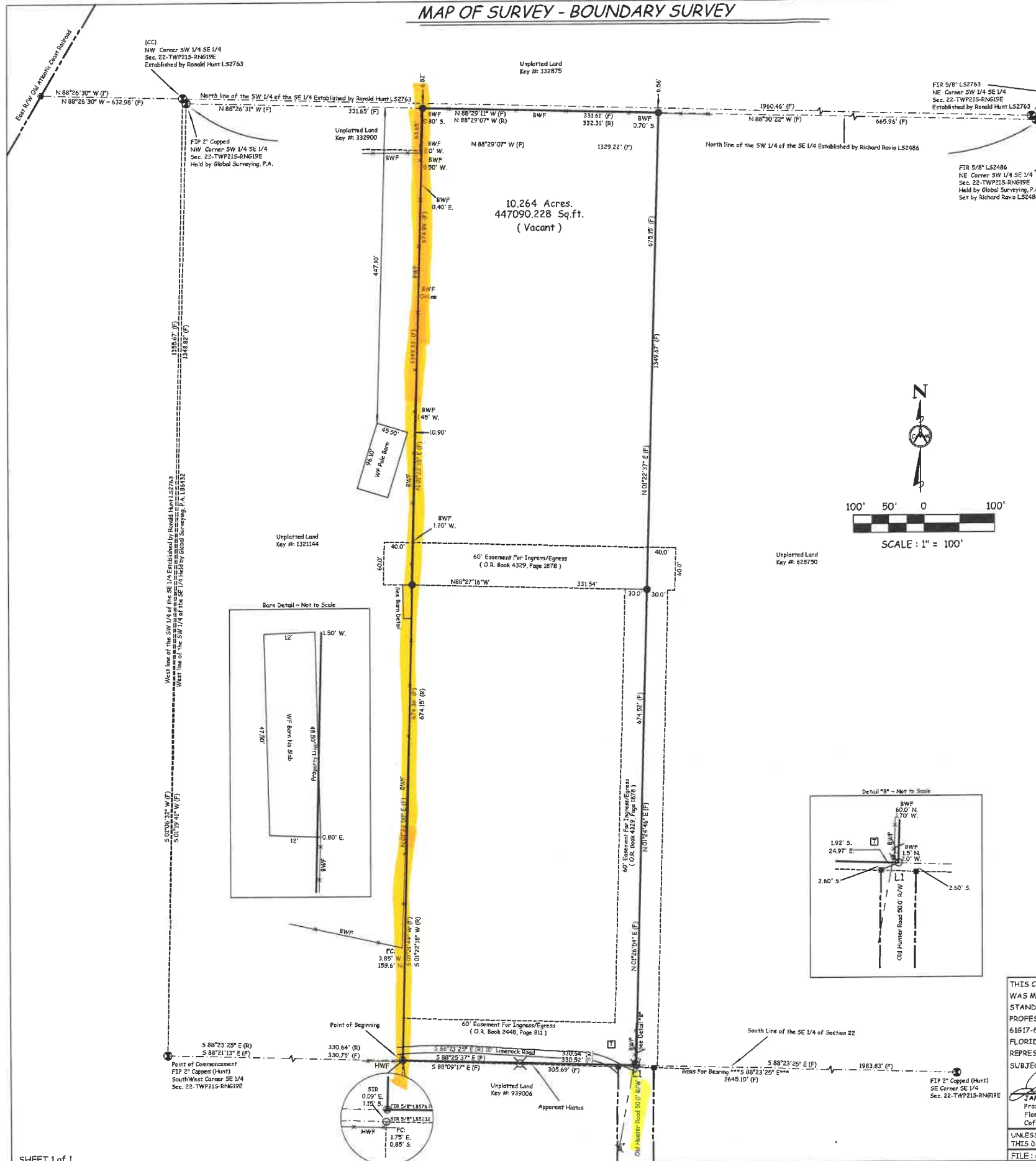
The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

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

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Receipt # 4466 CK # 2434 \$100.00 M J

MAP OF SURVEY - BOUNDARY SURVEY



**COFFIN & McLEAN ASSOC., INC.**  
 Professional Land Surveying  
 3701 Commercial Way  
 P.O. Box 5145  
 Spring Hill, FL 34611-5145  
 (352) 683-5993 FAX (352) 683-9156

Party Chief: C. Coffin  
 Drawn By: C. Coffin  
 Checked By: J. Coffin

W.O. 25-74  
 DATE OF MAP: 03-12-25  
 F.R. 1015 PG. 60-62

CERTIFIED TO THE FOLLOWING ONLY:  
 Joseph S. Lhotka  
 Darryl Johnston, Esq.

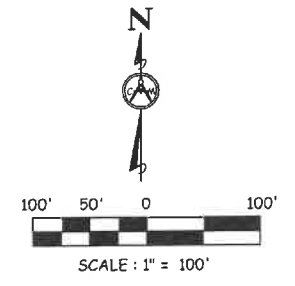
DESCRIPTION:  
 See Below for Legal Description

SECTION: 22 TWP. 21 S RANGE: 19 E

Surveyor's Note:  
 Survey depicted on map is based on the retracement of a Boundary survey prepared by Global Surveying, P.A., Inc., dated 06-30-00 for others. Held corners found in place.

**Legal Description**  
 Commence at the SW Corner of the SE 1/4 of Section 22, Township 21 South, Range 19 East, Hernando County, Florida. Thence continue S 88°23'25" E along the South line of the SE 1/4 of said Section 22, a distance of 330.64 feet to the Point of Beginning; thence continue S 88°23'25" E along said South line of the SE 1/4 of Section 22, a distance of 330.64 feet; thence N 01°24'54" E departing said South line of the SE 1/4 of Section 22, a distance of 674.52 feet to a Found Iron Rod #L86432; thence continue N 01°22'37" E, a distance of 675.15 feet to point on the North line of the SW 1/4 of the SE 1/4 of said Section 22; thence continue N 88°29'07" W along the said North line of the SW 1/4 of the SE 1/4 of said Section 22, a distance of 332.31 feet; thence S 01°22'18" E departing the said North line of the SW 1/4 of the SE 1/4 of Section 22, a distance of 674.96 feet to a Found Iron Rod #L86432; thence continue S 01°22'18" W, a distance of 674.15 feet to the Point of Beginning. Subject to an easement for ingress, egress and utilities purposes over and across South 60 feet of the West 1/2 of the SW of the SW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 19 East, Hernando County, Florida.

Together with an ACCESS-UTILITY TRACT Easement Recorded in O.R. Book 4329, Page 1878 Described as follows:  
 Tract of Land lying in Section 22, Township 21 North, Range 19 East, Hernando County, Florida, more particularly described as the East 40.00 feet of the South 60.00 feet of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 22, and the South 60.00 feet of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 22, and the West 40.00 feet of the South 60.00 feet of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 22, AND the West 30.00 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 22 and the North 60.00 feet of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 22, Township 21 South, Range 19 East, Hernando County, Florida.



NUM	BEARING	DISTANCE
L1	NA	50.00' (R)
	S88°13'11"E	49.96' (F)

**ABBREVIATIONS LEGEND**

AC Air Conditioner	ADN Found Concrete Monument	FF Footings & Filter
AS Air Service	AGL Above Ground Level	PRC Point of Reverse Curve
ASD Air Service Duct	ALP Above Ground Pool	PRM Permanent Reference Monument
ATV Air Treatment Valve	ALU Aluminum	PSB Paired "STOP" Bar
AVC Air Vent Control	ASOS Aluminum Shed No Slab	PWT Point of Tangency
BK Benchmarks	ASOS Aluminum Shed on Slab	PWT Permanent
BL Backsight	ASOS Aluminum Shed on Slab	RF Found Iron Rod
BM Benchmark	BL Backsight	RF Found Iron Rod
BO Backsight	BL Backsight	RF Found Iron Rod
BO Backsight	BL Backsight	RF Found Iron Rod
BO Backsight	BL Backsight	RF Found Iron Rod

- SURVEYOR NOTES**
- Survey based on the description furnished by the client and without benefit of a title search.
  - Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the BEARINGS IS DEPICTED BY "N" next to the bearing.
  - Underground utilities and improvements not located or shown.
  - There are no visible encroachments unless shown hereon.
  - The ownership of fences, if any, which exist on or near property lines is not shown by this Surveyor and Mapper.
  - Fences located near the property line are not to scale. The distance shown as ties to said fences are correct.
  - The distances shown hereon as ties to existing occupation are at right angles to adjacent property line.
  - Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
  - The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
  - All easements shown hereon are for drainage and/or utilities unless shown otherwise.
  - The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
  - THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERSPECTIVAL TIES.

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 5J-17 (formerly 61617-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*James W. Coffin*  
 JAMES W. COFFIN  
 Professional Surveyor and Mapper  
 Florida Registration # 3882  
 Coffin & McLean Associates, Inc. LB #5232

04-07-2025  
 Date of Last Field Work

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
 FILE: C:\Drawing\2025\025-74\25-74.DWG Last Date Plotted: 05-29-25

**CONTROL & CORNER LEGEND**

● Found 5/8" Iron Rod L86432	■ Found
⊙ Found 5/8" Iron Rod L82763	■ Found 3"x3" C.M. Plain
● Found 5/8" Iron Rod L85763	□ Found
□ Set 4" x 4" C.M. LB# 5232	△ Found
○ Set 5/8" Iron Rod LB# 5232	△ Set

Elevations shown refer to: NSVD 1929 NAVD 1988 ASSUMED

Final Plat Verification:	REVISIONS	DATE
According to the F.I.R.M.	Boundary Survey	04-07-25
Map Community Panel		
EDISC 0209 D		02-22-22
The property appears to be Flood Zone(s) "X" and the Base Flood Elevation is N/A DATUM		

File: 25-74.CR5