

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07 & 18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

DESCRIPTION

TRACT-D (NORTH PORTION)

A PARCEL OF LAND LYING IN AND BEING A PART OF:
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA
SECTION 07, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, RUN N00°09'57"E, 59.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 60.03 FEET; THENCE N89°42'00"W, 1253.44 FEET TO THE EAST LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, RUN N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE, RUN S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE, RUN S00°13'23"W, 498.06 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE, RUN S89°53'11"E, 650.56 FEET; THENCE N00°14'06"E, 497.18 FEET TO THE SOUTH LINE OF ROYAL HIGHLANDS, UNIT-5 AS RECORDED IN PLAT BOOK 12, PAGES 45-59 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°48'47"E, 973.71 FEET; THENCE LEAVING SAID SOUTH LINE, RUN S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°56'46"W, 976.40 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE, RUN S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

TRACT-D CONTAINING 70.76 ACRES MORE OR LESS.

AND ALSO

TRACT-G (SOUTH PORTION)

A PARCEL OF LAND LYING IN AND BEING A PART OF:
SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SECTION 18, RUN S89°56'37"E, 1302.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, RUN S00°13'05"E, 332.15 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, RUN N89°53'24"W, 1303.29 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE, RUN N00°03'48"W, 330.93 FEET TO THE NORTH LINE OF SAID SECTION 18, AND THE POINT OF BEGINNING.

TRACT-G CONTAINING 9.92 ACRES MORE OR LESS.

COMBINED PARCELS CONTAINING A TOTAL OF 80.68 ACRES MORE OR LESS.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 14th DAY OF January, 2025 SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION OF ALL STREETS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID COMMISSION FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY, AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

ATTEST: [Signature]
CLERK

BY: [Signature]
CHAIRMAN

CLERK'S CERTIFICATE:

I, Chelsea Francis, Deputy CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT

THIS PLAT, WAS FILED FOR RECORD ON THE 22nd DAY OF January, 2025
FILE NUMBER 2025005436 AND RECORDED IN PLAT BOOK 47, PAGE 3037

[Signature]
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL
BY COUNTY ATTORNEY

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: [Signature]
COUNTY ATTORNEY

DATE: 12/30/24

ABSTRACTORS CERTIFICATE:

WE, FIRST AMERICAN TITLE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. 2022-6480810 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN HAWK LAKE HIDEAWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT, FILE NO. 2022-6480810

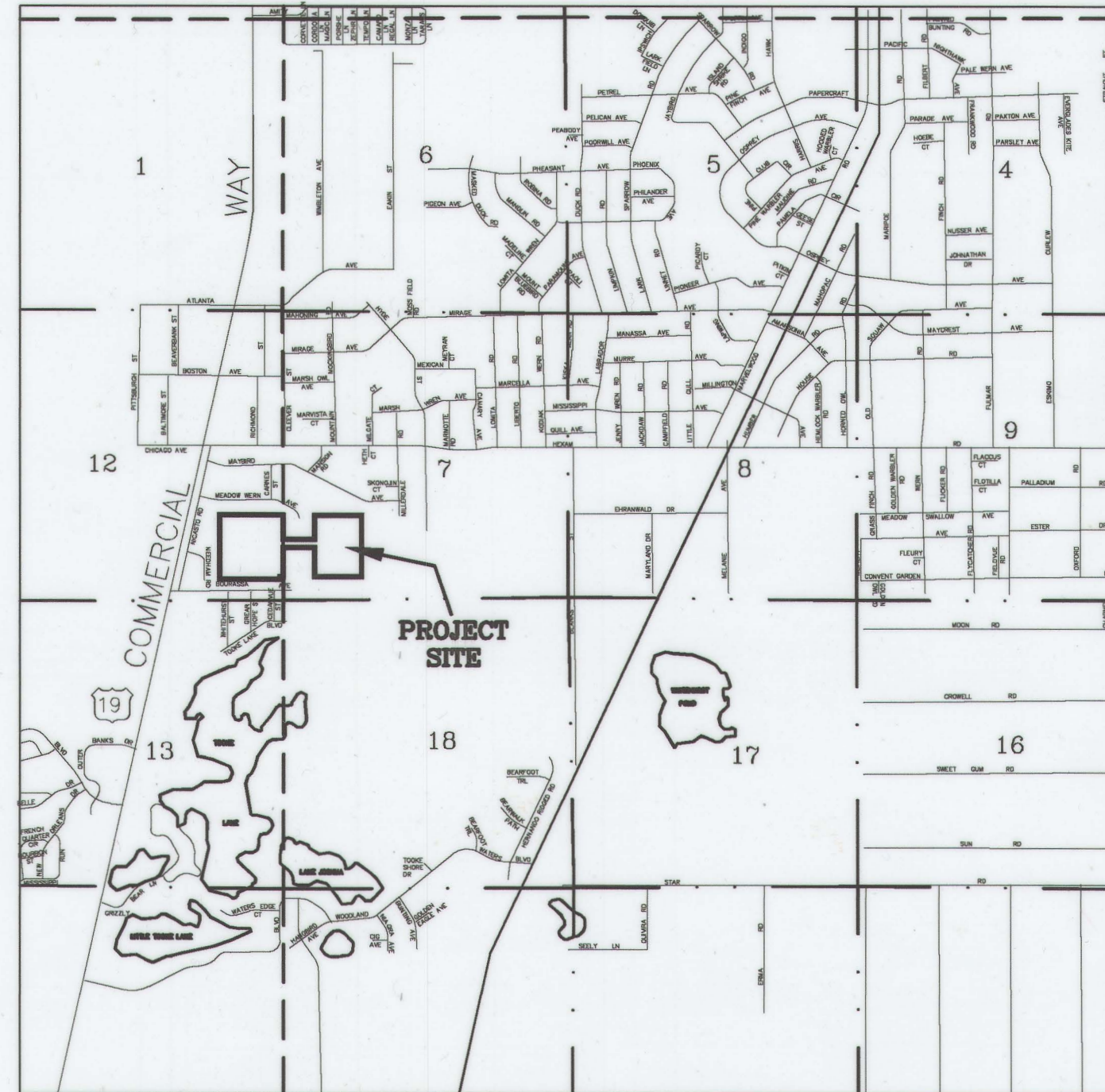
[Signature]
David H. Roberts
Authorized Signatory

DATE: 12-16-24

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED
PROFESSIONAL SURVEYOR AND MAPPER:

I, DANIEL J. RUTKOSKY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT FOR THE COUNTY. THIS LIMITED CERTIFICATION TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

[Signature]
Daniel J. Rutkosky
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 5742
DATE: 12-23-2024



VICINITY MAP NOT TO SCALE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ESTABLISHING A BEARING OF N89°56'02"W ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 07-22-18.

2. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

4. ALL PLATTED ACCESS AND UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CDD ACCEPTANCE AND ACKNOWLEDGMENT

LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

COMMUNITY DEVELOPMENT DISTRICT

BY: Michael Lawson DATE: 12/16/24 BY: Lori Price DATE: 12/16/24

NAME: [Signature]
CHAIR BOARD OF SUPERVISORS

NAME: [Signature]
ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE:

I SCOTT M. OSBORNE, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA

BY: [Signature]
SCOTT M. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028
DATE: 12-16-24

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LAKE HIDEAWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS LAKE HIDEAWAY PODS A & B, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1) The owners of the lands described in this plat, do hereby dedicate to the public, the purchasers, and Hernando County (the "County") all streets, rights-of-way, as designated on this plat are hereby reserved to the Declarant, its successors and assigns and are granted to the county and public service providers to the subdivision on a nonexclusive basis for the ground level, aboveground, and below ground installations, construction, upgrades, connections, maintenance, and operation of said utilities and service including drainage, said owners further do hereby dedicate to the perpetual use of the public and Hernando County, Florida, all lands upon which or within which water and sewer system improvements or facilities exist, and further do hereby dedicate to the perpetual use of the Hernando County Water and Sewer District, water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other appurtenant facilities lying within or upon the lands depicted on this plat, and further do hereby reserves unto itself, its heirs, successors, assigns or legal representatives the right to construct, operate and maintain all such dedicated lands, streets, water and sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Hernando County, Florida.

2) FURTHER, the owner does hereby grant, convey and dedicate to THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT, a Florida not-for-profit corporation (THE "CDD"), the title to any lands or improvements dedicated to the public or the county, if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided, or invalidated.

3) OWNER does hereby grant and convey a perpetual, non-exclusive easement over, across, and under all areas designated as private drainage easements, as shown hereon, to the CDD, its successors, and assigns, for the purpose of ingress and egress and for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention areas, and other stormwater management systems for the benefit of the lot owners within LAKE HIDEAWAY PODS A & B. All such easements shall be subject to all public easements shown hereon.

4) OWNER does hereby grant, convey, and dedicate to Hernando County Water & Sewer District fee simple title to TRACT 'LS-1, and LS-2', to be owned and maintained by the Hernando County Water & Sewer District for the benefit of the public as a lift station site.

4) OWNER does hereby grant, convey, and dedicate to Hernando County Water & Sewer District a Utility Easement over and across a portion of TRACT E, labeled as "30' UTILITY EASEMENT" as shown on sheet 6 of 8 lying between Lot 6 and Lot 7 of Pod-B

5) TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" as shown hereon, are hereby irrevocably and without reservation dedicated to the CDD and its successors and assigns. The aforementioned tracts are not dedicated to the public and shall be privately maintained by the CDD. Such tracts are hereby made subject to any and all easements expressly dedicated to public use, as shown on this plat and as applicable to such tract, for the purposes so stated.

6) OWNER does hereby grant and convey a perpetual, non-exclusive utility easement over, across, and under all roadways, and also across all tracts as shown hereon, to Hernando County Water and Sewer District, for the purpose of ingress and egress and for the purpose of installing, constructing, repairing and replacing ground level, aboveground, and below ground installations, maintenance, and operation of said utilities.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer.

OWNER: HAWK LAKE HIDEAWAY, LLC, a DELAWARE limited liability company

Witness: [Signature] Witness: [Signature]
Michael Carlan Ky Andree Holifield
Print Name Print Name
By: [Signature]
JOHN M. RYAN
MANAGER

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The individual who executed the foregoing dedication as MANAGER of HAWK LAKE HIDEAWAY, LLC, a DELAWARE Limited Liability Company under the laws of the State of Florida, and being duly sworn, acknowledged then and there before me that they executed the same as officers of such Company heretofore duly authorized by the Board of Directors of such Company as the act and deed of such Corporation, before me by means of [] physical presence or [] online notarization, this 16 day of December, 2024 by JOHN M. RYAN, as MANAGER of HAWK LAKE HIDEAWAY, LLC, a DELAWARE Limited Liability Company, on behalf of the company, who [X] is personally known to me or [] has produced as identification.

My Commission Expires 9/28/26
Commission Number HL 215057

Name: [Signature] Jennifer L. Barrs



JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in the official record book 4074, PAGE 1896 of the public records of Hernando County, Florida, shall be subordinated to the above dedication.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument on this 17th day of December

FIDELITY, LLC, A Delaware Limited Liability Company

[Signature] [Signature]
SIGNATURE THOMAS RYGIEL Authorized Agent

Signed, sealed and delivered in the presence of:

WITNESS: [Signature] (SEAL)
WITNESS: [Signature] (SEAL)

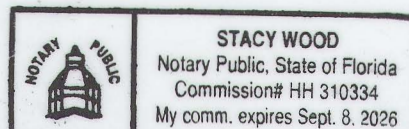
STATE OF FLORIDA
COUNTY OF Palm Beach

This is to certify, that on December 17th 24 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared THOMAS RYGIEL to me known to be the person described in and who executed the foregoing joinder and consent to dedication and severally acknowledged the execution thereof to be free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 8th, 2026



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07 & 18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

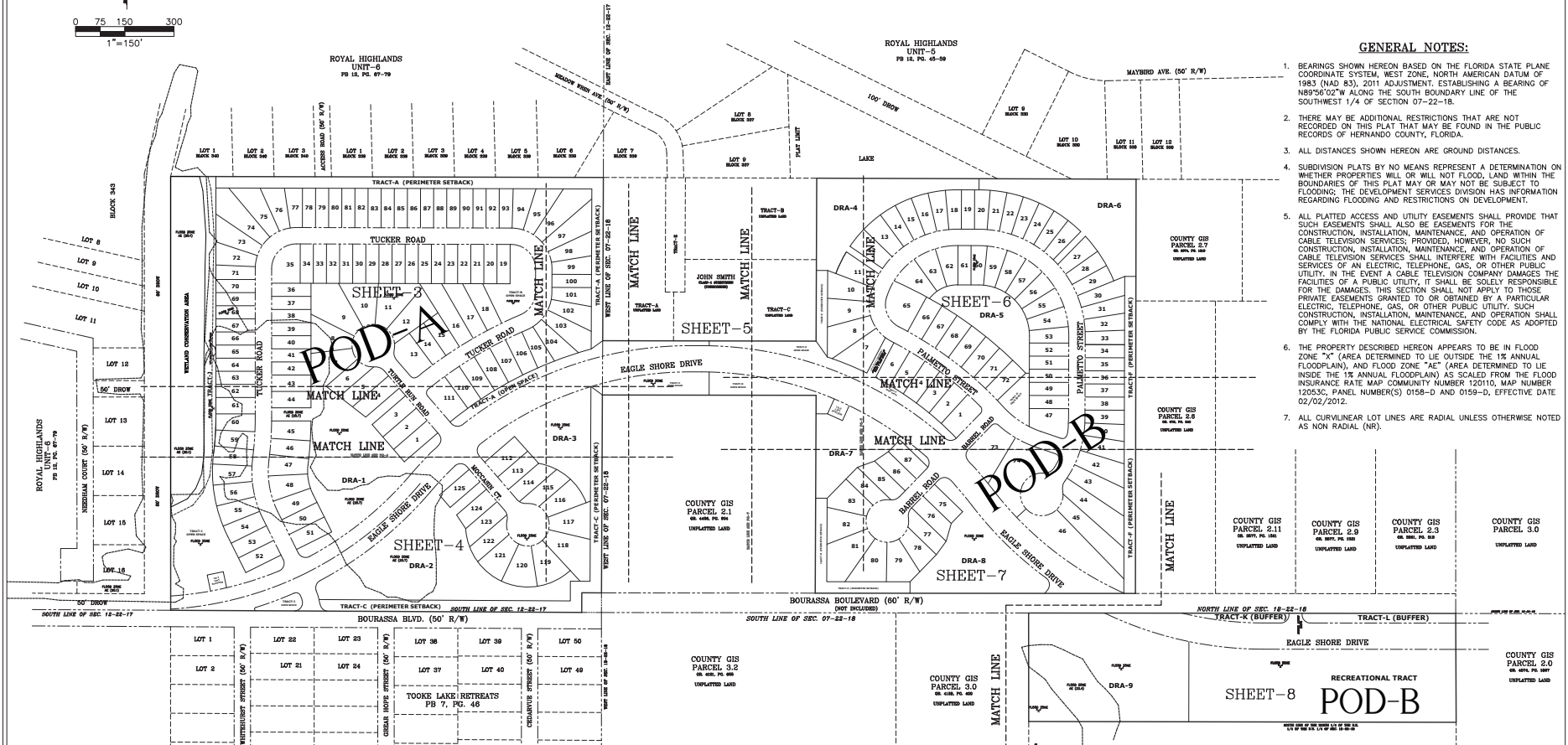
KEY SHEET

PLAT BOOK :
AND PAGE :



GENERAL NOTES:

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ESTABLISHING A BEARING OF N89°56'02"W ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 07-22-18.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED ACCESS AND UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 1% ANNUAL FLOODPLAIN), AND FLOOD ZONE "AE" (AREA DETERMINED TO LIE INSIDE THE 1% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER(S) 0158-D AND 0159-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
986 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 796-6359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
DROW = DRAINAGE RIGHT OF WAY
ESMT = EASEMENT
GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:

ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PC = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PB = PLAT BOOK
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:

SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC. = SECTION
MSCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
FP = FOUND PIPE

LEGEND AND ABBREVIATIONS:

□ = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8" LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK POP (LB #7200)

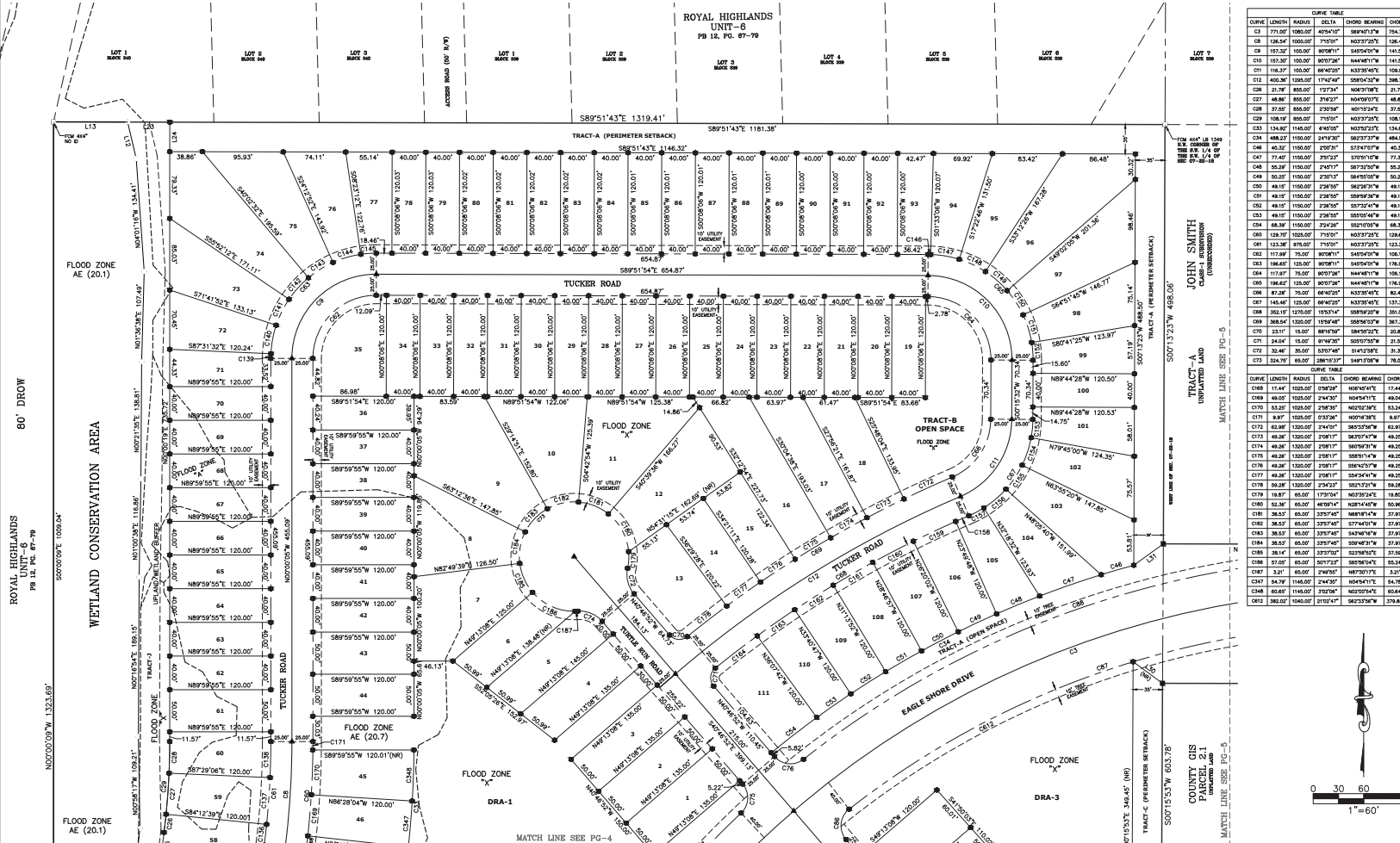
LAKE HIDEAWAY PODS A & B
SHEET 2 OF 8

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-A

PLAT BOOK :
AND PAGE :



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF ADEQUACY NUMBER LB 7800
906 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 799-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
PCB = POINT OF BEGINNING
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LEGEND AND ABBREVIATIONS:
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PT = POINT OF TANGENT
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
CCR = CERTIFIED CORNER RECORD
SEC = SECTION
MNCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
FP = FOUND PIPE

LEGEND AND ABBREVIATIONS:
□ = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE PERIMETER PLB (#7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8"R LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCC (LB #7200)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	175.00	1000.00	45°44'57"	S89°51'54"E	175.00
C2	108.34	1000.00	7°10'00"	N03°27'25"E	108.34
C3	157.32	1000.00	8°07'00"	S45°04'00"E	157.32
C4	157.32	1000.00	8°07'00"	N45°04'00"E	157.32
C5	118.37	1000.00	66°40'23"	N33°26'45"E	118.37
C6	450.36	1300.00	17°42'48"	S58°44'32"E	450.36
C7	21.38	850.00	17°17'34"	S40°10'18"E	21.38
C8	48.86	850.00	37°42'37"	N04°09'01"E	48.86
C9	37.85	850.00	23°05'58"	N01°10'24"E	37.85
C10	108.16	850.00	7°10'00"	N03°27'25"E	108.16
C11	124.87	1160.00	8°10'00"	N03°27'25"E	124.87
C12	488.22	1100.00	24°19'30"	S63°37'37"E	488.22
C13	40.32	1100.00	27°07'31"	S73°47'07"E	40.32
C14	77.48	1100.00	37°12'37"	S73°10'10"E	77.48
C15	50.29	1100.00	24°19'30"	S63°37'37"E	50.29
C16	40.32	1100.00	27°07'31"	S73°47'07"E	40.32
C17	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C18	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C19	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C20	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C21	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C22	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C23	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C24	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C25	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C26	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C27	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C28	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C29	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C30	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C31	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C32	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C33	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C34	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C35	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C36	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C37	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C38	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C39	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C40	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C41	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C42	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C43	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C44	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C45	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C46	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C47	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C48	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C49	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C50	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C51	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C52	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C53	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C54	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C55	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C56	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C57	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C58	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C59	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C60	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C61	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C62	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C63	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C64	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C65	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C66	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C67	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C68	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C69	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C70	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C71	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C72	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C73	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C74	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C75	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C76	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C77	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C78	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C79	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C80	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C81	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C82	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C83	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C84	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C85	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C86	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C87	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C88	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C89	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C90	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C91	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C92	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C93	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C94	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C95	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C96	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C97	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C98	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C99	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C100	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C101	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C102	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C103	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C104	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C105	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C106	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C107	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C108	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C109	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C110	48.10	1100.00	27°07'31"	S73°47'07"E	48.10
C111	48.10	1100.00	27°07'31"	S73°47'07"E	48.10

LINE TABLE

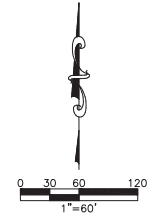
LINE	BEARING	LENGTH
L12	N1°31'44"W	44.57'
L23	S89°51'43"E	50.10'
L24	N0°00'17"E	35.00'
L30	N53°44'04"W	43.26'
L31	N54°00'09"E	43.30'

POD-A

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	411.17	1085.00	21°46'40"	408.67
C2	664.79	1039.74	23°09'40"	652.15
C3	771.07	1085.00	40°54'07"	589.67
C4	85.48	200.00	17°46'40"	85.48
C5	176.59	200.00	33°41'17"	173.96
C6	128.34	1000.00	7°50'	128.34
C7	261.85	445.00	33°41'17"	257.88
C8	24.24	445.00	4°29'17"	24.24
C9	64.52	445.00	8°58'37"	64.52
C10	125.07	1146.74	8°14'07"	125.07
C11	14.96	5.00	162°00'00"	58.92
C12	14.96	5.00	162°00'00"	58.92
C13	24.57	15.00	93°42'48"	24.57
C14	14.02	275.00	2°50'13"	14.02
C15	48.89	275.00	10°17'28"	48.89
C16	31.78	885.00	1°57'24"	31.78
C17	48.89	885.00	2°16'27"	48.89
C18	37.02	885.00	2°29'28"	37.02
C19	108.17	885.00	7°10'51"	108.17
C20	148.12	1085.00	12°09'14"	148.12
C21	186.88	1085.00	16°23'58"	186.88
C22	81.17	1085.00	3°16'17"	81.17
C23	154.87	1465.00	6°40'50"	154.87
C24	488.17	1500.00	31°10'20"	488.17
C25	16.40	1500.00	7°10'47"	16.40
C26	44.30	1500.00	16°23'58"	44.30
C27	27.57	1500.00	10°20'50"	27.57
C28	37.12	1500.00	11°23'38"	37.12
C29	30.20	1600.00	10°50'41"	30.20
C30	94.40	1600.00	28°20'52"	94.40
C31	112.47	1600.00	33°57'45"	112.47
C32	112.47	1600.00	33°57'45"	112.47
C33	87.07	1600.00	28°14'43"	87.07
C34	81.88	1600.00	19°30'07"	81.88
C35	58.57	1600.00	17°24'42"	58.57
C36	48.19	1500.00	2°16'50"	48.19
C37	48.19	1500.00	2°16'50"	48.19
C38	48.19	1500.00	2°16'50"	48.19
C39	48.19	1500.00	2°16'50"	48.19
C40	48.19	1500.00	2°16'50"	48.19
C41	48.19	1500.00	2°16'50"	48.19
C42	48.19	1500.00	2°16'50"	48.19
C43	48.19	1500.00	2°16'50"	48.19
C44	48.19	1500.00	2°16'50"	48.19
C45	48.19	1500.00	2°16'50"	48.19
C46	48.19	1500.00	2°16'50"	48.19
C47	48.19	1500.00	2°16'50"	48.19
C48	48.19	1500.00	2°16'50"	48.19
C49	48.19	1500.00	2°16'50"	48.19
C50	48.19	1500.00	2°16'50"	48.19
C51	48.19	1500.00	2°16'50"	48.19
C52	48.19	1500.00	2°16'50"	48.19
C53	48.19	1500.00	2°16'50"	48.19
C54	48.19	1500.00	2°16'50"	48.19
C55	48.19	1500.00	2°16'50"	48.19
C56	48.19	1500.00	2°16'50"	48.19
C57	48.19	1500.00	2°16'50"	48.19
C58	48.19	1500.00	2°16'50"	48.19
C59	48.19	1500.00	2°16'50"	48.19
C60	48.19	1500.00	2°16'50"	48.19
C61	48.19	1500.00	2°16'50"	48.19
C62	48.19	1500.00	2°16'50"	48.19
C63	48.19	1500.00	2°16'50"	48.19
C64	48.19	1500.00	2°16'50"	48.19
C65	48.19	1500.00	2°16'50"	48.19
C66	48.19	1500.00	2°16'50"	48.19
C67	48.19	1500.00	2°16'50"	48.19
C68	48.19	1500.00	2°16'50"	48.19
C69	48.19	1500.00	2°16'50"	48.19
C70	48.19	1500.00	2°16'50"	48.19
C71	48.19	1500.00	2°16'50"	48.19
C72	48.19	1500.00	2°16'50"	48.19
C73	48.19	1500.00	2°16'50"	48.19
C74	48.19	1500.00	2°16'50"	48.19
C75	48.19	1500.00	2°16'50"	48.19
C76	48.19	1500.00	2°16'50"	48.19
C77	48.19	1500.00	2°16'50"	48.19
C78	48.19	1500.00	2°16'50"	48.19
C79	48.19	1500.00	2°16'50"	48.19
C80	48.19	1500.00	2°16'50"	48.19

LAKE HIDEAWAY PODS A & B
SHEET 4 OF 8

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

POD-A

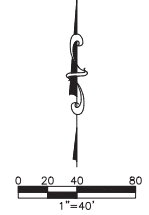
POD-B

JOHN SMITH
CLASS-1 SUBDIVISION
(UNRECORDED)

TRACT-A
UNPLATTED LAND

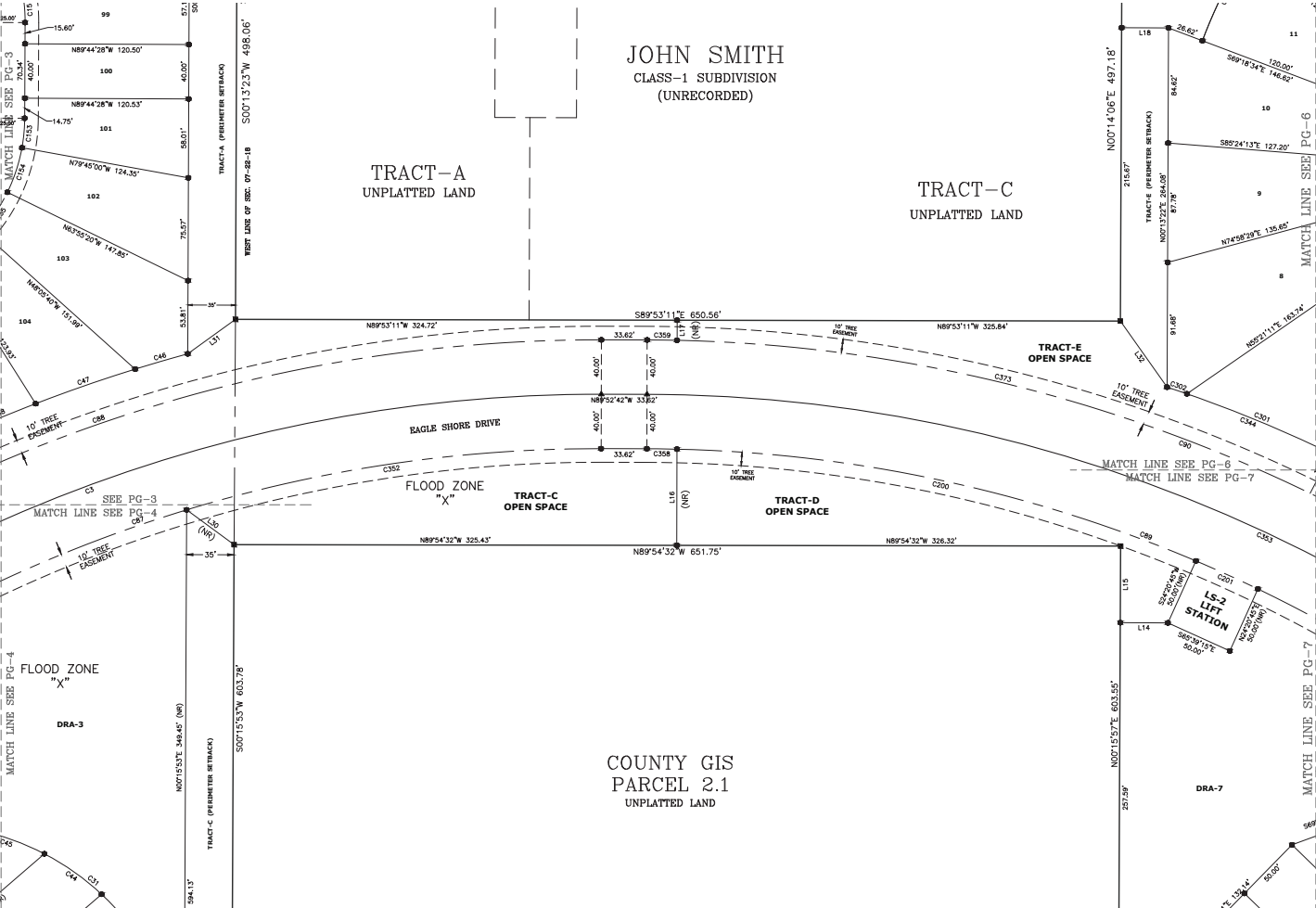
TRACT-C
UNPLATTED LAND

COUNTY GIS
PARCEL 2.1
UNPLATTED LAND



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	771.00'	1080.30'	49°41'07"	S89°40'13"W 754.73'
C31	186.98'	190.00'	59°23'59"	N55°23'05"W 188.27'
C44	51.68'	190.00'	1°55'00"	N54°43'19"W 51.52'
C45	58.27'	190.00'	1°54'16"	N71°17'57"W 58.04'
C46	40.32'	1150.00'	2°00'31"	S73°47'07"W 40.31'
C47	77.40'	1150.00'	3°51'23"	S70°51'10"W 77.39'
C48	55.29'	1150.00'	2°45'17"	S67°32'50"W 55.29'
C67	145.46'	125.00'	66°40'25"	N33°35'45"E 137.39'
C87	691.19'	1040.00'	38°04'45"	S71°04'55"W 678.54'
C88	750.63'	1120.00'	38°24'00"	S70°55'18"W 736.66'
C89	747.64'	1040.00'	41°11'20"	N69°17'52"W 731.64'
C90	811.42'	1120.00'	41°30'35"	N69°07'24"W 793.79'
C153	21.80'	125.00'	9°59'28"	N05°15'16"E 21.77'
C154	34.53'	125.00'	19°48'40"	N18°09'50"E 34.42'
C155	34.53'	125.00'	19°48'40"	N33°59'30"E 34.42'
C200	369.81'	1040.00'	21°37'47"	N77°52'47"W 360.38'
C201	50.00'	1040.00'	2°46'18"	N65°59'15"W 50.00'
C201	114.75'	860.00'	6°50'50"	N67°28'42"W 114.68'
C302	16.35'	860.00'	0°54'59"	N71°21'39"W 15.35'
C344	130.10'	860.00'	7°45'54"	N67°56'11"W 130.00'
C352	308.17'	1040.00'	17°01'59"	S81°36'19"W 308.04'
C353	829.62'	1080.00'	44°00'45"	N67°52'19"W 809.37'
C358	22.09'	1040.00'	1°13'01"	N89°16'11"W 22.09'
C359	22.07'	1120.00'	1°07'45"	N89°18'50"W 22.07'
C360	276.91'	1120.00'	14°09'57"	N55°27'06"W 276.21'
C373	482.43'	1120.00'	24°40'47"	N76°24'34"W 478.71'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°44'03"W	35.00'
L15	N00°15'53"E	56.31'
L16	N00°06'32"E	70.73'
L17	S00°06'32"W	14.77'
L18	N89°45'54"W	34.46'
L30	N53°44'04"W	43.26'
L31	N54°09'09"E	43.30'
L32	S35°15'19"E	59.48'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
906 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
PCB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
DROW = DRAINAGE RIGHT OF WAY
ESMT = EASEMENT
GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PB = PLAT BOOK
PG. = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
CCR = CERTIFIED CORNER RECORD
SEC. = SECTION
MSCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
FP = FOUND PIPE

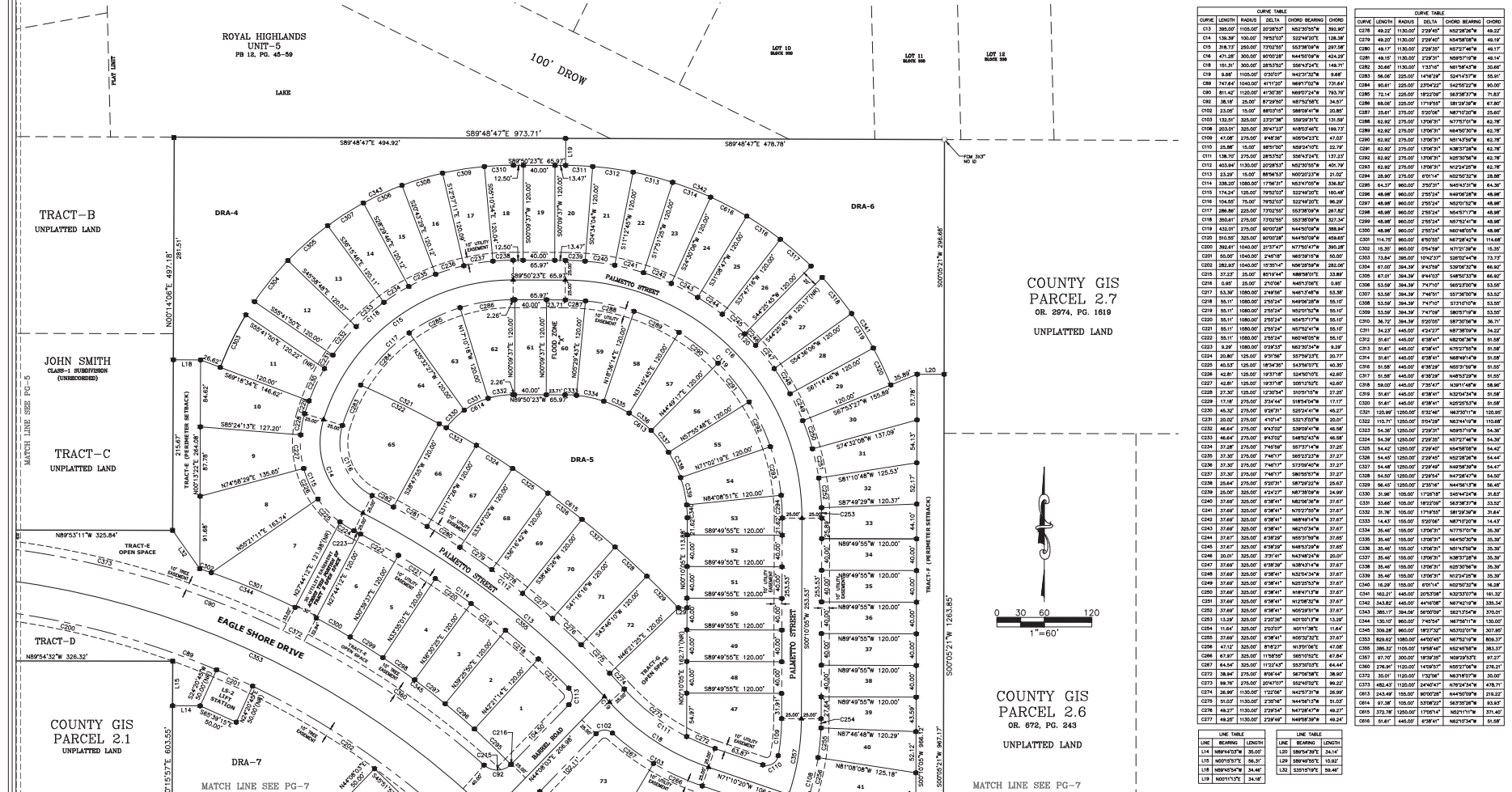
LEGEND AND ABBREVIATIONS:
□ = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8"R LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-B

PLAT BOOK :
AND PAGE :



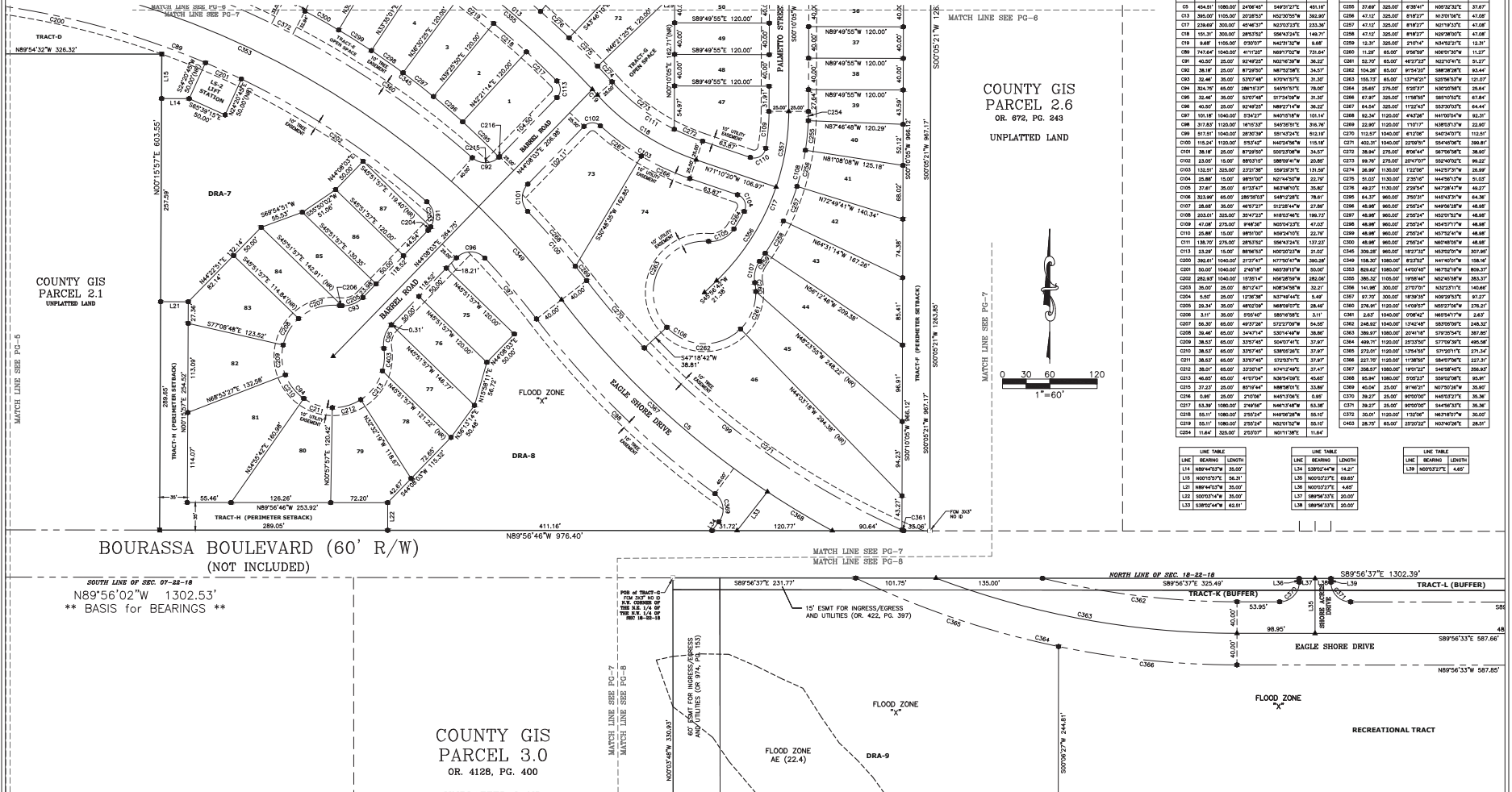
CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	BEARING	DELTA	CHORD BEARING	CURVE	LENGTH	BEARING	DELTA	CHORD BEARING		
C13	385.07	110.00	270.00	N63°05'00"W	381.97	C378	126.21	110.00	270.00	N63°05'00"W	126.21
C14	136.39	100.00	79.50	S22°43'30"E	128.38	C379	48.07	110.00	270.00	N63°05'00"W	48.07
C15	298.77	200.00	720.00	S57°08'00"W	297.60	C380	48.17	110.00	270.00	N63°05'00"W	48.17
C16	473.32	300.00	600.00	N43°00'00"E	434.32	C381	48.17	110.00	270.00	N63°05'00"W	48.17
C17	151.31	300.00	285.50	S56°43'24"E	144.71	C382	30.48	110.00	173.50	N61°04'45"W	30.48
C18	747.68	140.00	471.00	N69°07'24"E	723.84	C383	56.98	225.00	147.60	S24°43'07"W	56.98
C19	81.42	110.00	473.00	N69°07'24"E	763.78	C384	50.61	225.00	270.00	S42°02'21"W	50.61
C20	38.16	25.00	87.20	N87°02'00"E	34.57	C385	68.04	225.00	171.00	S81°03'30"W	67.80
C21	23.01	15.00	48.00	N87°02'00"E	20.87	C386	25.67	275.00	9.20	N67°10'00"E	25.67
C22	138.07	30.00	337.00	N69°07'24"E	131.38	C387	63.82	275.00	137.00	N77°01'00"E	63.78
C23	253.07	325.00	334.73	N18°03'48"E	188.17	C388	63.82	275.00	137.00	N77°01'00"E	63.78
C24	47.88	275.00	94.00	N69°07'24"E	43.07	C389	63.82	275.00	137.00	N77°01'00"E	63.78
C25	15.89	275.00	189.00	N69°07'24"E	22.78	C390	63.82	275.00	137.00	N77°01'00"E	63.78
C26	138.70	275.00	285.50	S56°43'24"E	137.27	C391	63.82	275.00	137.00	N77°01'00"E	63.78
C27	453.84	110.00	207.00	N63°05'00"W	450.79	C392	63.82	275.00	137.00	N77°01'00"E	63.78
C28	23.07	15.00	48.00	N69°07'24"E	21.07	C393	28.82	275.00	90.14	N67°02'31"W	28.82
C29	338.57	168.00	176.00	N63°05'00"W	336.87	C394	48.98	360.00	270.00	N43°01'24"E	48.98
C30	174.24	125.00	79.50	S22°43'30"E	165.48	C395	48.98	360.00	270.00	N43°01'24"E	48.98
C31	104.01	15.00	79.50	S22°43'30"E	96.20	C396	48.98	360.00	270.00	N43°01'24"E	48.98
C32	288.07	200.00	720.00	S57°08'00"W	287.60	C397	48.98	360.00	270.00	N43°01'24"E	48.98
C33	350.41	275.00	720.00	S57°08'00"W	327.34	C398	48.98	360.00	270.00	N43°01'24"E	48.98
C34	432.07	275.00	807.00	N43°01'24"E	388.84	C399	48.98	360.00	270.00	N43°01'24"E	48.98
C35	105.02	275.00	607.00	N43°01'24"E	454.82	C400	48.98	360.00	270.00	N43°01'24"E	48.98
C36	380.81	104.00	273.47	N77°01'00"E	350.28	C401	48.98	360.00	270.00	N43°01'24"E	48.98
C37	105.07	104.00	273.47	N77°01'00"E	350.28	C402	48.98	360.00	270.00	N43°01'24"E	48.98
C38	105.07	104.00	273.47	N77°01'00"E	350.28	C403	48.98	360.00	270.00	N43°01'24"E	48.98
C39	33.27	35.00	85.14	N43°01'24"E	33.89	C404	48.98	360.00	270.00	N43°01'24"E	48.98
C40	5.07	35.00	21.00	N43°01'24"E	5.10	C405	48.98	360.00	270.00	N43°01'24"E	48.98
C41	53.27	100.00	270.00	N43°01'24"E	53.38	C406	53.27	100.00	270.00	N43°01'24"E	53.38
C42	50.17	100.00	270.00	N43°01'24"E	50.17	C407	53.27	100.00	270.00	N43°01'24"E	53.38
C43	50.17	100.00	270.00	N43°01'24"E	50.17	C408	53.27	100.00	270.00	N43°01'24"E	53.38
C44	50.17	100.00	270.00	N43°01'24"E	50.17	C409	53.27	100.00	270.00	N43°01'24"E	53.38
C45	50.17	100.00	270.00	N43°01'24"E	50.17	C410	53.27	100.00	270.00	N43°01'24"E	53.38
C46	50.17	100.00	270.00	N43°01'24"E	50.17	C411	53.27	100.00	270.00	N43°01'24"E	53.38
C47	50.17	100.00	270.00	N43°01'24"E	50.17	C412	53.27	100.00	270.00	N43°01'24"E	53.38
C48	50.17	100.00	270.00	N43°01'24"E	50.17	C413	53.27	100.00	270.00	N43°01'24"E	53.38
C49	50.17	100.00	270.00	N43°01'24"E	50.17	C414	53.27	100.00	270.00	N43°01'24"E	53.38
C50	50.17	100.00	270.00	N43°01'24"E	50.17	C415	53.27	100.00	270.00	N43°01'24"E	53.38
C51	50.17	100.00	270.00	N43°01'24"E	50.17	C416	53.27	100.00	270.00	N43°01'24"E	53.38
C52	50.17	100.00	270.00	N43°01'24"E	50.17	C417	53.27	100.00	270.00	N43°01'24"E	53.38
C53	50.17	100.00	270.00	N43°01'24"E	50.17	C418	53.27	100.00	270.00	N43°01'24"E	53.38
C54	50.17	100.00	270.00	N43°01'24"E	50.17	C419	53.27	100.00	270.00	N43°01'24"E	53.38
C55	50.17	100.00	270.00	N43°01'24"E	50.17	C420	53.27	100.00	270.00	N43°01'24"E	53.38
C56	50.17	100.00	270.00	N43°01'24"E	50.17	C421	53.27	100.00	270.00	N43°01'24"E	53.38
C57	50.17	100.00	270.00	N43°01'24"E	50.17	C422	53.27	100.00	270.00	N43°01'24"E	53.38
C58	50.17	100.00	270.00	N43°01'24"E	50.17	C423	53.27	100.00	270.00	N43°01'24"E	53.38
C59	50.17	100.00	270.00	N43°01'24"E	50.17	C424	53.27	100.00	270.00	N43°01'24"E	53.38
C60	50.17	100.00	270.00	N43°01'24"E	50.17	C425	53.27	100.00	270.00	N43°01'24"E	53.38
C61	50.17	100.00	270.00	N43°01'24"E	50.17	C426	53.27	100.00	270.00	N43°01'24"E	53.38
C62	50.17	100.00	270.00	N43°01'24"E	50.17	C427	53.27	100.00	270.00	N43°01'24"E	53.38
C63	50.17	100.00	270.00	N43°01'24"E	50.17	C428	53.27	100.00	270.00	N43°01'24"E	53.38
C64	50.17	100.00	270.00	N43°01'24"E	50.17	C429	53.27	100.00	270.00	N43°01'24"E	53.38
C65	50.17	100.00	270.00	N43°01'24"E	50.17	C430	53.27	100.00	270.00	N43°01'24"E	53.38
C66	50.17	100.00	270.00	N43°01'24"E	50.17	C431	53.27	100.00	270.00	N43°01'24"E	53.38
C67	50.17	100.00	270.00	N43°01'24"E	50.17	C432	53.27	100.00	270.00	N43°01'24"E	53.38
C68	50.17	100.00	270.00	N43°01'24"E	50.17	C433	53.27	100.00	270.00	N43°01'24"E	53.38
C69	50.17	100.00	270.00	N43°01'24"E	50.17	C434	53.27	100.00	270.00	N43°01'24"E	53.38
C70	50.17	100.00	270.00	N43°01'24"E	50.17	C435	53.27	100.00	270.00	N43°01'24"E	53.38
C71	50.17	100.00	270.00	N43°01'24"E	50.17	C436	53.27	100.00	270.00	N43°01'24"E	53.38
C72	50.17	100.00	270.00	N43°01'24"E	50.17	C437	53.27	100.00	270.00	N43°01'24"E	53.38
C73	50.17	100.00	270.00	N43°01'24"E	50.17	C438	53.27	100.00	270.00	N43°01'24"E	53.38
C74	50.17	100.00	270.00	N43°01'24"E	50.17	C439	53.27	100.00	270.00	N43°01'24"E	53.38
C75	50.17	100.00	270.00	N43°01'24"E	50.17	C440	53.27	100.00	270.00	N43°01'24"E	53.38
C76	50.17	100.00	270.00	N43°01'24"E	50.17	C441	53.27	100.00	270.00	N43°01'24"E	53.38
C77	50.17	100.00	270.00	N43°01'24"E	50.17	C442	53.27	100.00	270.00	N43°01'24"E	53.38
C78	50.17	100.00	270.00	N43°01'24"E	50.17	C443	53.27	100.00	270.00	N43°01'24"E	53.38
C79	50.17	100.00	270.00	N43°01'24"E	50.17	C444	53.27	100.00	270.00	N43°01'24"E	53.38
C80	50.17	100.00	270.00	N43°01'24"E	50.17	C445	53.27	100.00	270.00	N43°01'24"E	53.38
C81	50.17	100.00	270.00	N43°01'24"E	50.17	C446	53.27	100.00	270.00	N43°01'24"E	53.38
C82	50.17	100.00	270.00	N43°01'24"E	50.17	C447	53.27	100.00	270.00	N43°01'24"E	53.38
C83	50.17	100.00	270.00	N43°01'24"E	50.17	C448	53.27	100.00	270.00	N43°01'24"E	53.38
C84	50.17	100.00	270.00	N43°01'24"E	50.17	C449	53.27	100.00	270.00	N43°01'24"E	53.38
C85	50.17	100.00	270.00	N43°01'24"E	50.17	C450	53.27	100.00	270.00	N43°01'24"E	53.38
C86	50.17	100.00	270.00	N43°01'24"E	50.17	C451	53.27	100.00	270.00	N43°01'24"E	53.38
C87	50.17	100.00	270.00	N43°01'24"E	50.17	C452	53.27	100.00	270.00	N43°01'24"E	53.38
C88	50.17	100.00	270.00	N43°01'24"E	50.17	C453	53.27	100.00	270.00	N43°01'24"E	53.38
C89	50.17	100.00	270.00	N43°01'24"E	50.17	C454	53.27	100.00	270.00	N43°01'24"E	53.38
C90	50.17	100.00	270.00	N43°01'24"E	50.17	C455	53.27	100.00	270.00	N43°01'24"E	53.38
C91	50.17	100.00	270.00	N43°01'24"E	50.17	C456	53.27	100.00	270.00	N43°01'24"E	53.38
C92	50.17	100.00	270.00	N43°01'24"E	50.17	C457	53.27	100.00	270.00	N43°01'24"E	53.38
C93	50.17	100.00	270.00	N43°01'24"E	50.17	C458	53.27	100.00	270.00	N43°01'24"E	53.38
C94	50.17	100.00	270.00	N43°01'24"E	50.17	C459	53.27	100.00	270.00	N43°01'24"E	53.38
C95	50.17	100.00	270.00	N43°01'24"E	50.17	C460	53.27	100.00	270.00	N43°01'24"E	53.38
C96	50.17	100.00	270.00	N43°01'24"E	50.17	C461	53.27	100.00	270.00	N43°01'24"E	53.38
C97	50.17	100.00	270.00	N43°01'24"E	50.17	C462	53.27	100.00	270.00	N43°01'24"E	53.38
C98	50.17	100.00	270.00	N43°01'24"E	50.17	C463	53.27	100.00	270.00	N43°01'24"E	53.38
C99	50.17	100.00	270.00	N43°01'24"E	50.17	C464	53.27	100.00	270.00	N43°01'24"E	53.38
C100	50.17	100.00	270.00	N43°01'24"E	50.17	C465	53.27	100.00	270.00	N43°01'24"E	53.38

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-B

PLAT BOOK :
AND PAGE :



BOURASSA BOULEVARD (60' R/W)
(NOT INCLUDED)

SOUTH LINE OF SEC. 07-22-18
N89°56'02\"W 1302.53'
** BASIS for BEARINGS **

COUNTY GIS
PARCEL 3.0
OR. 4128, PG. 400

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
906 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 798-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
PCB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
OR = OFFICIAL RECORD
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
DROW = DRAINAGE RIGHT OF WAY
ESMT = EASEMENT
GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PB = PLAT BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PRC = POINT OF REVERSE CURVE
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LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
CCR = CERTIFIED CORNER RECORD
SEC = SECTION
MSMCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
FP = FOUND PIPE

LEGEND AND ABBREVIATIONS:
□ = FOUND CONCRETE MONUMENT
■ = SET 4\"x4\" CONCRETE MONUMENT PRM (LB #7200)
● = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8\"RB LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

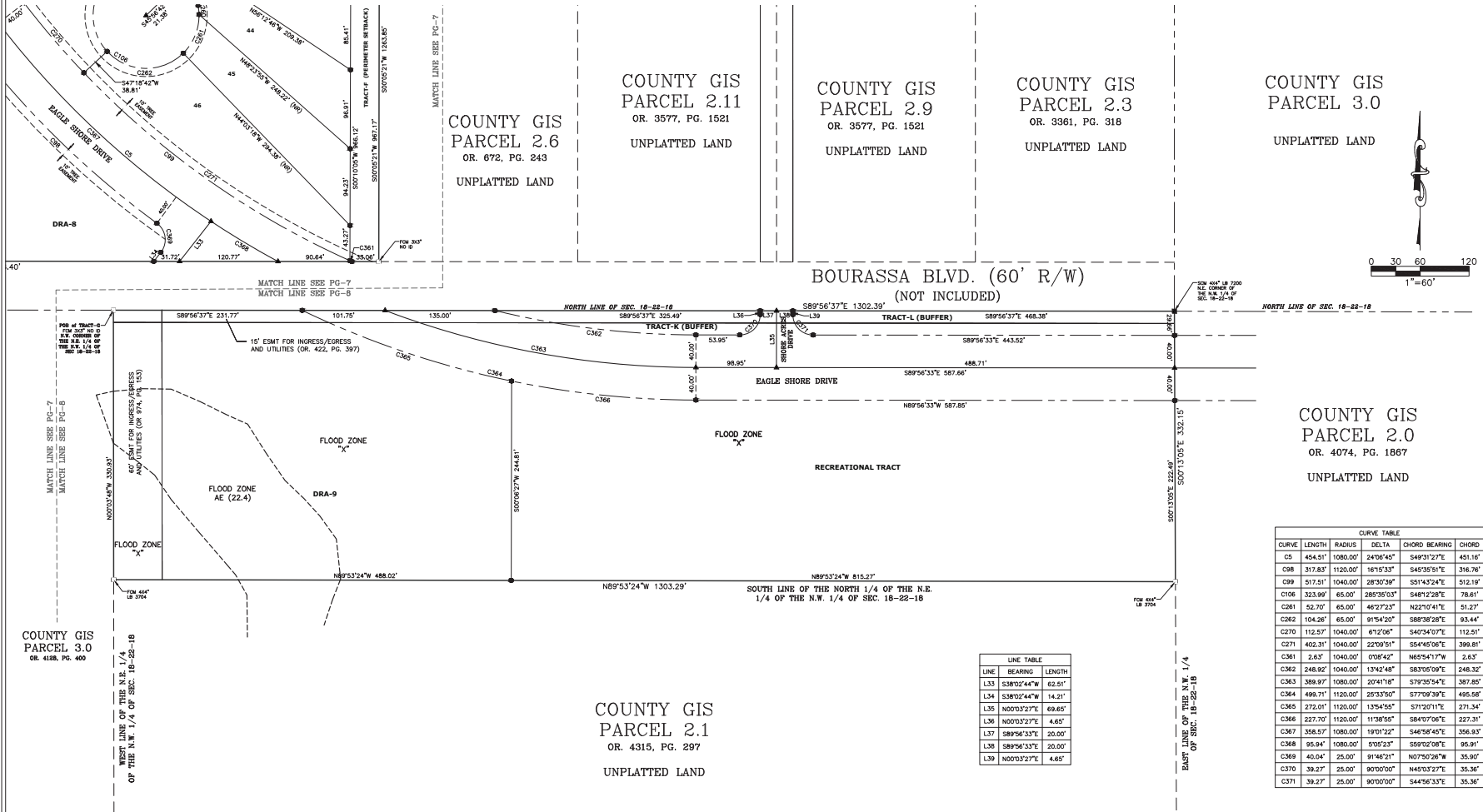
LAKE HIDEAWAY PODS A & B
SHEET 7 OF 8

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

POD-B



COUNTY GIS
PARCEL 2.0
OR. 4074, PG. 1867
UNPLATTED LAND

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C5	454.51'	1080.00'	24°06'45"	S49°31'27"E	451.16'	
C9B	317.85'	1120.00'	16°15'33"	S45°35'51"E	316.76'	
C99	517.51'	1040.00'	28°30'30"	S51°43'24"E	512.19'	
C106	333.88'	45.00'	285°35'03"	S46°12'28"E	78.61'	
C261	52.70'	65.00'	46°27'23"	N22°10'41"E	51.27'	
C262	104.28'	65.00'	91°54'20"	S88°38'28"E	93.44'	
C270	112.57'	1040.00'	67°2'06"	S40°34'07"E	112.51'	
C271	402.31'	1040.00'	22°09'51"	S54°45'06"E	399.61'	
C361	2.63'	1040.00'	0°08'42"	N65°41'17"W	2.63'	
C362	248.92'	1040.00'	13°42'48"	S83°05'09"E	248.32'	
C363	389.97'	1080.00'	20°41'18"	S79°35'54"E	387.85'	
C364	499.71'	1120.00'	25°33'50"	S77°09'39"E	495.58'	
C365	272.01'	1120.00'	13°54'55"	S71°20'11"E	271.34'	
C366	227.70'	1120.00'	11°38'55"	S84°07'06"E	227.31'	
C367	358.57'	1080.00'	19°01'22"	S46°56'45"E	356.93'	
C368	95.94'	1080.00'	5°05'23"	S59°02'08"E	95.91'	
C369	40.04'	25.00'	91°46'21"	N07°50'28"W	35.90'	
C370	39.27'	25.00'	90°00'00"	N45°03'27"E	35.36'	
C371	39.27'	25.00'	90°00'00"	S44°56'33"E	35.36'	

LINE TABLE		
LINE	BEARING	LENGTH
L33	S38°02'44"W	62.51'
L34	S38°02'44"W	14.21'
L35	N00°03'27"E	69.65'
L36	N00°03'27"E	4.65'
L37	S89°56'33"E	20.00'
L38	S89°56'33"E	20.00'
L39	N00°03'27"E	4.65'

PLAT PREPARED BY:
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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL 34601
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■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8"R LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY PODS A & B
SHEET 8 OF 8