

PLAT BOOK :
AND PAGE :

DESCRIPTION[illegible]

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 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.

THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, _____
FILE NUMBER _____, AND RECORDED IN PLAT BOOK _____, PAGE _____

COASTAL ENGINEERING
Associates, Inc.

CABOT CITRUS FARMS PHASE 1B
SHEET 1 OF 7



MY COMMISSION EXPIRES: _____

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 AN ASSUMED BEARING OF S52°30'25"W ALONG THE SOUTH LINE OF THE CLUB HOUSE TRACT. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- 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 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 0061-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

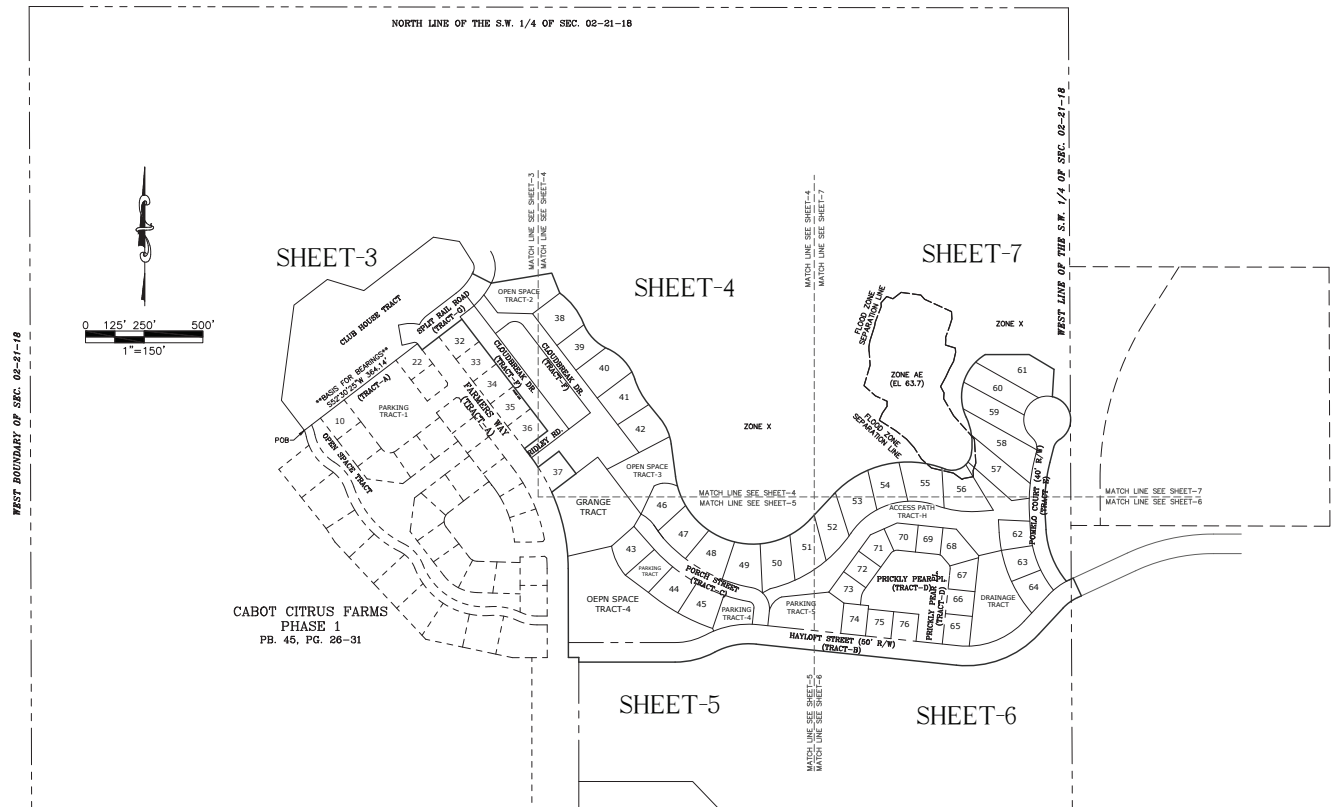
TRACT	OWNERSHIP
CLUB HOUSE TRACT	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-2	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-3	CABOT CITRUS OPCO LLC
OPEN SPACE TRACT-4	CABOT CITRUS OPCO LLC
PARKING TRACT-3	CABOT CITRUS OPCO LLC
PARKING TRACT-4	CABOT CITRUS OPCO LLC
PARKING TRACT-5	CABOT CITRUS OPCO LLC
DRAINAGE TRACT	CABOT CITRUS OPCO LLC
GRANGE TRACT	CABOT CITRUS OPCO LLC
TRACT-B (HAYLOFT ST)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-C (PORCH ST)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-D (PRICKLY PEAR)	CABOT CITRUS OPCO LLC
TRACT-E (POMELO CT)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-F (CLODBREAK DR)	CABOT CITRUS OPCO LLC
TRACT-G (SPLIT RAIL RD)	CABOT CITRUS FARMS COMMUNITY DEVELOPMENT DISTRICT ("THE CDD")
TRACT-H (ACCESS PATH)	CABOT CITRUS OPCO LLC

CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

KEY SHEET



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LA 2000
906 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PC = PAGE

LEGEND AND ABBREVIATIONS:
SEC = SECTION
FCM = FOUND CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
FIPC = FOUND IRON PIN & CAP

LEGEND AND ABBREVIATIONS:
□ = FOUND CONCRETE MONUMENT
○ = FOUND IRON PIN & CAP (AS SHOWN)

LINE TYPE LEGEND:
----- SOLID HEAVY LINE = PLAT BOUNDARY
----- SOLID LIGHT LINE = LOT LINE
----- DASHED LINE = RIGHT-OF-WAY
----- DOTTED LINE = UTILITY EASEMENT
----- DASHED LINE = FLOOD ZONE
----- DOTTED LINE = CENTRAL LINE
----- DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B
SHEET 2 OF 7

CABOT CITRUS FARMS PHASE 1B

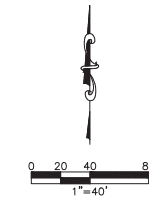
BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	37.16'	477.00'	4°27'48"	N35°15'41"W	37.15'
C4	25.07'	25.00'	57°27'14"	S03°38'23"E	24.03'
C5	5.04'	148.00'	1°56'58"	S26°03'43"W	5.04'
C9	89.80'	202.00'	25°58'14"	N39°46'19"E	89.06'
C50	45.79'	148.00'	25°28'13"	N39°46'19"E	45.25'
C51	29.02'	62.00'	36°48'50"	S39°06'00"W	28.75'
C94	35.54'	202.00'	10°04'49"	N32°04'36"E	35.49'
C95	16.95'	202.00'	4°48'33"	N50°06'10"E	16.95'
C133	10.05'	8.75'	65°49'41"	N70°24'25"W	9.51'
C134	39.47'	92.00'	24°34'52"	N86°15'04"W	39.17'
C139	38.51'	35.00'	63°02'56"	N69°01'03"W	36.60'
C140	54.98'	35.00'	89°59'59"	S07°30'26"W	49.50'
C141	77.80'	175.00'	25°28'14"	N39°46'19"E	77.16'
C142	29.53'	477.00'	3°32'51"	N34°48'13"W	29.53'
C143	7.62'	477.00'	0°54'57"	N37°02'06"W	7.62'
C167	43.97'	28.00'	89°58'06"	N82°30'32"W	39.59'
C168	16.95'	175.00'	5°32'54"	N49°43'59"E	16.94'
C169	60.85'	174.47'	19°59'01"	N36°59'52"E	60.54'
C170	37.31'	202.00'	10°34'53"	N42°24'27"E	37.25'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N37°29'35"W	21.88'
L4	N37°29'35"W	10.69'
L5	S62°59'48"E	54.00'
L32	S52°30'25"W	28.73'
L44	S76°40'45"W	31.34'
L45	N79°27'30"E	14.90'
L46	N37°29'55"W	8.00'
L47	S37°29'35"E	17.47'
L48	N79°27'30"E	33.13'



LINETYPE LEGEND:
 ——— SOLID HEAVY LINE = PLAT BOUNDARY
 - - - - - SOLID LIGHT LINE = LOT LINE
 - - - - - DASHED LINE = RIGHT-OF-WAY
 - - - - - DOTTED LINE = UTILITY EASEMENT
 - - - - - DOTTED LINE = FLOOD ZONE
 - - - - - DOTTED LINE = CENTERLINE
 - - - - - DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B
SHEET 3 OF 7

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:
 OR. = OFFICIAL RECORD
 PG. = PAGE
 CT. = COURT

LEGEND AND ABBREVIATIONS:
 ■ = SET 4"x4" CONCRETE MONUMENT PERM (LB #7200)
 ● = SET IRON PIN AND CAP (5/8"IR LB #7200)
 ▲ = SET NAIL AND DISK POB (LB #7200)

CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

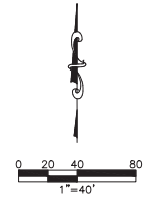
PLAT BOOK :
AND PAGE :

PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	201.25'	477.00'	247°02'	N12°11'07"W
C2	37.16'	477.00'	42°27'48"	N35°15'41"W
C6	99.51'	174.33'	32°42'14"	S38°01'31"E
C7	91.80'	120.00'	43°49'48"	S43°35'18"E
C8	107.51'	130.00'	47°23'08"	S41°48'38"E
C9	73.05'	200.00'	20°50'38"	S28°34'53"E
C10	71.24'	130.00'	31°23'46"	S23°20'49"E
C11	451.05'	200.00'	129°12'59"	S72°15'23"E
C52	72.91'	477.00'	8°45'23"	N28°39'03"W
C79	101.29'	260.00'	22°19'13"	S55°34'10"W
C80	5.78'	260.00'	1°16'24"	S43°48'21"W
C81	65.63'	200.00'	18°48'04"	N52°32'11"E
C82	79.86'	200.00'	22°50'46"	N72°22'32"E
C83	65.80'	200.00'	18°51'01"	S85°45'30"E
C84	72.48'	200.00'	20°45'48"	S85°57'08"E
C85	87.72'	200.00'	25°07'47"	S43°00'17"E
C86	25.77'	200.00'	7°22'56"	S11°20'24"E
C87	19.18'	130.00'	8°27'13"	N11°52'32"W
C88	52.05'	130.00'	22°56'33"	N27°34'25"W
C89	20.06'	130.00'	8°50'24"	N22°32'16"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C80	87.46'	130.00'	38°32'45"	N46°13'50"W
C91	5.23'	120.00'	2°28'47"	S64°35'18"E
C92	91.80'	120.00'	43°49'48"	S43°35'18"E
C93	3.74'	120.00'	1°47'04"	S22°33'58"E
C104	17.85'	554.59'	1°50'38"	S34°32'51"E
C113	8.43'	345.34'	1°23'56"	N34°53'09"E
C114	89.87'	186.67'	27°35'01"	S47°58'41"W
C132	169.58'	477.00'	20°22'11"	N14°05'14"W
C142	29.53'	477.00'	3°32'51"	N34°48'13"W
C143	7.62'	477.00'	0°54'57"	N37°02'06"W
C161	44.17'	87.06'	28°04'05"	N49°30'35"W
C162	23.24'	554.59'	2°24'02"	S36°40'11"E
C163	41.68'	554.59'	4°14'40"	S35°45'57"E
C164	39.72'	71.60'	31°43'04"	N79°03'38"W
C165	22.67'	62.17'	20°33'16"	S71°41'18"W
C166	53.79'	200.00'	15°54'32"	S22°44'08"E
C167	43.97'	28.00'	89°58'06"	N82°30'32"W

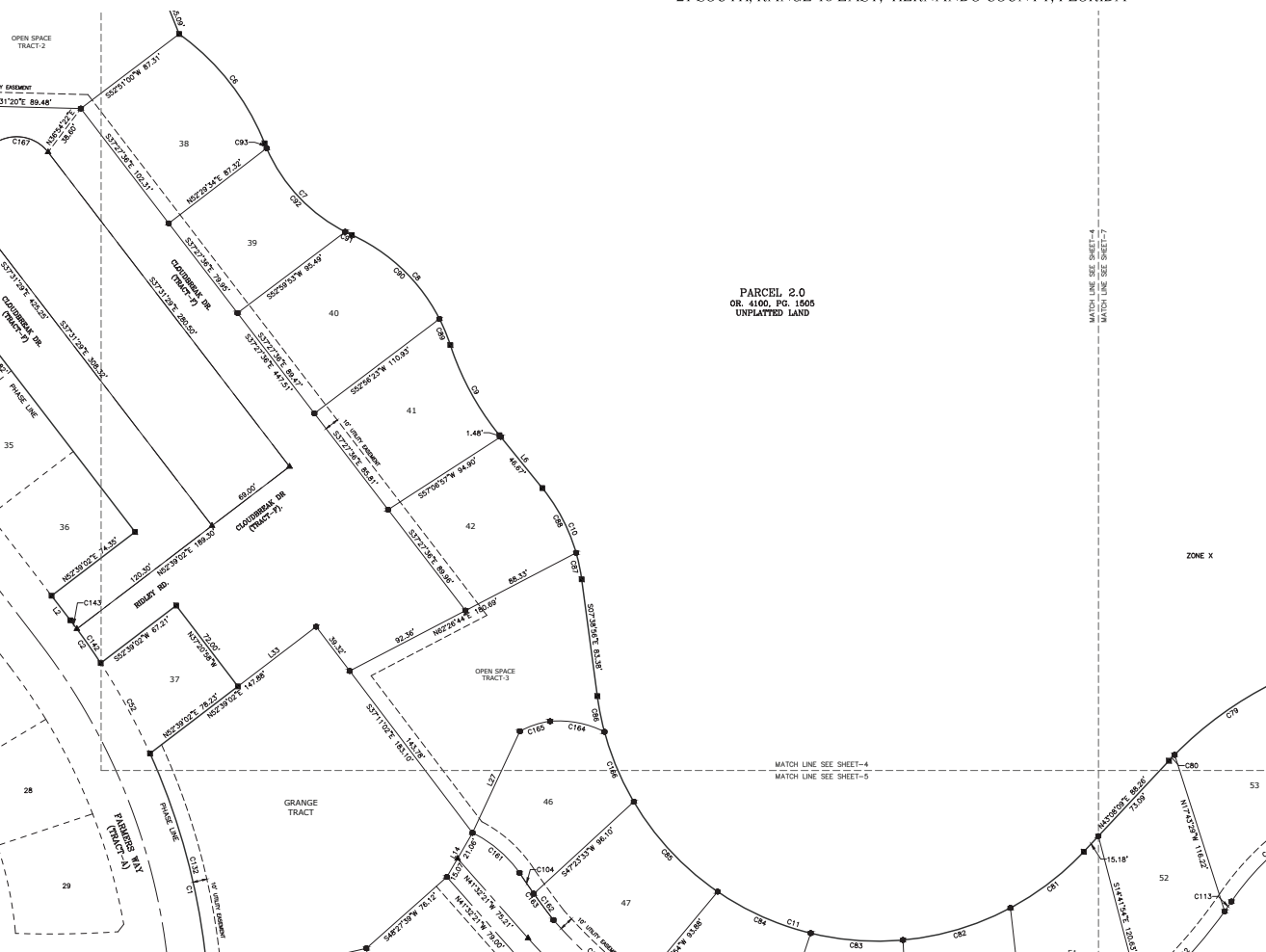
LINE TABLE		
LINE	BEARING	LENGTH
L2	N37°29'35"W	21.88'
L6	S38°02'42"E	48.14'
L14	N30°10'24"E	36.14'
L27	N25°00'00"E	79.28'
L33	N52°39'02"E	69.66'



LINE TYPE LEGEND:
 ——— SOLID HEAVY LINE = PLAT BOUNDARY
 - - - - - SOLID LIGHT LINE = LOT LINE
 - - - - - DASHED LINE = RIGHT-OF-WAY
 - - - - - DOTTED LINE = UTILITY EASEMENT
 - - - - - DOTTED LINE = FLOOD ZONE
 - - - - - DOTTED LINE = SEPARATION LINE
 - - - - - DOTTED LINE = CENTERLINE
 - - - - - DOTTED LINE = WETLAND LINE

LEGEND AND ABBREVIATIONS:
 OR. = OFFICIAL RECORD
 PG. = PAGE
 CT. = COURT

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

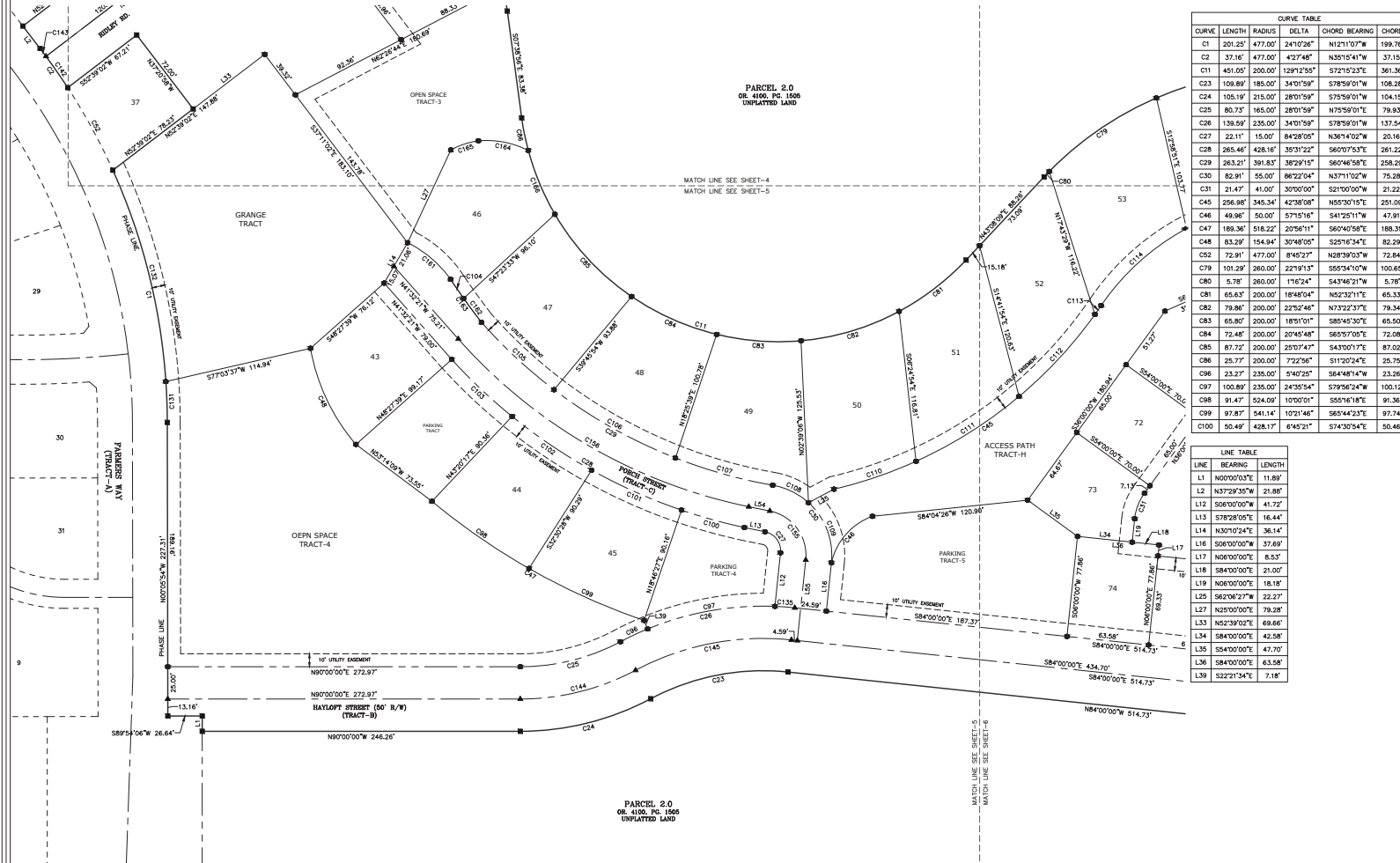


PLAT PREPARED BY:
COASTAL ENGINEERING
 Associates, Inc.
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
 966 Candlelight Blvd., Brookville, FL 34601
 Phone:(352) 796-9423 Fax:(352) 799-8359

CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	201.25'	477.00'	241°02'26"	N12°11'01"W 199.76'
C2	37.16'	477.00'	42°37'48"	N35°15'41"W 37.15'
C11	401.00'	200.00'	129°12'55"	S72°15'32"E 361.36'
C23	109.89'	185.00'	34°01'50"	S78°59'01"W 108.28'
C24	105.19'	215.00'	28°01'59"	S75°59'01"W 104.15'
C25	86.73'	165.00'	28°01'59"	N75°59'01"E 79.93'
C26	139.59'	235.00'	34°01'59"	S78°59'01"W 137.54'
C27	22.11'	15.00'	84°28'05"	N36°14'02"W 20.16'
C28	265.46'	428.16'	35°31'22"	S60°07'53"E 261.22'
C29	263.21'	391.83'	38°29'15"	S60°46'58"E 258.29'
C30	82.91'	55.00'	86°22'04"	N37°11'02"W 75.28'
C31	21.47'	41.00'	30°00'00"	S21°00'00"W 21.22'
C45	256.98'	345.34'	42°38'08"	N55°30'15"E 251.09'
C46	49.96'	50.00'	57°15'16"	S41°25'11"W 47.91'
C47	169.36'	518.22'	20°56'11"	S60°40'58"E 188.31'
C48	83.29'	154.94'	30°48'05"	S25°16'34"E 82.29'
C52	72.91'	477.00'	8°45'23"	N28°39'03"W 72.84'
C79	101.29'	260.00'	22°11'13"	S55°24'10"W 100.65'
C80	5.78'	260.00'	1°15'24"	S43°42'37"W 5.78'
C81	65.63'	200.00'	18°48'48"	N52°32'31"E 65.33'
C82	79.86'	200.00'	22°32'46"	N73°22'31"E 79.34'
C83	65.80'	200.00'	18°51'01"	S85°45'30"E 65.50'
C84	72.48'	200.00'	20°45'48"	S85°45'30"E 72.08'
C85	87.72'	200.00'	25°07'47"	S43°00'17"E 87.02'
C86	25.77'	200.00'	7°22'56"	S11°20'24"E 25.75'
C96	23.27'	235.00'	5°40'25"	S64°48'14"W 23.26'
C97	100.89'	235.00'	24°35'54"	S79°56'24"W 100.12'
C98	91.47'	524.09'	10°00'01"	S55°16'18"E 91.36'
C99	97.87'	541.14'	10°21'46"	S65°44'23"E 97.74'
C100	50.49'	428.17'	6°45'21"	S74°30'54"E 50.46'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C101	76.27'	428.16'	10°12'23"	S66°02'01"E 76.17'
C102	74.43'	428.16'	9°57'38"	S55°57'01"E 74.34'
C103	64.27'	438.12'	8°30'05"	S46°40'37"E 64.21'
C104	17.85'	554.59'	1°50'38"	S34°32'51"E 17.82'
C105	76.73'	391.83'	11°31'11"	S47°08'57"E 76.67'
C106	108.18'	391.83'	15°49'09"	S62°40'07"E 107.84'
C107	78.28'	391.83'	11°26'54"	S74°18'08"E 78.16'
C108	31.26'	55.00'	32°33'56"	N64°05'08"W 30.84'
C109	51.65'	55.00'	53°48'08"	N20°54'04"W 49.77'
C110	67.25'	345.34'	11°09'28"	N71°14'35"E 67.15'
C111	94.57'	345.34'	15°41'27"	N57°49'07"E 94.28'
C112	86.72'	345.34'	14°23'17"	N42°46'45"E 86.49'
C113	8.43'	345.34'	1°23'56"	N34°53'00"E 8.43'
C114	89.87'	186.67'	27°35'01"	S47°58'41"W 89.00'
C131	31.67'	477.00'	3°48'15"	N02°00'02"W 31.67'
C132	169.58'	477.00'	20°22'11"	N14°05'14"W 168.69'
C135	15.43'	235.00'	3°45'40"	N85°52'49"W 15.42'
C142	29.53'	477.00'	3°32'51"	N34°48'12"W 29.53'
C143	7.62'	477.00'	0°54'57"	N37°02'30"W 7.62'
C144	92.36'	190.00'	28°01'59"	N75°59'01"E 92.04'
C145	124.74'	190.00'	34°01'59"	N75°59'01"E 122.91'
C155	51.60'	305.00'	8°42'08"	N36°14'02"W 47.05'
C156	264.28'	410.00'	36°50'44"	S60°01'37"E 259.71'
C161	23.24'	554.59'	2°04'05"	N49°35'35"W 23.23'
C162	41.08'	554.59'	4°14'40"	S35°44'51"E 41.07'
C164	39.72'	71.60'	31°47'04"	N79°03'38"W 39.21'
C165	22.67'	62.17'	20°53'16"	S71°41'18"W 22.54'
C166	53.79'	200.00'	15°24'32"	S22°44'08"E 53.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'03"E	11.89'
L2	N37°29'30"W	21.88'
L12	S06°00'00"W	41.72'
L13	S78°28'00"E	16.44'
L14	N30°10'24"E	36.14'
L16	S06°00'00"W	37.69'
L17	N06°00'00"E	8.53'
L18	S84°00'00"E	21.00'
L19	N06°00'00"E	18.18'
L25	S62°06'27"W	22.27'
L27	N25°00'00"E	79.28'
L33	N52°39'02"E	69.66'
L34	S84°00'00"E	42.58'
L35	S54°00'00"E	47.70'
L36	S84°00'00"E	63.58'
L39	S22°21'34"E	7.18'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
OR. = OFFICIAL RECORD
PG. = PAGE
CT. = COURT

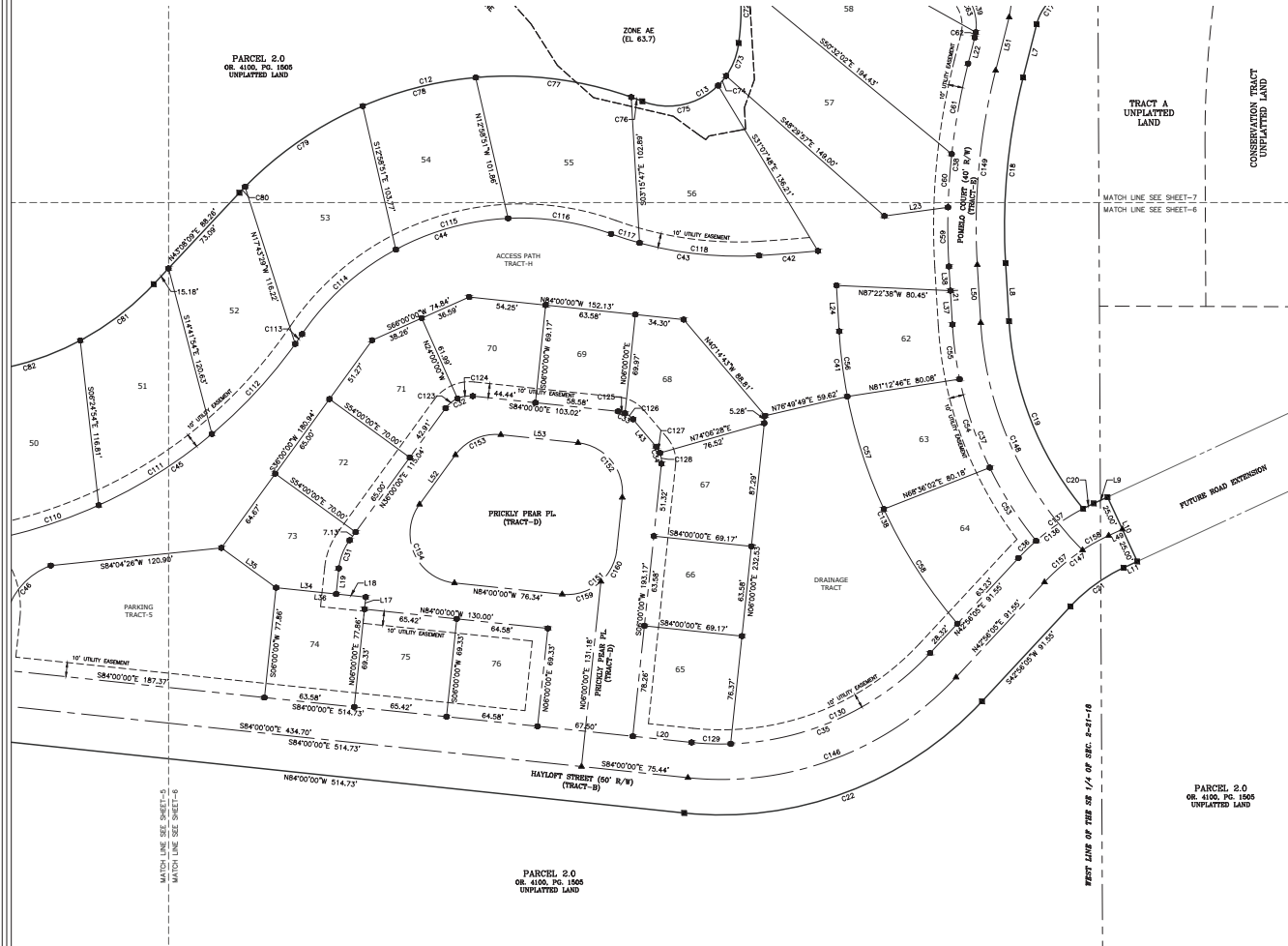
LEGEND AND ABBREVIATIONS:
■ = SET 4"x4" CONCRETE MONUMENT (LB #7200)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = SET NAIL AND DISK POK (LB #7200)

LINE TYPE LEGEND:
—— SOLID HEAVY LINE = PLAT BOUNDARY
----- DASHED LINE = LOT LINE
----- DASHED LINE WITH SHORT DASHES = RIGHT-OF-WAY
----- DASHED LINE WITH LONG DASHES = UTILITY EASEMENT
----- DASHED LINE WITH SHORT DASHES = FLOOD ZONE
----- DASHED LINE WITH LONG DASHES = SEPARATION LINE
----- DASHED LINE WITH SHORT DASHES = CENTERLINE
----- DASHED LINE WITH LONG DASHES = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

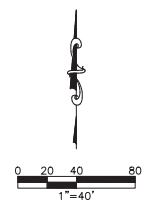
PLAT BOOK :
AND PAGE :



CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C12	309.29	260.00	68°09'28"	N77°12'53"E	291.37	C79	101.29	260.00	22°19'31"	S55°34'10"W	100.65
C13	91.59	50.00	104°57'25"	N58°48'52"E	79.31	C80	5.78	260.00	17°02'41"	S45°46'21"W	5.78
C17	26.73	35.00	42°45'54"	S38°07'55"W	26.09	C81	65.63	200.00	18°48'04"	N52°32'11"E	65.33
C18	131.89	427.90	17°39'35"	S55°24'31"W	131.37	C82	79.86	200.00	22°52'46"	N73°32'37"E	79.34
C19	144.52	228.17	26°17'24"	S23°33'48"E	142.11	C110	67.25	345.34	11°09'28"	N71°14'35"E	67.15
C20	8.39	170.00	2°49'45"	N63°45'03"E	8.39	C111	94.57	345.34	15°41'27"	N57°49'07"E	94.28
C21	46.56	120.00	22°13'51"	S54°03'00"W	46.27	C112	86.72	345.34	14°23'17"	N42°46'45"E	86.49
C22	232.47	251.00	53°03'55"	S69°28'02"W	224.25	C113	8.43	345.34	1°23'58"	N34°53'09"E	8.43
C31	21.47	41.00	30°00'00"	S21°00'00"W	21.22	C114	89.87	186.67	27°35'01"	S47°58'41"W	89.00
C32	21.99	21.00	60°00'00"	S66°00'00"W	21.00	C115	82.83	186.67	25°25'26"	S74°28'54"W	82.15
C33	12.22	16.00	43°45'17"	N62°07'22"W	11.92	C116	73.97	186.67	22°42'16"	N81°27'15"W	73.49
C34	12.91	16.00	46°14'43"	N17°07'22"W	12.57	C117	21.01	263.33	4°34'14"	S72°23'13"E	21.00
C35	186.16	201.00	53°03'55"	N69°28'02"E	179.58	C118	85.13	263.33	18°31'21"	S83°56'00"E	84.76
C36	17.33	170.00	5°50'25"	S45°51'17"W	17.32	C123	11.00	21.00	30°00'00"	S51°00'00"W	10.87
C37	166.17	268.17	35°30'11"	S21°10'12"E	163.52	C124	11.00	21.00	30°00'00"	S81°00'00"W	10.87
C38	144.21	467.90	17°39'33"	S55°24'31"W	143.64	C125	5.09	16.00	18°12'36"	N74°53'42"W	5.06
C39	39.20	35.00	64°10'07"	N17°50'57"W	37.18	C126	7.15	16.00	25°32'41"	N53°01'04"W	7.07
C41	46.36	348.17	73°47'42"	S07°13'56"E	46.32	C127	5.16	16.00	18°32'34"	N37°58'56"W	5.16
C42	41.62	138.42	14°42'42"	N69°59'15"E	41.62	C128	7.74	16.00	27°42'09"	N07°51'05"W	7.66
C43	106.14	263.33	23°05'34"	S81°36'54"E	105.42	C129	27.00	201.00	7°51'22"	S87°58'41"E	27.54
C44	246.67	186.67	70°42'44"	S72°02'32"W	229.11	C130	158.60	201.00	45°12'33"	N63°32'21"E	154.52
C45	256.98	345.34	42°38'08"	N55°30'15"E	251.09	C136	57.57	170.00	19°24'08"	S52°38'07"W	57.29
C46	49.96	50.00	57°51'46"	S41°25'11"W	47.91	C137	40.24	170.00	13°33'42"	S55°33'20"W	40.14
C53	61.29	268.17	13°05'39"	S32°22'28"E	61.10	C138	179.92	348.17	29°36'50"	S25°01'04"E	177.93
C54	65.02	268.17	14°06'11"	S18°46'28"E	65.86	C146	209.31	226.00	53°03'55"	N69°28'02"E	201.91
C55	38.86	268.17	81°8'11"	S07°34'12"E	38.83	C147	56.26	145.00	22°13'52"	S54°03'00"W	55.91
C56	46.36	348.17	73°47'42"	S07°13'56"E	46.32	C148	179.41	248.17	41°25'16"	S24°07'45"E	175.53
C57	83.63	348.17	13°45'42"	S17°55'40"E	83.43	C149	136.06	447.90	17°39'40"	S05°24'25"W	137.52
C58	96.30	348.17	15°50'48"	S32°43'55"E	95.99	C151	54.98	35.00	90°00'00"	N51°00'00"E	49.50
C59	41.73	467.90	5°06'37"	S00°52'07"E	41.72	C152	54.98	35.00	90°00'00"	N39°00'00"W	49.50
C60	37.63	467.90	4°36'29"	S03°59'36"W	37.62	C153	36.65	35.00	60°00'00"	S66°00'00"W	35.00
C61	64.85	467.90	7°56'28"	N10°15'55"W	64.80	C154	73.30	35.00	120°00'00"	S24°00'00"E	60.62
C62	3.82	35.00	61°50'08"	N11°06'34"E	3.82	C157	35.17	145.00	13°52'44"	S49°52'26"W	35.04
C63	35.38	35.00	57°50'02"	N29°58'19"W	33.89	C158	21.14	145.00	8°21'08"	S86°56'22"W	21.17
C72	45.47	160.00	16°17'03"	N50°15'34"E	45.35	C159	28.88	35.00	48°35'25"	N71°44'17"E	28.78
C73	25.06	30.00	28°42'54"	N20°41'34"E	24.80	C160	25.30	35.00	41°24'38"	N58°42'17"E	24.75

LINE TABLE		
LINE	BEARING	LENGTH
L7	S14°14'08"W	38.73'
L8	S03°25'07"E	41.00'
L9	N65°09'56"E	10.63'
L10	S24°49'56"E	50.00'
L11	S65°09'56"W	10.63'
L17	N06°00'00"E	8.53'
L18	S84°00'00"E	21.00'
L19	N06°00'00"E	18.18'
L20	S84°00'00"E	41.69'
L21	N03°25'07"W	41.00'
L22	S14°14'08"W	18.93'
L23	N82°12'25"E	45.27'
L24	N03°25'07"W	32.38'
L34	S84°00'00"E	42.58'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S54°00'00"E	47.70'
L36	S84°00'00"E	63.58'
L37	N03°25'07"W	23.92'
L38	N03°25'07"W	17.08'
L43	N40°14'43"W	25.30'
L49	N65°09'56"E	10.63'
L50	N03°25'07"W	41.00'
L51	S14°14'08"W	38.73'
L52	N36°00'00"E	43.11'
L53	S84°00'00"E	54.78'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7100
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
OR. = OFFICIAL RECORD
PG. = PAGE
CT. = COURT

LEGEND AND ABBREVIATIONS:
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

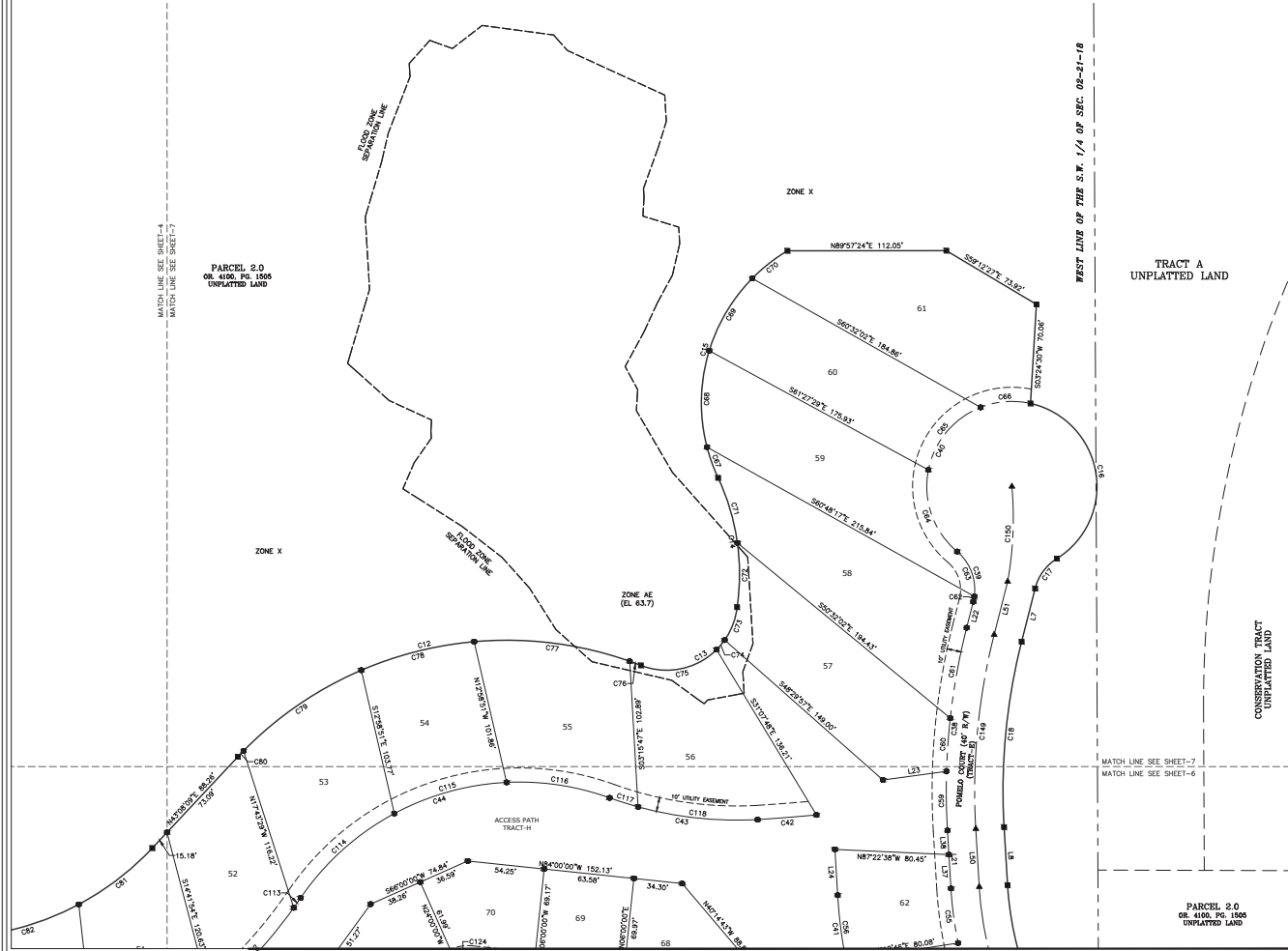
LINE TYPE LEGEND:
—— SOLID HEAVY LINE = PLAT BOUNDARY
----- SOLID LIGHT LINE = LOT LINE
----- DASHED LINE = RIGHT-OF-WAY
----- DOTTED LINE = UTILITY EASEMENT
----- DOTTED LINE = RIGHT-OF-WAY
----- DOTTED LINE = UTILITY EASEMENT
----- DOTTED LINE = FLOOD ZONE
----- DOTTED LINE = CENTERLINE
----- DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B
SHEET 6 OF 7

CABOT CITRUS FARMS PHASE 1B

BEING A REPLAT OF THE CLUB HOUSE TRACT
OF CABOT CITRUS FARMS PHASE 1 AS RECORDED IN PB 45, PG 26-31
OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA
AND A PORTION OF SECTION 02, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

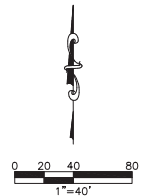
PLAT BOOK :
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C12	309.22'	260.00'	68°09'28"	N77°12'53"E	291.37'
C13	91.59'	50.00'	104°57'29"	N58°48'52"E	79.31'
C14	93.52'	160.00'	33°29'24"	N08°20'36"W	92.20'
C15	183.51'	125.00'	84°06'49"	N16°58'06"E	167.47'
C16	141.72'	60.00'	135°20'00"	S09°39'58"E	111.00'
C17	26.73'	35.00'	43°45'54"	S36°10'05"W	26.09'
C18	131.89'	427.80'	17°39'35"	S05°24'21"W	131.37'
C38	144.21'	467.80'	17°39'33"	S05°24'21"W	143.64'
C39	39.20'	35.00'	64°10'10"	N17°50'57"W	37.18'
C40	159.80'	60.00'	152°36'04"	S26°22'00"W	116.59'
C42	41.62'	1393.42'	142°42'	N85°29'16"E	41.62'
C43	106.14'	263.33'	23°05'54"	S81°36'54"E	105.42'
C44	246.67'	186.67'	75°42'44"	S72°02'32"W	228.11'
C55	38.96'	268.17'	87°16'11"	S07°34'12"E	38.93'
C56	46.36'	348.17'	73°37'42"	S07°33'58"E	46.32'
C59	41.73'	467.90'	5°06'33"	S00°52'07"E	41.72'
C60	37.63'	467.90'	4°56'28"	S03°59'28"W	37.62'
C61	64.85'	467.90'	7°56'28"	S10°15'54"W	64.80'
C62	3.82'	35.00'	61°05'08"	N11°06'34"E	3.82'
C63	35.38'	35.00'	57°55'02"	N20°58'31"W	33.89'
C64	64.05'	60.00'	61°09'56"	S19°21'04"E	61.05'
C65	59.90'	60.00'	57°11'55"	S38°49'51"W	57.44'
C66	35.85'	60.00'	34°41'37"	S86°32'15"W	35.32'
C67	23.05'	125.00'	10°33'57"	S19°48'20"E	23.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C68	68.91'	125.00'	31°35'19"	S01°16'16"W	68.04'
C69	59.93'	125.00'	27°28'12"	S30°47'59"W	59.36'
C70	31.61'	125.00'	14°29'25"	S51°46'48"W	31.53'
C71	48.05'	160.00'	17°12'21"	N16°29'08"W	47.87'
C72	45.47'	160.00'	16°17'03"	N00°15'34"E	45.32'
C73	25.06'	50.00'	28°42'54"	N20°41'34"E	24.80'
C74	8.87'	50.00'	10°10'08"	N40°08'03"E	8.86'
C75	57.66'	50.00'	66°04'31"	N78°15'21"E	54.52'
C76	8.36'	260.00'	1°50'35"	N69°37'41"W	8.36'
C77	111.43'	260.00'	24°33'18"	N82°49'38"W	110.58'
C78	82.43'	260.00'	18°09'57"	S75°48'45"W	82.09'
C79	101.29'	260.00'	22°19'13"	S05°24'10"W	100.65'
C80	5.76'	260.00'	1°16'24"	S43°46'37"W	5.76'
C81	65.63'	200.00'	18°48'04"	N52°32'11"E	65.33'
C82	79.86'	200.00'	22°52'46"	N73°22'37"E	79.34'
C113	8.43'	345.34'	1°23'56"	N34°53'09"E	8.43'
C114	89.97'	186.67'	27°55'01"	S47°58'41"W	89.00'
C115	82.83'	186.67'	25°25'28"	S74°28'54"W	82.15'
C116	73.97'	186.67'	22°42'16"	N81°27'15"W	73.49'
C117	21.01'	263.33'	4°34'14"	S72°23'13"E	21.00'
C118	85.13'	263.33'	18°31'21"	S83°56'00"E	84.76'
C124	11.00'	21.00'	30°00'00"	S81°00'00"W	10.87'
C149	138.06'	447.90'	17°39'40"	S05°24'25"W	137.52'
C150	67.31'	250.00'	19°25'34"	N02°32'10"E	67.11'

LINE TABLE	
LINE	BEARING LENGTH
L7	S14°4'08"W 38.73'
L8	S03°25'07"E 41.00'
L21	N03°25'07"W 41.00'
L22	S14°4'08"W 18.93'
L23	N82°12'25"E 45.27'
L24	N03°25'07"W 32.38'
L37	N03°25'07"W 23.92'
L38	N03°25'07"W 17.08'
L50	N03°25'07"W 41.00'
L51	S14°4'08"W 38.73'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
OR. = OFFICIAL RECORD
PG. = PAGE
CT. = COURT

LEGEND AND ABBREVIATIONS:
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

LINE/TYPE LEGEND:
————— SOLID HEAVY LINE = PLAT BOUNDARY
————— SOLID LIGHT LINE = LOT LINE
————— DASHED LINE = RIGHT-OF-WAY
————— DOTTED LINE = UTILITY EASEMENT
————— DOTTED LINE = EASEMENT
————— DOTTED LINE = FLOOD ZONE
————— DOTTED LINE = CENTRAL LINE
————— DOTTED LINE = WETLAND LINE

CABOT CITRUS FARMS PHASE 1B
SHEET 7 OF 7