

WATERFORD PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 276.78 FEET; THENCE LEAVING SAID WEST LINE, RUN N89°53'15"E, 170.00 FEET; THENCE N00°06'45"W, 21.34 FEET; THENCE N89°53'15"E, 50.00 FEET; THENCE S00°06'45"E, 13.52 FEET; THENCE N89°53'15"E, 120.00 FEET; THENCE N00°06'45"W, 520.71 FEET; THENCE N00°06'45"W, 612.90 FEET; THENCE N32°36'21"E, 195.60 FEET; THENCE S56°33'59"E, 111.80 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 20°21'42", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°44'50"E, 116.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 117.27 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 26°13'18", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF N63°49'01"W, 122.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.57 FEET; THENCE N39°17'39"E, 60.00 FEET; THENCE S50°42'22"E, 74.30 FEET; THENCE S55°41'56"E, 100.38 FEET; THENCE S54°02'43"E, 224.51 FEET TO THE WESTERLY BOUNDARY LINE OF WATERFORD PHASE-1 AS RECORDED IN PLAT BOOK 44, PAGES 35-41 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE, RUN S35°57'17"W, 80.00 FEET TO THE PC OF A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 88°33'20", A RADIUS OF 80.00 FEET AND A CHORD BEARING AND DISTANCE OF S09°46'03"E, 111.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.65 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 19°26'26", A RADIUS OF 2365.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°47'24"W, 798.61 FEET; THENCE ALONG THE ARC OF SAID CURVE 802.45 FEET; THENCE CONTINUE ALONG A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 16°05'15", A RADIUS OF 2365.00 FEET, AND A CHORD BEARING AND DISTANCE OF S07°01'33"W, 661.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 664.05 FEET; THENCE S01°01'05"E, 26.50 FEET; THENCE N90°00'00"W, 296.54 FEET; THENCE N90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, AND THE POINT OF BEGINNING.

CONTAINING 26.32 ACRES, MORE OR LESS.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2023, 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: _____ BY: _____
CLERK CHAIRMAN

CLERK'S CERTIFICATE:

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023.
FILE NUMBER _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

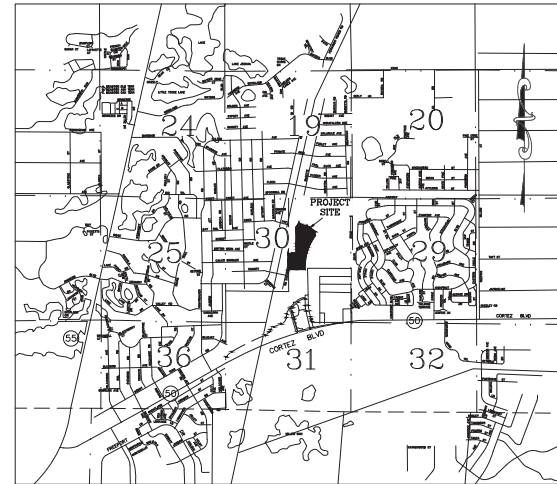
THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: Ngile J. Benda DATE: September 26, 2023
COUNTY ATTORNEY

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.

PROFESSIONAL SURVEYOR AND MAPPER _____ DATE _____
FLORIDA REGISTRATION NUMBER LS 5742



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 N00°06'40"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC. 30-22-18. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
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 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.

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: _____ DATE: _____
SCOTT M. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028

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

WATERFORD PHASE 2
SHEET 1 OF 5

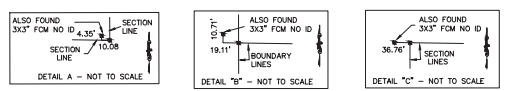
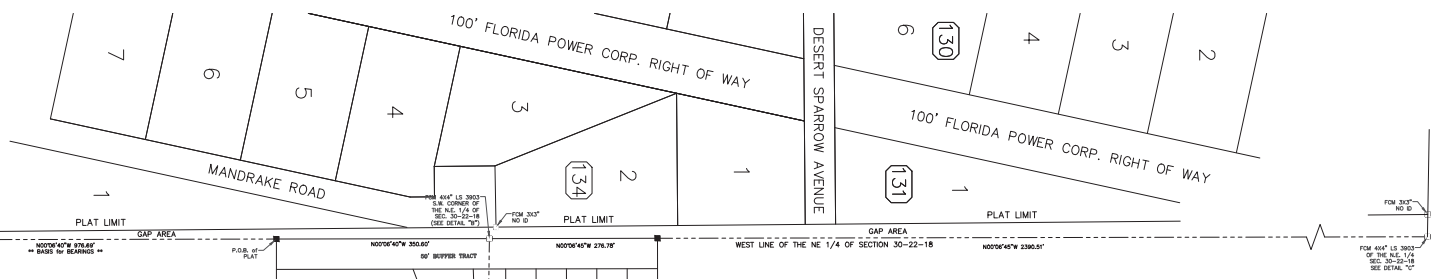
WATERFORD PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

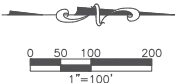
KEY SHEET

PLAT BOOK :
AND PAGE :

ROYAL HIGHLANDS
UNIT NO. 9
P.B. 12, PG. 18



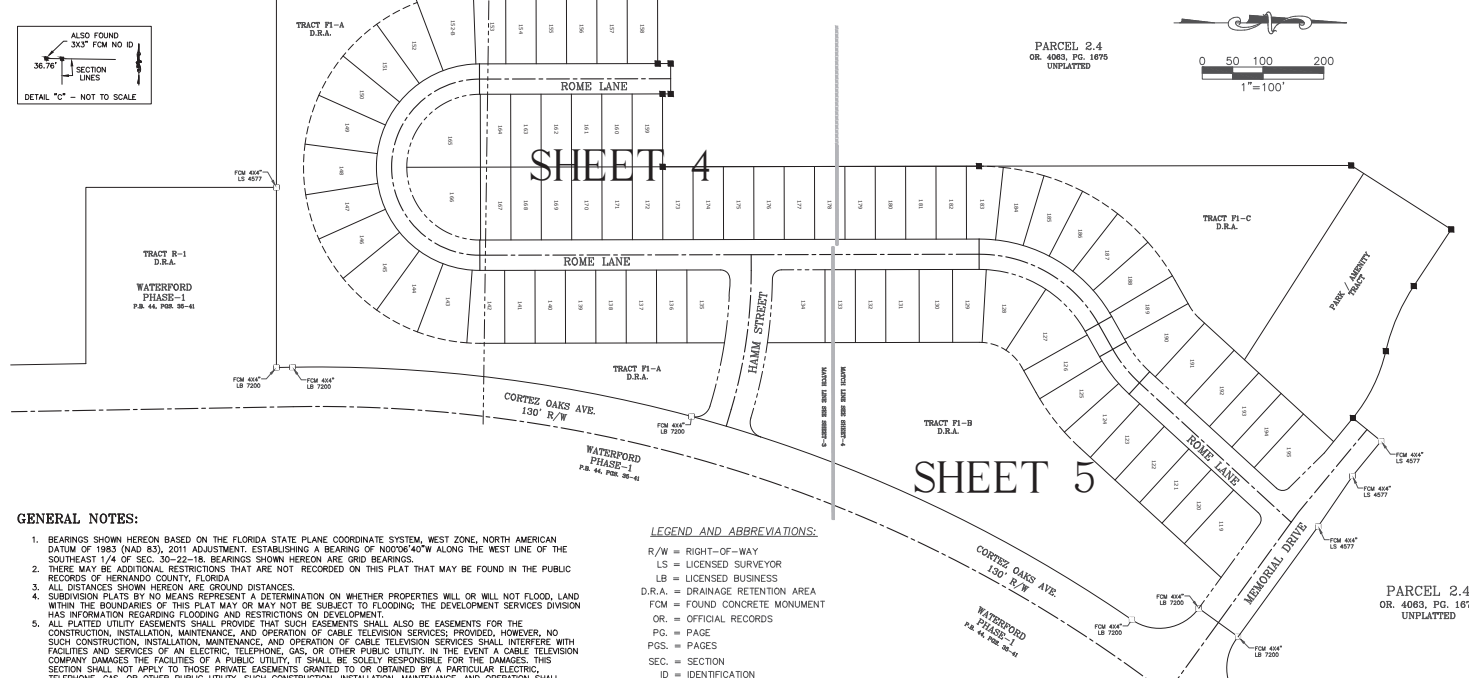
PARCEL 2.62
CASITAS PARCEL
OR. 4063, PG. 1875
UNPLATTED



LOT AREA TABLE

AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE
LOT	AREA	LOT	AREA
119	8,996 SF	144	7,254 SF
120	6,000 SF	145	7,254 SF
121	6,000 SF	146	7,254 SF
122	6,000 SF	147	7,254 SF
123	6,000 SF	148	7,977 SF
124	6,482 SF	149	7,977 SF
125	6,885 SF	150	7,254 SF
126	6,147 SF	151	7,254 SF
127	8,861 SF	152	7,254 SF
128	8,775 SF	153	6,166 SF
129	6,247 SF	154	6,000 SF
130	6,400 SF	155	6,000 SF
131	6,400 SF	156	6,000 SF
132	6,000 SF	157	6,000 SF
133	6,000 SF	158	6,000 SF
134	10,659 SF	159	6,000 SF
135	8,097 SF	160	6,000 SF
136	6,000 SF	161	6,000 SF
137	6,000 SF	162	6,000 SF
138	6,000 SF	163	6,000 SF
139	6,000 SF	164	6,000 SF
140	6,000 SF	165	11,462 SF
141	6,000 SF	166	11,462 SF
142	6,960 SF	167	6,000 SF
143	7,874 SF	168	6,000 SF

AREA TABLE	AREA TABLE
PARCEL	AREA
OPEN SPACE	9,672 SF
DRA P1-A TRACT	97,952 SF
DRA P1-B TRACT	185,458 SF
DRA P1-C TRACT	80,300 SF
PARK/AMENITY TRACT	70,156 SF



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 N00°06'40"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC. 30-22-18. 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.
- 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 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 1.0% ANNUAL FLOODPLAIN) AND IN FLOOD ZONE "X" SHADED (AREA DETERMINED TO LIE INSIDE THE 1.0% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER(S) 0166-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).
- THE FLORIDA POWER CORPORATION EASEMENT RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA DOES NOT AFFECT THIS PROPERTY AS THE EASEMENT DOES NOT CROSS THIS SITE.
- THE PERENNIAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3802, PAGE 1324 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, DOES NOT AFFECT THIS PROPERTY AS IT IS AN EASEMENT FOR UTILITIES WITHIN THE RIGHT-OF-WAY LINES OF CORTEZ OAKS AVENUE WHICH IS ADJACENT TO THE PLAT.

LEGEND AND ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- LS = LICENSED SURVEYOR
- LB = LICENSED BUSINESS
- D.R.A. = DRAINAGE RETENTION AREA
- FCM = FOUND CONCRETE MONUMENT
- OR. = OFFICIAL RECORDS
- PG. = PAGE
- PGS. = PAGES
- SEC. = SECTION
- ID = IDENTIFICATION
- SF = SQUARE FEET (AREAS)
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- = INDICATES SET 4"x4" CONCRETE MONUMENT PRM (LB 7200)
- = INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)

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

WATERFORD PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

ROYAL HIGHLANDS
UNIT NO. 9
P.B. 12, PG. 18

ROYAL HIGHLANDS
UNIT NO. 9
P.B. 12, PG. 18

PLAT LIMIT

PLAT LIMIT

PLAT LIMIT

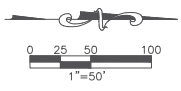
CAP AREA

WEST LINE OF THE NE 1/4 OF SECTION 30--22--18

N00°06'45"W 2390.51'



CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	130.47	2363.00	270.37°	S00°21'45"W	130.47	C31	23.84	150.00	167.02°	N45°22'24"W	23.84	C81	61.17	290.00	163°01'41"	N12°22'16"E	61.17
C2	533.60	2363.00	129°28'38"	S09°26'51"W	533.60	C32	13.72	170.00	47°32'	S09°26'51"W	13.72	C82	21.72	290.00	47°32'	N02°01'57"E	21.72
C3	118.72	2363.00	272.37°	S17°30'24"W	118.72	C33	48.12	170.00	163°31'41"	N12°22'16"E	48.12	C83	48.87	85.00	75°14'41"	S01°34'02"W	48.87
C4	483.72	2363.00	103°34'34"	S28°34'27"W	483.72	C34	188.02	120.00	80°07'00"	N49°13'17"E	188.02	C84	41.79	80.00	29°24'38"	S18°13'41"W	41.79
C5	644.00	2363.00	185°51'17"	S27°01'37"W	644.00	C35	44.88	170.00	163°31'41"	N12°22'16"E	44.88	C85	38.32	85.00	27°24'40"	S48°52'51"W	38.32
C6	24.46	250.00	57°58'14"	N49°19'18"E	24.46	C36	44.88	170.00	163°31'41"	N12°22'16"E	44.88	C86	11.94	370.00	170°54'	N59°41'47"E	11.94
C7	63.02	250.00	187°23'23"	N57°30'37"E	63.02	C37	44.88	170.00	163°31'41"	N12°22'16"E	44.88	C87	68.48	370.00	107°30'13"	N32°38'17"E	68.48
C8	48.27	250.00	170°21'17"	N53°39'17"E	48.27	C38	44.88	170.00	163°31'41"	N12°22'16"E	44.88	C88	38.20	370.00	57°01'14"	N49°21'18"E	38.20
C9	4.00	250.00	170°21'17"	N53°39'17"E	4.00	C39	48.12	170.00	163°31'41"	N12°22'16"E	48.12	C89	68.87	370.00	107°30'13"	S49°10'17"W	68.87
C10	95.80	250.00	272°28'40"	S48°53'53"W	95.80	C40	48.12	170.00	163°31'41"	S74°17'37"E	48.12	C90	68.87	370.00	107°30'13"	S32°30'07"W	68.87
C11	46.32	250.00	107°27'34"	S53°37'57"W	46.32	C41	44.88	170.00	163°31'41"	S58°23'07"E	44.88	C91	68.87	370.00	107°30'13"	S22°02'07"W	68.87
C12	46.32	250.00	107°27'34"	S53°37'57"W	46.32	C42	44.88	170.00	163°31'41"	S49°13'57"E	44.88	C92	68.87	370.00	107°30'13"	S17°24'57"W	68.87
C13	46.32	250.00	107°27'34"	S53°37'57"W	46.32	C43	44.88	170.00	163°31'41"	S32°30'07"E	44.88	C93	60.14	370.00	61°37'04"	S02°29'49"W	60.14
C14	46.32	250.00	107°27'34"	S53°37'57"W	46.32	C44	55.32	170.00	163°31'41"	S11°24'07"E	55.32	C94	70.81	220.00	183°23'29"	N51°10'31"E	70.81
C15	104.47	250.00	289°28'38"	S18°24'44"W	104.47	C45	5.87	170.00	170°48'14"	S01°07'58"E	5.87	C95	238.50	220.00	49°24'58"	S30°15'41"W	238.50
C16	44.32	250.00	107°27'34"	S53°37'57"W	44.32	C46	188.02	120.00	80°07'00"	N49°13'17"E	188.02	C96	120.07	80.00	107°31'17"	N41°48'51"W	120.07
C17	27.14	250.00	67°13'00"	S02°54'48"W	27.14	C47	76.22	290.00	157°32'29"	S08°16'17"E	76.22	C97	455.52	145.00	180°02'00"	N48°35'17"E	455.52
C18	11.72	250.00	271'40"	S01°34'51"W	11.72	C48	76.22	290.00	157°32'29"	S41°13'35"E	76.22	C98	383.02	370.00	58°18'23"	S28°52'33"W	383.02
C19	23.51	250.00	189°15'11"	S44°39'27"E	23.51	C49	76.22	290.00	157°32'29"	S69°23'07"E	76.22	C99	116.61	370.00	183°23'29"	N41°10'13"E	116.61
C20	100.87	850.00	71°40'59"	N88°20'24"E	100.87	C50	83.87	290.00	157°32'29"	S74°17'37"E	83.87	C100	84.80	80.00	40°04'00"	S10°10'10"W	84.80
C21	127.11	850.00	64°32'00"	N77°32'37"E	127.11	C51	83.87	290.00	157°32'29"	N89°14'52"E	83.87	C101	806.67	290.00	199°22'29"	N74°34'32"E	806.67
C22	38.77	250.00	88°37'11"	N62°37'27"E	38.77	C52	76.22	290.00	157°32'29"	N73°39'18"E	76.22	C102	81.21	250.00	125°22'	S09°43'31"W	81.21
C23	38.48	250.00	88°37'11"	N62°37'27"E	38.48	C53	76.22	290.00	157°32'29"	N47°19'14"E	76.22						
C24	102.07	760.00	69°05'12"	N77°09'14"W	102.07	C54	76.22	290.00	157°32'29"	N47°19'14"E	76.22						
C25	100.87	760.00	72°54'44"	N85°04'16"W	100.87	C55	76.22	290.00	157°32'29"	N47°19'14"E	76.22						



PARCEL 2.4
OR. 4063, PG. 1675
UNPLATTED

LEGEND AND ABBREVIATIONS:

- INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)
- INDICATES SET 4"x4" CONCRETE MONUMENT (PRM (LB #7200))
- INDICATES SET IRON PIN AND CAP (5/8" LB #7200)
- ▲ INDICATES SET NAIL AND DISK (LB #7200)

LINE TABLE

LINE	BEARING	LENGTH
L1	S77°29'30"E	28.79'
L2	N89°10'10"W	25.89'

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7500
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
R/W = RIGHT OF WAY
D.R.A. = DRAINAGE RETENTION AREA
OR. = OFFICIAL RECORDS
PG. = PAGE
PGS. = PAGES

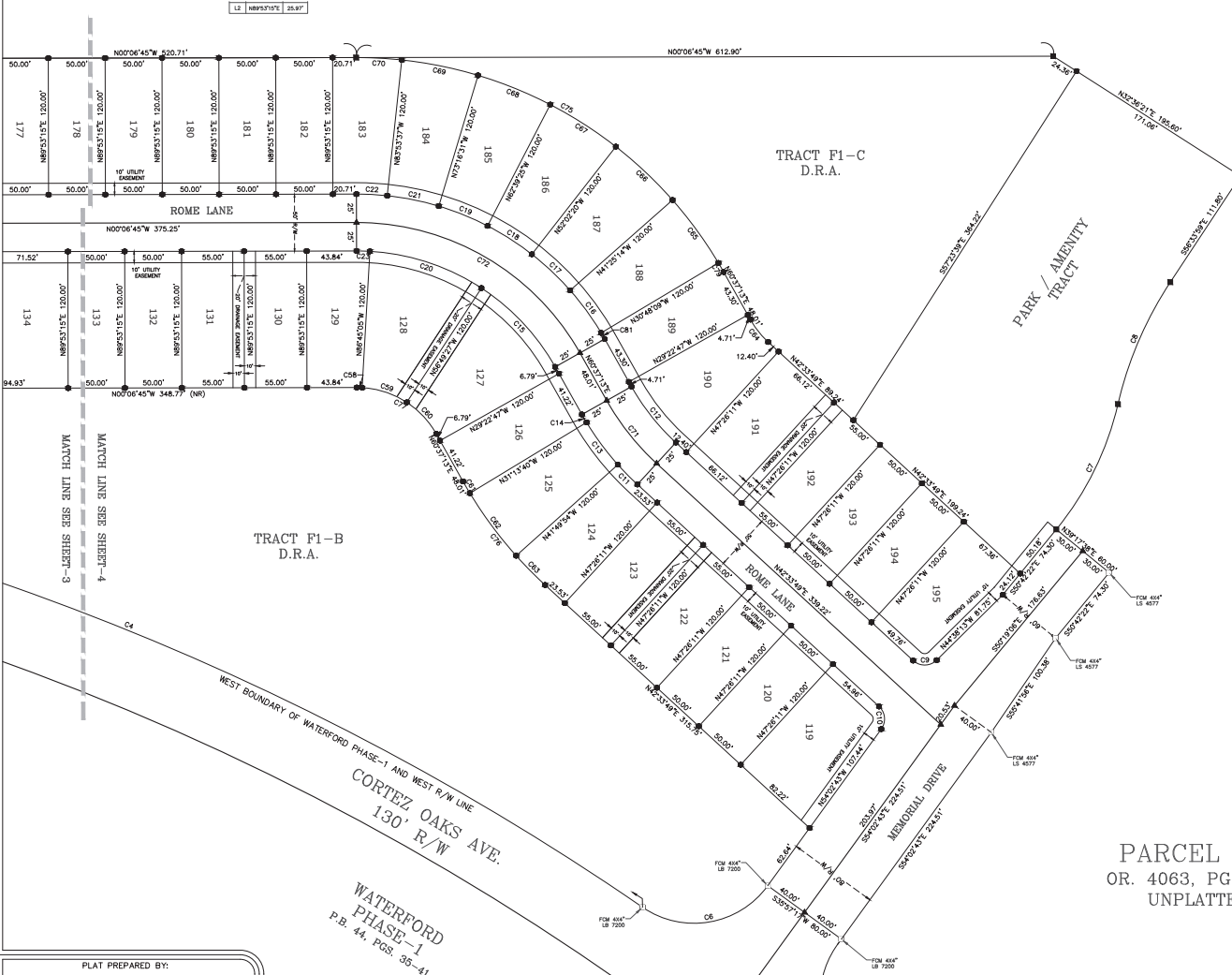
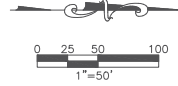
LEGEND AND ABBREVIATIONS:
LS = LICENSED SURVEYOR
P.O.B. = POINT OF BEGINNING
SEC. = SECTION
FCM = FOUND CONCRETE MONUMENT

WATERFORD PHASE-1
P.B. 44, PGS. 35-41

WATERFORD PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 22 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
C4	683.70	2365.00	163°34'	S28°15'47"W	681.32	C97	68.57	370.00	107°30'	S32°39'07"W	68.47
C5	123.69	80.00	88°32'02"	N09°46'33"W	111.70	C98	36.32	80.00	27°36'40"	S46°33'57"W	37.90
C7	123.57	370.00	281°33'	N82°07'07"W	122.60	C99	11.94	370.00	1°50'54"	N89°04'17"E	11.93
C8	117.27	330.00	207°42'	S66°45'05"E	116.64	C01	68.48	370.00	107°36'13"	N53°28'17"E	68.38
C9	22.83	15.00	87°12'02"	N01°01'27"W	20.69	C02	36.20	370.00	5°30'18"	N45°21'58"E	36.16
C10	21.82	15.00	87°32'38"	S84°12'33"W	19.80	C03	25.27	80.00	88°52'28"	N01°20'37"E	25.11
C11	24.40	250.00	238°07'	N40°57'36"E	24.40	C04	68.57	370.00	107°30'	S50°13'07"W	68.47
C12	63.03	200.00	180°32'	N81°36'37"E	62.77	C05	68.57	370.00	107°30'	S43°46'13"W	68.47
C13	46.27	250.00	107°31'	N53°28'17"E	46.20	C06	68.57	370.00	107°30'	S32°39'07"W	68.47
C14	8.98	250.00	1°50'54"	N89°04'17"E	8.96	C07	68.57	370.00	107°30'	S20°02'07"W	68.47
C15	95.80	200.00	278°40'	S46°33'57"W	94.69	C08	68.57	370.00	107°30'	S11°24'50"W	68.47
C16	46.33	250.00	107°30'	S53°57'37"W	46.26	C09	40.16	370.00	6°13'08"	S02°09'40"W	40.14
C17	46.33	250.00	107°30'	S43°46'13"W	46.26	C10	70.91	225.00	180°23'	N01°39'31"E	70.62
C18	46.33	250.00	107°30'	S32°39'07"W	46.26	C11	238.80	225.00	40°47'36"	S01°01'14"W	221.65
C19	46.33	250.00	107°30'	S22°39'07"W	46.26	C12	116.41	370.00	18°02'28"	N01°39'31"E	116.12
C20	104.47	200.00	298°38'	S18°12'44"W	103.38	C13	84.87	80.00	49°42'39"	S30°14'14"W	80.98
C21	46.33	250.00	107°30'	S11°24'50"W	46.26	C14	8.16	370.00	1°50'54"	S09°04'57"W	8.16
C22	22.14	250.00	61°10'	S02°07'46"W	21.71	C15	6.21	250.00	1°52'22"	S09°04'57"W	6.21
C23	11.73	200.00	37°40'	S01°34'05"W	11.73						
C24	4.69	80.00	27°44'	S01°34'05"W	4.69						

LEGEND AND ABBREVIATIONS:

- LS = LICENSED SURVEYOR
- LB = LICENSED BUSINESS
- D.R.A. = DRAINAGE RETENTION AREA
- R/W = RIGHT OF WAY
- FCM = FOUND CONCRETE MONUMENT
- OR. = OFFICIAL RECORDS
- PG. = PAGE

LEGEND AND ABBREVIATIONS:

- = INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)
- = INDICATES SET 4"x4" CONCRETE MONUMENT PRM (LB 7200)
- = INDICATES SET IRON PIN AND CAP (5/8" IR LB #7200)
- ▲ = INDICATES FOUND NAIL AND DISK (LB #7200)

PARCEL 2.4
OR. 4063, PG. 1675
UNPLATTED

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