

ENZO ESTATES

PLAT BOOK _____ PAGE _____

DESCRIPTION:

A PORTION OF LOT 3, BLOCK 2, LEISURE RETREATS UNIT NO. 1, A SUBDIVISION, AS SHOWN IN PLAT BOOK 12 PAGES 1 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 128 FEET OF THE EAST 338 FEET THEREOF.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88°51'26"WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, 633.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°14'36"WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, 265.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 88°48'34"EAST ALONG THE NORTH BOUNDARY OF SAID LOT 3, 295.24 FEET; THENCE SOUTH 00°11'13"EAST, 128.00 FEET; THENCE SOUTH 88°51'02"EAST, 338.00 FEET TO THE EAST BOUNDARY OF SAID LOT 3 AND THE WEST RIGHT OF WAY LINE OF HURRICANE DRIVE; THENCE SOUTH 00°21'56"EAST ALONG THE EAST BOUNDARY OF SAID LOT 3 AND SAID RIGHT OF WAY LINE 137.68 FEET TO THE POINT OF BEGINNING. CONTAINING 2.87 ACRES MORE OR LESS

BEING A RE-PLAT A PORTION OF LOT 3, BLOCK 2, LEISURE RETREATS UNIT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION 29, TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

DEDICATION:

The above legal description contains 2.87 acres more or less. Christina James, Trustee For Land Trust No. 14247 the owner of the lands described in this plat Enzo Estates, do hereby dedicate to the public, the purchasers, and Hernando County all streets, rights-of-way, parks, drainage canals and retention areas, and other public areas as depicted hereon. The easements as designated on this plat are hereby reserved to the declarant, its successors and assigns and granted to Hernando County and public service providers to the subdivision on a nonexclusive basis for the ground level, aboveground, and below ground installations, constructions, upgrades, connections, constructions, upgrades, connections, maintenance, and operation of said utilities and service including drainage; and 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 reserve 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; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives including, but not limited to, any private utility furnishing water and sewer services and appurtenances thereto, the title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

Owner: Christina James, Trustee For Land Trust No. 14247

OWNER:

WITNESS: (PRINT)

WITNESS: (PRINT)

ACKNOWLEDGMENT:

COUNTY OF HERNANDO
STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MEANS OF D PHYSICAL PRESENCE OR D ON LINE NOTARIZATION,
THIS _____ DAY OF _____, 2025, BY:
LAND TRUST NO. 14247 HAS PRODUCED DRIVER LICENSE, AS IDENTIFICATION.

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT: _____

TITLE: _____

SERIAL NUMBER: _____

Certificate Of Review By County Employed/contracted
Professional Surveyor And Mapper

I, _____, 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 am acting hereto as an agent of the county. This limited certification as 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
Florida Registration Number _____

Surveyor's Certification:

I, Donald L. Williamson hereby certify that this plat has been prepared under my direction and supervision and that it is a correct representation of the lands plotted; 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: _____

Donald L. Williamson, Psm#5649
Professional Surveyor And Mapper

CERTIFICATE OF APPROVAL
BY COUNTY ATTORNEY

This plat has been reviewed and approved as to form.

By: Victoria Anderson 03/28/28
County Attorney Date

Clerk's Certificate

I, _____, Clerk of the Circuit Court of Hernando County, Florida, hereby certify this plat, was filed for record on the _____ day of _____, 20____ File No. _____ and recorded in Plat Book _____ Page _____

Clerk of Circuit Court
Hernando County, Florida

ABSTRACTOR'S CERTIFICATE

I hereby certify that _____ and _____ are the apparent record owners of the lands hereby platted, that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida.

RESOLUTION

Whereas, this plat was on the _____ day of _____, 20____, 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, canals, parks, 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

This Plat Has Been Approved For Recordation.

Attest:

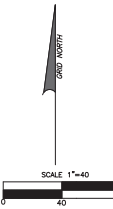
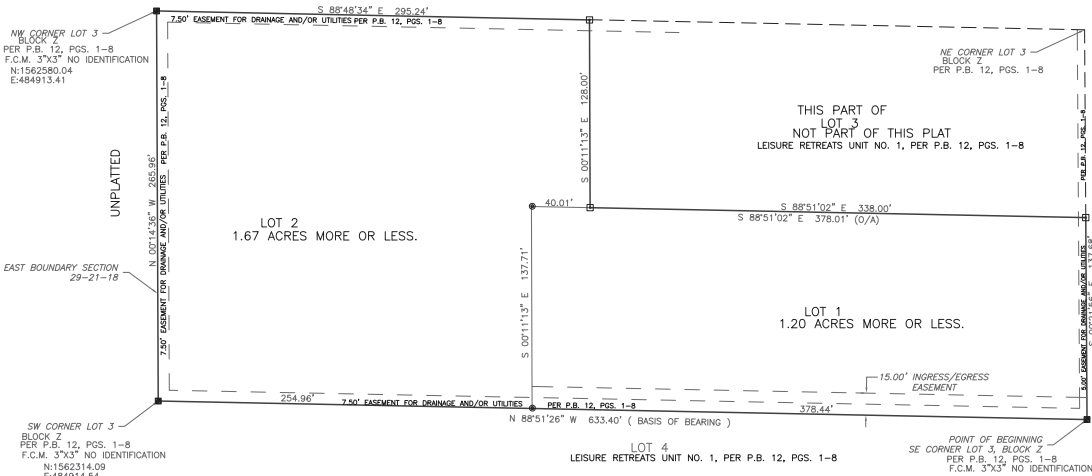
CLERK

CHAIRMAN
Board Of County Commissioners
Hernando County, Florida

Notice:

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

LOT 2
LEISURE RETREATS UNIT NO. 1, PER P.B. 12, PGS. 1-8



GENERAL NOTES:

- Subdivision Plots 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 Review Division Of Hernando County Has Information Regarding Flooding And Restrictions On Development.
- Basis Of Bearing Is Based On The South Boundary Of Lot 3. Has A Grid Bearing Of North 88°41'26" West. The Grid Bearings And Coordinates Shown Hereon Refer To The State Plane Coordinate System Of Florida, Established To 3rd Order Accuracy, Coordinate Datum Nad 1983, Adjustment Of 1990.
- All platted utility easements shall provide that such easements are for the construction, installation, maintenance and operation of cable television.

FEMA ZONE STATEMENT

ENZO ESTATES falls in Flood Zone "X" Insurance rate map
Community Panel Number 12053C-00043E revised date
01/15/2021.

LEGEND:

F.C.M. = FOUND CONCRETE MONUMENT
L.B. = LICENSE BUSINESS
(N/R) = NON-RADIAL
O.R. = OFFICIAL RECORDS
(O/A) = OVER ALL
(P) = PLAT
P.B. = PLAT BOOK
PG. = PAGE
P.R.M. = (PERMANENT REFERENCE MONUMENT)
R/W = RIGHT-OF-WAY
☒ = SET 4"x4" CONCRETE MONUMENT AND DISK LB#6945
(PERMANENT REFERENCE MONUMENT)
● = SET 5/8" IRON ROD & CAP LB#6945

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