

ANDERSON SNOW ESTATES

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 22, RUN N89°56'03"W, 49.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE CONTINUE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 22, RUN N89°52'10"W, 1309.25 FEET TO THE SOUTHEAST CORNER OF SPRING HILL, UNIT 24, AS RECORDED IN PLAT BOOK 10, PAGES 53-60 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SPRING HILL, UNIT 24, RUN N00°41'49"E, 835.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, RUN N00°41'45"E, 1753.05 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4, HOLLAND SPRING INDUSTRIAL PARK, UNIT 1, AS RECORDED IN PLAT BOOK 19, PAGES 50 & 51, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID HOLLAND SPRING INDUSTRIAL PARK, UNIT 1, RUN S89°17'33"E, 349.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL LOOP; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY LINE, RUN S89°17'25"E, 59.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL LOOP; THENCE S89°42'38"E, 638.35 FEET; THENCE S00°12'34"W, 153.62 FEET; THENCE S89°46'50"E, 239.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDERSON SNOW ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S00°11'56"W, 1542.68 FEET; THENCE N89°52'54"W, 50.02 FEET; THENCE S00°18'04"W, 49.92 FEET; THENCE N89°53'27"W, 1252.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.08 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 _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY

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: Kyle J. Bonds DATE: September 20, 2023
COUNTY ATTORNEY

ABSTRACTOR'S CERTIFICATE:

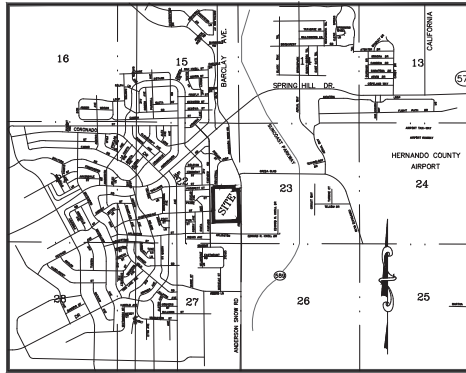
I HEREBY CERTIFY THAT M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED; THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE HOME OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

DATE

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF ABBREVIATION NUMBER LP 1200
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 798-9423 Fax:(352) 798-8359

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



VICINITY MAP
NOT TO SCALE

1. BEARINGS ARE BASED ON THE WEST LINE OF PARCEL 1.0, (SUBJECT PARCEL), ESTABLISHING AN ASSUMED BEARING OF N00°41'45"E AS SHOWN ON THE DEED OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.

2. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

HOA ACCEPTANCE AND ACKNOWLEDGMENT

ANDERSON SNOW ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION, PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

BY: _____ DATE _____
NAME, PRESIDENT OF HOA

BY: _____ DATE _____

WITNESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS ANDERSON SNOW ESTATES, 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, 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 ARE GRANTED TO THE COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE 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 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. FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO ANDERSON SNOW ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, (THE "ASSOCIATION"), 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.

2) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, AND UNDER ALL AREAS DESIGNATED AS DRAINAGE TRACTS, BUFFER TRACTS, AND PARK TRACTS, AS SHOWN HEREON, TO THE ASSOCIATION, 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 ANDERSON SNOW ESTATES. ALL SUCH EASEMENTS SHALL BE SUBJECT TO ALL PUBLIC EASEMENTS SHOWN HEREON.

3) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE FEE SIMPLE TITLE TO TRACT LS 1; TO BE OWNED AND MAINTAINED BY THE HERNANDO COUNTY WATER AND SEWER DISTRICT FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE.

4) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, A PERPETUAL UTILITY EASEMENT OVER, ACROSS, AND UNDER PARK TRACT 3, DRAINAGE TRACT 9, AND EMERGENCY ACCESS TRACT-1.

5) PARK TRACTS 1, 2, AND 3, DRAINAGE TRACTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BUFFER TRACTS 1, 2, 3, AND 4, TREE BUFFER TRACTS 1, 2, 3, 4, 5, AND 6, AND EMERGENCY ACCESS TRACT-1 AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. THE AFOREMENTIONED TRACTS ARE NOT DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED BY THE ASSOCIATION. 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 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: M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____ WITNESS _____
PRINT NAME _____ PRINT NAME _____ BY: MARSHALL S. GRAY
VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF HERNANDO

THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF M/I HOMES OF TAMPA, LLC, A FLORIDA 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 AN OFFICER OF SAID COMPANY HERETOFORE DULY AUTHORIZED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY MARSHALL S. GRAY, AS VICE PRESIDENT OF M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____ NAME: _____

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 PLATTING REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

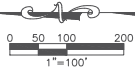
BY: _____ DATE: _____
SCOTT M. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 60226

ANDERSON SNOW ESTATES
SHEET 1 OF 6

ANDERSON SNOW ESTATES

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



GENERAL NOTES:

- 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 0.1% ANNUAL FLOODPLAIN) AND FLOOD ZONE "A", AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER(S) 0326-D, AND 0328-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

LOT AREA TABLE

AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE
LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA	LOT AREA
1 7,647 SF	21 6,276 SF	41 7,718 SF	61 7,646 SF	81 6,350 SF	101 7,652 SF
2 6,374 SF	22 6,274 SF	42 7,897 SF	62 8,543 SF	82 6,200 SF	102 7,620 SF
3 6,374 SF	23 6,283 SF	43 7,897 SF	63 8,474 SF	83 6,350 SF	103 6,374 SF
4 6,374 SF	24 6,017 SF	44 7,838 SF	64 8,478 SF	84 6,350 SF	104 9,341 SF
5 7,353 SF	25 8,983 SF	45 7,595 SF	65 8,477 SF	85 7,620 SF	105 10,130 SF
6 8,435 SF	26 12,846 SF	46 8,548 SF	66 8,712 SF	86 7,620 SF	106 7,549 SF
7 8,245 SF	27 8,286 SF	47 8,861 SF	67 8,244 SF	87 7,620 SF	107 7,620 SF
8 7,861 SF	28 8,118 SF	48 9,254 SF	68 7,645 SF	88 7,620 SF	108 7,620 SF
9 7,178 SF	29 8,040 SF	49 9,240 SF	69 7,646 SF	89 7,620 SF	109 7,620 SF
10 7,378 SF	30 8,057 SF	50 8,795 SF	70 7,644 SF	90 7,620 SF	110 8,524 SF
11 8,303 SF	31 8,028 SF	51 8,973 SF	71 8,620 SF	91 7,620 SF	111 8,826 SF
12 8,152 SF	32 7,995 SF	52 11,102 SF	72 11,723 SF	92 7,698 SF	112 6,350 SF
13 8,492 SF	33 7,965 SF	53 7,539 SF	73 8,350 SF	93 12,793 SF	113 6,350 SF
14 7,111 SF	34 7,834 SF	54 7,548 SF	74 8,350 SF	94 12,886 SF	114 6,350 SF
15 7,843 SF	35 7,953 SF	55 7,591 SF	75 8,350 SF	95 8,938 SF	115 6,350 SF
16 7,843 SF	36 7,872 SF	56 8,745 SF	76 8,350 SF	96 7,753 SF	116 6,350 SF
17 7,812 SF	37 7,841 SF	57 8,432 SF	77 8,350 SF	97 7,620 SF	117 6,350 SF
18 6,277 SF	38 7,811 SF	58 8,456 SF	78 8,350 SF	98 7,630 SF	118 6,350 SF
19 6,275 SF	39 7,780 SF	59 7,846 SF	79 8,350 SF	99 8,997 SF	119 6,350 SF
20 6,275 SF	40 7,749 SF	60 7,849 SF	80 8,350 SF	100 8,227 SF	120 6,350 SF

AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE
LOT AREA	LOT AREA	LOT AREA	LOT AREA
121 6,350 SF	141 7,620 SF	161 6,361 SF	181 6,361 SF
122 6,350 SF	142 6,350 SF	162 6,361 SF	182 6,361 SF
123 6,350 SF	143 6,350 SF	163 6,361 SF	183 6,361 SF
124 6,350 SF	144 6,361 SF	164 6,361 SF	184 6,361 SF
125 6,350 SF	145 6,361 SF	165 6,361 SF	185 6,361 SF
126 6,350 SF	146 8,979 SF	166 11,844 SF	186 6,350 SF
127 6,350 SF	147 6,343 SF	167 8,070 SF	187 6,350 SF
128 6,350 SF	148 6,350 SF	168 6,350 SF	188 6,350 SF
129 6,350 SF	149 6,350 SF	169 6,350 SF	189 6,350 SF
130 6,350 SF	150 6,350 SF	170 6,350 SF	190 6,350 SF
131 6,418 SF	151 11,644 SF	171 6,350 SF	191 6,350 SF
132 11,587 SF	152 13,545 SF	172 6,350 SF	192 6,350 SF
133 11,610 SF	153 6,350 SF	173 6,350 SF	193 6,350 SF
134 6,350 SF	154 6,350 SF	174 12,456 SF	194 6,350 SF
135 6,350 SF	155 6,350 SF	175 6,350 SF	195 6,350 SF
136 8,916 SF	156 6,350 SF	176 6,350 SF	196 6,350 SF
137 6,977 SF	157 11,587 SF	177 6,350 SF	197 6,350 SF
138 6,356 SF	158 6,799 SF	178 6,350 SF	198 6,350 SF
139 6,632 SF	159 6,361 SF	179 6,350 SF	199 6,350 SF
140 8,884 SF	160 6,361 SF	180 6,350 SF	200 6,350 SF

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE NUMBER OF JOURNAL NUMBER LP 7000
965 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

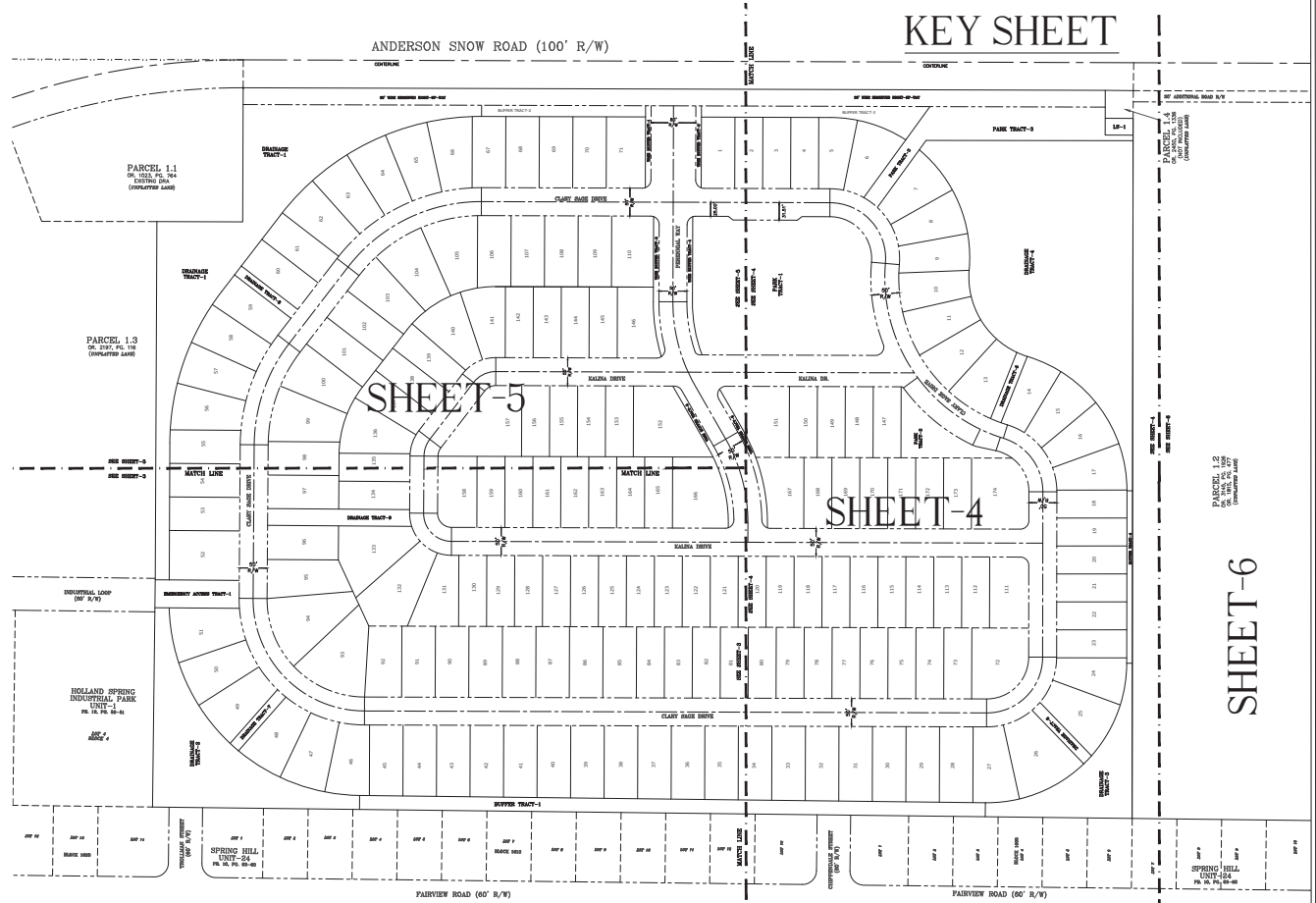
N = NORTH
S = SOUTH
E = EAST
W = WEST
C = SEE CURVE TABLE
L1 = SEE LINE TABLE

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PRC = POINT OF REVERSE CURVE
SEC = SECTION

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
R/W = RIGHT-OF-WAY
PB = PLAT BOOK
OR = OFFICIAL RECORDS
PG = PAGE
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FM = FOUND NAIL
FIP = FOUND IRON PIN NO ID
LS = LICENSED SURVEYOR
LB = LICENSED BUSINESS

□ = INDICATES FOUND 4"x4" CONCRETE MONUMENT
■ = INDICATES SET 4"x4" CONCRETE MONUMENT
PRM (LB 7200)
● = INDICATES SET IRON PIN AND CAP (5/8"R LB #7200)
▲ = INDICATES SET NAIL AND DISK PCP (LB 7200)
△ = INDICATES FOUND NAIL

ANDERSON SNOW ESTATES
SHEET 2 OF 6

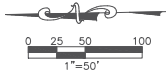


SHEET-3

ANDERSON SNOW ESTATES

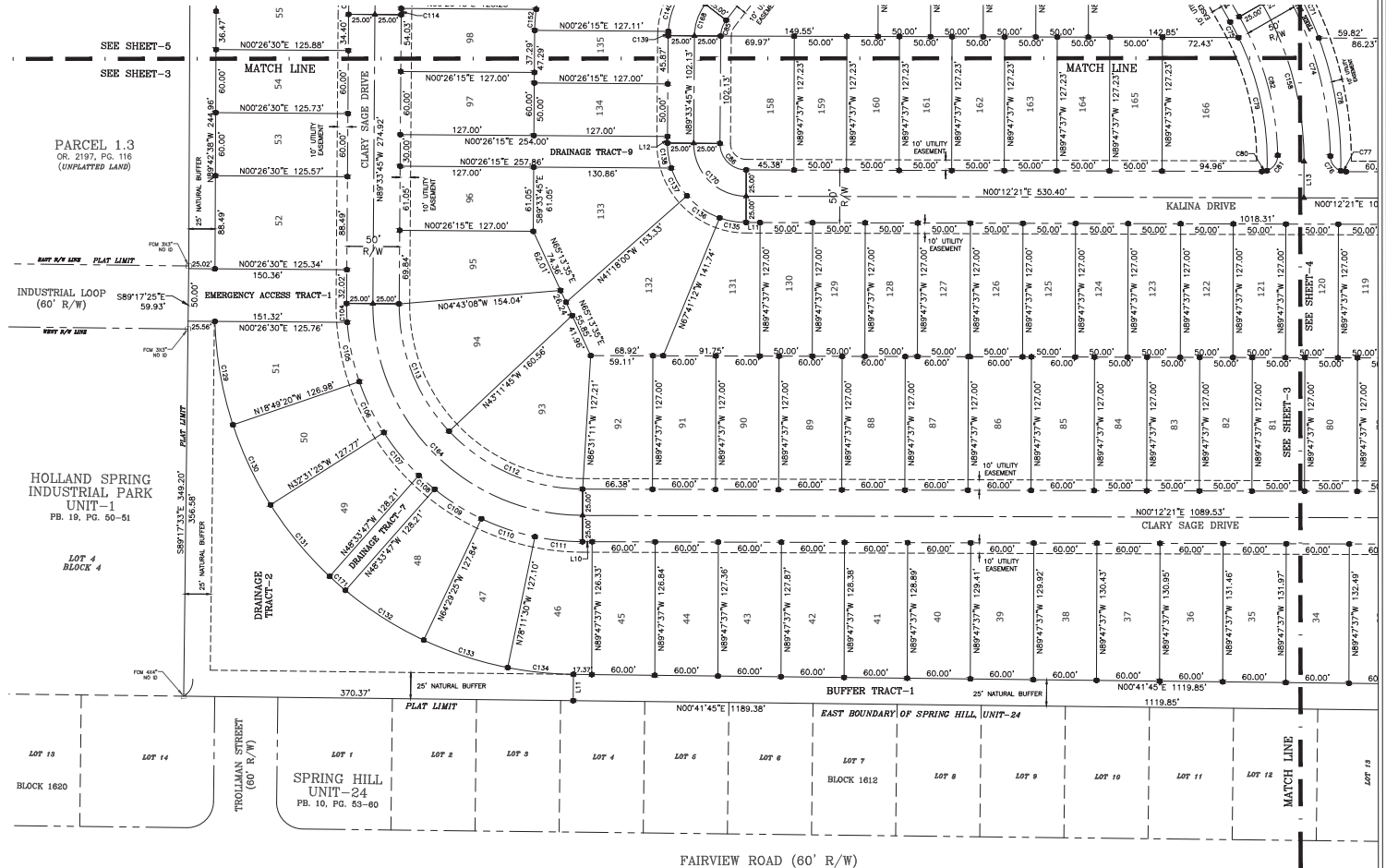
A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C74	164.91'	325.00'	290°42'	N74°44'34"E	163.15'
C75	16.76'	265.00'	337°23'	N62°01'07"E	16.76'
C76	18.15'	15.00'	69°19'58"	S54°36'46"W	17.06'
C77	5.17'	15.00'	19°44'26"	S10°04'34"W	5.14'
C78	128.67'	335.00'	22°02'26"	N80°40'38"E	127.88'
C79	130.66'	265.00'	28°15'01"	N77°57'22"E	129.34'
C80	5.01'	15.00'	19°07'56"	S09°21'30"E	4.99'
C81	18.89'	15.00'	72°04'27"	S50°57'58"E	17.85'
C82	138.17'	278.00'	28°47'16"	N74°36'01"E	136.72'
C83	16.22'	25.00'	37°10'53"	N70°08'18"W	15.94'
C86	39.37'	25.00'	80°13'54"	S45°19'18"W	35.43'
C104	18.00'	225.00'	43°34'59"	S88°08'46"W	17.99'
C105	57.74'	225.00'	14°42'11"	S78°30'12"W	57.58'
C106	53.79'	225.00'	13°41'50"	S64°18'09"W	53.67'
C107	52.72'	225.00'	13°25'26"	S50°44'28"W	52.59'
C108	20.01'	225.00'	5°05'41"	S41°29'55"W	20.00'
C109	52.77'	225.00'	13°28'12"	S32°12'59"W	52.64'
C110	53.78'	225.00'	13°41'43"	S18°39'01"W	53.65'
C111	45.54'	225.00'	11°55'27"	S09°01'16"W	45.46'
C112	142.28'	175.00'	46°34'39"	S23°09'42"W	138.38'
C113	133.33'	175.00'	43°09'14"	S68°30'38"W	130.13'
C119	100.18'	345.00'	16°08'14"	S80°09'59"W	99.83'
C130	84.27'	345.00'	13°59'40"	S64°51'02"W	84.00'
C131	88.55'	345.00'	14°42'22"	S50°30'01"W	88.31'
C132	88.36'	345.00'	14°40'29"	S32°29'17"W	88.12'
C133	84.28'	345.00'	13°59'46"	S18°09'09"W	84.07'
C134	62.88'	345.00'	10°27'31"	S05°55'30"W	62.89'
C135	25.58'	75.00'	19°32'37"	S09°38'40"W	25.46'
C136	37.82'	75.00'	28°53'20"	S34°11'39"W	37.42'
C137	35.56'	75.00'	23°20'27"	S60°18'42"W	35.35'
C138	24.15'	75.00'	18°27'09"	S81°12'41"W	24.05'
C140	35.78'	75.00'	27°19'44"	N72°44'18"W	35.44'
C158	157.08'	300.00'	30°00'00"	N75°12'23"E	155.29'
C164	314.97'	200.00'	90°13'53"	S45°19'18"W	283.41'
C168	32.45'	50.00'	37°10'53"	N70°58'18"W	31.88'
C170	78.74'	50.00'	90°13'54"	S45°19'18"W	70.85'
C171	20.00'	345.00'	31°19'19"	S41°29'10"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N00°12'21"E	9.15'
L11	N00°12'21"E	13.32'
L12	N89°16'15"W	25.00'
L13	N89°33'40"W	6.20'
L13	N89°47'37"W	34.50'



PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF ACHIEVEMENT NUMBER LP 2400
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:

N = NORTH
S = SOUTH
E = EAST
W = WEST
C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE

POB = POINT OF BEGINNING
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SEC = SECTION

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PG = PAGE

SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN = FOUND NAIL
FIP = FOUND IRON PIN NO ID
LS = LICENSED SURVEYOR
LB = LICENSED BUSINESS

□ = INDICATES FOUND 4"x4" CONCRETE MONUMENT
■ = INDICATES SET 4"x4" CONCRETE MONUMENT (LB 7200)
● = INDICATES SET IRON PIN AND CAP (5/8" IR LB #7200)
▲ = INDICATES SET NAIL AND DISK PCP (LB 7200)
△ = INDICATES FOUND NAIL

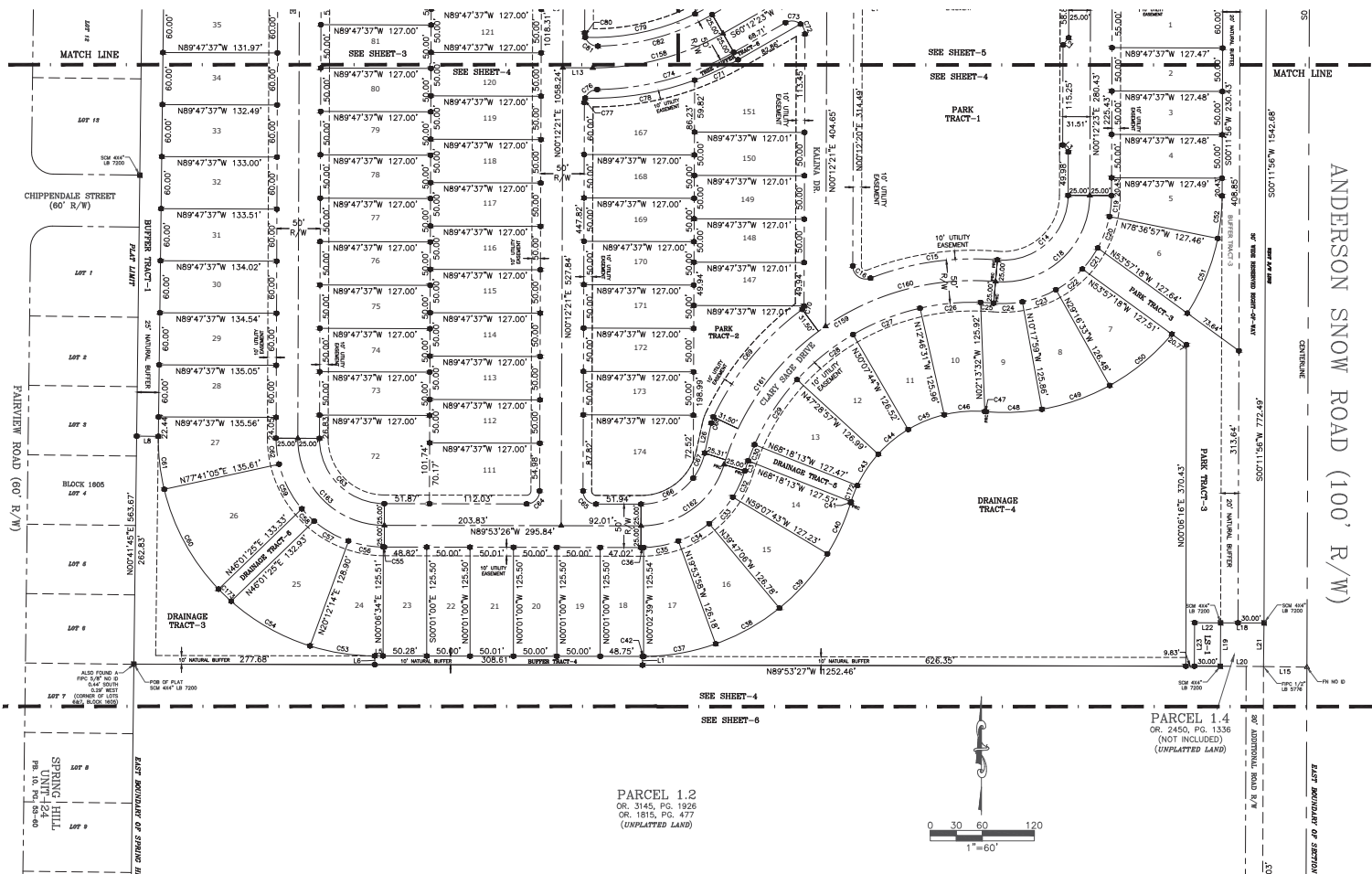
ANDERSON SNOW ESTATES

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

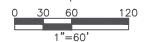
PLAT BOOK :
AND PAGE :

CURVE	LENGTH	ARC	CHORD BEARING	CHORD
C16	124.07	75.00	S44°46'41"	119.47
C15	149.12	93.00	S61°17'21"	147.82
C14	229.17	145.00	S107°00'00"	240.82
C13	165.42	105.00	S44°46'41"	147.19
C12	244.42	150.00	S111°20'00"	246.38
C11	384.17	235.00	S174°20'00"	384.67
C10	501.07	315.00	S134°03'00"	501.07
C9	384.67	235.00	S174°20'00"	384.67
C8	244.42	150.00	S111°20'00"	246.38
C7	165.42	105.00	S44°46'41"	147.19
C6	124.07	75.00	S44°46'41"	119.47
C5	149.12	93.00	S61°17'21"	147.82
C4	229.17	145.00	S107°00'00"	240.82
C3	165.42	105.00	S44°46'41"	147.19
C2	244.42	150.00	S111°20'00"	246.38
C1	384.17	235.00	S174°20'00"	384.67
C0	501.07	315.00	S134°03'00"	501.07
C-1	384.67	235.00	S174°20'00"	384.67
C-2	244.42	150.00	S111°20'00"	246.38
C-3	165.42	105.00	S44°46'41"	147.19
C-4	124.07	75.00	S44°46'41"	119.47
C-5	149.12	93.00	S61°17'21"	147.82
C-6	229.17	145.00	S107°00'00"	240.82
C-7	165.42	105.00	S44°46'41"	147.19
C-8	244.42	150.00	S111°20'00"	246.38
C-9	384.17	235.00	S174°20'00"	384.67
C-10	501.07	315.00	S134°03'00"	501.07
C-11	384.67	235.00	S174°20'00"	384.67
C-12	244.42	150.00	S111°20'00"	246.38
C-13	165.42	105.00	S44°46'41"	147.19
C-14	124.07	75.00	S44°46'41"	119.47
C-15	149.12	93.00	S61°17'21"	147.82
C-16	229.17	145.00	S107°00'00"	240.82
C-17	165.42	105.00	S44°46'41"	147.19
C-18	244.42	150.00	S111°20'00"	246.38
C-19	384.17	235.00	S174°20'00"	384.67
C-20	501.07	315.00	S134°03'00"	501.07

LINE	BEARING	LENGTH
L1	S00°00'00"	15.00
L2	S15°00'00"	15.00
L3	S30°00'00"	15.00
L4	S45°00'00"	15.00
L5	S60°00'00"	15.00
L6	S75°00'00"	15.00
L7	S90°00'00"	15.00
L8	S105°00'00"	15.00
L9	S120°00'00"	15.00
L10	S135°00'00"	15.00
L11	S150°00'00"	15.00
L12	S165°00'00"	15.00
L13	S180°00'00"	15.00
L14	S195°00'00"	15.00
L15	S210°00'00"	15.00
L16	S225°00'00"	15.00
L17	S240°00'00"	15.00
L18	S255°00'00"	15.00
L19	S270°00'00"	15.00
L20	S285°00'00"	15.00
L21	S300°00'00"	15.00



PARCEL 1.2
OR 3145, PG. 1926
OR 1815, PG. 477
(UNPLATTED LAND)



PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000
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FIRP = FOUND IRON PIN NO ID
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LB = LICENSED BUSINESS

□ = INDICATES FOUND 4"x4" CONCRETE MONUMENT
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FRM (LB 7200)
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ANDERSON SNOW ESTATES

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

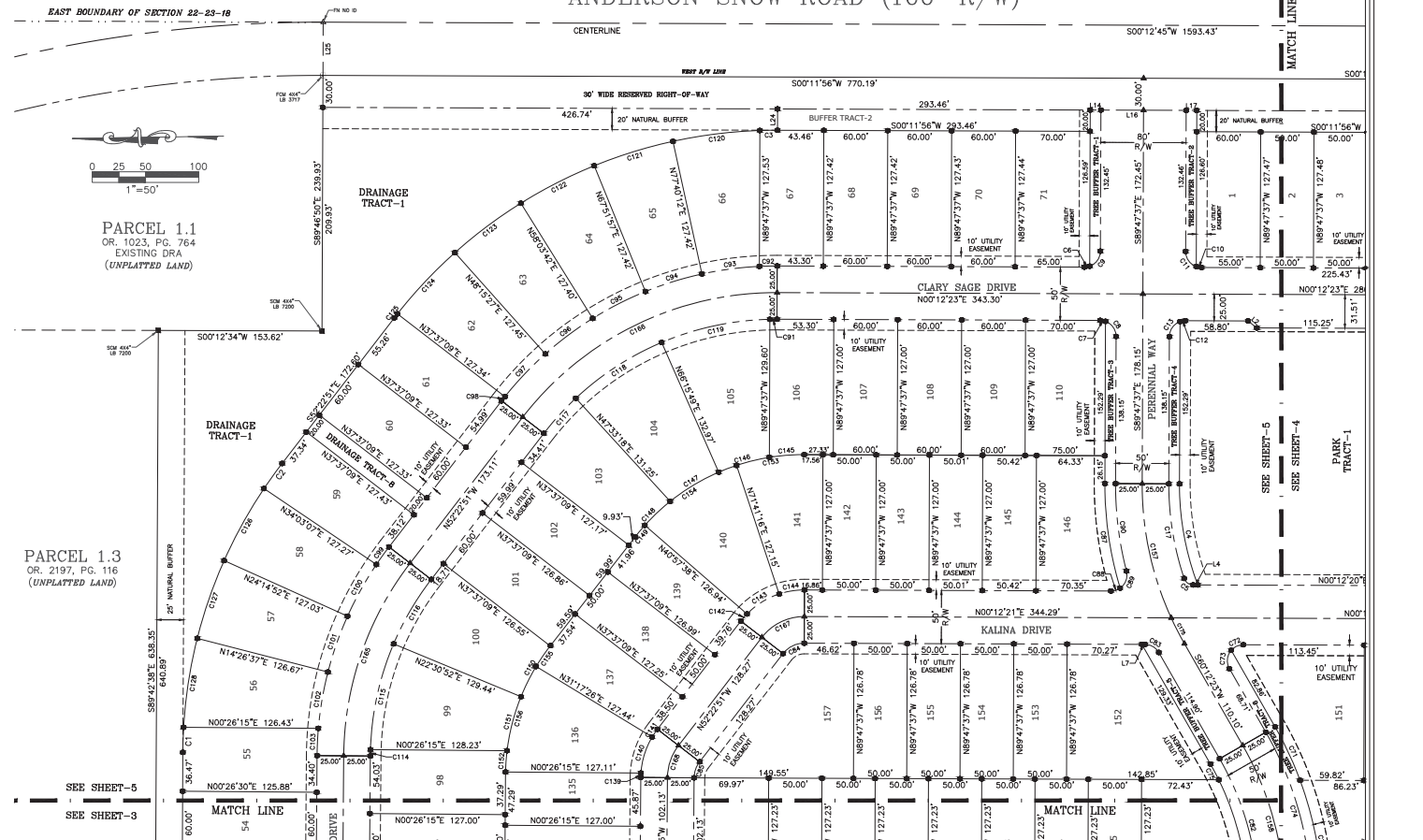
ANDERSON SNOW ROAD (100' R/W)

CURVE TABLE

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C1	23.52	480.00	250.54	N89°22'17"W	23.52
C2	29.02	480.00	242.45	N84°14'51"W	29.02
C3	16.14	480.00	229.92	N80°00'00"W	16.14
C4	97.02	265.00	226.91	S79°43'14"W	96.46
C5	11.18	8.00	271.22	S89°47'32"W	10.47
C6	5.12	15.00	195.94	N89°53'31"E	5.07
C7	5.12	15.00	195.94	N89°53'31"E	5.07
C8	18.46	15.00	203.14	N89°53'31"E	17.32
C9	18.46	15.00	203.14	S89°53'31"W	17.32
C10	5.12	15.00	195.94	S89°53'31"W	5.07
C11	18.46	15.00	203.14	S89°53'31"W	17.32
C12	5.12	15.00	195.94	S89°53'31"W	5.07
C13	18.46	15.00	203.14	S89°53'31"W	17.32
C14	80.37	275.00	194.42	S89°47'32"W	89.96
C15	55.50	350.00	185.00	N89°47'32"E	55.29
C16	15.88	15.00	189.94	N89°47'32"E	15.60
C17	18.46	15.00	203.14	N89°47'32"E	17.32
C18	94.91	350.00	295.22	N89°47'32"E	103.15
C19	16.32	80.00	37.73	N89°53'31"E	16.32
C20	138.17	275.00	284.74	N89°47'32"E	138.12
C21	15.71	15.00	80.00	N89°53'31"E	15.00
C22	22.92	20.00	62.53	N89°53'31"E	22.12
C23	16.32	25.00	37.19	N89°53'31"E	15.84
C24	97.02	350.00	170.22	S89°47'32"W	96.18
C25	8.12	18.00	103.75	S79°52'31"W	8.00
C26	18.24	15.00	89.42	S89°53'31"W	17.14
C27	82.98	350.00	147.22	S89°53'31"W	82.12
C28	4.12	17.00	123.44	N89°53'31"E	4.12
C29	16.17	350.00	236.42	N89°53'31"E	16.10
C30	54.42	350.00	274.42	N89°53'31"E	54.37
C31	55.42	350.00	274.42	N89°53'31"E	55.36
C32	55.42	350.00	274.42	N89°53'31"E	55.48
C33	55.42	350.00	274.42	N89°53'31"E	55.48
C34	55.42	350.00	274.42	N89°53'31"E	55.48
C35	55.42	350.00	274.42	N89°53'31"E	55.48
C36	55.42	350.00	274.42	N89°53'31"E	55.48
C37	55.42	350.00	274.42	N89°53'31"E	55.48
C38	55.42	350.00	274.42	N89°53'31"E	55.48
C39	55.42	350.00	274.42	N89°53'31"E	55.48
C40	55.42	350.00	274.42	N89°53'31"E	55.48
C41	55.42	350.00	274.42	N89°53'31"E	55.48
C42	55.42	350.00	274.42	N89°53'31"E	55.48
C43	55.42	350.00	274.42	N89°53'31"E	55.48
C44	55.42	350.00	274.42	N89°53'31"E	55.48
C45	55.42	350.00	274.42	N89°53'31"E	55.48
C46	55.42	350.00	274.42	N89°53'31"E	55.48
C47	55.42	350.00	274.42	N89°53'31"E	55.48
C48	55.42	350.00	274.42	N89°53'31"E	55.48
C49	55.42	350.00	274.42	N89°53'31"E	55.48
C50	55.42	350.00	274.42	N89°53'31"E	55.48
C51	55.42	350.00	274.42	N89°53'31"E	55.48
C52	55.42	350.00	274.42	N89°53'31"E	55.48
C53	55.42	350.00	274.42	N89°53'31"E	55.48
C54	55.42	350.00	274.42	N89°53'31"E	55.48
C55	55.42	350.00	274.42	N89°53'31"E	55.48
C56	55.42	350.00	274.42	N89°53'31"E	55.48
C57	55.42	350.00	274.42	N89°53'31"E	55.48
C58	55.42	350.00	274.42	N89°53'31"E	55.48
C59	55.42	350.00	274.42	N89°53'31"E	55.48
C60	55.42	350.00	274.42	N89°53'31"E	55.48
C61	55.42	350.00	274.42	N89°53'31"E	55.48
C62	55.42	350.00	274.42	N89°53'31"E	55.48
C63	55.42	350.00	274.42	N89°53'31"E	55.48
C64	55.42	350.00	274.42	N89°53'31"E	55.48
C65	55.42	350.00	274.42	N89°53'31"E	55.48
C66	55.42	350.00	274.42	N89°53'31"E	55.48
C67	55.42	350.00	274.42	N89°53'31"E	55.48
C68	55.42	350.00	274.42	N89°53'31"E	55.48
C69	55.42	350.00	274.42	N89°53'31"E	55.48
C70	55.42	350.00	274.42	N89°53'31"E	55.48
C71	55.42	350.00	274.42	N89°53'31"E	55.48
C72	55.42	350.00	274.42	N89°53'31"E	55.48
C73	55.42	350.00	274.42	N89°53'31"E	55.48
C74	55.42	350.00	274.42	N89°53'31"E	55.48
C75	55.42	350.00	274.42	N89°53'31"E	55.48
C76	55.42	350.00	274.42	N89°53'31"E	55.48
C77	55.42	350.00	274.42	N89°53'31"E	55.48
C78	55.42	350.00	274.42	N89°53'31"E	55.48
C79	55.42	350.00	274.42	N89°53'31"E	55.48
C80	55.42	350.00	274.42	N89°53'31"E	55.48
C81	55.42	350.00	274.42	N89°53'31"E	55.48
C82	55.42	350.00	274.42	N89°53'31"E	55.48
C83	55.42	350.00	274.42	N89°53'31"E	55.48
C84	55.42	350.00	274.42	N89°53'31"E	55.48
C85	55.42	350.00	274.42	N89°53'31"E	55.48
C86	55.42	350.00	274.42	N89°53'31"E	55.48
C87	55.42	350.00	274.42	N89°53'31"E	55.48
C88	55.42	350.00	274.42	N89°53'31"E	55.48
C89	55.42	350.00	274.42	N89°53'31"E	55.48
C90	55.42	350.00	274.42	N89°53'31"E	55.48
C91	55.42	350.00	274.42	N89°53'31"E	55.48
C92	55.42	350.00	274.42	N89°53'31"E	55.48
C93	55.42	350.00	274.42	N89°53'31"E	55.48
C94	55.42	350.00	274.42	N89°53'31"E	55.48
C95	55.42	350.00	274.42	N89°53'31"E	55.48
C96	55.42	350.00	274.42	N89°53'31"E	55.48
C97	55.42	350.00	274.42	N89°53'31"E	55.48
C98	55.42	350.00	274.42	N89°53'31"E	55.48
C99	55.42	350.00	274.42	N89°53'31"E	55.48
C100	55.42	350.00	274.42	N89°53'31"E	55.48

LINE TABLE

LINE	BEARING	LENGTH
L1	S39°24'12"W	10.95'
L2	S00°12'23"E	4.32'
L3	N00°12'23"E	2.90'
L4	S00°11'56"W	10.00'
L5	N89°47'32"W	10.00'
L6	S00°11'56"W	80.00'
L7	S00°11'56"W	10.00'
L8	S00°11'56"W	20.00'
L9	N89°47'32"E	49.98'



PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER NO. 7000
968 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 798-9423 Fax: (352) 799-8359

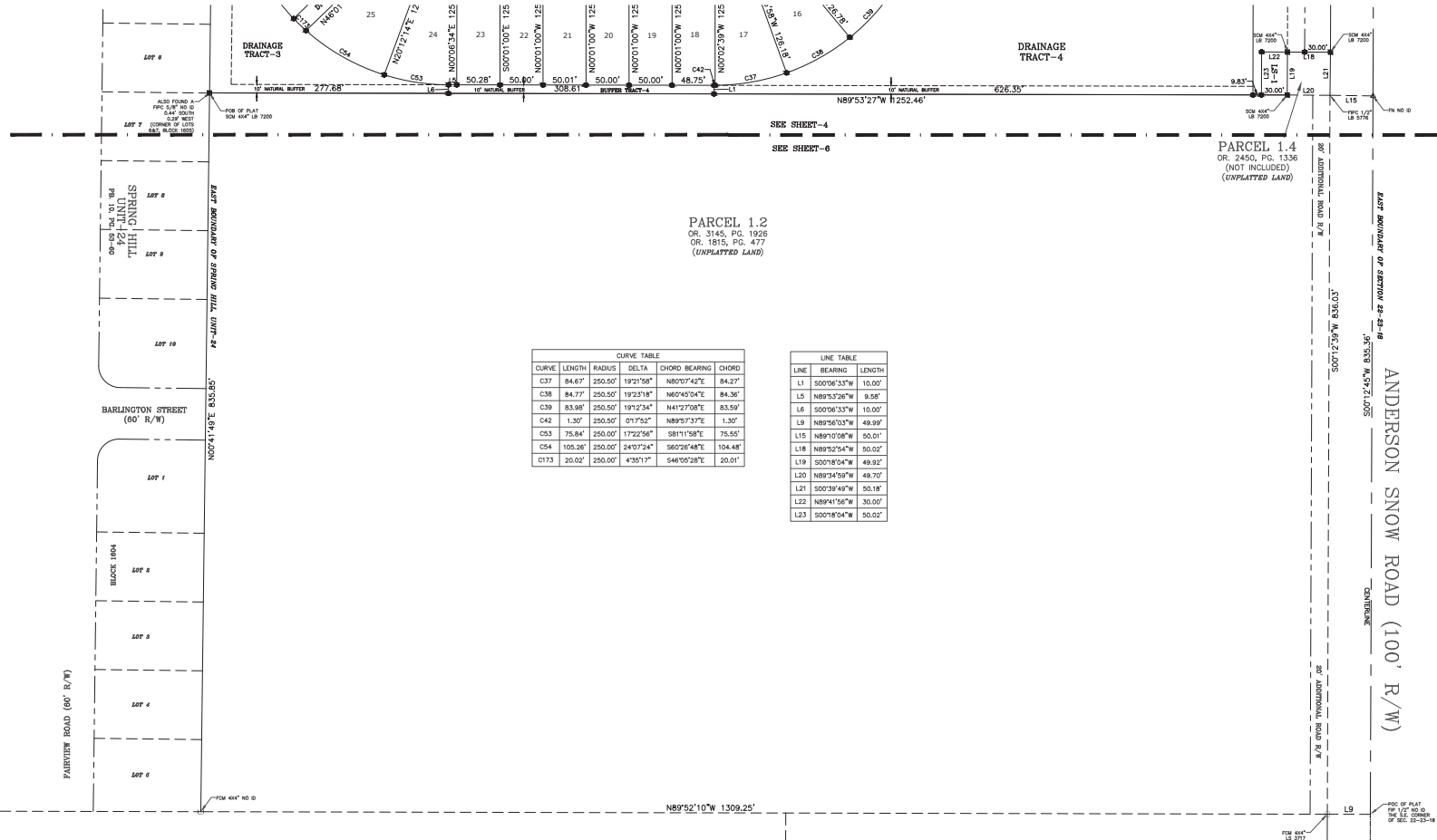
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- | | | | |
|----------------------|------------------------------------|---------------------------|--|
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| E = EAST | PCP = PERMANENT CONTROL POINT | PB = PLAT BOOK | PRM (LB 7200) = FOUND CONCRETE MONUMENT |
| W = WEST | PRM = PERMANENT REFERENCE MONUMENT | FP = FOUND IRON PIN NO ID | ● = INDICATES SET IRON PIN AND CAP (5/8" LB #7200) |
| C1 = SEE CURVE TABLE | PRG = POINT OF REVERSE CURVE | LB = LICENSED SURVEYOR | ▲ = INDICATES SET NAIL AND DISK PCP (LB 7200) |
| L1 = SEE LINE TABLE | SEC = SECTION | LS = LICENSED BUSINESS | △ = INDICATES FOUND NAIL |

ANDERSON SNOW ESTATES
SHEET 5 OF 6

ANDERSON SNOW ESTATES

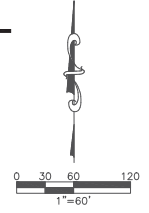
A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C37	84.67'	250.50'	192°1'58"	N87°07'42"E	84.27'
C38	84.77'	250.50'	192°3'18"	N67°45'04"E	84.36'
C39	83.98'	250.50'	191°2'34"	N41°27'08"E	83.59'
C42	1.30'	250.50'	017°52"	N89°17'37"E	1.30'
C30	75.84'	250.00'	172°2'56"	S81°11'58"E	75.55'
C34	103.36'	250.00'	240°7'24"	S62°35'48"E	104.48'
C173	20.02'	250.00'	4°35'17"	S46°05'28"E	20.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°06'33"W	10.00'
L5	N89°13'26"W	9.58'
L6	S00°06'33"W	10.00'
L9	N89°16'03"W	49.99'
L15	N89°10'08"W	50.01'
L18	N89°52'54"W	50.02'
L19	S00°18'04"W	49.92'
L20	N89°34'59"W	48.70'
L21	S00°39'49"W	50.18'
L22	N89°41'56"W	30.00'
L23	S00°18'04"W	50.02'



PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
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FCM = FOUND CONCRETE MONUMENT
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