

INSTEADA REPLAT

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION:
STATE OF FLORIDA
COUNTY OF HERNANDO

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF INSTEADA, PLAT BOOK 38, PAGE(S) 40 AND 41 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "INSTEADA REPLAT," A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA, A REPLAT OF INSTEADA, AS RECORDED IN PLAT BOOK 38, PAGE(S) 40 AND 41, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF GULF COAST RETREATS UNIT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID LOT 1 AND THE EXTENSION THEREOF A DISTANCE OF 233.68 FEET TO THE NORTHWEST CORNER OF LOT 34, BLOCK 9 OF SAID GULF COAST RETREATS UNIT NO. 1; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID LOT 34 A DISTANCE OF 99.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34 AND THE NORTH RIGHT OF WAY LINE OF EAGLE NEST DRIVE; THENCE S-89°59'44"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 240.00 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF SAID BLOCK 9; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 29 A DISTANCE OF 99.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 29 AND THE AFORESAID NORTH LINE OF SAID GULF COAST RETREATS UNIT 1; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID BLOCK 9; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 99.76 FEET TO THE AFORESAID EAGLE NEST DRIVE; THENCE S-89°59'52"W ALONG SAID EAGLE NEST DRIVE A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 9; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 99.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 24 AND THE AFORESAID NORTH LINE OF GULF COAST RETREATS UNIT NO. 1; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 136.68 FEET; THENCE NORTH, LEAVING SAID NORTH LINE A DISTANCE OF 25.45 FEET TO A POINT ON THE MEAN HIGH WATER LINE (ELEVATION 0.76 FEET, NORTH AMERICAN VERTICAL DATUM OF 1985), POINT IDENTIFICATION NUMBER 6646, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 23, 2017; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING EIGHTEN (18) COURSES: (1) N-02°11'30"E, 128.96 FEET, (2) N-36°20'27"E, 152.31 FEET, (3) N-29°44'45"W, 37.94 FEET, (4) N-49°22'17"W, 68.19 FEET, (5) N-6°19'03"W, 49.70 FEET, (6) N-42°28'42"W, 145.30 FEET, (7) N-23°22'07"E, 153.86 FEET, (8) N-45°08'46"E, 54.86 FEET, (9) N-89°59'20"E, 258.60 FEET, (10) S-54°52'33"E, 113.80 FEET, (11) S-63°49'24"E, 116.37 FEET, (12) S-31°23'1"E, 54.89 FEET, (13) S-35°29'37"E, 44.39 FEET, (14) N-77°13'45"E, 178.10 FEET, (15) N-03°25'22"E, 108.64 FEET, (16) S-83°53'07"E, 22.05 FEET, (17) S-33°50'31"E, 115.03 FEET, (18) S-51°32'54"E, 164.99 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST; THENCE S-07°54'20"E, LEAVING SAID MEAN HIGH WATER LINE AND GOING ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 377.83 FEET TO THE POINT OF BEGINNING, CONTAINING 11.81 ACRES MORE OR LESS.

DEDICATION

Laurie M. Manuel & Ruthann S. Manuel, the fee simple owners of Lot 1, in conjunction with this plat of Insteada Replat the declarants grant and reserve the following lot the dimensions of which are designated on the plat, for the use and purpose of single-family residential construction.

LOT 1, SHOWN HEREON, LAY ON PUBLIC ROADS PREVIOUSLY DEDICATED TO THE PUBLIC ON THE PLAT OF GULF COAST RETREATS UNIT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LOT 1, SHOWN HEREON, HAS ACCESSIBILITY TO PUBLIC AND QUASI-PUBLIC UTILITIES (WATER, SEWER, ELECTRIC, TELEPHONE, ETC.) VIA EXISTING FACILITIES WITHIN THE RIGHT OF WAYS OF THE PUBLIC ROADS.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS _____ DAY OF _____, 20____
SIGNED AND SEALED IN THE PRESENCE OF:

Laurie M. Manuel	WITNESS
_____	_____
_____	_____
Ruthann S. Manuel	WITNESS
_____	_____
_____	_____

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME THE UNDERSIGNED AND ACTING PERSONALLY APPEARED Laurie M. Manuel & Ruthann S. Manuel to ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY, BEING DULY SWORN, ACKNOWLEDGED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____
(SEAL)

NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

DEDICATION

Insteada, LLC, a Florida limited liability company, the fee simple owner of Lots 2-6, in conjunction with this plat of Insteada Replat the declarant grants and reserves the following lots, the dimensions of which are designated on the plat, for the use and purpose of single-family residential construction.

LOTS 2 - 6, SHOWN HEREON, LAY ON PUBLIC ROADS PREVIOUSLY DEDICATED TO THE PUBLIC ON THE PLAT OF GULF COAST RETREATS UNIT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LOTS 2 - 6, SHOWN HEREON, HAS ACCESSIBILITY TO PUBLIC AND QUASI-PUBLIC UTILITIES (WATER, SEWER, ELECTRIC, TELEPHONE, ETC.) VIA EXISTING FACILITIES WITHIN THE RIGHT OF WAYS OF THE PUBLIC ROADS.

WITNESS MY HAND AND SEAL AS DEDICATOR THIS _____ DAY OF _____, 20____
OWNER, INSTEADA, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

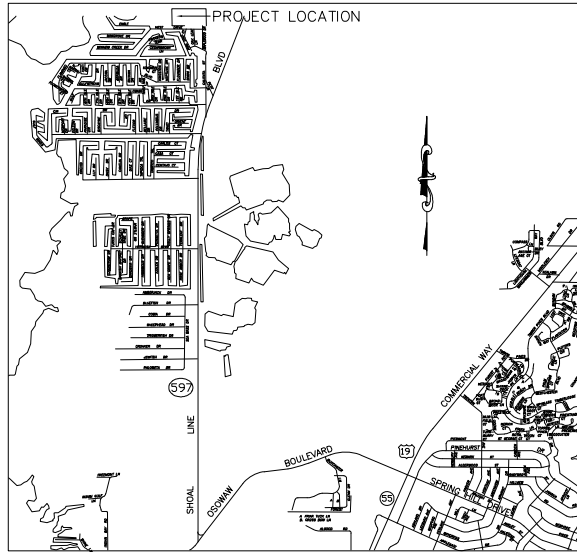
_____	BY:	_____
WITNESS		NAME: CLIFFORD E. MANUEL, JR.
_____		TITLE: PRESIDENT & AUTHORIZED SIGNATORY
WITNESS		_____

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED CLIFFORD E. MANUEL, JR., PRESIDENT OF INSTEADA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BEING DULY SWORN, ACKNOWLEDGED THEM AND THERE BEFORE ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SUCH ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____
(SEAL)

NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

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 HERNANDO COUNTY, FLORIDA.

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.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF GULF COAST RETREATS UNIT NO. 1 AS RECORDED IN PLAT BOOK 6, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA HAVING A BEARING OF WEST, FLORIDA GRID, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1999 ADJUSTMENT).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES SYSTEM WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), ADJUSTMENT OF 2011.
- 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 WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- PROPERTY LIES IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN COASTAL FLOOD ZONE AE (EL 12 FEET) AND COASTAL FLOOD ZONE AE (EL 13 FEET) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0144-E, EFFECTIVE DATE 01/15/2021.

ABSTRACTOR'S CERTIFICATE

INSTEADA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LAURIE M. MANUEL, AND RUTHANN S. MANUEL 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 HERNANDO COUNTY.

BY: _____
KENT A. EPPLEY, CLS
PRESIDENT OF GULF COAST TITLE

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 202____, 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 _____, 202____.
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: Rylee Q. Bunda DATE: April 12, 2024
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 WITH, THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT FOR HERNANDO COUNTY, FLORIDA. 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.

BASED ON THE OPINION OF THE HERNANDO COUNTY ATTORNEY'S OFFICE, THE PERPETUAL 5' UTILITY EASEMENTS, AS OUTLINED IN BOOK 55, PAGE 126 OF THE OFFICIAL RECORDS OF HERNANDO COUNTY, WERE VACATED PURSUANT TO SECTION 177.101(2) OF THE FLORIDA STATUTES; THEREFORE, SUCH EASEMENTS ARE NOT DESCRIBED IN THIS PLAT

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

SURVEYOR'S CERTIFICATE:

GARY W. SMITH, 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: Gary W. Smith DATE: 04/12/2024
GARY W. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4577



PLAT PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA
PHONE: (352) 344-2016 LICENSED BUSINESS NO. 7200
JOB NUMBER 22619

INSTEADA REPLAT

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF INSTEADA, PLAT BOOK 38, PAGE(S) 40 AND 41 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF GULF COAST RETREATS UNIT NO. 1, WITH THE NORTH BOUNDARY LINE HAVING A BEARING OF EAST/WEST.

WETLAND JURISDICTIONAL AREAS AND NATURAL PROTECTION UPLAND BUFFERS SHOWN ON FINAL PLAT SHALL REMAIN NATURALLY VEGETATED AND THEREFORE SHALL NOT BE REMOVED, ALTERED, OR ENCROACHED UPON BY FUTURE HOMEOWNERS FOR CONSTRUCTION OF BUILDINGS, VERTICAL SIGNALLS, OR OTHER SIMILAR ACTIVITIES THAT WOULD REQUIRE DREDGE AND FILL, ELEVATED WATER DEPENDENT STRUCTURES SUCH AS DOCKS, WALKWAYS, BOARDWALKS AND ELEVATED GAZEBOS THAT ARE OPEN WITH NO SCREENED OR WALLED ENCLOSURES SHALL BE ALLOWED TO BE CONSTRUCTED WITH APPROPRIATE LOCAL AND STATE/FEDERAL PERMITS. THESE RESTRICTIONS ARE INTENDED TO PROTECT THE UPLAND BUFFER AND IT IS THE INTENT OF THE UNDERSIGNED OWNERS THAT HERNANDO COUNTY MAY ENFORCE THESE RESTRICTION BY ANY APPROPRIATE LEGAL MEANS.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°20'10"E	121.04'	L35	S04°52'19"W	46.93'
L2	S65°09'46"W	65.31'	L36	N76°05'40"W	10.87'
L3	N74°52'29"W	50.40'	L37	N05°11'52"E	57.82'
L4	S79°56'19"W	50.51'	L38	N15°56'47"E	39.89'
L5	N78°56'29"W	34.49'	L39	N81°21'32"E	49.56'
L6	S19°03'23"W	10.86'	L40	N32°55'53"E	45.35'
L7	S54°44'22"E	40.61'	L41	S47°25'56"W	14.76'
L8	S30°54'46"W	38.81'	L42	N46°51'33"W	26.17'
L9	S33°23'29"W	64.29'	L43	N25°48'50"W	14.80'
L10	S54°46'58"E	29.95'	L44	N15°40'12"E	16.82'
L11	S36°45'26"W	46.68'	L45	N71°49'19"E	21.41'
L12	S26°06'09"W	37.62'	L46	N48°08'46"E	34.92'
L13	S49°16'17"W	54.53'	L47	N71°43'54"W	24.12'
L14	S80°24'41"W	26.26'	L48	N40°29'28"W	22.74'
L15	S26°02'20"W	38.49'	L49	N59°31'15"W	32.96'
L16	S12°52'14"W	77.90'	L50	N09°35'06"E	58.91'
L17	S18°31'12"E	13.23'	L51	N02°57'41"E	26.45'
L18	N07°27'12"E	17.23'	L52	N04°14'17"E	33.68'
L19	N32°18'29"W	3.34'	L53	N21°31'58"E	37.86'
L20	S01°17'49"W	8.60'	L54	N81°26'40"E	16.60'
L21	S43°12'03"E	25.20'	L55	N22°23'51"W	33.79'
L22	N32°18'29"W	13.44'	L56	N06°26'02"W	29.55'
L23	S74°29'40"W	13.80'	L57	N68°02'56"W	23.68'
L24	S74°29'40"W	40.36'	L58	S28°45'13"W	11.53'
L25	S74°29'40"W	21.11'	L59	S05°34'59"W	31.31'
L26	S56°07'30"W	11.87'	L60	S48°17'06"W	25.05'
L27	S63°21'19"W	26.98'	L61	N84°22'11"W	31.28'
L28	N89°35'54"W	13.10'	L62	N60°28'29"W	24.53'
L29	S34°34'23"W	14.03'	L63	N40°41'12"W	25.19'
L30	N43°58'19"E	18.53'	L64	N02°51'17"E	18.81'
L31	S47°42'51"W	18.15'	L65	N64°40'41"W	12.51'
L32	S17°30'39"W	2.66'	L66	N28°07'33"W	25.38'
L33	N17°30'39"E	8.50'	L67	N29°33'10"W	36.12'
L34	S17°30'39"W	29.51'			

LEGEND

- = SET 4" X 4" CONCRETE MONUMENT (LB 7200)
- = FOUND 4" X 4" CONCRETE MONUMENT (LB 3704)
- = LOT CORNERS 5/8" IRON ROD (LB7200) TO BE SET WITHIN 1 YEAR FROM THE APPROVAL OF THE PLAT (NOTE: IRON ROD AND CAPS SET ON JURISDICTIONAL LINE ARE WITNESS CORNERS)
- = SET IRON 5/8" ROD AND CAP (LB 7200) (NOTE: IRON ROD AND CAPS SET ON MEAN HIGH WATER LINE ARE WITNESS CORNERS)
- △ = DESCRIPTIVE POINT
- L1 = SEE LINE TABLE
- S.F. OR SF = SQUARE FEET
- NAVD = NORTH AMERICAN VERTICAL DATUM
- S.W.F.W.M.D. = SOUTH/WEST FLORIDA WATER MANAGEMENT DISTRICT

PLAT PREPARED BY:
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966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA
PHONE: (352) 344-2016 LICENSED BUSINESS NO. 7200
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SHEET 2 OF 2

