

WOODLAND WATERS PHASE SIX

A SUBDIVISION OF A PORTION OF SECTIONS 17 & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

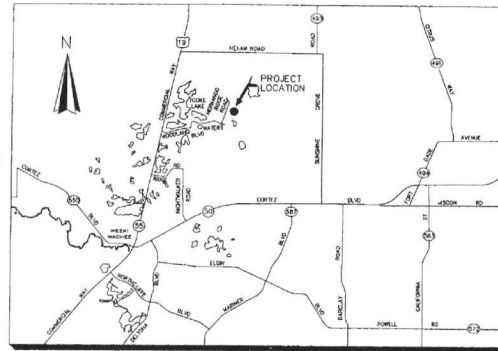
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LEGAL DESCRIPTION:

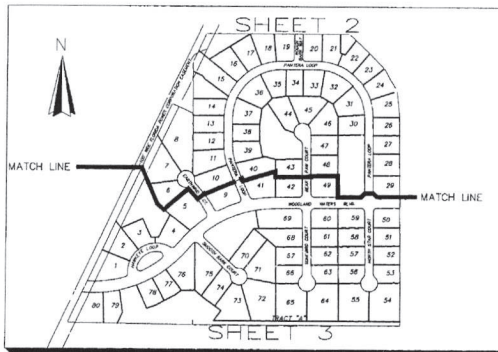
STATE OF FLORIDA
COUNTY OF HERNANDO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "WOODLAND WATERS PHASE SIX", A SUBDIVISION OF A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S 00° 23' 25" E, ALONG THE COMMON E-BOUNDARY LINE BETWEEN SAID SECTIONS 17 AND 18, 808.83 FEET TO THE CENTERLINE OF A 100.00 FEET WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE N 25° 14' 39" E, ALONG SAID CENTERLINE, 216.97 FEET; THENCE S 89° 57' 12" E 1010.59 FEET; THENCE S 40° 56' 50" E 177.69 FEET; THENCE S 44° 34' 32" E 166.64 FEET; THENCE S 30° 12' 18" E 186.00 FEET; THENCE S 06° 30' 22" E 194.13 FEET; THENCE S 00° 35' 38" E 1476.30 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N 89° 54' 10" W, ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, 1467.07 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 AND THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N 89° 14' 03" W, ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4, 885.13 FEET TO THE CENTERLINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE SOUTHEAST CORNER OF BLOCK 10 OF WOODLAND WATERS PHASE ONE, AS RECORDED IN PLAT BOOK 24, PAGES 9 THRU 11, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 25° 14' 38" E, ALONG SAID CENTERLINE AND THE EASTERLY BOUNDARY OF SAID WOODLAND WATERS PHASE ONE, 1713.22 FEET TO THE SOUTHERLY BOUNDARY OF LOT 8, BLOCK 11 OF SAID WOODLAND WATERS PHASE ONE; THENCE S 64° 45' 21" E, ALONG SAID SOUTHERLY BOUNDARY, 159.46 FEET TO THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 17 AND 18; THENCE N 00° 23' 25" W, ALONG SAID COMMON BOUNDARY LINE, 368.58 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, CONTAINING 85.72 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE



SHEET INDEX MAP
NOT TO SCALE

DEDICATION

WOODLAND WATERS DEVELOPMENT COMPANY, LLC, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE HERNANDO COUNTY, ALL STREETS, RIGHTS OF WAYS, DRAINAGE RETENTION AREAS AND OTHER PUBLIC AREAS AS DEPICTED HEREON, EXCEPT AND EXCLUDING TRACT "A" SHOWN HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND GRANTS TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND 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, SEWER 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, INCLUDED BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERE TO, 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, VOIDED OR INVALIDATED.

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 13th DAY OF February, 2008.
OWNER: WOODLAND WATERS DEVELOPMENT COMPANY, LLC

WOODLAND WATERS DEVELOPMENT COMPANY, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MARK E. SWARTSEL
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 13th DAY OF February, 2008 A.D., BEFORE ME PERSONALLY APPEARED MARK E. SWARTSEL, MANAGING MEMBER OF WOODLAND WATERS DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED 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.

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
800 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 26th DAY OF February, 2008, 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 SHALL AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

John H. Pellegrini, Deputy Clerk
ATTEST: CLERK

John H. Pellegrini
CLERK

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WOODLAND WATERS DEVELOPMENT COMPANY, LLC, IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

Paul H. Nessler, Jr., Attorney at Law
DATE: February 13, 2008

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

John H. Pellegrini, Jr.
COUNTY ATTORNEY
DATE: 3/11/08

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD ON THE 14th DAY OF March, 2008, FILE NO. 2008-1387 AND RECORDED IN PLAT BOOK 40, PAGE 13.

John H. Pellegrini, Deputy Clerk
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, RICHARD H. LAWRENCE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A CORRECT REPRESENTATION OF THE 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.

Richard H. Lawrence
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3250

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, J. ERIC CORRINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. 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 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.

J. Eric Corringham, Mapper
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

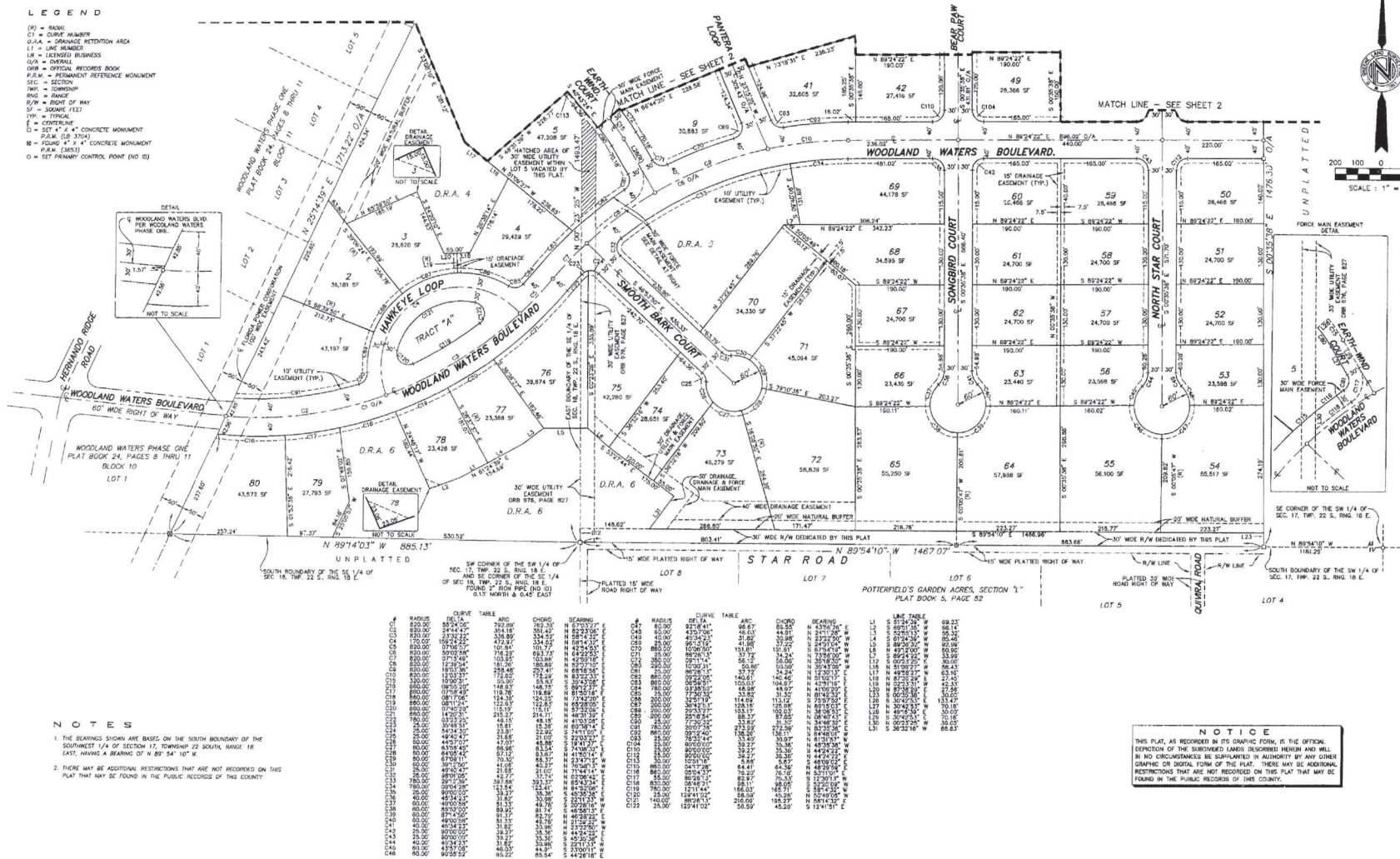
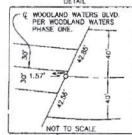
WOODLAND WATERS
PHASE SIX
SHEET 1 OF 3

WOODLAND WATERS PHASE SIX

A SUBDIVISION OF A PORTION OF SECTIONS 17 & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

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- LEGEND**
- (R) = RADIUS
 - C1 = CURVE NUMBER
 - D.A. = DRAINAGE RETENTION AREA
 - L1 = LINE NUMBER
 - L.B. = LICENSED BUSINESS
 - O.A. = OFFICIAL RECORDS BOOK
 - P.F.M. = PERMANENT REFERENCE MONUMENT
 - SEC = SECTION
 - TWP = TOWNSHIP
 - R/W = RIGHT OF WAY
 - ST = STAKE (1/2")
 - TRP = TYPICAL
 - U = UTILITY
 - D = SET 4" x 4" CONCRETE MONUMENT
 - P.F.M. (S) = SET 4" x 4" CONCRETE MONUMENT
 - P.F.M. (M) = SET 4" x 4" CONCRETE MONUMENT
 - = SET PERMANENT CONTROL POINT (NO. 1)



- NOTES**
- THE BEARINGS SHOWN ARE BASES ON THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HAVING A BEARING OF N 89° 54' 10" E.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPOSITION OF THE SURVEYOR. THE SIGNATURE HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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WOODLAND WATERS
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SHEET 3 OF 3