

LEYLAND PRESERVE
 BEING A SUBDIVISION OF A PORTION OF
 SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST,
 HERNANDO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Section 30, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Southeast corner of said Section 30; thence S 89°52'39"W, along the South line of said Section 30, a distance of 670.93 feet; thence N 00°06'49"E, to the North right-of-way line of Wilson Road, a distance of 49.72 feet for a POINT OF BEGINNING; thence S 89°52'47"W, along said North right-of-way line, a distance of 475.01 feet to the East boundary of that parcel described in Official Records Book 2286, Page 866; thence N 00°23'49"E, along said East boundary, a distance of 877.52 feet; thence S 89°47'46"W, a distance of 366.49 feet; thence N 00°13'25"E, a distance of 649.51 feet; thence continue N 00°13'55"E, a distance of 653.54 feet; thence N 89°12'01"E, a distance of 142.27 feet; thence N 00°45'33"W, a distance of 232.84 feet to the Southern right-of-way line of State Road 50 (Cortez Boulevard), per State Project Number 08A0-2509 also being a non-tangent point of curvature; thence along said Southern right-of-way line, the following three (3) courses: 1) Easterly 271.11 feet along the arc of a curve to the left, said curve having a radius of 3,914.79 feet, a central angle of 05°19'45", and a chord bearing and distance of N 43°02'29"E, 271.01 feet; 2) along a line non-tangent to said curve, S 00°00'46"E, a distance of 4.45 feet to a non-tangent point of curvature; 3) Easterly 435.21 feet along the arc of a curve to the left, said curve having a radius of 2,954.79 feet, a central angle of 08°20'21", and a chord bearing and distance of N 78°49'02"E, 434.82 feet to the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 30; thence along said East line of the West 1/2 of the East 1/2 of the Southeast 1/4, along a line non-tangent to said curve the following two (2) courses: 1) S 00°06'49"W, a distance of 1,362.85 feet; 2) continue S 00°06'49"W, a distance of 1,362.85 feet to the POINT OF BEGINNING.

Containing 42.79 acres, more or less.

CLERK'S CERTIFICATE

I, _____, clerk of the Circuit Court of Hernando County, Florida, hereby certify that this plat was filed for record on this _____ day of _____, 2024.
 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 approved and reviewed as to form.

Victoria Anderson 6/28/24
 County Attorney Date

RESOLUTION:

Whereas, this plat was on the _____ day of _____, 2024, 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, Florida and the public generally, and shall be binding on all persons thereafter.

Board of County Commissioners
 Hernando County, Florida

Attest: Clerk By: Chairman

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Chapter 177, Florida Statutes, Part 1.

Signed and Sealed this _____ day of _____, 2024.

D.C. Johnson & Associates, Inc.
 Florida Licensed Business No. 4514

Daniel C. Johnson
 Florida Professional Surveyor and Mapper No. 3653

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

Leyland Preserve Homeowner's Association, Inc., a Florida not for profit corporation hereby accepts the conveyance and maintenance responsibility as shown hereon.

Martha Schiffer _____ Witness _____
 Title _____
 Print Name _____ Print Name _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF HERNANDO) ss:

I hereby certify on this _____ day of _____, 2024, before me personally appeared by means of physical presence, Martha Schiffer, as _____ of Leyland Preserve Homeowner's Association, Inc. (_____) personally known to me (_____) who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid.

My commission expires: _____

Notary Public, State of Florida at Large _____ Commission Number _____

ABSTRACTOR'S CERTIFICATE:

I hereby certify that Meritage Homes of Florida, Inc., is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on any such lands platted hereon, or such parcel, and that record title to all access roads is held by Hernando County, Florida or the State of Florida.

Name _____ Date _____
 Company _____

**CERTIFICATE OF REVIEW BY COUNTY EMPLOYE/
 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 with the appropriate local governing body and acting hereto as an agent for Hernando County, Florida. This limited certification of local conformity with the requirements of Chapter 177, Florida Statutes, is not intended to be, an should not be construed as, a certification of the accuracy or quality of the surveying/mapper reflected on this plat.

Professional Surveyor and Mapper _____ Date _____
 Florida Registration Number LS _____

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, having a grid bearing of S.00°06'49"W.
- 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.
- 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.
- Curvilinear lot lines are radial unless indicated as non-radial (N/R).
- A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).
- Property lies within the Peck Sink Watershed Administrative Flood Map Area. The areas that affect the subject property are depicted and labeled hereon.

NOTE: 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Meritage Homes of Florida, Inc., a Florida Corporation ("Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as LEYLAND PRESERVE, as described in the legal description which is a part of this plat, and makes the following dedications:

- The owners of the lands described in this plat, do hereby dedicate to the public, the purchasers, and Hernando County (the "County") all 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 the 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 the County, 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 County, 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 the County; 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 vacated, voided or invalidated.
- The owners of the lands described in this plat, do hereby dedicate to the public, the purchasers, and Hernando County (the "County") all streets and rights-of-way as shown hereon.
- Owner hereby reserves fee title to Tract B-1 (Drainage Area, Open Space/Landscape Area, Wetland Conservation Area Tract), Tracts B-2, B-5 & B-6 (Drainage Area, Open Space/Landscape Area Tract), Tract B-7 (Drainage Area, Open Space Tract), Tracts P-1 & P-2 (Park Area Tract), Tract P-3 (Open Space) & Tract R-1 (Access, Drainage Area & Public Utility Easement) as shown and depicted hereon for conveyance by Owner by separate instrument to the Leyland Preserve HOA (the "Association"), subsequent to the recording of this plat. Tract B-1 (Drainage Area, Open Space/Landscape Area, Wetland Conservation Area Tract), Tracts B-2, B-5 & B-6 (Drainage Area, Open Space/Landscape Area Tract), Tract B-7 (Drainage Area, Open Space Tract), Tracts P-1 & P-2 (Park Area Tract), Tract P-3 (Open Space) & Tract R-1 (Access, Drainage Area & Public Utility Easement) shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes after such conveyance.

- Owner does further:
 - grant, convey and dedicate to Hernando County (the "County"), Tract PS-1 (Lift Station Tract), as shown hereon, and the utility improvements and facilities located thereon for purposes incidental thereto. Owner does further reserve unto itself, its successors and assigns, an easement on, over and under Tract PS-1.
 - grant, convey and dedicate to Hernando County (the "County"), Tracts B-3 & B-4 for future Hernando County right-of-way conveyance.
 - grant, convey and dedicate to the perpetual use of the public and the "County" all public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto its, its heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or facilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the "County."
 - grants to the Association, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon as Drainage Areas, and Drainage and Access Easements for the purpose of maintaining, repairing, replacing, and accessing the stormwater drainage facilities lying thereon. The Association shall operate and maintain the Drainage Facilities within the drainage easements as shown hereon and by execution of this plat, the Association accepts the grant of easement and agrees to maintain the drainage facilities thereon.
 - reserves for the benefit of, and grants to the Association title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s. 177.085(1), Florida Statutes.
 - reserve unto itself, its successors, or assigns, a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on the plat. Said non-exclusive easement is for the installation, operation, maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunications services to the extent consistent with s. 177.091(28), Florida Statutes.
 - Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or Association fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer.

OWNER: MERITAGE HOMES OF FLORIDA INC., a Florida Corporation

 Print Name _____ Print Name _____
 By: Steve Harding
 Division President
 State of _____
 County of _____

Before me the undersigned, and officer duly authorized and acting personally appeared Steve Harding, to me known to be the individual who executed the foregoing dedication as Florida Regional Manager of Meritage Homes of Florida, Inc., a Florida Corporation, and being duly sworn, acknowledged then and there before me that they executed the same as such officers of such company therefore duly authorized by the Board of Directors of such company, and act and deed of such company.

Witness my hand and official seal this _____ day of _____, 2024.

Notary Public _____ (seal)

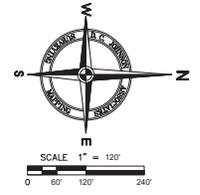
My commission expires: _____



1491 South County Road
 Hernando County, Florida 34439
 (352) 588-2700 Fax: (352) 588-2912

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SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST,
HERNANDO COUNTY, FLORIDA



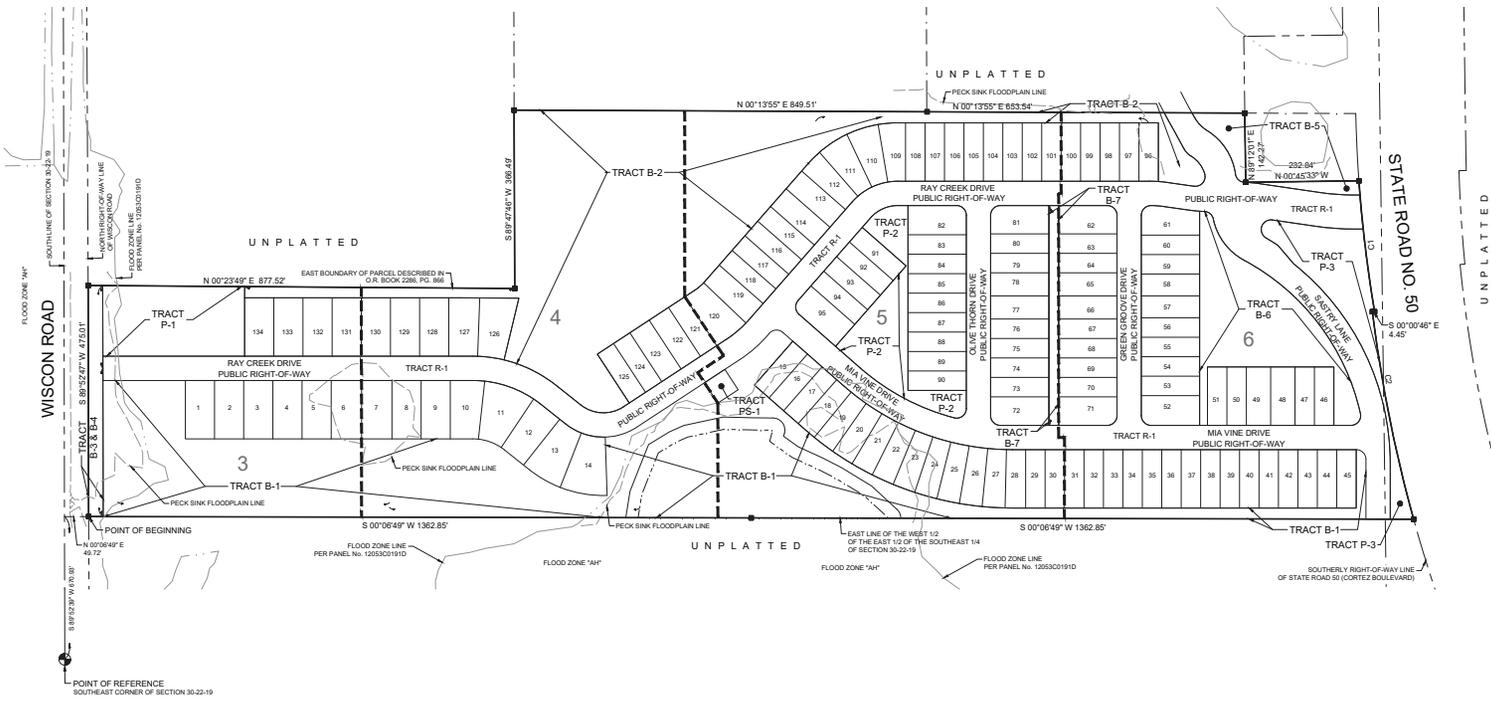
- LEGEND**
- PI, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - ± = PROPERTY LINE, CENTERLINE
 - RW = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - CT = CLEAR RIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (N/S) = NON-RADIAL LINE
 - = SET 5/8" R" TO JOHNSTON LB 4514"
 - = SET 1/2" CM "P" LB 4514"
 - = SET NAIL & DISK "P" LB 4514"
 - = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	271.11'	2914.79'	8°19'45"	N 83°02'29" E	271.01'
C2	435.21'	2884.79'	8°29'21"	N 78°49'52" E	434.82'

- TRACT TABLE**
- TRACT B-1 DRAINAGE AREA, OPEN SPACE/LANDSCAPE AREA, WETLAND CONSERVATION AREA
 - TRACT B-2, B-5, B-6 DRAINAGE AREA, OPEN SPACE/LANDSCAPE AREA
 - TRACT B-3, B-4 FUTURE HERNANDO COUNTY RW
 - TRACT B-7 DRAINAGE AREA, OPEN SPACE
 - TRACT P-1, P-2 PARK AREA
 - TRACT P-3 OPEN SPACE
 - TRACT PS-1 LIFT STATION (CITY OF BROOKSVILLE)
 - TRACT R-1 ACCESS, DRAINAGE AREA & PUBLIC UTILITY EASEMENT

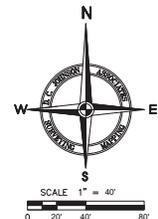
Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other utility structure and can not be set, two (2) reference points are set establishing two lines that intersect at the P.C.P. location.

P.C.P. LOCATION
SANITARY MANHOLE TOP (Typical)
REFERENCE POINTS (Nail & Disk - Typical) (3.0 x 1/4)"
P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)

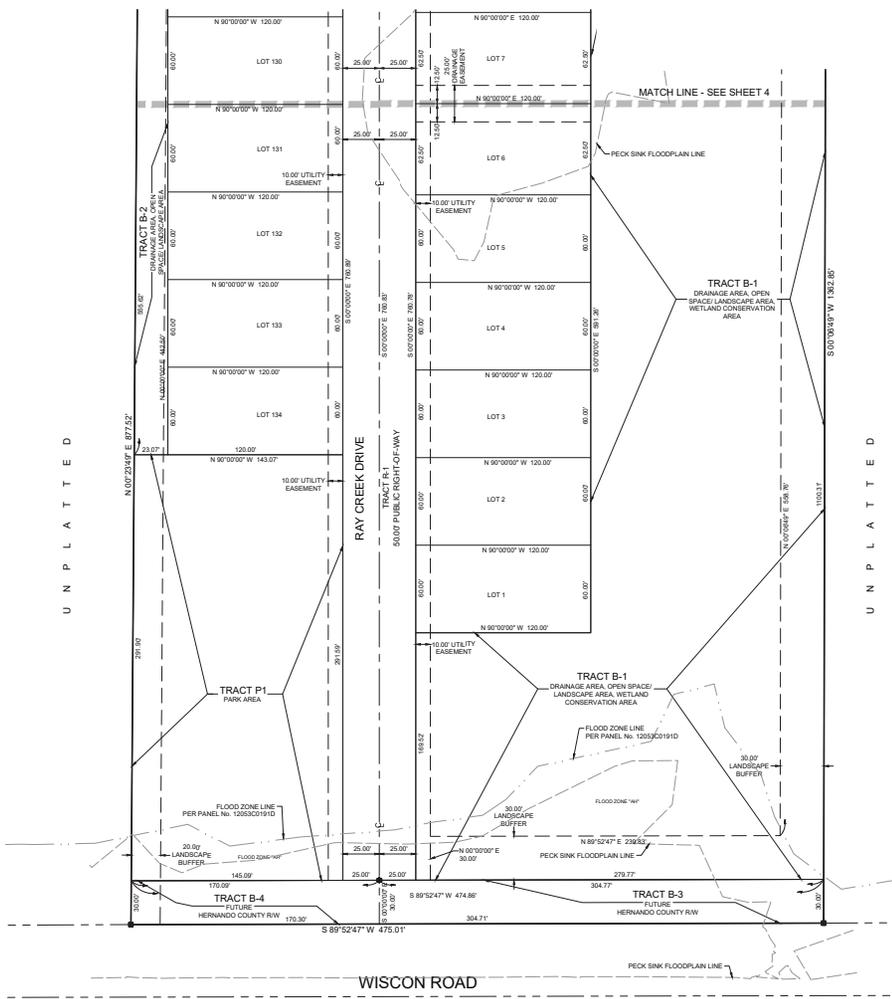


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 - L = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = PAGE
 - CS† = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - NRU = NON-RADIAL LINE
 - = SET 5/8" 10" DISK JOHNSON LB 4514"
 - = SET 4/4" CM 19M LB 4514"
 - = SET NAIL & DISK 1" CP LB 4514"
 - ⊕ = FOUND NAIL & DISK (SEE A REGISTRATION NUMBER AS NOTED)
 - ⊞ = FOUND CM (SEE A REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER



UNPLATTED

UNPLATTED

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other utility structure and it can not be set, two (2) reference points are set establishing two lines that intersect at the P.C.P. location.

P.C.P. LOCATION

REFERENCE POINTS (Nail & Disk - Typical)

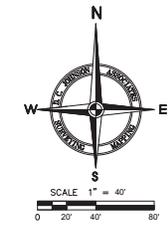
P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)



1491 South Collins Street
Boca Raton, Florida 33433
(561) 988-2700 Fax: (561) 988-2713

LEYLAND PRESERVE

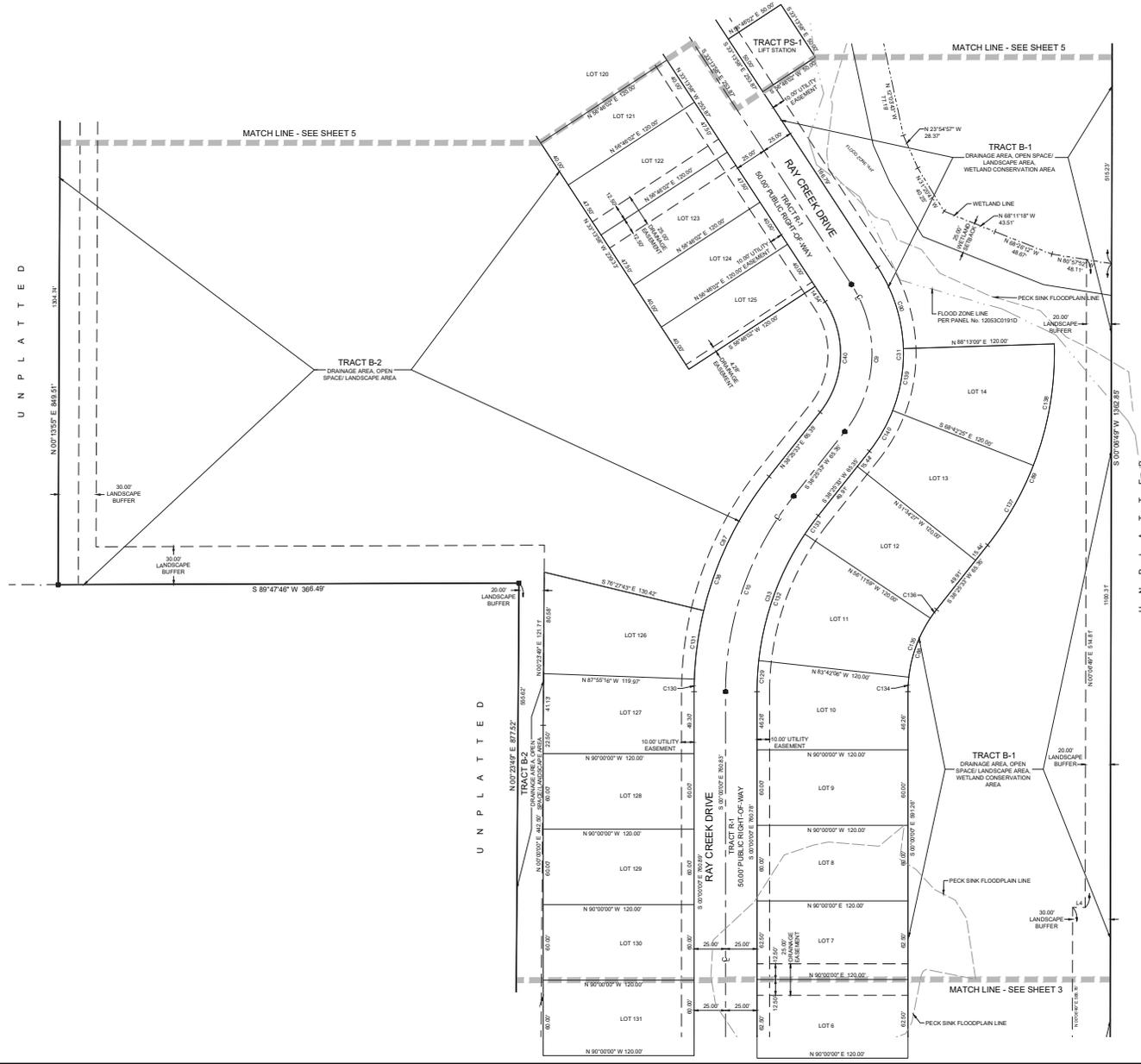
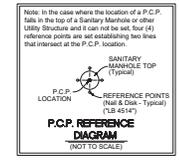
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 - P.G. = PAGE
 - OST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (NR) = NON-RADIAL LINE
 - = SET 5/8" DIA. JERONSON LB 4514"
 - = SET 4/4" CM "RM LB 4514"
 - = SET NAIL & DISK "CP LB 4514"
 - = FOUND NAIL & DISK (SEE A REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SEE A REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C9	125.07	100.00	71°39'51"	S 02°35'47" W	117.07
C10	167.66	250.00	38°25'33"	S 19°12'46" W	164.54
C31	158.34	125.00	71°39'53"	N 02°35'46" E	149.34
C33	150.90	225.00	38°25'33"	S 19°12'46" W	148.09
C36	154.43	275.00	38°25'33"	N 19°12'46" E	163.59
C41	93.80	75.00	71°39'51"	N 02°35'47" E	87.81
C47	119.40	275.00	24°53'56"	N 20°58'50" E	116.52
C48	75.42	105.00	38°25'33"	S 19°12'46" W	69.11"
C49	171.03	245.00	40°12'34"	S 18°19'21" W	168.42
C50	68.62	125.00	31°27'03"	S 17°30'25" W	67.70
C129	24.74	225.00	6°17'56"	S 03°08'57" W	24.72
C130	9.08	275.00	2°04'44"	S 01°02'22" W	9.98
C131	55.00	275.00	11°27'33"	S 07°49'31" W	54.91
C132	106.00	225.00	27°30'07"	S 20°02'58" W	106.07
C133	10.16	225.00	4°37'51"	S 00°54'47" W	10.16
C134	11.54	105.00	6°17'54"	S 02°08'57" W	11.54
C135	55.40	105.00	27°30'07"	S 20°02'58" W	49.92
C136	8.48	105.00	4°37'51"	S 30°06'47" W	8.47
C137	73.26	245.00	17°07'58"	N 20°51'34" E	72.99
C138	98.07	245.00	23°04'20"	N 09°45'22" E	98.00
C139	50.34	125.00	23°04'20"	N 09°45'22" E	50.00
C140	37.38	125.00	17°07'58"	N 20°51'34" E	37.24

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 89°51'11" E	10.00'



LEYLAND PRESERVE

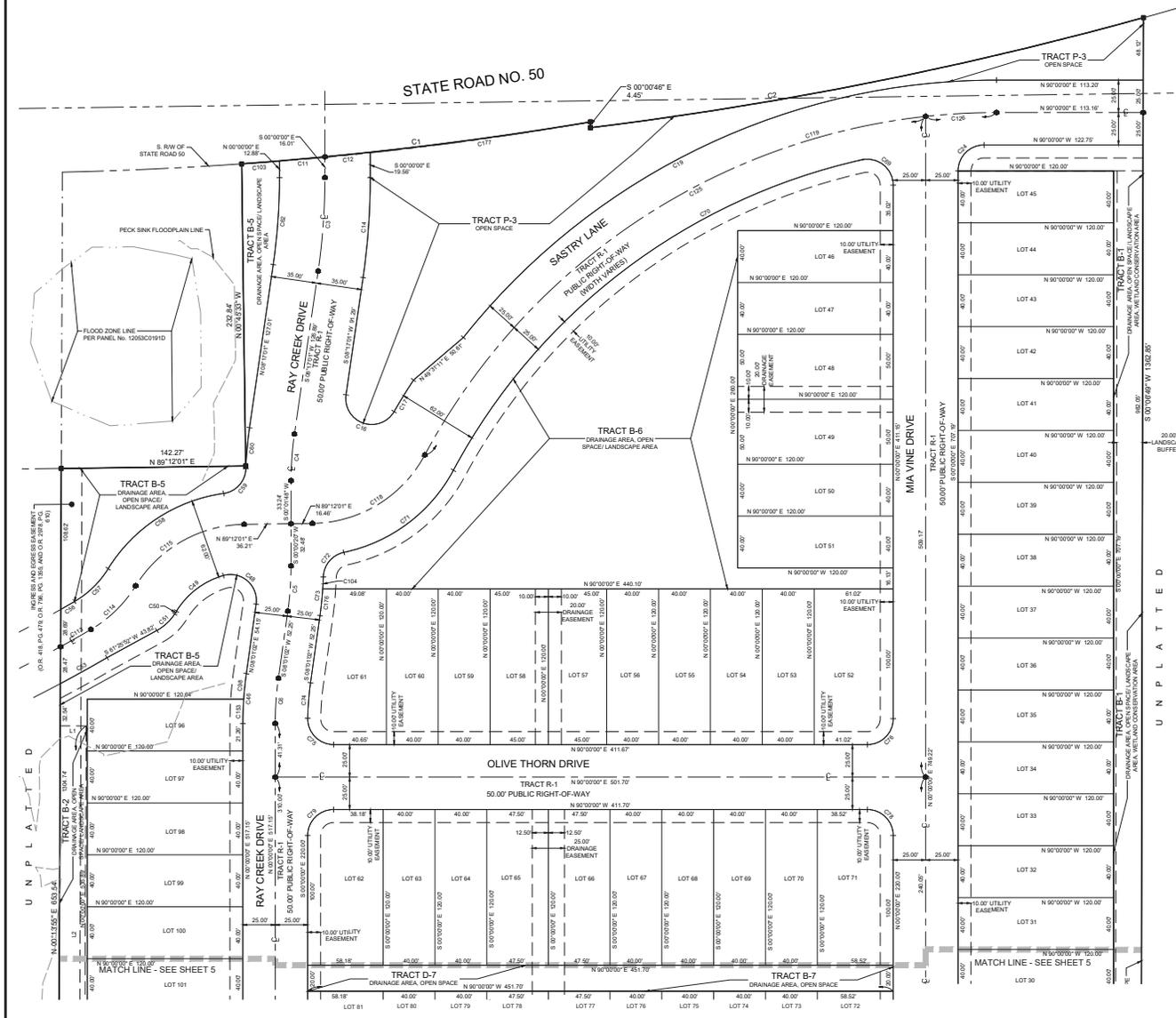
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 - P.O. = PAGE
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - OCB = CERTIFIED CORNER RECORD
 - (NR) = NON-RADIAL LINE
 - = SET 5/8" I.D. CONCRETE LB 4514*
 - = SET 3/4" CM 1"RM LB 4514*
 - = SET NAIL & DISK 1"CP LB 4514*
 - = FOUND NAIL & DISK (SEE A REGISTRATION NUMBER AS NOTED)
 - = FOUND NAIL & DISK (SEE A REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER
 - = LOT LINE REQUIRING 10 FT DRAINAGE/ACCESS EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°46'00" E	200.00'
L2	N 07°15'52" E	684.07'

CURVE TABLE			
CURVE	ARC	RADIUS	DELTA
C1	271.17'	2914.79'	0°19'45"
C2	435.21'	2564.79'	0°28'21"
C3	72.29'	600.00'	0°17'01"
C4	38.01'	250.00'	0°15'13"
C5	34.98'	250.00'	0°10'02"
C6	34.98'	250.00'	0°10'02"
C11	35.14'	2914.79'	0°14'27"
C12	35.18'	2914.79'	0°14'29"
C14	77.39'	535.00'	0°17'01"
C16	55.21'	20.00'	180°00'28"
C17	28.50'	537.00'	0°10'25"
C19	472.38'	525.00'	0°13'39"
C24	31.42'	20.00'	90°00'00"
C46	38.48'	275.00'	0°10'02"
C48	39.84'	20.00'	114°07'42"
C49	48.30'	63.00'	42°08'41"
C50	2.81'	137.00'	1°05'28"
C51	18.94'	38.00'	28°33'47"
C53	41.18'	1025.00'	2°17'58"
C56	12.31'	975.00'	0°43'24"
C57	36.59'	75.00'	27°57'18"
C58	108.70'	125.00'	50°17'00"
C59	27.88'	20.00'	80°00'35"
C60	31.74'	285.00'	0°22'51"
C62	67.23'	465.00'	0°17'01"
C63	35.82'	20.00'	90°00'22"
C70	407.88'	475.00'	40°11'57"
C71	109.01'	126.00'	49°57'52"
C72	26.68'	20.00'	79°12'12"
C73	29.90'	275.00'	0°13'44"
C74	27.44'	225.00'	0°59'12"
C75	31.78'	20.00'	0°10'15"
C76	31.42'	20.00'	90°00'00"
C78	31.42'	20.00'	90°00'00"
C79	31.42'	20.00'	90°00'00"
C80	19.72'	275.00'	4°06'34"
C103	29.30'	2914.79'	0°34'33"
C104	9.21'	275.00'	1°55'10"
C113	26.87'	1000.00'	1°32'23"
C114	48.79'	100.00'	27°57'18"
C115	100.22'	100.00'	0°29'22"
C118	108.50'	100.00'	0°11'13"
C119	539.70'	500.00'	0°19'24"
C120	344.90'	500.00'	0°53'19"
C126	14.74'	500.00'	0°16'23"
C153	18.79'	275.00'	0°54'28"
C176	20.88'	275.00'	4°18'34"
C177	171.50'	2914.79'	0°22'16"
C178	82°10'45"	171.47'	



Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other utility structure and the center line of the lot reference points are not establishing two lines that intersect at the P.C.P. location.

SANITARY MANHOLE TOP (Typical)

P.C.P. LOCATION

REFERENCE POINTS (Nail & Disk - Typical)

P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



UNPLATTED