

# **SPRING HILL** UNIT 20

A SUBDIVISION IN SECTIONS 4, 5, 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, AND SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
SHEET 1 OF 16 SHEETS

DESCRIPTION: - Situated in Sections 4, 5, 16, Township 23 South, Range 18 East, and Section 33, Township 22 South, Range 18 East, Hernando County, Florida and more particularly described as follows:

Beginning at the East 1/4 corner of Section 4, Township 23 South, Range 18 East, and the West 1/4 corner of Section 5, Township 23 South, Range 18 East, proceed S89°36'37"E 2445.36 feet along the North line of the South 1/4 of said Section 5 to the center of said Section 5; thence N00°00'31"W 2081.86 feet along the West line of the East 1/4 of said Section 5; thence S89°36'37"E 2445.36 feet to the East line of said Section 5; thence S89°45'54"E 2937.0 feet; thence N00°08'39"E 1705.89 feet to the North line of Section 4, Township 23 South, Range 18 East and the South line of Section 33, Township 22 South, Range 18 East; thence along this line S89°45'39"E 2407.74 feet to the West line of said Section 33; thence along this line N00°00'43"W 1877.37 feet to the West 1/4 corner of said Section 33; thence continue along the West line of said Section 33 N00°00'12"W 909.40 feet; thence W89°50'54"E 1323.36 feet; thence N00°00'38"W 946.82 feet to the North line of said Section 33 and the South R/W line of State Road No. 50; thence along this line N89°31'17"E 1322.86 feet to the North 1/4 corner of said Section 33; thence S00°05'42"E 1848.48 feet along the East line of the West 1/4 of said Section 33 to the center of said Section 33; thence continue on along the East line of the West 1/4 of said Section 33 S00°06'12"E 942.14 feet; thence S89°44'10"E 1324.87 feet; thence S00°07'10"E 941.51 feet to the South line of said Section 33 & the North line of Section 4, Township 23 South, Range 18 East; thence along this line S00°03'00"E 372.25 feet to the West 1/4 R/W line of a Florida Power Corp. R/W; thence along this line S33°44'27"W 3708.14 feet to the South line of the North 1/4

of said Section 4; thence along this line N80°49'12"W 1040.51 feet to the East line of the West 1/4 of said Section 4; thence along this line S00°13'54"W 1144.83 feet to the boundary of SPRING HILL UNIT 19 as recorded in P.B. No. 11111, Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 19 the following courses: N89°44'06"W 775.94 feet; thence N66°13'33"W 995.04 feet; thence N74°00'59"W 548.36 feet; thence S13°59'31"W 1047.50 feet; thence S22°45'30"W 507.27 feet; thence S89°44'07"E 413.52 feet to the boundary of SPRING HILL UNIT 18 as recorded in P.B. No. 9, Pp. 47 thru 50, Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 18 the following courses: N46°15'33"W 800.00 feet; thence S23°44'27"W 1500 feet; thence N66°13'33"W 4121.32 feet; thence northwesterly along a curve to the left having a radius of 1035.00 feet and a central angle of 23°15'21" a distance of 430.40 feet; thence N89°31'54"W 1286.68 feet; thence northwesterly along a curve to the right having a radius of 25.00 feet and a central angle of 90° a distance of 39.27 feet; thence N00°28'06"E 410.00 feet to the North line of the South 1/4 of Section 4, Township 23 South, Range 18 East; thence along this line S89°31'54"E 410.00 feet to the East 1/4 corner of said Section 4 and the West 1/4 corner of Section 5, Township 23 South, Range 18 East and the POINT or BEGINNING, all lying and being in Hernando County, Florida, and containing 912.50 Acres, more or less

Included within the bounds of the above description but NOT INCLUDED as a part of this plat is that portion indicated as a 100' wide Florida Power Corp. R/W containing 6.08 Acres, more or less. This acreage is NOT INCLUDED as a part of the total acreage of this plat.

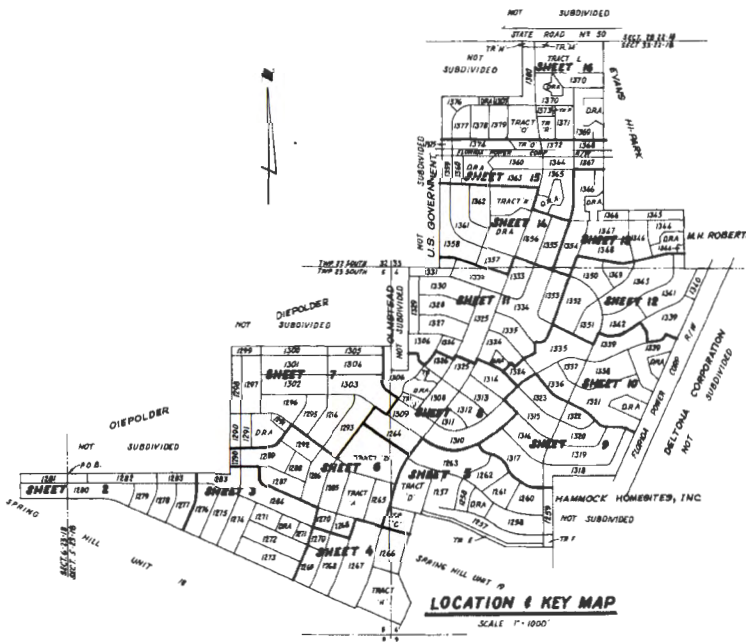
## **ENGINEER'S NOTES**

All radii are 25 feet unless otherwise noted.  
Distances on corner lots are to the intersection of block lines extended unless otherwise noted.  
Bearings and coordinates shown are grid on the Florida Coordinate System - West Zone.  
D.P.O.W. - Indicates Drainage Right-of-Way.  
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.  
o - Indicates Permanent Reference Monument at all street centerline intersections.

## **CLERK'S CERTIFICATE**

I, John H. Williams, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 17, Florida Statutes, that it was filed for record on the 17th day of October, 1961, in Plat Book 1, Pages 602 thru 610, File No. 4146.

John H. Williams  
CLERK OF THE CIRCUIT COURT  
HERNANDO COUNTY, FLORIDA



**LOCATION KEY MAP**

SCALE 1"=1000'

## **PLAT BOOK AND PAGE**

## **DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the THE DELTOMA CORPORATION, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the thoroughfares, Drainage Rights of Way, and Drainage Retention Areas shown hereon to the perpetual use of the public unless otherwise indicated, an easement 10 feet wide of the rear of each lot and 6 feet wide of the sides of each lot is reserved to the THE DELTOMA CORPORATION, its successors and assigns for the installation and maintenance of utilities and drainage facilities with the following exceptions: side lot lines lying adjacent to streets shall contain no easement and where more than one lot is intended as a building site or where parts of one or more lots are intended as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on 17th day of October, 1961.

By James E. Vernal  
James E. Vernal, Vice President  
Attest: Wm. H. O'Dowd Jr.  
Wm. H. O'Dowd Jr., Asst. Secretary

SEAL

STATE OF Florida COUNTY OF honda  
This is to certify, that on October 17, 1961, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vernal and Wm. H. O'Dowd Jr. respectively Vice President and Asst. Secretary of the above named Deltoma Corporation authorized to do business in the State of Florida to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and Seal on the above date

Thelma Roseman Malcomb  
NOTARY PUBLIC

SEAL

## **SURVEYOR'S CERTIFICATE**

I, James E. Vernal, 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 17, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida on the 17th day of October, 1961.

James E. Vernal  
Registered Land Surveyor  
Florida Certificate No. 1234  
Date 10-26-61

## **ABSTRACTOR'S CERTIFICATE**

I hereby certify that THE DELTOMA CORPORATION 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 Hernando County or the State of Florida, this 16th day of October, 1961.

By John H. Williams  
Guil Coast Abstract Company

## **RESOLUTION**

WHEREAS this plat was on this 16th day of October, 1961, submitted to the Board of County Commissioners of Hernando County for approval for record and has been approved by said Board; now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida that said plat is hereby approved and that the same be recorded in the Public Records of Hernando County, Florida, and the dedication of all thoroughfares, Drainage Rights of Way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

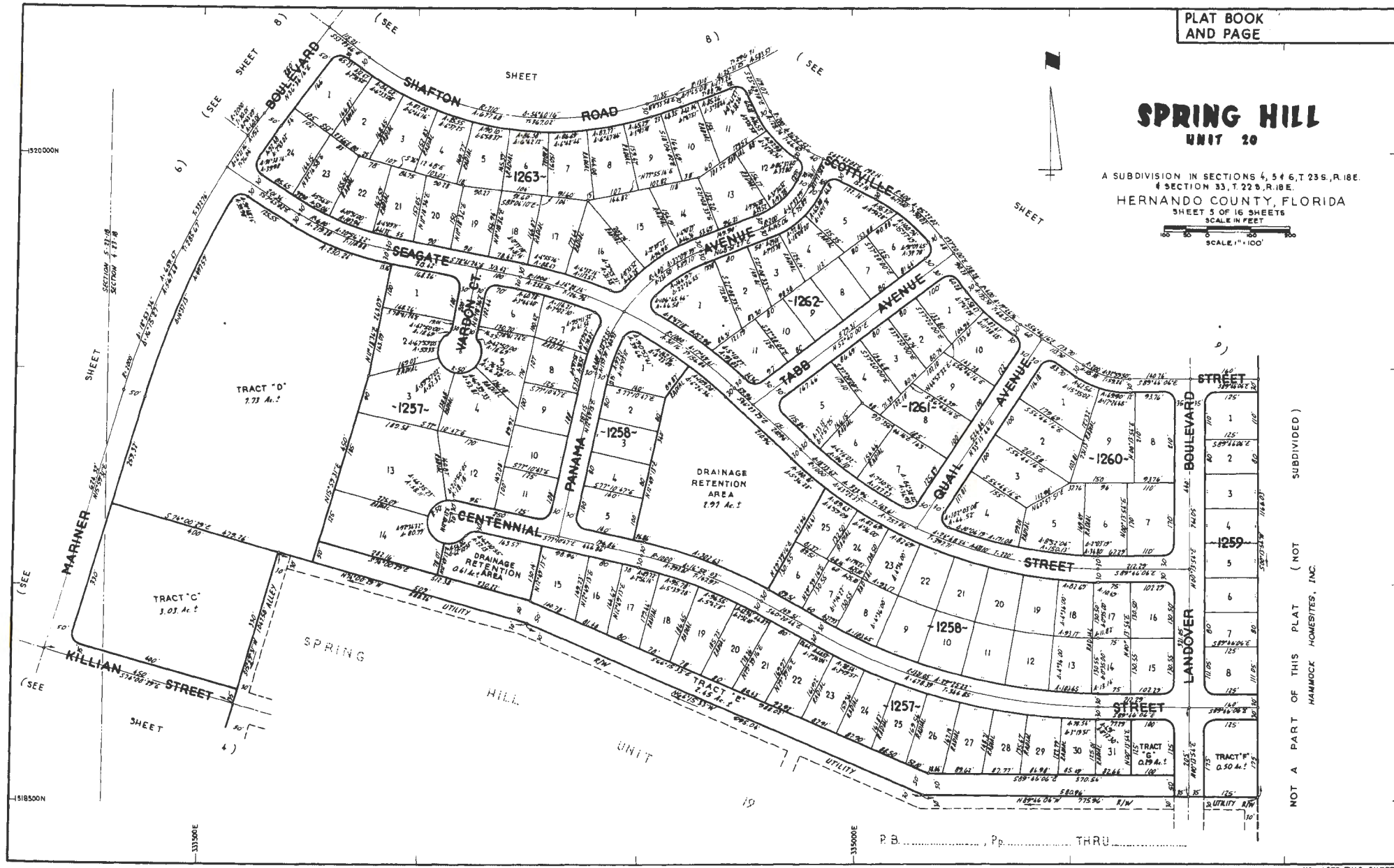
Attest: John H. Williams By James E. Vernal  
Clerk Chairman

Item E1-16410

PLAT BOOK  
AND PAGE

# SPRING HILL UNIT 20

A SUBDIVISION IN SECTIONS 4, 5, 6, T.23S., R.18E.  
SECTION 33, T.22S., R.18E.  
HERNANDO COUNTY, FLORIDA  
SHEET 5 OF 16 SHEETS  
SCALE IN FEET



NOT A PART OF THIS PLAT (NOT SUBDIVIDED)  
HAMMOCK HOMESITES, INC.