

**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 PINELLAS COUNTY.

**DESCRIPTION:**

LOTS 1, 2 AND 3, BLOCK C-6, AND LOT 1, BLOCK C-5, HIGH POINT MOBILE HOME SUBDIVISION, UNIT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 53 THROUGH 55, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND REPLATTED AS PARTIAL REPLAT OF BLOCK C-5, LOT 1 AND BLOCK C-6, LOTS 1, 2 AND 3, HIGH POINT MOBILE HOME SUBDIVISION, UNIT SEVEN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 58, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 879, PAGE 837 AND OFFICIAL RECORDS BOOK 1100, PAGE 836, OF SAID PUBLIC RECORDS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK C-5A, AS SHOWN ON PARTIAL REPLAT OF BLK C-5 LOT 1 & BLK C-6 LOTS 1-3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 58, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE NORTH 89°11'49" EAST, ALONG THE NORTH BOUNDARY OF SAID BLOCK, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°11'49" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 283.42 FEET; THENCE SOUTH 00°48'37" EAST, A DISTANCE OF 340.46 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGH STREET; THENCE SOUTH 89°15'17" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 283.08 FEET; THENCE NORTH 00°52'01" WEST, A DISTANCE OF 340.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 96,398.17± SQUARE FEET OR 2.21± ACRES, MORE OR LESS.

**DEDICATION:**

PV-CORTEZ NORTH, 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 CORTEZ NORTH REDEVELOPMENT, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY ALL STREETS, RIGHT-OF-WAYS, 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 HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, 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 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; 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 THERE TO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATE TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICER.

OWNER: PV-CORTEZ NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: CHARLES A. ERNST, JR., OPERATING MANAGER

WITNESS SIGNATURE: PRINT NAME:

WITNESS SIGNATURE: PRINT NAME:

STATE OF COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF [...] PHYSICAL PRESENCE OR [...] ONLINE NOTARIZATION, THIS 20 BY CHARLES A. ERNST, JR., AS OPERATING MANAGER OF PV-CORTEZ NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC PRINTED, TYPED OR STAMPED NOTARY NAME

NOTARY PUBLIC, STATE OF

COMMISSION NO.: EXPIRATION:

**CORTEZ NORTH REDEVELOPMENT**

A REPLAT OF A PORTION OF BLOCK C-5A, PARTIAL REPLAT OF BLOCK C-5, LOT 1 AND BLOCK C-6, LOTS 1, 2 AND 3, HIGH POINT MOBILE HOME SUBDIVISION, UNIT SEVEN RECORDED IN PLAT BOOK 17, PAGE 58 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA  
A SUBDIVISION SITUATED IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA



VICINITY MAP NOT TO SCALE

**SURVEY NOTES:**

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF BLOCK C-5A, PARTIAL RE-PLAT OF BLOCK C-5 DERIVING A BEARING OF NORTH 89°11'48" EAST ALONG THE NORTH LINE OF BLOCK C-5A.
- 2. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177 FLORIDA STATUTES.
- 3. FLOOD ZONE INFORMATION IS ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12033C0167D, HERNANDO COUNTY, FLORIDA, EFFECTIVE DATE OF 02/02/2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "AE BASE FLOOD ELEVATION 77.80 FEET NORTH AMERICAN VERTICAL DATUM OF 1988" AND "X".
- 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 THE 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.

**LEGEND AND ABBREVIATIONS:**

AC	ACRES	PLS	PROFESSIONAL LAND SURVEYOR
CL	CENTER LINE	PRC	POINT OF REVERSE CURVATURE
CM	CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	PSM	PROFESSIONAL SURVEYOR MAPPER
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT OF WAY
FND	FOUND	SEC	SECTION--TOWNSHIP--RANGE
ID	IDENTIFICATION	(TYP)	TYPICAL
IP	IRON PIPE	U.E.	UTILITY EASEMENT
IPC	IRON PIPE & CAP	-/-	BREAK LINE
IR	IRON ROD	■	SET 4"x4" CM (PRM LB 8011)
IRC	IRON ROD & CAP	□	FOUND 4"x4" CM AS NOTED
LB	LICENSED BUSINESS	⊗	SET 3/8" IRON ROD & CAP (LB 8011)
N/D	NAIL & DISK	P.B.	PLAT BOOK
NO.	NUMBER	PCP	PERMANENT CONTROL POINT
ORB	OFFICIAL RECORDS BOOK	PO(S).	PAGE/PAGES
(P)	PLAT	BLK	BLOCK
		BFE	BASE FLOOD ELEVATION
		N/A	NOT APPLICABLE

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN HERNANDO COUNTY, FLORIDA.

RUSSELL S. STRAYER  
FLORIDA REGISTRATION NUMBER: 6890  
DEWBERRY  
2201 CANTU COURT, SUITE 107  
SARASOTA, FLORIDA 34232  
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

08/23/2022  
DATE

PLAT BOOK PAGE

**RESOLUTION**

WHEREAS, THIS PLAT WAS ON THE \_\_\_ DAY OF \_\_\_\_\_ 2022, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW AND THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, 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: CLERK

BY: CHAIRMAN

**CLERK'S CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF HERNANDO

I, \_\_\_\_\_ CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD ON THIS \_\_\_ DAY OF \_\_\_\_\_ 2022,

FILE NUMBER: \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BY: CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:**

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: [Signature] DATE: 8/24/22  
COUNTY ATTORNEY

**ABSTRACTORS CERTIFICATE:**

I HEREBY CERTIFY THAT PV-CORTEZ NORTH, 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 HERNANDO COUNTY OR THE STATE OF FLORIDA.

BY: DATE:

**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 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, PART 1, 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.

DANIEL J. RUTKOSKY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 5742

**Dewberry**  
RUSSELL S. STRAYER, PSM 6890  
2201 CANTU COURT SUITE 107  
SARASOTA, FLORIDA 34232  
PHONE: 941.702.9870  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

**NOTICE**

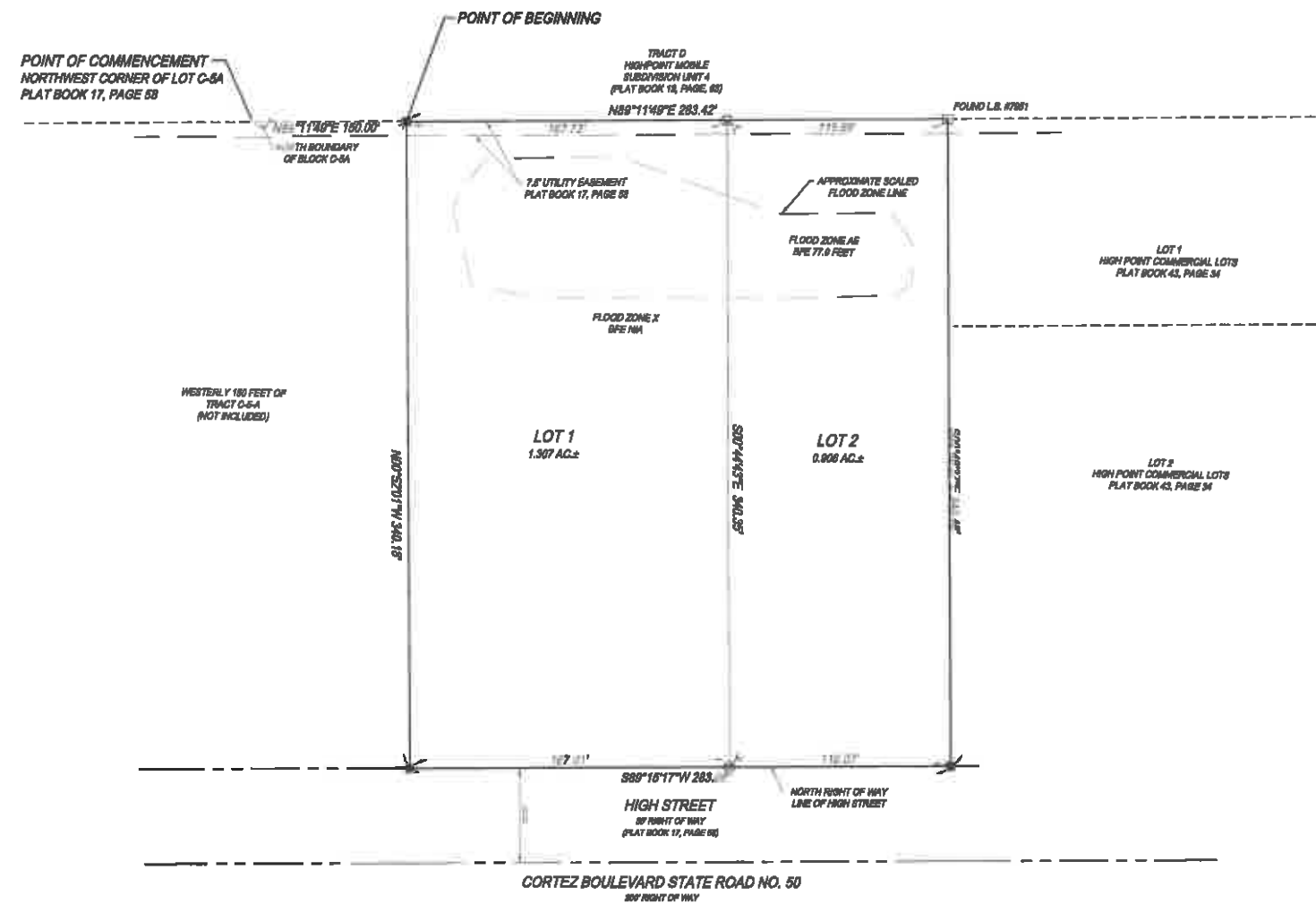
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PLAT BOOK PAGE



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F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
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