

**TRACT A DESCRIPTION**

A PORTION OF GOVERNMENT LOT ONE, IN SECTION TWO, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL FOUND IN A 4"x4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION TWO, THENCE SOUTH 87°12'30" WEST ALONG THE EASTERN LINE OF SAID SECTION TWO, 1,432.86 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 8, FLOOD ZONE X (FLOOD ZONE X BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 87°12'30" WEST ALONG SAID EASTERN LINE OF SECTION TWO, 444.63 FEET TO A FOUND 8"x8" REBAR WITH CAP INSCRIBED "1.8 1287"; THENCE CONTINUE SOUTH 87°12'30" WEST, 188.69 FEET; THENCE RUN NORTH 27°45'19" WEST, 48.46 FEET; AND BEING THE BEGINNING OF A 30' RADIUS CURVE TO THE LEFT, SAID POINT ALSO BEING NORTHEASTERNLY, AN ARC DISTANCE OF 13.6 FEET FROM A FOUND 8"x8" REBAR WITH CAP INSCRIBED "9'60 GROUP LB 7345"; THENCE ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 41.26 FEET, A RADIUS OF 210.23 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 68°42'06" EAST, 41.88 FEET TO A FOUND 12" REBAR TO THE LEFT, HAVING AN ARC LENGTH OF 17.86 FEET, A RADIUS OF 80.06 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 19°38'28" EAST, 18.80 FEET TO A FOUND 12" REBAR WITH CAP INSCRIBED "10.8 1287"; THENCE TO THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 8, THENCE, FOLLOWING ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 8, WITH SAID COMPASSING CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 17.86 FEET, A RADIUS OF 210.23 FEET, BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 68°42'06" EAST, 41.88 FEET TO A FOUND 8"x8" REBAR WITH CAP INSCRIBED "1.8 1287"; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 69°44'44" EAST, 58.76 FEET TO THE POINT OF BEGINNING, CONTAINING 87.125 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**OWNER'S CERTIFICATE**

THE OWNERS OF THE LANDS REFERRED TO AS \_\_\_\_\_ DO HEREBY DEDICATE TO THE PUBLIC, THE PURCHASE, AND HERNANDO COUNTY ALL STREETS, RIGHT-OF-WAY, AND OTHER PUBLIC AREAS AS INDICATED HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAN ARE HEREBY RESERVED TO THE DECLARANT. ITS SUCCESSORS AND ASSIGNS, AND GRANTED TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBORDINATE ON A NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW-GROUND INSTALLATIONS, CONSTRUCTION, IMPROVEMENTS, CONSTRUCTION, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICES INCLUDING DRAINAGE, AND SAID OWNERS FURTHER DO HEREBY GRANT TO THE PUBLIC, THE USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UNDER WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OF FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UNDER WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, CONDUITS, TRENCHES, STRUCTURES, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPROPRIATE FACILITIES, AND UPON THE LANDS OF THIS PLAN, 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 UNTO 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 THEREIN, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SAID DEDICATION SHALL BE OTHER VOLUNTARY OR INVOLUNTARY, VACATED, VOIDED, OR INVALIDATED.

WITNESS OUR HAND AND SEAL AS DELEGATOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER  
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

WITNESS

**NOTARY BLOCK**

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, THE UNDERSIGNED, AN OFFICE DULY AUTHORIZED AND ACTING PERSONALLY APPEARED, \_\_\_\_\_, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THEY, BEING DULY SWORN, ACKNOWLEDGED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER  
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

WITNESS

BEFORE ME, THE UNDERSIGNED, AN OFFICE DULY AUTHORIZED AND ACTING PERSONALLY APPEARED, \_\_\_\_\_, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THEY, BEING DULY SWORN, ACKNOWLEDGED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

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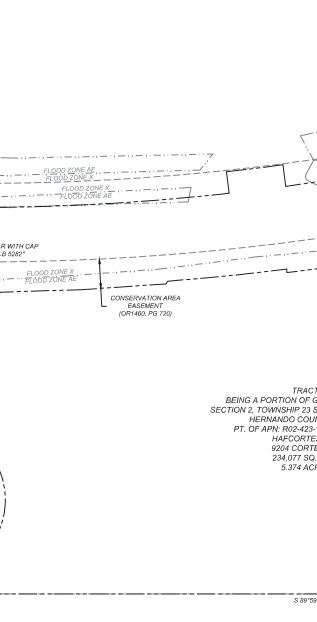
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER  
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS

WITNESS

- GENERAL NOTES**
- SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
  - DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
  - COMPLETED FIELD WORK WAS DONE 02/26/2022.
  - THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
  - THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF CORTEZ BOULEVARD AND COMMONHILL WAY, WHICH IS APPROXIMATELY 217' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO CORTEZ BOULEVARD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY, THROUGH MEANS OF A COMMON ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 1443 PAGE 1326.
  - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
  - NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS HEREON, IS THE SOUNDABLE RECITATION, IN ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THEREIN, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE SURVEY INSTRUMENT AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT THE PROPERTY ADOPTED AND INCLUDED IN SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DISCLOSE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
  - NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HERNANDO COUNTY GIS.



**FLOOD ZONE INFORMATION**

BY GRADING FLOODING ONLY, THIS PROPERTY IS IN ZONES X, A, & C OF THE FLOOD INSURANCE RATE MAP COUNTY PANEL NO. 22002046H, WHICH BEARS AN EFFECTIVE DATE OF 01/05/2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X": AREA OF ANNUAL FLOOD HAZARD, USUALLY REPORTED ON MAPS AS ABOVE THE 100-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD AND PROTECTED BY FREE FLOW 100-YEAR FLOOD.

ZONE "A": AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 36% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DATA FOR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

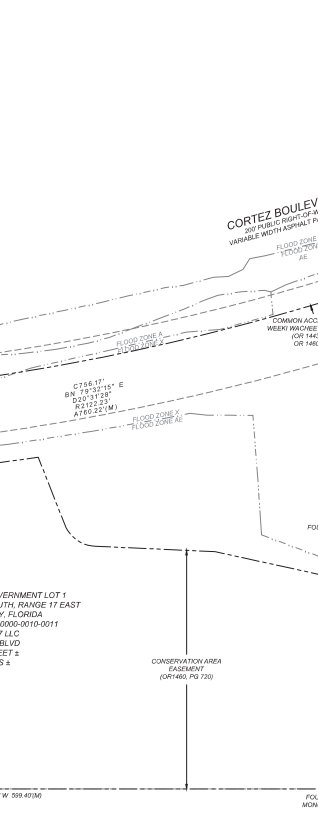
ZONE "A-1": THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. AS ZONES ARE NOW USED ON NEW FLOODPLAIN MAPS, THESE ARE NOT USED.

**BASE OF BEARING**

THE BASE OF BEARING OF THIS SURVEY IS GRID NORTH FOR FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, WHICH IS BASED OFF OF THE EASTERN LATITUDE OF 28°19'12" 119P (LONGITUDE = 82°34'18.288P) CONVERGENCE ANGLE = -01°02'33.4837"

## MINOR SUBDIVISION

9204 CORTEZ BOULEVARD  
WEEKI WAHCEE, FLORIDA 34613  
HERNANDO COUNTY



**TRACT B DESCRIPTION**

A PORTION OF GOVERNMENT LOT ONE, IN SECTION TWO, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL FOUND IN A 4"x4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION TWO, THENCE SOUTH 87°12'30" WEST ALONG THE EASTERN LINE OF SAID SECTION TWO, 1,432.86 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 8, FLOOD ZONE X (FLOOD ZONE X BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 87°12'30" WEST ALONG SAID EASTERN LINE OF SECTION TWO, 444.63 FEET TO A FOUND 8"x8" REBAR WITH CAP INSCRIBED "1.8 1287"; THENCE CONTINUE SOUTH 87°12'30" WEST, 188.69 FEET; THENCE RUN NORTH 27°45'19" WEST, 48.46 FEET; AND BEING THE BEGINNING OF A 30' RADIUS CURVE TO THE LEFT, SAID POINT ALSO BEING NORTHEASTERNLY, AN ARC DISTANCE OF 13.6 FEET FROM A FOUND 8"x8" REBAR WITH CAP INSCRIBED "9'60 GROUP LB 7345"; THENCE ALONG SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 41.26 FEET, A RADIUS OF 210.23 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 68°42'06" EAST, 41.88 FEET TO A FOUND 12" REBAR TO THE LEFT, HAVING AN ARC LENGTH OF 17.86 FEET, A RADIUS OF 80.06 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 19°38'28" EAST, 18.80 FEET TO A FOUND 12" REBAR WITH CAP INSCRIBED "10.8 1287"; THENCE TO THE INTERSECTION OF THE AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 8, THENCE, FOLLOWING ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 8, WITH SAID COMPASSING CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 17.86 FEET, A RADIUS OF 210.23 FEET, BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 68°42'06" EAST, 41.88 FEET TO A FOUND 8"x8" REBAR WITH CAP INSCRIBED "1.8 1287"; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 69°44'44" EAST, 58.76 FEET TO THE POINT OF BEGINNING, CONTAINING 28.07 SQ. FEET ±, 0.34 ACRES ±, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**COUNTY ATTORNEY CERTIFICATE**

THIS PLAN HAS BEEN REVIEWED AND APPROVED AS TO FORM

COUNTY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

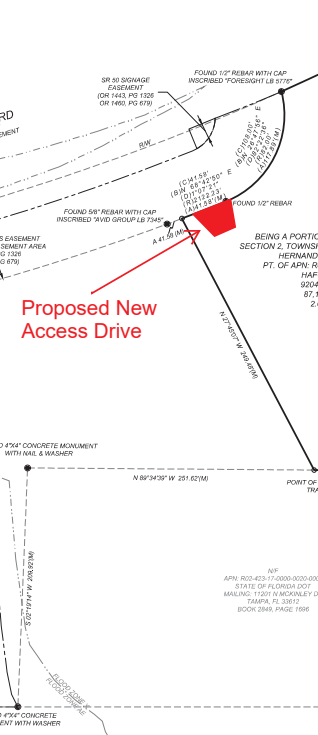
**CLERK'S CERTIFICATE**

I, \_\_\_\_\_, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAN, WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FILE NO. \_\_\_\_\_ AND RECORDED IN \_\_\_\_\_

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CLERK OF CIRCUIT COURT  
HERNANDO COUNTY, FLORIDA



**RESOLUTION**

WHEREAS, THIS PLAN WAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 PLAN IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION 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 \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, PETER G. JOHNSON, HEREBY CERTIFY THAT I PREPARED THIS PLAN AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLANNED BY THIS PLAN, THAT THIS PLAN COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH ALL OF THE PLAN REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

THE FIELD WORK WAS COMPLETED ON 02/28/2022

DATE OF PLAN OR MAP: 10/28/2022

PETER G. JOHNSON  
PROFESSIONAL SURVEYOR AND MAPPER L5893  
STATE OF FLORIDA  
FLORIDA CLAS L85173

**LEGEND & SYMBOLS**

- ROUND MONUMENT WITH NUTS
- MONUMENT TO BE SET
- NF MEASURED/CALCULATED DIMENSION
- NF MON OR FORMERLY
- HW RIGHT-OF-WAY
- CD CHORD BEARING
- (D) DELTA ANGLE
- (R) RADIUS OF CURVE
- (L) ARC LENGTH
- PROPERTY LINE
- RIGHT OF WAY LINE
- FLOOD ZONE LINE
- EASEMENT LINE

**PRELIMINARY**

**BLEW & ASSOCIATES, P.A.**

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479-438-8368 FAX: 479-362-1183  
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

**SURVEYOR'S JOB NUMBER:**  
22-1446.03

**SURVEY DATED BY:**  
P.G.

**SURVEY REVIEWED BY:**  
P.G.

**SHEET 1 OF 1**

