

CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

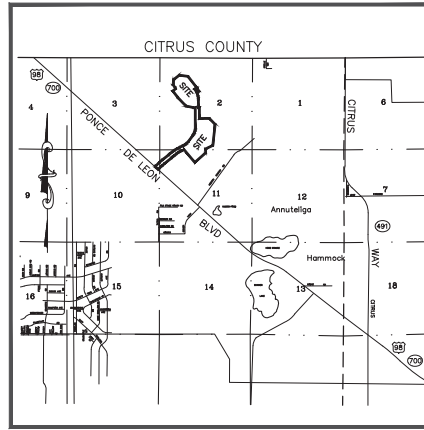
PLAT BOOK :
AND PAGE :

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 18 EAST, AND THE SOUTHWEST 1/4 OF SECTION 02, TOWNSHIP 21 SOUTH, RANGE 18 EAST, AND THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 11, RUN N07°17'45", 1608.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98 (PONCE DE LEON BLVD.); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N48°02'51"W, 24.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N48°02'51"W, 120.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N40°02'31"E, 293.84 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 04°09'40", AND A CHORD BEARING AND DISTANCE OF N44°17'27"E, 76.96 FEET; THENCE ALONG THE ARC OF SAID CURVE 76.96 FEET; THENCE N44°17'27"E, 142.70 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 05°35'57", AND A CHORD BEARING AND DISTANCE OF N49°04'15"E, 103.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 103.59 FEET; THENCE N51°52'13"E, 247.76 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 02°35'05", AND A CHORD BEARING AND DISTANCE OF N49°04'15"E, 42.98 FEET; THENCE ALONG THE ARC OF SAID CURVE 42.98 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 23°37'09", AND A CHORD BEARING AND DISTANCE OF N49°04'15"E, 433.88 FEET; THENCE ALONG THE ARC OF SAID CURVE 438.87 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 32°46'41", AND A CHORD BEARING AND DISTANCE OF N53°35'05", 191.87 FEET; THENCE ALONG THE ARC OF SAID CURVE 194.52 FEET; THENCE N37°06'42"E, 230.70 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE WEST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 30°47'06", AND A CHORD BEARING AND DISTANCE OF N18°43'59"E, 214.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.56 FEET; THENCE N00°00'00"E, 626.57 FEET; THENCE S89°54'06"W, 49.49 FEET; THENCE N78°21'11"W, 226.92 FEET; THENCE N40°32'30"W, 339.91 FEET; THENCE N32°54'27"W, 41.51 FEET; THENCE N38°31'11"W, 193.72 FEET; THENCE N51°19'50"E, 98.53 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE EAST, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 10°18'14", AND A CHORD BEARING AND DISTANCE OF N18°52'59"W, 23.57 FEET; THENCE ALONG THE ARC OF SAID CURVE 23.60 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE WEST, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 10°17'04", AND A CHORD BEARING AND DISTANCE OF N18°48'55"W, 16.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.18 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THENCE N37°29'35"W, 100.18 FEET; THENCE N08°25'28"E, 155.74 FEET; THENCE N52°30'25"E, 199.37 FEET; THENCE S82°29'35"E, 256.33 FEET; THENCE S37°29'35"E, 406.79 FEET; THENCE S23°29'35"W, 74.30 FEET; THENCE S37°29'35"E, 21.88 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 477.00 FEET, A CENTRAL ANGLE OF 04°27'48", AND A CHORD BEARING AND DISTANCE OF S39°15'41"E, 37.15 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.16 FEET; THENCE N52°30'25"E, 67.21 FEET; THENCE S37°29'35"E, 72.00 FEET; THENCE S50°39'00"W, 78.23 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE WEST, HAVING A RADIUS OF 477.00 FEET, A CENTRAL ANGLE OF 24°10'26", AND A CHORD BEARING AND DISTANCE OF S42°17'07"E, 199.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 201.25 FEET; THENCE S00°50'54"E, 227.31 FEET; THENCE N85°45'06"E, 26.64 FEET; THENCE S00°03'37"W, 317.12 FEET; THENCE S89°50'17"E, 291.17 FEET; THENCE S43°48'48"E, 238.07 FEET; THENCE S06°27'53"W, 61.04 FEET; THENCE S64°45'47"W, 228.86 FEET; THENCE S00°11'23"W, 117.92 FEET; THENCE S48°46'48"W, 417.06 FEET; THENCE N39°50'11"W, 478.20 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 23°37'09", AND A CHORD BEARING AND DISTANCE OF S88°24'53"W, 384.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 387.50 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 05°35'57", AND A CHORD BEARING AND DISTANCE OF S49°04'16"W, 54.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 54.72 FEET; THENCE S51°52'13"W, 242.76 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 05°35'57", AND A CHORD BEARING AND DISTANCE OF S49°04'15"W, 91.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 91.86 FEET; THENCE S46°16'17"W, 147.70 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 04°09'40", AND A CHORD BEARING AND DISTANCE OF S44°11'27"W, 68.25 FEET; THENCE ALONG THE ARC OF SAID CURVE 68.27 FEET; THENCE S42°02'33"W, 293.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #98 (PONCE DE LEON BLVD.) AND THE POINT OF BEGINNING.

CONTAINING 31.49 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2023, 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 THEREIN 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

ATTES: _____ BY: _____
CLERK CHAIRMAN

CLERK'S CERTIFICATE:

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023, 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 REVIEWED AND APPROVED AS TO FORM.

BY: _____ COUNTY ATTORNEY DATE: _____

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT CABOT CITRUS OPCC LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO UNRECORDED TAXES ON SUCH LANDS AND THAT ACCESS RIGHTS TO SUCH LANDS ARE NOT ACCESS RIGHTS DEEMED BY THIS PLAT TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA, AS SET FORTH HEREIN.

FOLEY & LARDNER LLP, D/B/A FLORIDA TITLE AGENCY

BY: _____ AUTHORIZED AGENT DATE: _____

OWNER AND CONSENT TO DEDICATION - CABOT CITRUS FARMS, PHASE-1

OWNER 1: CABOT CITRUS OPCC LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4181, PAGE 982 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNATURE _____ TITLE _____
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ TYPED NAME _____
WITNESS SIGNATURE _____ TYPED NAME _____

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ OF WJ LENDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE ENTITY, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING OWNER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

OWNER AND CONSENT TO DEDICATION - CABOT CITRUS FARMS, PHASE-1

OWNER 2: WJ LENDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4181, PAGE 982 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNATURE _____ TITLE _____
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ TYPED NAME _____
WITNESS SIGNATURE _____ TYPED NAME _____

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ OF WJ LENDCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE ENTITY, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING OWNER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CABOT CITRUS OPCC LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS CABOT CITRUS FARMS, PHASE-1, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

CABOT CITRUS OPCC LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF DELAWARE, THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT (THE "DECLARANT"), DOES HEREBY ACKNOWLEDGE THAT ALL EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, EXCEPT AS HEREAFTER SET FORTH. THE DECLARANT HEREBY GRANTS THE FOLLOWING EASEMENTS TO HERNANDO COUNTY, FLORIDA AND PUBLIC UTILITY SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR GROUND LEVEL ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, THOSE UTILITY EASEMENTS SHOWN HEREON FOR INSTALLATION, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE, OPERATION, AND EXPANSION OF SAID UTILITIES AND SERVICE INCLUDING INGRESS AND EGRESS FOR SUCH PURPOSES TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON A NON-EXCLUSIVE BASIS FOR GROUND LEVEL ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, THOSE EASEMENTS SHOWN HEREON FOR STORM WATER DRAINAGE INCLUDING MAINTENANCE AND OPERATION, AND EXPANSION OF STORMWATER IMPROVEMENTS AND INGRESS AND EGRESS FOR SUCH PURPOSES AND THOSE EASEMENTS SHOWN HEREON FOR SOAKAGE, FENCING, LANDSCAPING AND MAINTENANCE, AND TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, A PERPETUAL, NON-EXCLUSIVE EASEMENT UPON ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST FOR THE PURPOSES OF SUCH FACILITIES AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, THE HYDRANTS, LEFT STATION, PUMP STATIONS, AND OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANCE FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, 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 CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE, 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 VACATED, VOIDED OR INVALIDATED. IT IS HEREBY ACKNOWLEDGED AND AGREED THAT THE AFORESAID EASEMENTS DEDICATED TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, MAY LATER BE CONVEYED TO, AND SUBSEQUENTLY MAINTAINED BY, A VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED. IT IS HEREBY ACKNOWLEDGED AND AGREED THAT THE AFORESAID RIGHTS OF WAY DEDICATED TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, MAY BE CONVEYED TO, AND SUBSEQUENTLY MAINTAINED BY, A CDD OR A MHQA TO BE CREATED. CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF SUCH AFORESAID EASEMENTS UNTIL SUCH TIME AS THE CDD OR MHQA IS FORMED AND THE CONVEYANCES ARE MADE.

ADDITIONAL DEDICATION

CABOT CITRUS OPCC LLC, THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT (THE "DECLARANT"), DOES HEREBY DEDICATE TO THE CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ALL THAT AREA DESIGNATED ON THIS PLAT AS TRACT "A", A PRIVATE ROAD RIGHT OF WAY, TOGETHER WITH THE OPEN SPACE TRACT, THE PUMP STATION TRACT, PARKING TRACT-1, AND PARKING TRACT-2, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, IMPROVEMENTS AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS AND IMPROVEMENTS IS ASSUMED BY SAID ASSOCIATION; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS 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 VACATED, VOIDED OR INVALIDATED. IT IS HEREBY ACKNOWLEDGED AND AGREED THAT THE AFORESAID RIGHTS OF WAY DEDICATED TO CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, MAY LATER BE CONVEYED TO, AND SUBSEQUENTLY MAINTAINED BY, A CDD OR A MHQA TO BE CREATED. CABOT CITRUS FARMS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF SUCH AFORESAID RIGHTS OF WAY UNTIL SUCH TIME AS THE CDD OR MHQA IS FORMED AND THE CONVEYANCES ARE MADE.

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7100
986 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-8423 Fax: (352) 799-8359

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 ACTING HERETO AS AN AGENT FOR THE COUNTY. THIS LIMITED CERTIFICATION TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, 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.

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 5742

DATE: _____

SURVEYOR'S CERTIFICATE:

I, SCOTT M. OSBORNE, HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF 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.

BY: _____ DATE: _____

SCOTT M. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028

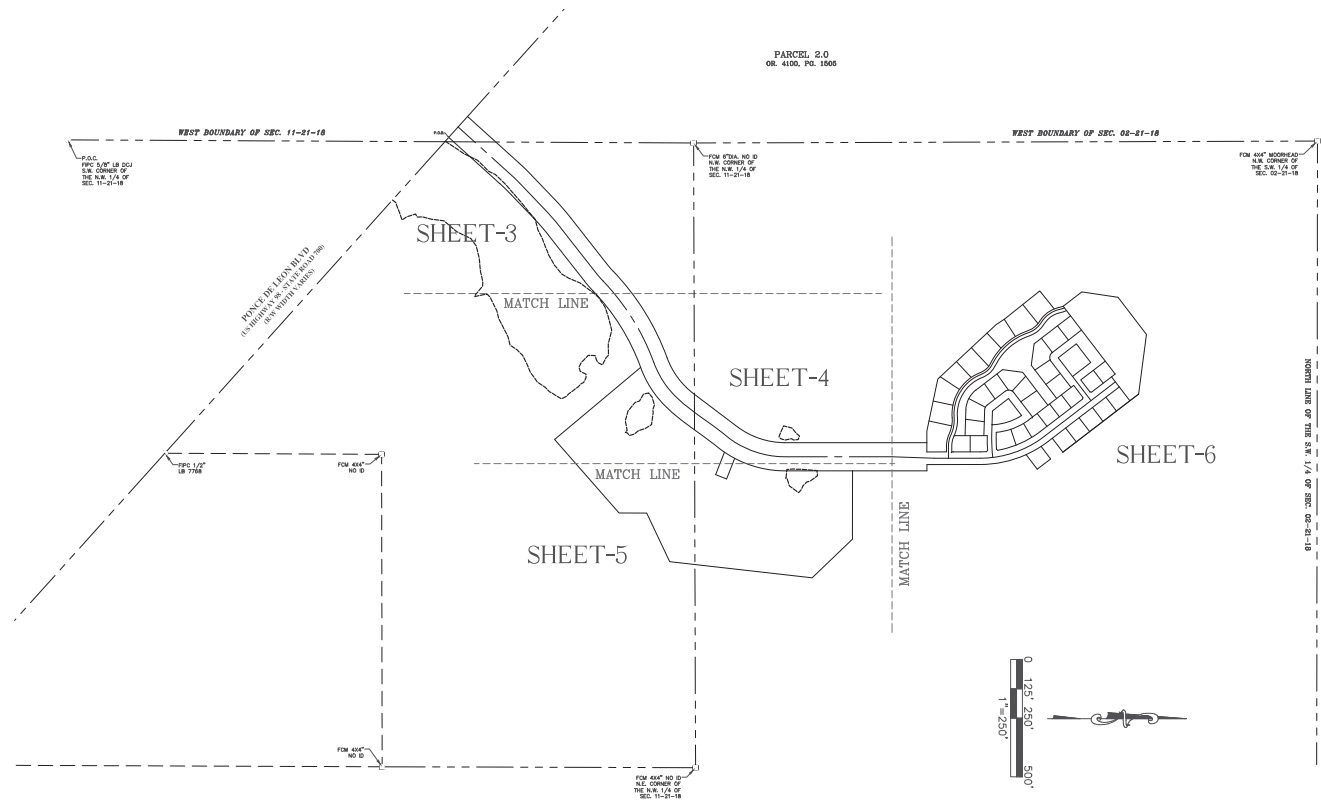
CABOT CITRUS FARMS PHASE 1
SHEET 1 OF 6

CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

KEY SHEET



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BLVD., HAVING A BEARING OF N48°02'51"W.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
3. 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; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
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 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.
5. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 1% ANNUAL FLOODPLAIN), AND FLOOD ZONE AE (AREA DETERMINED TO LIE INSIDE THE 1% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0061-D, EFFECTIVE DATE 02/02/2012.
6. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

PLAT PREPARED BY:

COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:

ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
FG = PAGE

LEGEND AND ABBREVIATIONS:

SEC. = SECTION
FCM = FOUND CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
FIP = FOUND IRON PIN & CAP

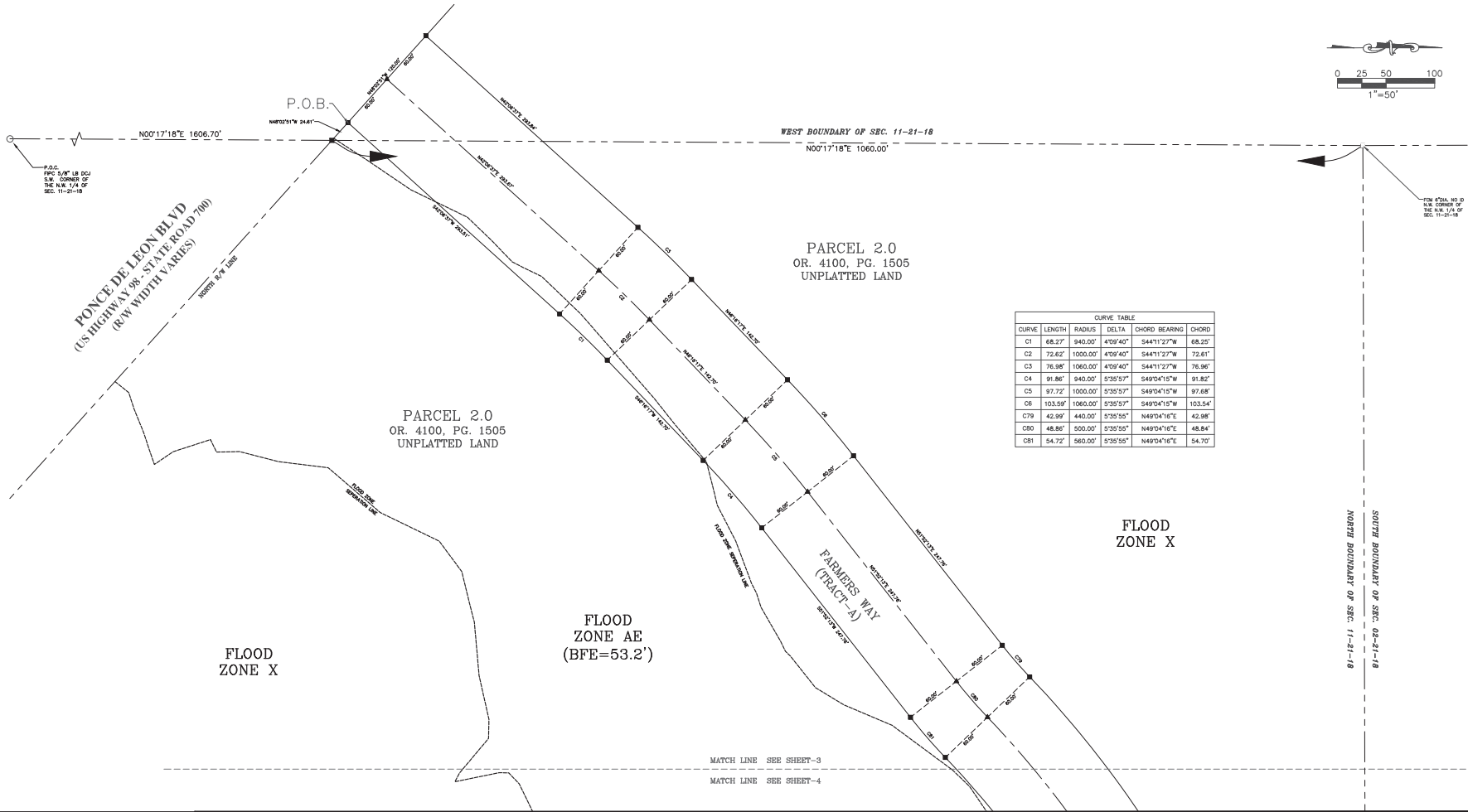
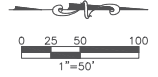
LEGEND AND ABBREVIATIONS:

|| = FOUND CONCRETE MONUMENT
○ = FOUND IRON PIN & CAP (AS SHOWN)

CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	68.27'	940.00'	47°59'40"	S44°11'27"W	68.25'
C2	77.82'	1000.00'	47°59'40"	S44°11'27"W	77.81'
C3	76.98'	1060.00'	47°59'40"	S44°11'27"W	76.98'
C4	91.86'	940.00'	53°50'57"	S49°04'15"W	91.82'
C5	97.72'	1000.00'	53°50'57"	S49°04'15"W	97.68'
C6	103.59'	1060.00'	53°50'57"	S49°04'15"W	103.54'
C7	42.99'	440.00'	53°50'55"	N49°04'16"E	42.98'
C8	48.86'	500.00'	53°50'55"	N49°04'16"E	48.84'
C9	54.72'	560.00'	53°50'55"	N49°04'16"E	54.70'

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL 34801
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PG. = PAGE

LEGEND AND ABBREVIATIONS:
SEC. = SECTION
FCM = FOUND CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
FPC = FOUND IRON PIN & CAP
BFE = BASE FLOOD ELEVATION

LEGEND AND ABBREVIATIONS:
I = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

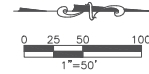
CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

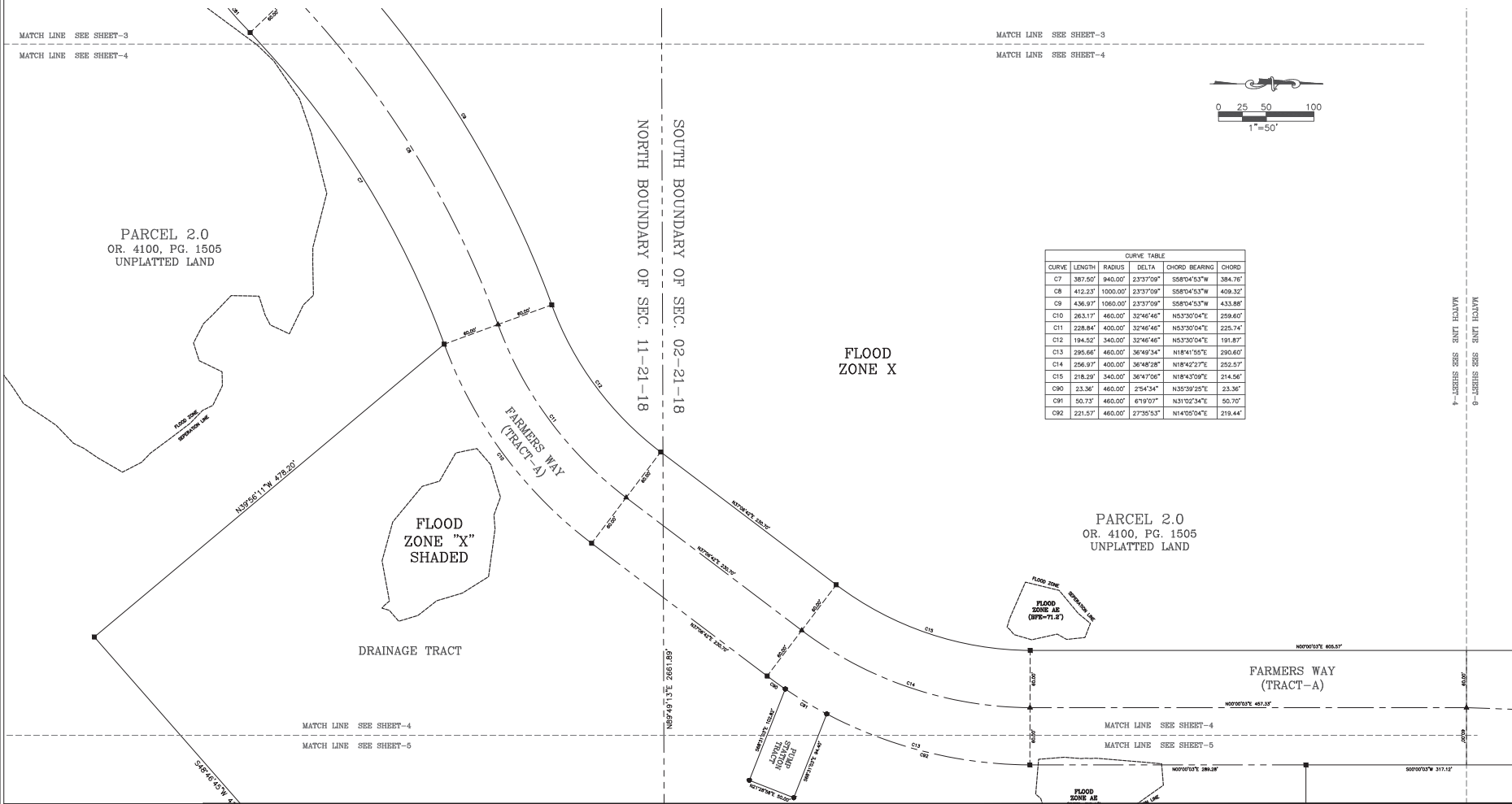
PLAT BOOK :
AND PAGE :

MATCH LINE SEE SHEET-3
MATCH LINE SEE SHEET-4

MATCH LINE SEE SHEET-3
MATCH LINE SEE SHEET-4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	387.50'	940.00'	233°7'09"	S58°04'53"W	384.76'
C8	412.23'	1000.00'	233°7'09"	S58°04'53"W	409.32'
C9	436.97'	1060.00'	233°7'09"	S58°04'53"W	433.88'
C10	263.17'	460.00'	32°46'46"	N53°20'04"E	259.60'
C11	228.84'	400.00'	32°46'46"	N53°20'04"E	225.34'
C12	194.52'	340.00'	32°46'46"	N53°20'04"E	191.87'
C13	295.66'	460.00'	36°48'34"	N18°41'56"E	290.00'
C14	256.97'	400.00'	36°48'28"	N18°42'27"E	252.57'
C15	218.29'	340.00'	36°47'06"	N18°43'09"E	214.56'
C80	23.36'	460.00'	2°54'34"	N35°39'29"E	23.36'
C91	50.73'	460.00'	6°19'07"	N31°02'34"E	50.70'
C92	221.57'	460.00'	27°35'53"	N14°05'04"E	219.44'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 796-8359

LEGEND AND ABBREVIATIONS:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PG. = PAGE

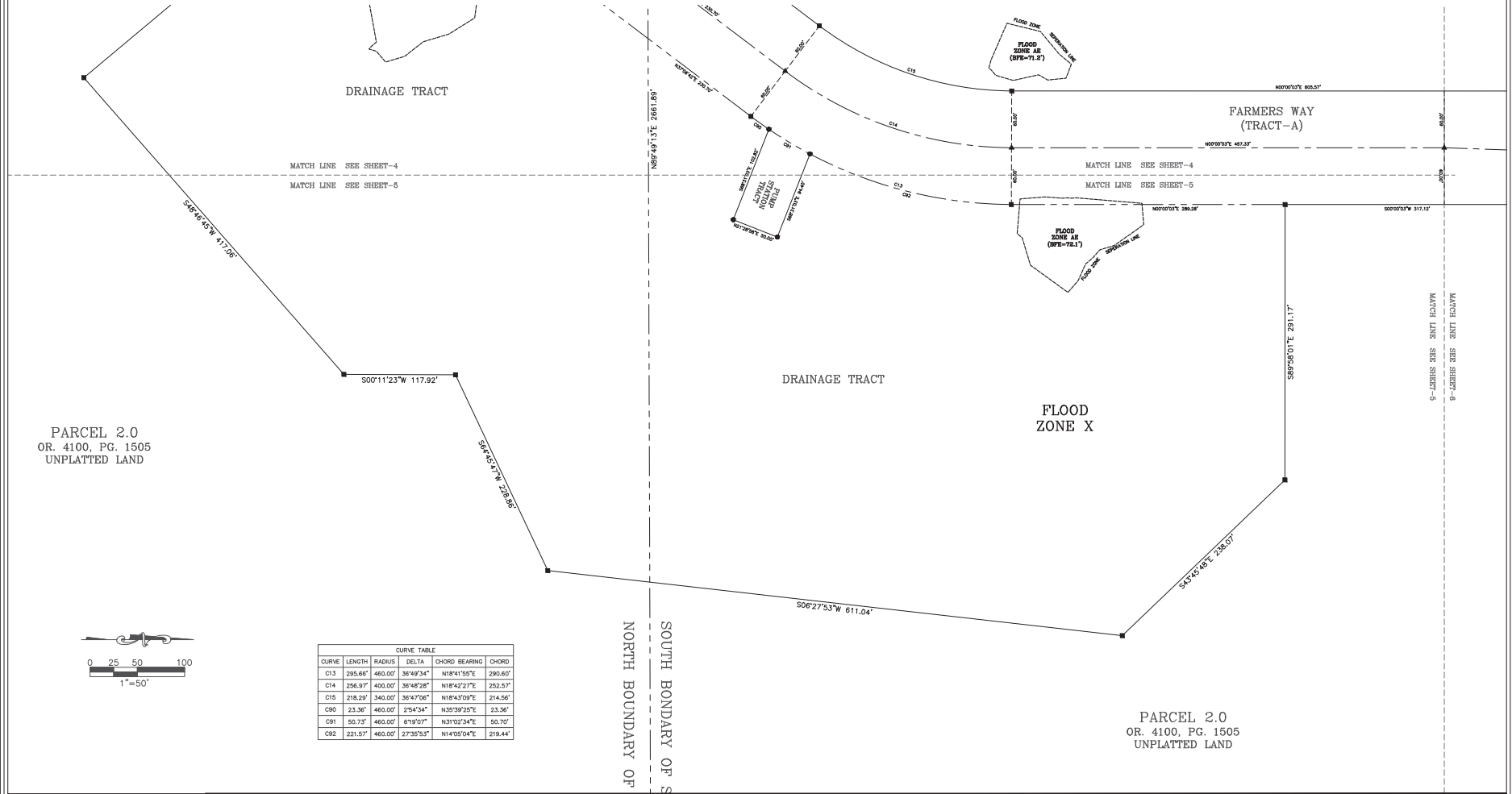
LEGEND AND ABBREVIATIONS:
SEC. = SECTION
BFE = BASE FLOOD ELEVATION

LEGEND AND ABBREVIATIONS:
|| = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT FRM (LB #7200)
● = SET IRON PIN AND CAP (5/8"R LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND

FLOOD
ZONE X

PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	295.66'	460.00'	36°49'34"	N18°41'55"E	290.60'
C14	256.97'	400.00'	36°48'28"	N18°42'27"E	252.57'
C15	218.29'	340.00'	36°47'06"	N18°43'09"E	214.56'
C16	213.36'	460.00'	29°43'34"	N05°39'25"E	133.36'
C17	50.73'	460.00'	6°15'07"	N31°02'34"E	50.73'
C18	221.57'	460.00'	27°35'53"	N14°08'04"E	218.44'

NORTH BOUNDARY OF
SOUTH BOUNDARY OF S

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
OR. = OFFICIAL RECORD
PG. = PAGE
BFE = BASE FLOOD ELEVATION

LEGEND AND ABBREVIATIONS:
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

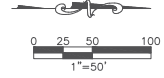
CABOT CITRUS FARMS PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 02, 10 & 11, TOWNSHIP
21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND

PARCEL 2.0
OR. 4100, PG. 1505
UNPLATTED LAND



LINE TABLE	
LINE	BEARING LENGTH
L1	S49°10'43"E 7.08'
L2	N38°04'25"E 6.69'
L3	S82°29'35"E 7.07'
L4	S07°30'25"W 7.07'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C16	48.32'	110.00'	25°10'50"	S77°25'00"E 47.82'
C17	78.82'	147.00'	29°24'00"	N19°24'00"W 75.00'
C18	233.77'	180.00'	17°00'00"	S87°00'00"E 75.25'
C19	64.82'	87.00'	42°30'31"	N42°28'38"W 83.30'
C20	206.07'	286.00'	44°30'00"	S41°32'37"E 203.72'
C21	73.84'	105.00'	48°30'00"	N38°30'00"W 74.92'
C22	86.80'	122.00'	48°30'00"	S35°00'00"E 86.80'
C23	106.81'	131.00'	48°30'00"	S35°00'00"E 103.82'
C24	88.22'	108.00'	48°30'00"	S35°00'00"E 88.22'
C25	88.97'	97.00'	50°32'24"	N39°31'42"W 88.88'
C26	82.80'	118.00'	39°32'24"	N39°31'42"W 88.87'
C27	215.72'	276.00'	44°30'00"	S41°32'37"E 215.24'
C28	188.66'	252.00'	44°30'00"	S41°32'37"E 188.66'
C29	58.53'	78.00'	42°30'31"	N42°28'38"W 57.20'
C30	78.20'	101.00'	42°30'31"	N42°28'38"W 73.48'
C31	243.87'	191.00'	17°00'00"	S87°00'00"E 233.42'
C32	214.92'	168.00'	29°24'00"	S87°00'00"E 208.64'
C33	71.56'	138.00'	29°24'00"	N19°24'00"W 70.77'
C34	2144'	161.00'	29°24'00"	N87°00'00"W 2144'
C35	83.70'	101.00'	28°07'48"	N87°00'00"W 78.80'
C36	421.17'	86.00'	28°07'48"	S77°25'00"E 418.82'
C37	52.89'	118.00'	29°24'00"	S77°25'00"E 51.83'
C38	26.35'	138.00'	14°00'00"	N10°00'00"W 26.35'
C39	35.21'	138.00'	14°00'00"	N87°00'00"W 35.11'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C40	52.84'	191.00'	15°15'14"	S86°23'25"E 52.70'
C41	73.27'	191.00'	21°08'11"	S87°24'00"E 72.82'
C42	72.88'	191.00'	21°08'11"	S45°00'00"E 71.82'
C43	245.15'	191.00'	17°32'31"	S28°01'31"E 45.02'
C44	240.27'	78.00'	47°30'00"	N37°30'00"W 43.48'
C45	114.86'	78.00'	47°30'00"	N37°30'00"W 14.42'
C46	79.38'	276.00'	18°02'31"	S65°24'54"E 78.11'
C47	78.24'	276.00'	18°02'31"	S65°24'54"E 78.24'
C48	37.17'	276.00'	18°02'31"	S44°40'00"E 37.17'
C49	85.02'	97.00'	52°29'00"	N34°59'38"W 84.28'
C50	114.87'	97.00'	52°29'00"	N34°59'38"W 114.87'
C51	82.81'	139.00'	38°15'18"	S40°15'18"E 81.54'
C52	83.87'	140.00'	38°15'18"	N32°00'00"E 83.87'
C53	88.37'	78.00'	42°30'31"	N42°28'38"W 87.20'
C54	88.37'	111.00'	30°06'42"	S82°06'42"E 88.19'
C55	72.87'	79.00'	6°00'00"	N89°00'00"E 72.87'
C56	100.29'	79.00'	6°00'00"	S89°00'00"E 100.29'
C57	114.78'	28.00'	29°24'00"	S75°00'00"E 114.67'
C58	11.38'	28.00'	24°30'44"	S49°30'44"E 11.37'
C59	21.84'	28.00'	10°06'42"	S82°06'42"E 21.84'
C60	40.84'	28.00'	9°00'00"	S87°00'00"E 40.77'
C61	16.54'	28.00'	33°08'41"	S22°08'41"E 16.53'
C62	17.12'	28.00'	37°00'00"	S14°00'00"E 16.87'
C63	8.88'	28.00'	18°07'00"	S42°00'00"E 8.84'
C64	147.48'	271.87'	31°07'23"	N87°02'38"W 145.83'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C65	24.44'	371.51'	5°09'28"	N37°01'00"W 24.42'
C66	83.84'	276.31'	12°02'38"	N42°00'00"W 83.82'
C67	83.84'	276.31'	12°02'38"	N11°00'00"W 83.81'
C68	245.42'	450.00'	30°06'42"	N22°01'14"W 237.51'
C69	201.29'	472.00'	24°07'38"	N12°01'00"W 199.78'
C70	201.29'	472.00'	24°07'38"	N88°04'00"W 200.82'
C71	201.29'	472.00'	24°07'38"	N22°01'00"W 199.70'
C72	72.87'	472.00'	6°00'00"	N87°00'00"W 72.84'
C73	37.18'	472.00'	47°27'48"	N33°01'00"W 37.18'
C74	45.12'	423.00'	6°06'41"	N34°01'00"W 45.12'
C75	33.72'	28.00'	74°15'21"	S74°15'21"E 31.41'
C76	62.02'	111.00'	29°07'31"	S72°07'31"E 48.81'
C77	84.20'	111.00'	24°07'31"	S48°07'31"E 47.88'
C78	88.37'	111.00'	30°06'42"	S82°06'42"E 85.19'
C79	20.00'	88.00'	11°02'45"	N17°02'45"E 20.00'
C80	16.58'	91.00'	10°01'00"	N16°48'00"E 16.10'
C81	20.00'	88.00'	11°02'45"	N17°02'45"E 20.00'
C82	28.47'	113.00'	13°19'50"	N18°22'50"E 28.20'
C83	133.77'	238.34'	32°07'38"	S17°04'57"E 132.02'
C84	7.07'	26.00'	15°06'54"	N85°06'54"E 7.06'
C85	40.84'	28.00'	9°00'00"	S87°00'00"E 40.77'
C86	81.35'	423.00'	11°00'00"	S19°04'57"E 81.21'
C87	74.94'	423.00'	10°07'31"	S28°07'31"E 74.87'

LEGEND AND ABBREVIATIONS:
OR. = OFFICIAL RECORD
PG. = PAGE
CT. = COURT

LEGEND AND ABBREVIATIONS:
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
● = SET IRON PIN AND CAP (5/8"R LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

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