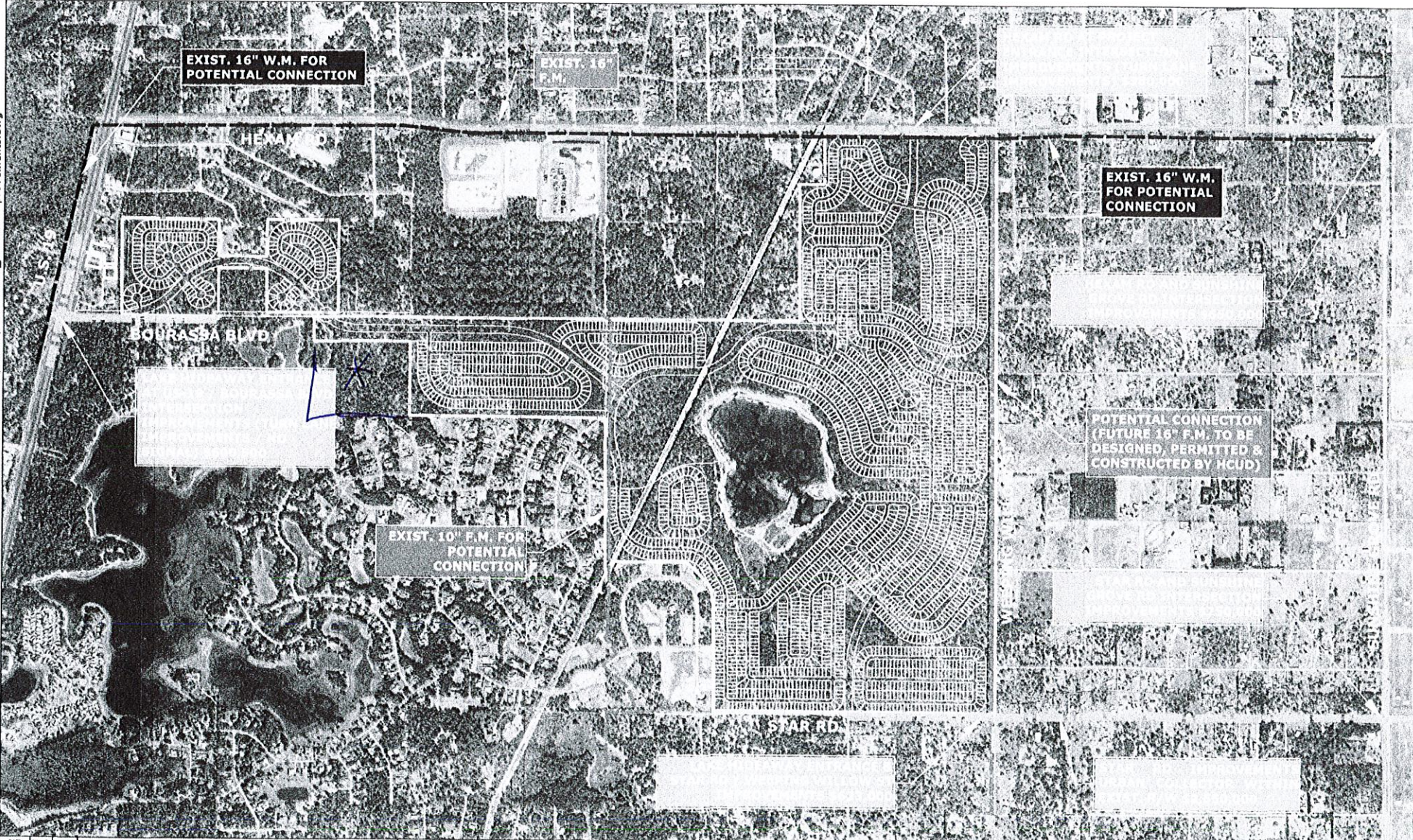


PRINTED: 11/25/2020 - 9:16am PRINTED BY: JB PATH: L:\20049\Lake Hideaway\dwg\PLAN\prelim\2020-11-20\_Offsite-Improvements.dwg



DATE	REV. BY	REV. NO.	REVISION

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**Coastal**  
 ENGINEERING ASSOCIATES, INC.  
 10000 Highway 20 • Houston, TX 77055 • P.O. Box 449 • Houston, TX 77055  
 281.485.2000 • Fax: 281.485.2001  
 www.coastal-engineering.com

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

OFFSITE IMPROVEMENTS  
 LAKE HIDEAWAY

SHEET  
 1  
 20049

US 19

HEXAM ROAD

HEXAM ROAD






SECONDARY EMERGENCY ACCESS POINT

POTENTIAL ROUND-A-ROUT

PHASELINE (TYP)

WOODLAND WATERS

STAR ROAD

- LEGEND
-  OPEN SPACE
  -  DRAINAGE
  -  AMENITY
  -  PROPOSED RIGHT-OF-WAY
  -  EXISTING RIGHT-OF-WAY

DESIGN DATA TABLE

NO.	DESCRIPTION	UNIT	AMOUNT
1	ACRES	ACRES	100.00
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



*Home Builder*

PHASING PLAN

LAKE HIDEAWAY TRUST

Coastal

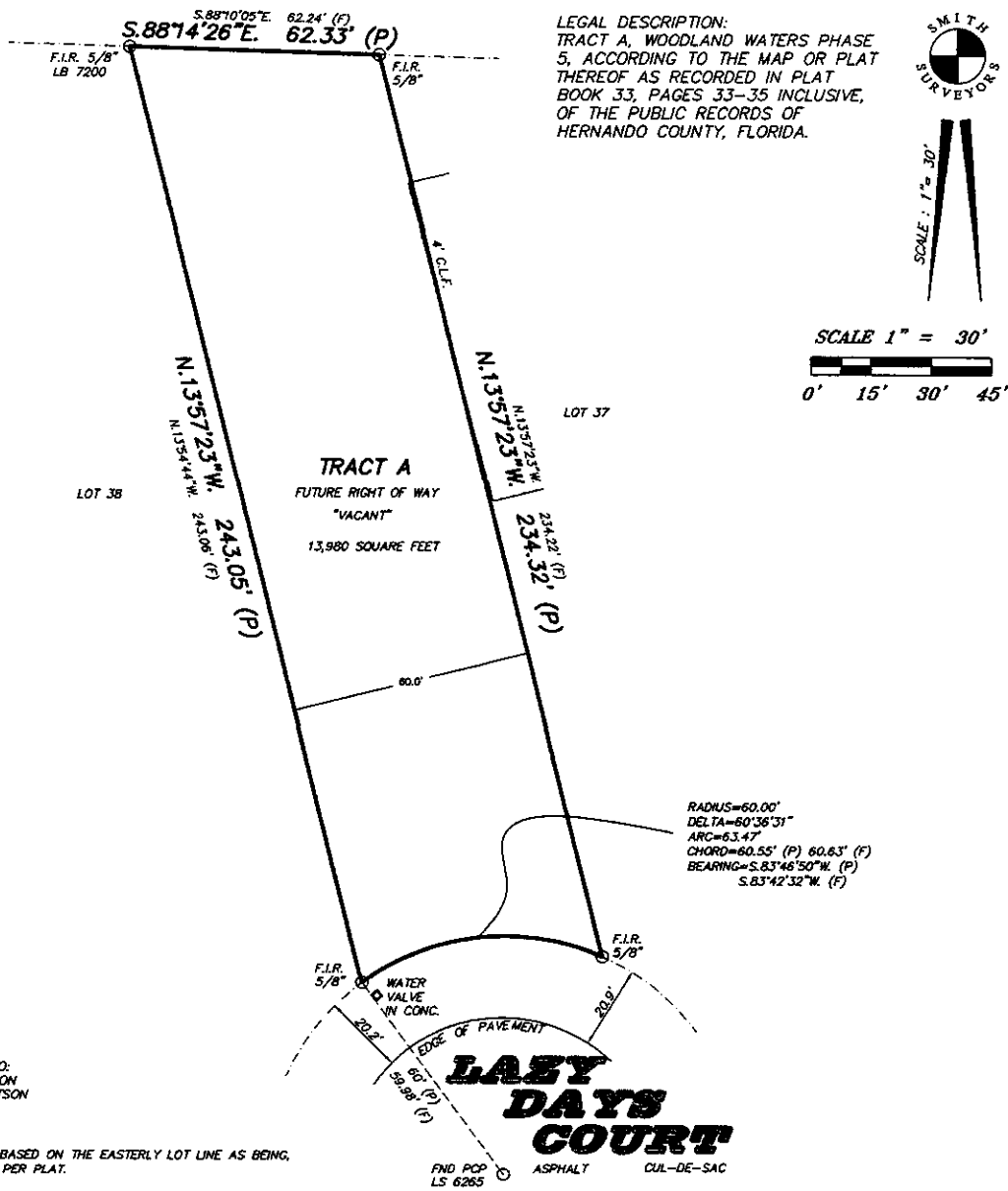
POSSIBLE WEEPING WILLOW EXTENSION

1

# BOUNDARY SURVEY

SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

KEY #539091



LEGAL DESCRIPTION:  
TRACT A, WOODLAND WATERS PHASE  
5, ACCORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN PLAT  
BOOK 33, PAGES 33-35 INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
HERNANDO COUNTY, FLORIDA.



SCALE 1" = 30'  
0' 15' 30' 45'

CERTIFIED TO:  
MARK WATSON  
TINA M. WATSON

BEARINGS ARE BASED ON THE EASTERLY LOT LINE AS BEING,  
"N.13°57'23\"/>

## Legend

PC	:Point of Curvature	(P)	:Plot
PT	:Point of Tangency	(D)	:Dead
PRC	:Point of Reverse Curvature	(Desc)	:Description
PCC	:Point of Compound Curvature	(C)	:Calculation
P.I.	:Point of Intersection	(M)	:Field Measured
SPR	:Set Capped Iron Rod 1/2" #6062	(S)	:Section
FR	:Found from Rod	(Twp)	:Township
FRP	:Found from Pipe	RGE	:Range
FCM	:Found Concrete Monument	C/L	:Centerline
S.C.M.	:Set Concrete Monument	A/C	:Air Conditioner
SET DISK	:Set P-K Nail & Disk	O/A	:Overall
FND DISK	:Found P-K Nail & Disk	CONC.	:Concrete
FND RRS	:Found Railroad Spike	A.P.O.	:A Part Of
NCF	:No Corner Found or Set	COV.	:Covered
PRM	:Permanent Reference Monument	MAS.	:Masonry
O/H	:Overhead Wires	RES.	:Residence
C.L.F.	:Chain Link Fence	P.B.	:Plot Book
P.O.B.	:Point of Beginning	PG	:Page
P.O.C.	:Point of Commencement	TYP.	:Typical
P-K	:Parker-Kalon	W.F.	:Wood Fence
O.R.B.	:Official Records Book	EL.	:Elevation
V.G.	:Concrete Valley Gutter	ASPH.	:Asphalt
TBM	:Temporary Benchmark	W.C.	:Witness Corner
BM	:Benchmark	R/W	:Right Of Way
PP	:Power/Utility Pole	ESMT	:Easement
PSM	:Professional Surveyor & Mapper	S/W	:Sewer
LB	:Licensed Business	C.B.	:Chord Bearing
RLS	:Registered Land Surveyor	COL	:Column
ATMA	:As Their Interests May Appear	SQ	:Square
SCQA	:It's Successors And/O Assigns	DIA.	:Diameter
R.C.P.	:Reinforced Concrete Pipe		
U.S.	:United States		

## Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "X" per F.L.R.M. No. 12053C 01580 Dated 2-2-12. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plot and field measurements and are measured in U.S. feet.
- 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.



**DAVID L. SMITH**  
SURVEYING AND MAPPING, INC.

1406 W. LINEBAUGH AVE. Tampa, FL 33612  
Phone (813) 935-1960 Fax (813) 933-9446

Certificate of Authorization "L.B. #6962"

### SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 54-12.000,051.052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

J. MICHAEL FUQUA P.S.M. 4192

Signature

Date: 7/21/22

Field Date: 07/18/22  
Job Number: 2207-028



## DEPARTMENT OF PUBLIC WORKS

AQUATIC SERVICES ♦ ENGINEERING ♦ FACILITIES ♦ ROADS/BRIDGES ♦ STORMWATER ♦ TRAFFIC ♦ WATERWAYS

1525 EAST JEFFERSON STREET ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4060 ♦ F 352.754.4423 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

July 19, 2022

Mark and Tina Watson  
10138 Lazy Days Ct  
Weeki Wachee, FL 34613

Re: Vacate Right of Way Request Parcel Key Number 344568, Tract A Woodland Waters Phase 5

Dear Mr. and Mrs. Watson,

Hernando County Department of Public Works Engineering has reviewed your request to Vacate the Right of Way, Parcel Key 344568, Tract A Woodland Waters Phase 5, located to the West of your property, 10138 Lazy Days Ct. Weeki Wachee, FL 34613.

The platted right of way is designated to provide connectivity to a large parcel located to the North, as such the request to vacate cannot be authorized.

Should you have any questions or if I can be of further assistance, do not hesitate to contact me.

Thank you.

*Kandi McCorkel*

Kandi McCorkel  
Engineering Development Coordinator  
Direct: 352-754-4826

Revised Condition 10 – H2214 Landbuilder LLC:

A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Additionally, if the petitioner chooses to proceed with development prior to completion of Lake Hideaway, the petitioner shall be required to bring Bourassa Boulevard to County Standards.