

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, AND SECTIONS 07 & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

DESCRIPTION

TRACT-D (NORTH PORTION)

A PARCEL OF LAND LYING IN AND BEING A PART OF: SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA SECTION 07, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12, RUN N00°09'57"E, 59.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°36'10"W, 59.90 FEET; THENCE S00°15'47"E, 60.03 FEET; THENCE N89°42'00"W, 1253.44 FEET TO THE EAST LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, RUN N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE, RUN S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE, RUN S00°13'23"W, 486.06 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE, RUN S89°53'17"E, 650.56 FEET; THENCE N00°14'06"E, 497.18 FEET TO THE SOUTH LINE OF ROYAL HIGHLANDS, UNIT-5 AS RECORDED IN PLAT BOOK 12, PAGES 45-59 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°48'47"E, 973.71 FEET; THENCE LEAVING SAID SOUTH LINE, RUN S00°02'27"W, 1263.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°56'46"W, 976.40 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 851.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE, RUN S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

TRACT-D CONTAINING 70.76 ACRES MORE OR LESS.

AND ALSO

TRACT-G (SOUTH PORTION)

A PARCEL OF LAND LYING IN AND BEING A PART OF: SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SECTION 18, RUN S89°56'37"E, 1302.39 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, RUN S00°13'06"E, 332.15 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, RUN N89°52'24"W, 1303.29 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST LINE, RUN N00°05'48"W, 330.93 FEET TO THE NORTH LINE OF SAID SECTION 18, AND THE POINT OF BEGINNING.

TRACT-G CONTAINING 9.92 ACRES MORE OR LESS.

COMBINED PARCELS CONTAINING A TOTAL OF 80.68 ACRES MORE OR LESS.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2024, 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 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:

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT

THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2024,

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: Victoria Anderson DATE: 12/3/24
COUNTY ATTORNEY

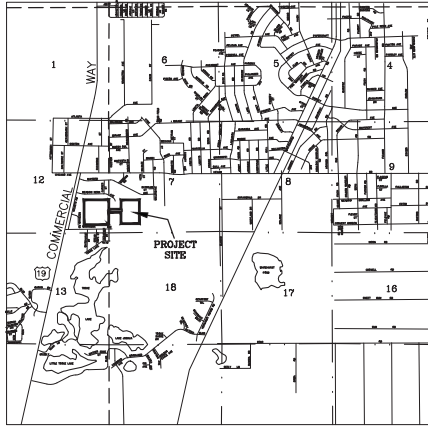
ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT HAWK LAKE HIDEAWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE APPARENT RECORD OWNERS 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 THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT (CDD).

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



VICINITY MAP NOT TO SCALE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING A BEARING OF N89°56'02"W ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 07--22-18.

2. 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.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

4. ALL PLATTED ACCESS AND 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.

CDD ACCEPTANCE AND ACKNOWLEDGMENT:

LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

COMMUNITY DEVELOPMENT DISTRICT

BY: _____ DATE: _____ BY: _____ DATE: _____

NAME: _____ CHAIR BOARD OF SUPERVISORS NAME: _____ SECRETARY

SURVEYOR'S CERTIFICATE:

I, SCOTT M. OSBORNE, HEREBY CERTIFY 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: SCOTT M. OSBORNE DATE: _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LAKE HIDEAWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREIN AS LAKE HIDEAWAY PODS A & B, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- The owners of the lands described in this plat, do hereby dedicate to the public, the purchasers, and Hernando County (the "County") all streets, rights-of-way, as designated on this plat are hereby reserved to the Declarant, its successors and assigns and are granted to the 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, 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 reserves 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.
- FURTHER, the owner does hereby grant, convey and dedicate to THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT, a florida not-for-profit corporation (THE "CDD"), the title to any lands or improvements dedicated to the public or the county, if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided, or invalidated.
- OWNER does hereby grant and convey a perpetual, non-exclusive easement over, across, and under all areas designated as private drainage easements, as shown hereon, to the CDD, its successors, and assigns, for the purpose of ingress and egress and for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention areas, and other stormwater management systems for the benefit of the lot owners within LAKE HIDEAWAY PODS A & B, all such easements shall be subject to all public easements shown hereon.
- OWNER does hereby grant, convey, and dedicate to Hernando County Water & Sewer District fee simple title to TRACT LS-1, and LS-2", to be owned and maintained by the Hernando County Water & Sewer District for the benefit of the public as a lift station site.
- OWNER does hereby grant, convey, and dedicate to Hernando County Water & Sewer District a Utility Easement over and across a portion of TRACT E, labeled as '30' UTILITY EASEMENT' as shown on sheet 6 of lying between Lot 6 and Lot 7 of Pod-B
- TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" as shown hereon, are hereby irrevocably and without reservation dedicated to the CDD and its successors and assigns. The aforementioned tracts are not dedicated to the public and shall be privately maintained by the CDD. Such tracts are hereby made subject to any and all easements expressly dedicated to public use, as shown on this plat and as applicable to such tract, for the purposes so stated.
- OWNER does hereby grant and convey a perpetual, non-exclusive utility easement over, across, and under all roadways, and also across all tracts as shown hereon, to Hernando County Water and Sewer District, for the purpose of ingress and egress and for the purpose of installing, constructing, repairing and replacing ground level, aboveground, and below ground installations, maintenance, and operation of said utilities.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer.

OWNER: HAWK LAKE HIDEAWAY, LLC, a DELAWARE limited liability company

Witness _____ Witness _____ By: _____
Print Name _____ Print Name _____ JOHN M. RYAN
MANAGER

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The individual who executed the foregoing dedication as MANAGER of HAWK LAKE HIDEAWAY, LLC, a DELAWARE Limited Liability Company under the laws of the State of Florida, and being duly sworn, acknowledged then and there before that they executed the same as officers of such Company heretofore duly authorized by the Board of Directors of such Company as the act and deed of such Corporation, before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by JOHN M. RYAN, as MANAGER of HAWK LAKE HIDEAWAY, LLC, a DELAWARE Limited Liability Company, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

My Commission Expires _____
Commission Number _____ Name: _____

JOINER AND CONSENT TO DEDICATION

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 4074, PAGE 1596 of the public records of Hernando County, Florida, shall be subordinated to the above dedication.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument on this _____ day of _____, 2024.

FIDELITY, LLC, a Delaware Limited Liability Company

SIGNATURE _____ THOMAS RYDEL Authorized Agent

Signed, sealed and delivered in the presence of: _____ (SEAL)

WITNESS _____ (SEAL)

WITNESS _____ (SEAL)

STATE OF FLORIDA

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 JAMES BAVOUST to me known to be the person described in and who executed the foregoing joinder and consent to dedication and severally acknowledged the execution thereof to be _____ free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAKE HIDEAWAY PODS A & B
SHEET 1 OF 8

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

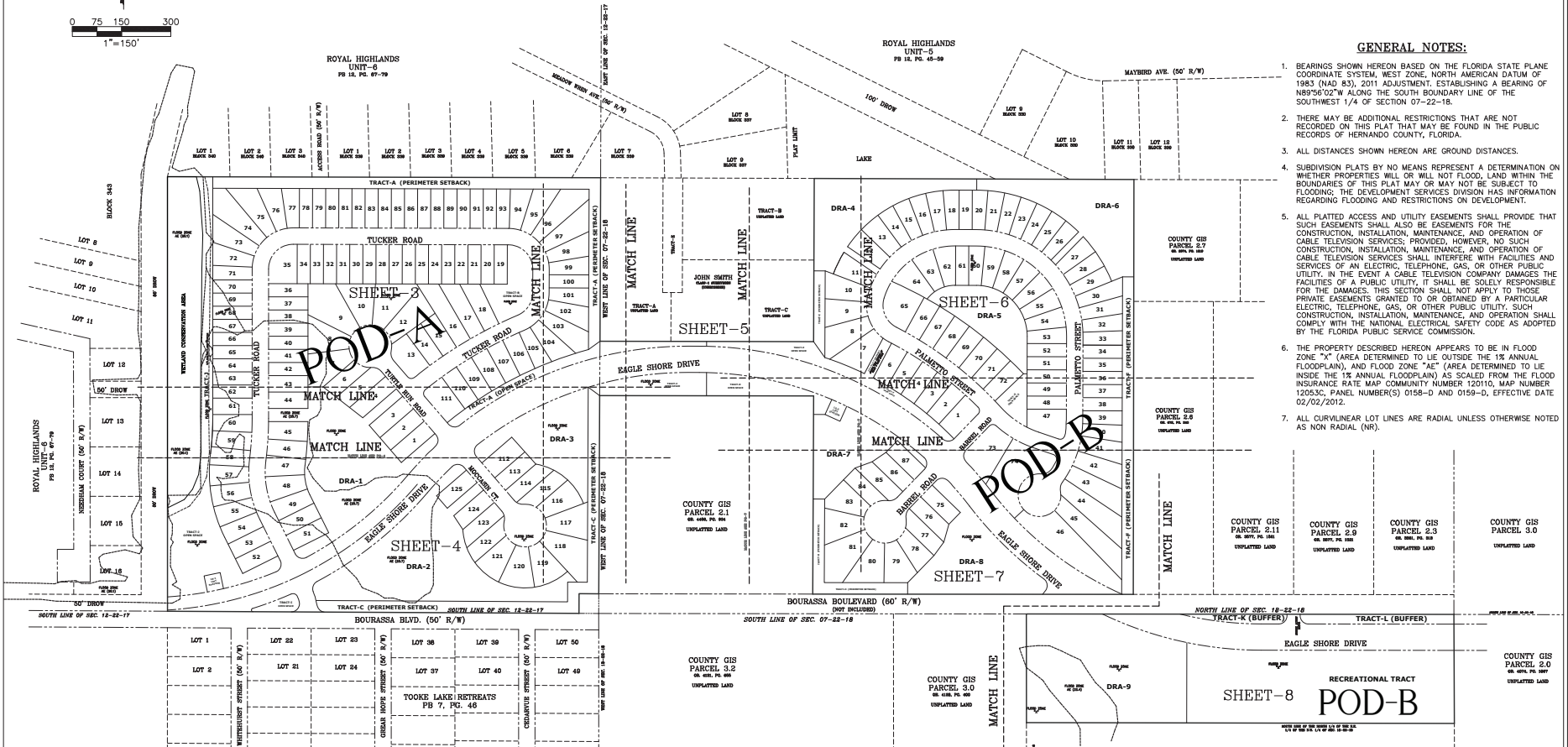
FLORIDA CERTIFICATE OF APPROVAL NUMBER 18 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 798-8428 Fax:(352) 799-8359

LAKE HIDE A WAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07 & 18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

KEY SHEET

PLAT BOOK :
AND PAGE :



- GENERAL NOTES:**
- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ESTABLISHING A BEARING OF N89°56'02"W ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 07-22-18.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
 - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - 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.
 - ALL PLATTED ACCESS AND 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.
 - 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 12010, MAP NUMBER 12053C, PANEL NUMBER(S) 0158-D AND 0159-D, EFFECTIVE DATE 02/02/2012.
 - 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 7300
908 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 796-6359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
DROW = DRAINAGE RIGHT OF WAY
ESMT = EASEMENT
GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PC = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PB = PLAT BOOK
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
MSCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
FP = FOUND PIPE

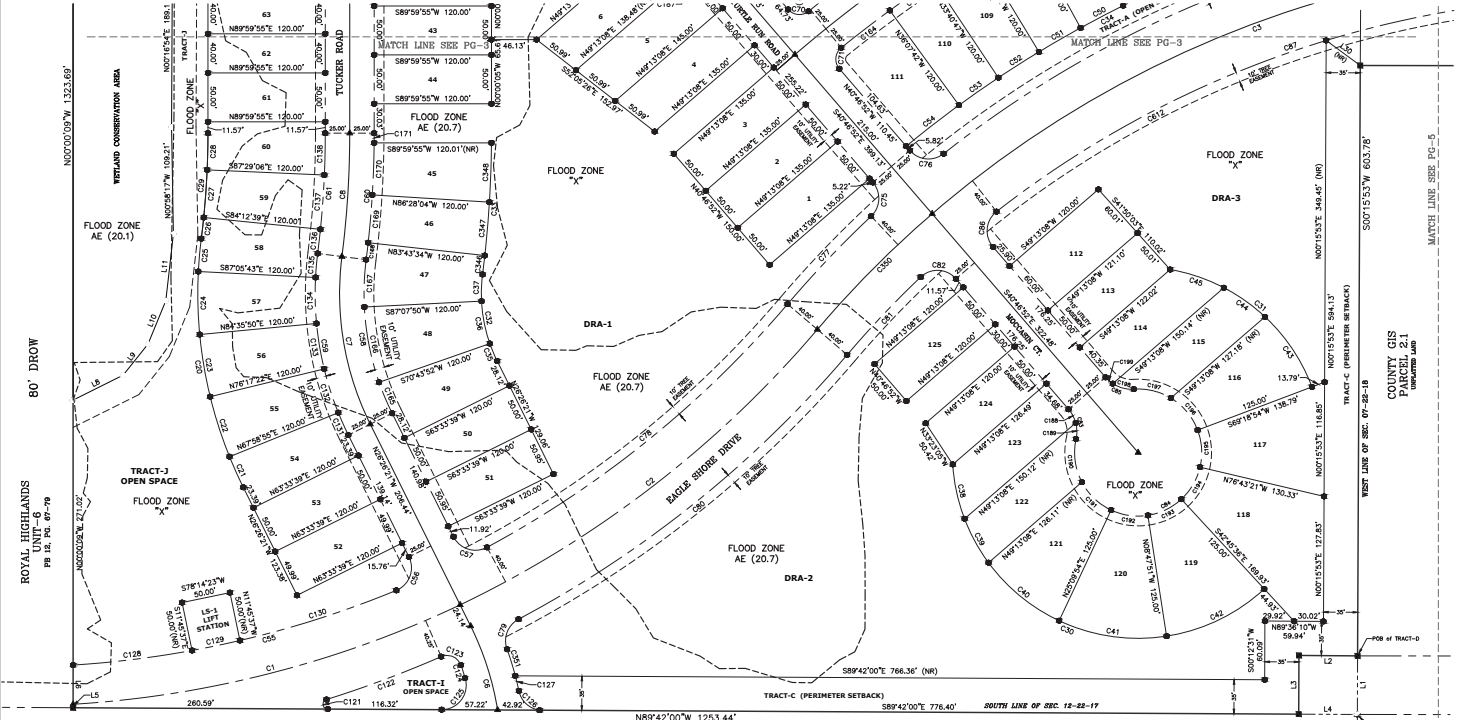
LEGEND AND ABBREVIATIONS:
□ = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT FRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK POP (LB #7200)

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-A

PLAT BOOK :
AND PAGE :



CURVE TABLE				CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	411.17	1085.00	27°46'47"	N79°56'07"W	408.67	C81	104.42	1040.00	67°14'41"	S42°22'57"W	104.37
C2	644.37	1030.17	27°29'47"	N82°15'37"W	644.37	C82	46.87	25.00	93°57'48"	N47°15'36"W	36.30
C3	771.00	1000.00	42°54'10"	S89°40'19"W	754.33	C83	33.48	35.00	53°07'48"	N47°15'36"W	33.30
C4	85.48	20.00	17°46'47"	N74°17'37"W	85.44	C84	32.47	65.00	58°15'37"	N47°15'36"W	32.30
C5	78.30	100.00	33°41'17"	S89°54'47"	77.96	C85	32.47	35.00	53°07'48"	S87°20'46"W	32.30
C6	128.84	1000.00	7°35'01"	N89°27'07"W	128.84	C86	85.00	25.00	93°57'48"	S89°27'07"W	84.33
C7	261.85	445.00	33°41'17"	S89°24'47"	257.88	C87	88.18	104.00	38°44'41"	S74°15'36"	87.84
C8	34.24	445.00	4°29'17"	S87°14'47"	34.20	C88	14.96	5.00	86°29'07"	S89°24'47"	14.88
C9	84.52	445.00	8°16'27"	S89°24'47"	84.47	C89	105.17	114.74	87°10'37"	N89°27'07"	105.37
C10	84.52	445.00	8°16'27"	S87°14'47"	84.47	C90	14.96	15.00	93°44'48"	N89°24'47"	14.88
C11	14.96	15.00	93°44'48"	N87°10'37"	14.88	C91	14.96	25.00	53°07'48"	N47°15'36"	14.88
C12	33.14	445.00	4°29'17"	S89°24'47"	33.12	C92	33.14	445.00	4°29'17"	N89°24'47"	33.12
C13	21.78	85.00	17°27'41"	N89°10'07"	21.78	C93	36.89	25.00	70°54'14"	N89°27'07"	36.78
C14	48.86	85.00	27°42'17"	N84°59'07"	48.86	C94	48.86	25.00	53°07'48"	N47°15'36"	48.86
C15	37.00	85.00	27°29'47"	N87°14'47"	37.00	C95	122.63	104.00	67°42'17"	N89°24'47"	122.50
C16	108.18	85.00	7°35'01"	N89°27'07"	108.18	C96	108.18	104.00	27°46'47"	N89°24'47"	108.18
C17	148.12	104.00	12°39'14"	N87°12'37"	148.12	C97	148.12	104.00	12°39'14"	N87°12'37"	148.12
C18	148.12	104.00	12°39'14"	N87°12'37"	148.12	C98	148.12	104.00	12°39'14"	N87°12'37"	148.12
C19	148.12	104.00	12°39'14"	N87°12'37"	148.12	C99	148.12	104.00	12°39'14"	N87°12'37"	148.12
C20	148.12	104.00	12°39'14"	N87°12'37"	148.12	C100	148.12	104.00	12°39'14"	N87°12'37"	148.12
C21	148.12	104.00	12°39'14"	N87°12'37"	148.12	C101	148.12	104.00	12°39'14"	N87°12'37"	148.12
C22	148.12	104.00	12°39'14"	N87°12'37"	148.12	C102	148.12	104.00	12°39'14"	N87°12'37"	148.12
C23	148.12	104.00	12°39'14"	N87°12'37"	148.12	C103	148.12	104.00	12°39'14"	N87°12'37"	148.12
C24	148.12	104.00	12°39'14"	N87°12'37"	148.12	C104	148.12	104.00	12°39'14"	N87°12'37"	148.12
C25	148.12	104.00	12°39'14"	N87°12'37"	148.12	C105	148.12	104.00	12°39'14"	N87°12'37"	148.12
C26	148.12	104.00	12°39'14"	N87°12'37"	148.12	C106	148.12	104.00	12°39'14"	N87°12'37"	148.12
C27	148.12	104.00	12°39'14"	N87°12'37"	148.12	C107	148.12	104.00	12°39'14"	N87°12'37"	148.12
C28	148.12	104.00	12°39'14"	N87°12'37"	148.12	C108	148.12	104.00	12°39'14"	N87°12'37"	148.12
C29	148.12	104.00	12°39'14"	N87°12'37"	148.12	C109	148.12	104.00	12°39'14"	N87°12'37"	148.12
C30	148.12	104.00	12°39'14"	N87°12'37"	148.12	C110	148.12	104.00	12°39'14"	N87°12'37"	148.12
C31	148.12	104.00	12°39'14"	N87°12'37"	148.12	C111	148.12	104.00	12°39'14"	N87°12'37"	148.12
C32	148.12	104.00	12°39'14"	N87°12'37"	148.12	C112	148.12	104.00	12°39'14"	N87°12'37"	148.12
C33	148.12	104.00	12°39'14"	N87°12'37"	148.12	C113	148.12	104.00	12°39'14"	N87°12'37"	148.12
C34	148.12	104.00	12°39'14"	N87°12'37"	148.12	C114	148.12	104.00	12°39'14"	N87°12'37"	148.12
C35	148.12	104.00	12°39'14"	N87°12'37"	148.12	C115	148.12	104.00	12°39'14"	N87°12'37"	148.12
C36	148.12	104.00	12°39'14"	N87°12'37"	148.12	C116	148.12	104.00	12°39'14"	N87°12'37"	148.12
C37	148.12	104.00	12°39'14"	N87°12'37"	148.12	C117	148.12	104.00	12°39'14"	N87°12'37"	148.12
C38	148.12	104.00	12°39'14"	N87°12'37"	148.12	C118	148.12	104.00	12°39'14"	N87°12'37"	148.12
C39	148.12	104.00	12°39'14"	N87°12'37"	148.12	C119	148.12	104.00	12°39'14"	N87°12'37"	148.12
C40	148.12	104.00	12°39'14"	N87°12'37"	148.12	C120	148.12	104.00	12°39'14"	N87°12'37"	148.12
C41	148.12	104.00	12°39'14"	N87°12'37"	148.12	C121	148.12	104.00	12°39'14"	N87°12'37"	148.12
C42	148.12	104.00	12°39'14"	N87°12'37"	148.12	C122	148.12	104.00	12°39'14"	N87°12'37"	148.12
C43	148.12	104.00	12°39'14"	N87°12'37"	148.12	C123	148.12	104.00	12°39'14"	N87°12'37"	148.12
C44	148.12	104.00	12°39'14"	N87°12'37"	148.12	C124	148.12	104.00	12°39'14"	N87°12'37"	148.12
C45	148.12	104.00	12°39'14"	N87°12'37"	148.12	C125	148.12	104.00	12°39'14"	N87°12'37"	148.12
C46	148.12	104.00	12°39'14"	N87°12'37"	148.12	C126	148.12	104.00	12°39'14"	N87°12'37"	148.12
C47	148.12	104.00	12°39'14"	N87°12'37"	148.12	C127	148.12	104.00	12°39'14"	N87°12'37"	148.12
C48	148.12	104.00	12°39'14"	N87°12'37"	148.12	C128	148.12	104.00	12°39'14"	N87°12'37"	148.12
C49	148.12	104.00	12°39'14"	N87°12'37"	148.12	C129	148.12	104.00	12°39'14"	N87°12'37"	148.12
C50	148.12	104.00	12°39'14"	N87°12'37"	148.12	C130	148.12	104.00	12°39'14"	N87°12'37"	148.12
C51	148.12	104.00	12°39'14"	N87°12'37"	148.12	C131	148.12	104.00	12°39'14"	N87°12'37"	148.12
C52	148.12	104.00	12°39'14"	N87°12'37"	148.12	C132	148.12	104.00	12°39'14"	N87°12'37"	148.12
C53	148.12	104.00	12°39'14"	N87°12'37"	148.12	C133	148.12	104.00	12°39'14"	N87°12'37"	148.12
C54	148.12	104.00	12°39'14"	N87°12'37"	148.12	C134	148.12	104.00	12°39'14"	N87°12'37"	148.12
C55	148.12	104.00	12°39'14"	N87°12'37"	148.12	C135	148.12	104.00	12°39'14"	N87°12'37"	148.12
C56	148.12	104.00	12°39'14"	N87°12'37"	148.12	C136	148.12	104.00	12°39'14"	N87°12'37"	148.12
C57	148.12	104.00	12°39'14"	N87°12'37"	148.12	C137	148.12	104.00	12°39'14"	N87°12'37"	148.12
C58	148.12	104.00	12°39'14"	N87°12'37"	148.12	C138	148.12	104.00	12°39'14"	N87°12'37"	148.12
C59	148.12	104.00	12°39'14"	N87°12'37"	148.12	C139	148.12	104.00	12°39'14"	N87°12'37"	148.12
C60	148.12	104.00	12°39'14"	N87°12'37"	148.12	C140	148.12	104.00	12°39'14"	N87°12'37"	148.12
C61	148.12	104.00	12°39'14"	N87°12'37"	148.12	C141	148.12	104.00	12°39'14"	N87°12'37"	148.12
C62	148.12	104.00	12°39'14"	N87°12'37"	148.12	C142	148.12	104.00	12°39'14"	N87°12'37"	148.12
C63	148.12	104.00	12°39'14"	N87°12'37"	148.12	C143	148.12	104.00	12°39'14"	N87°12'37"	148.12
C64	148.12	104.00	12°39'14"	N87°12'37"	148.12	C144	148.12	104.00	12°39'14"	N87°12'37"	148.12
C65	148.12	104.00	12°39'14"	N87°12'37"	148.12	C145	148.12	104.00	12°39'14"	N87°12'37"	148.12
C66	148.12	104.00	12°39'14"	N87°12'37"	148.12	C146	148.12	104.00	12°39'14"	N87°12'37"	148.12
C67	148.12	104.00	12°39'14"	N87°12'37"	148.12	C147	148.12	104.00	12°39'14"	N87°12'37"	148.12
C68	148.12	104.00	12°39'14"	N87°12'37"	148.12	C148	148.12	104.00	12°39'14"	N87°12'37"	148.12
C69	148.12	104.00	12°39'14"	N87°12'37"	148.12	C149	148.12	104.00	12°39'14"	N87°12'37"	148.12
C70	148.12	104.00	12°39'14"	N87°12'37"	148.12	C150	148.12	104.00	12°39'14"	N87°12'37"	148.12
C71	148.12	104.00	12°39'14"	N87°12'37"	148.12	C151	148.12	104.00	12°39'14"	N87°12'37"	148.12
C72	148.12	104.00	12°39'14"	N87°12'37"	148.12	C152	148.12	104.00	12°39'14"	N87°12'37"	148.12
C73	148.12	104.00	12°39'14"	N87°12'37"	148.12	C153	148.12	104.00	12°39'14"	N87°12'37"	148.12
C74	148.12	104.00	12°39'14"	N87°12'37"	148.12	C154	148.12	104.00	12°39'14"	N87°12'37"	148.12
C75	148.12	104.00	12°39'14"	N87°12'37"	148.12	C155	148.12	104.00	12°39'14"	N87°12'37"	148.12
C76	148.12	104.00	12°39'14"	N87°12'37"	148.12	C156	148.12	104.00	12°39'14"	N87°12'37"	148.12
C77	148.12	104.00	12°39'14"	N87°12'37"	148.12	C157	148.12	104.00	12°39'14"	N87°12'37"	148.12
C78	148.12	104.00	12°39'14"	N87°12'37"	148.12	C158	148.12	104.00	12°39'14"	N87°12'37"	

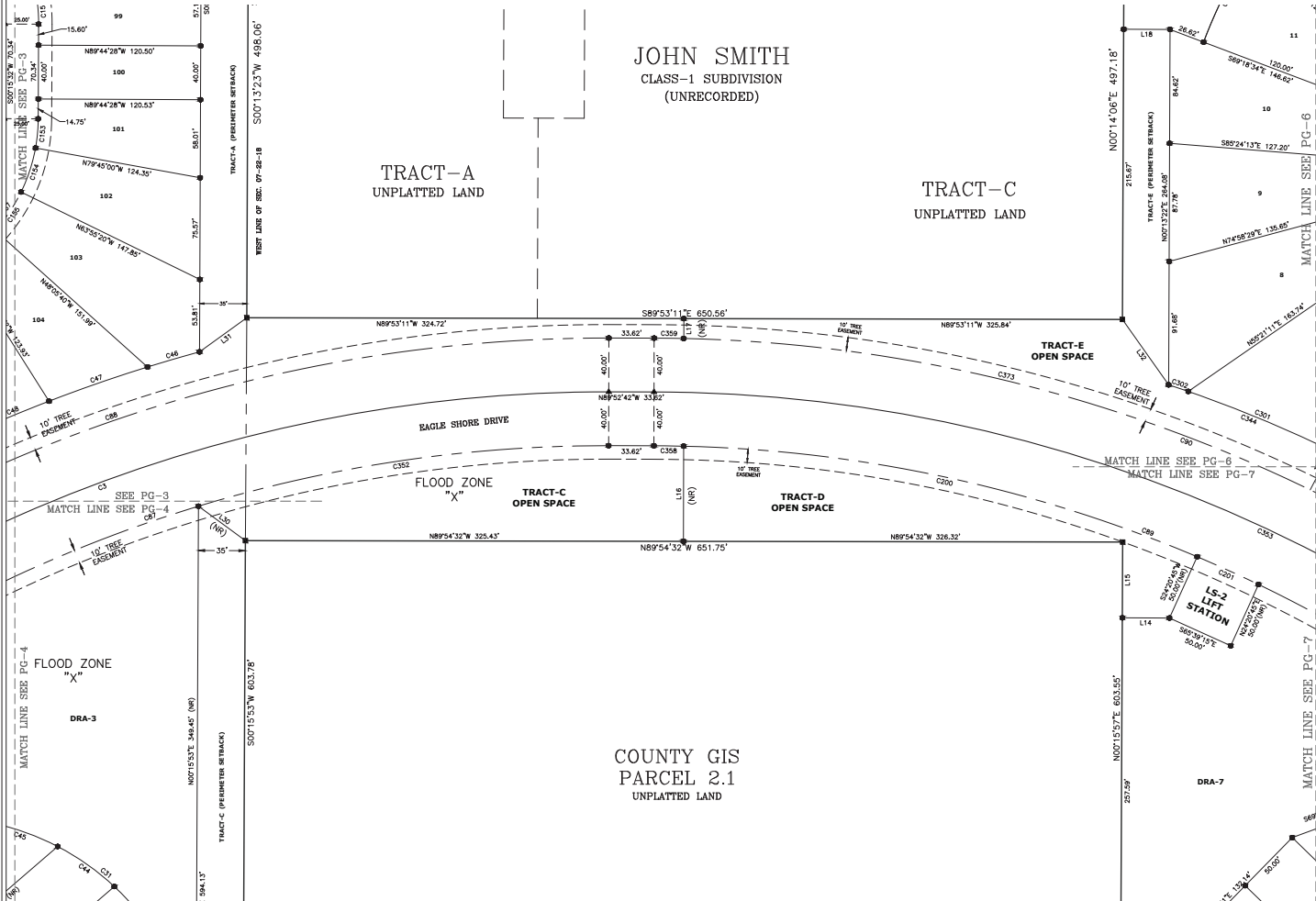
LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

POD-A

POD-B



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	771.00'	1080.00'	495°10'	S89°40'33"W	754.73'
C31	186.98'	190.00'	59°23'59"	N55°23'05"W	188.27'
C44	51.68'	190.00'	15°55'00"	N54°43'19"W	51.52'
C45	58.27'	190.00'	17°34'16"	N71°17'57"W	58.04'
C46	40.32'	1150.00'	2°00'31"	S73°47'07"W	40.31'
C47	77.40'	1150.00'	3°51'23"	S70°51'10"W	77.39'
C48	55.29'	1150.00'	2°45'17"	S67°32'50"W	55.29'
C67	145.46'	125.00'	66°40'25"	N33°35'45"E	137.39'
C67	691.19'	1040.00'	38°44'45"	S71°04'50"W	678.54'
C88	750.63'	1120.00'	38°24'00"	S70°50'18"W	736.66'
C89	747.64'	1040.00'	41°11'20"	N69°17'02"W	731.64'
C90	811.42'	1120.00'	41°30'35"	N69°07'24"W	793.79'
C153	21.80'	125.00'	9°50'28"	N05°15'16"E	21.77'
C154	34.53'	125.00'	19°48'40"	N18°09'50"E	34.42'
C155	34.53'	125.00'	19°48'40"	N33°59'30"E	34.42'
C200	309.81'	1040.00'	21°37'47"	N77°50'47"W	300.38'
C201	50.00'	1040.00'	2°46'18"	N65°59'15"W	50.00'
C201	114.75'	860.00'	6°50'55"	N67°28'42"W	114.68'
C302	16.35'	960.00'	0°54'59"	N71°21'59"W	16.35'
C344	130.10'	860.00'	7°45'54"	N67°56'11"W	130.00'
C352	309.17'	1040.00'	17°01'59"	S81°06'19"W	308.04'
C353	829.62'	1080.00'	44°00'45"	N67°52'19"W	809.37'
C358	22.09'	1040.00'	11°31'01"	N89°16'11"W	22.09'
C359	22.07'	1120.00'	1°07'45"	N89°18'50"W	22.07'
C360	276.91'	1120.00'	14°09'57"	N55°27'06"W	276.21'
C373	482.43'	1120.00'	24°40'47"	N76°24'34"W	478.71'

LINE	BEARING	LENGTH
L14	N89°44'03"W	35.00'
L15	N00°15'57"E	56.31'
L16	N00°06'32"E	70.73'
L17	S00°06'32"W	14.77'
L18	N89°45'54"W	34.46'
L30	N53°44'04"W	43.26'
L31	N54°09'09"E	43.30'
L32	S35°15'19"E	59.46'

PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF ABBREVIATION NUMBER LB 7200
866 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 798-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 OR = OFFICIAL RECORD
 DR = DRAINAGE RETENTION AREA
 PRM = PERMANENT REFERENCE MONUMENT
 PCP = PERMANENT CONTROL POINT
 DRW = DRAINAGE RIGHT OF WAY
 ESMT = EASEMENT
 GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 OR = OFFICIAL RECORD
 PB = PLAT BOOK
 PC = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENT
 PRC = POINT OF REVERSE CURVE
 PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
 SF = SQUARE FEET
 CCR = CERTIFIED CORNER RECORD
 SEC = SECTION
 NSCM = SET CONCRETE MONUMENT
 FCM = FOUND CONCRETE MONUMENT
 FN&D = FOUND NAIL AND DISK
 R/W = RIGHT-OF-WAY
 FP = FOUND PIPE

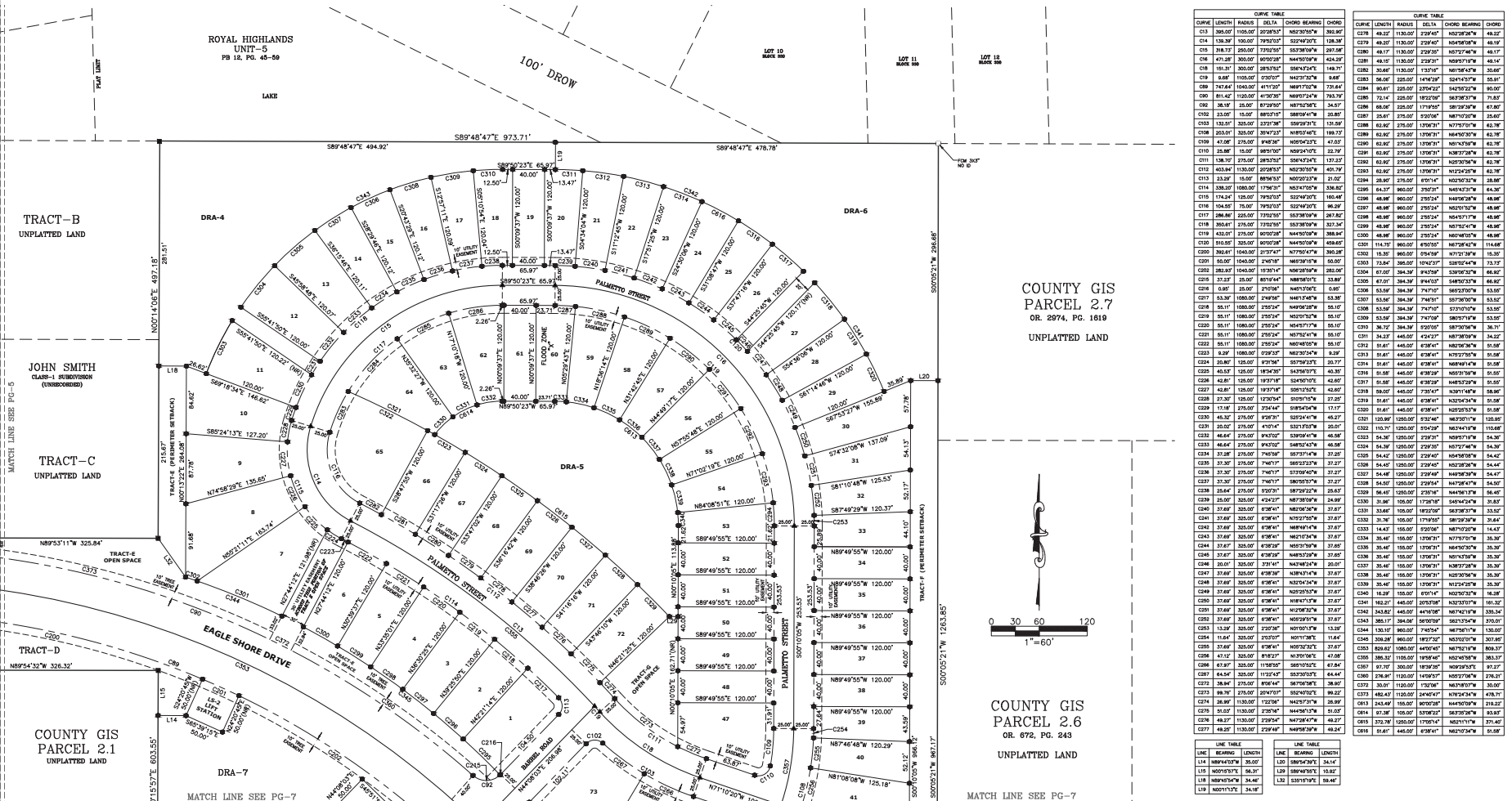
LEGEND AND ABBREVIATIONS:
 □ = FOUND CONCRETE MONUMENT
 ■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
 ○ = FOUND IRON PIN & CAP (AS SHOWN)
 ● = SET IRON PIN AND CAP (5/8"R LB #7200)
 △ = FOUND NAIL AND DISK (AS SHOWN)
 ▲ = SET NAIL AND DISK PCP (LB #7200)

COUNTY GIS
PARCEL 2.1
UNPLATTED LAND

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-B



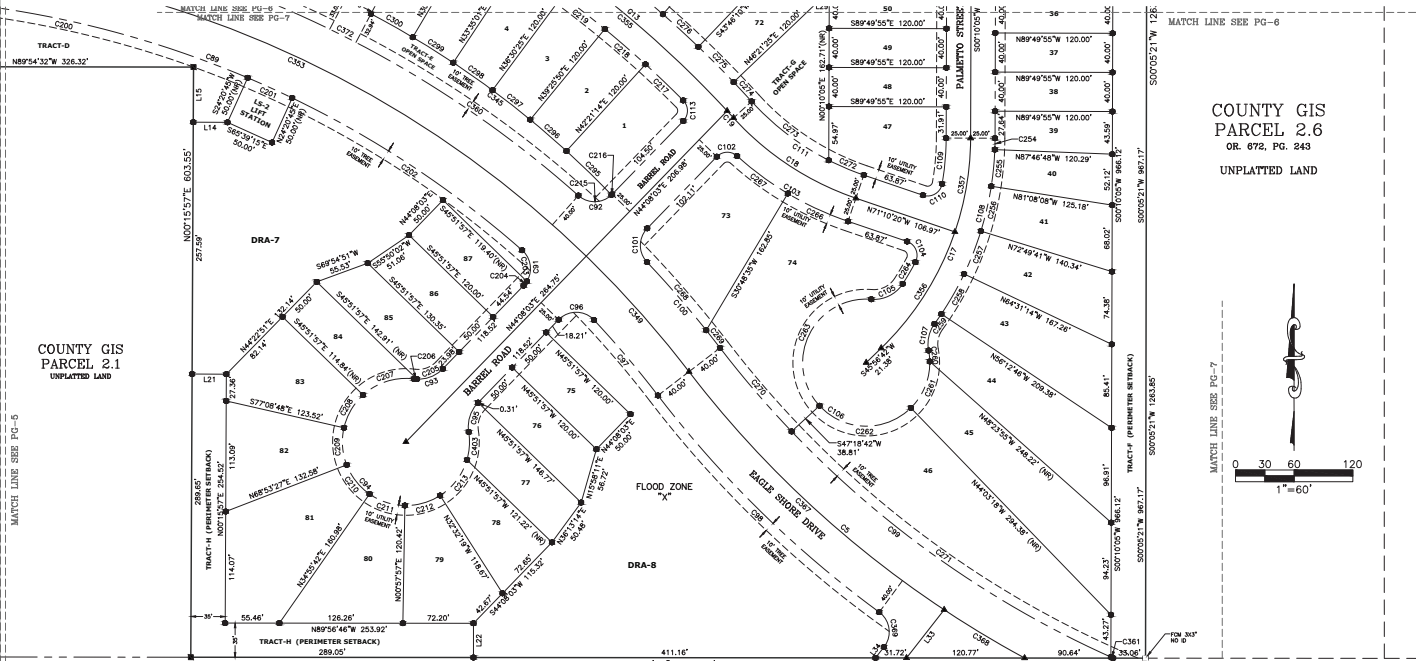
PLAT BOOK :
AND PAGE :

CURVE TABLE					CURVE TABLE					
CURVE	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	DELTA	CHORD BEARING	CHORD	
C13	385.57	170.00	272°58'21"	381.97	C176	48.37	113.00	224°42'	48.37	
C14	138.39	100.00	79°51'03"	128.38	C177	48.37	113.00	224°42'	48.37	
C15	218.77	200.00	72°02'59"	209.98	C180	48.17	113.00	224°38'	48.17	
C16	471.22	300.00	60°02'28"	342.52	C181	48.03	113.00	224°37'	48.03	
C18	151.31	300.00	283°53'42"	148.71	C182	35.84	113.00	173°31'	35.84	
C19	8.88	110.00	02°00'00"	8.88	C183	56.98	225.00	147°24'	56.98	
C18	167.84	160.00	471°02'	167.79	C184	90.81	225.00	239°22'	90.81	
C90	81.44	115.00	41°30'59"	89°02'34"	79.17	C187	25.81	275.00	232°04'	25.81
C92	23.01	15.00	88°02'10"	23.01	C188	63.82	275.00	137°00'11"	63.78	
C93	130.87	20.00	133°18'	130.87	C189	72.14	225.00	182°52'	72.87	
C106	255.81	325.00	33°42'33"	255.81	C190	62.92	275.00	137°00'11"	62.78	
C109	47.88	275.00	9°48'28"	47.88	C191	63.82	275.00	137°00'11"	63.78	
C110	13.87	15.00	189°10'00"	13.87	C192	63.82	275.00	137°00'11"	63.78	
C111	138.79	275.00	283°53'42"	137.27	C193	62.92	275.00	137°00'11"	62.78	
C112	63.84	113.00	224°38'21"	63.79	C194	28.92	275.00	191°11'	28.98	
C113	23.01	15.00	88°02'10"	23.01	C195	84.37	800.00	220°24'	84.37	
C114	338.57	160.00	174°51'03"	338.57	C196	48.88	800.00	230°24'	48.88	
C115	174.24	125.00	79°51'03"	165.44	C198	48.88	800.00	230°24'	48.88	
C116	104.01	100.00	79°51'03"	96.28	C197	48.88	800.00	230°24'	48.88	
C117	188.42	200.00	72°02'59"	187.85	C199	48.88	800.00	230°24'	48.88	
C118	355.81	275.00	173°02'58"	357.34	C200	30.84	1040.00	213°47'	30.84	
C119	432.87	275.00	80°02'28"	388.84	C201	50.87	1040.00	274°10'	50.87	
C120	100.00	200.00	90°00'00"	100.00	C202	53.87	1040.00	274°10'	53.87	
C121	53.87	200.00	270°00'00"	53.87	C203	53.87	1040.00	274°10'	53.87	
C122	53.87	200.00	270°00'00"	53.87	C204	53.87	1040.00	274°10'	53.87	
C123	53.87	200.00	270°00'00"	53.87	C205	53.87	1040.00	274°10'	53.87	
C124	53.87	200.00	270°00'00"	53.87	C206	53.87	1040.00	274°10'	53.87	
C125	53.87	200.00	270°00'00"	53.87	C207	53.87	1040.00	274°10'	53.87	
C126	53.87	200.00	270°00'00"	53.87	C208	53.87	1040.00	274°10'	53.87	
C127	53.87	200.00	270°00'00"	53.87	C209	53.87	1040.00	274°10'	53.87	
C128	53.87	200.00	270°00'00"	53.87	C210	53.87	1040.00	274°10'	53.87	
C129	53.87	200.00	270°00'00"	53.87	C211	53.87	1040.00	274°10'	53.87	
C130	53.87	200.00	270°00'00"	53.87	C212	53.87	1040.00	274°10'	53.87	
C131	53.87	200.00	270°00'00"	53.87	C213	53.87	1040.00	274°10'	53.87	
C132	53.87	200.00	270°00'00"	53.87	C214	53.87	1040.00	274°10'	53.87	
C133	53.87	200.00	270°00'00"	53.87	C215	53.87	1040.00	274°10'	53.87	
C134	53.87	200.00	270°00'00"	53.87	C216	53.87	1040.00	274°10'	53.87	
C135	53.87	200.00	270°00'00"	53.87	C217	53.87	1040.00	274°10'	53.87	
C136	53.87	200.00	270°00'00"	53.87	C218	53.87	1040.00	274°10'	53.87	
C137	53.87	200.00	270°00'00"	53.87	C219	53.87	1040.00	274°10'	53.87	
C138	53.87	200.00	270°00'00"	53.87	C220	53.87	1040.00	274°10'	53.87	
C139	53.87	200.00	270°00'00"	53.87	C221	53.87	1040.00	274°10'	53.87	
C140	53.87	200.00	270°00'00"	53.87	C222	53.87	1040.00	274°10'	53.87	
C141	53.87	200.00	270°00'00"	53.87	C223	53.87	1040.00	274°10'	53.87	
C142	53.87	200.00	270°00'00"	53.87	C224	53.87	1040.00	274°10'	53.87	
C143	53.87	200.00	270°00'00"	53.87	C225	53.87	1040.00	274°10'	53.87	
C144	53.87	200.00	270°00'00"	53.87	C226	53.87	1040.00	274°10'	53.87	
C145	53.87	200.00	270°00'00"	53.87	C227	53.87	1040.00	274°10'	53.87	
C146	53.87	200.00	270°00'00"	53.87	C228	53.87	1040.00	274°10'	53.87	
C147	53.87	200.00	270°00'00"	53.87	C229	53.87	1040.00	274°10'	53.87	
C148	53.87	200.00	270°00'00"	53.87	C230	53.87	1040.00	274°10'	53.87	
C149	53.87	200.00	270°00'00"	53.87	C231	53.87	1040.00	274°10'	53.87	
C150	53.87	200.00	270°00'00"	53.87	C232	53.87	1040.00	274°10'	53.87	
C151	53.87	200.00	270°00'00"	53.87	C233	53.87	1040.00	274°10'	53.87	
C152	53.87	200.00	270°00'00"	53.87	C234	53.87	1040.00	274°10'	53.87	
C153	53.87	200.00	270°00'00"	53.87	C235	53.87	1040.00	274°10'	53.87	
C154	53.87	200.00	270°00'00"	53.87	C236	53.87	1040.00	274°10'	53.87	
C155	53.87	200.00	270°00'00"	53.87	C237	53.87	1040.00	274°10'	53.87	
C156	53.87	200.00	270°00'00"	53.87	C238	53.87	1040.00	274°10'	53.87	
C157	53.87	200.00	270°00'00"	53.87	C239	53.87	1040.00	274°10'	53.87	
C158	53.87	200.00	270°00'00"	53.87	C240	53.87	1040.00	274°10'	53.87	
C159	53.87	200.00	270°00'00"	53.87	C241	53.87	1040.00	274°10'	53.87	
C160	53.87	200.00	270°00'00"	53.87	C242	53.87	1040.00	274°10'	53.87	
C161	53.87	200.00	270°00'00"	53.87	C243	53.87	1040.00	274°10'	53.87	
C162	53.87	200.00	270°00'00"	53.87	C244	53.87	1040.00	274°10'	53.87	
C163	53.87	200.00	270°00'00"	53.87	C245	53.87	1040.00	274°10'	53.87	
C164	53.87	200.00	270°00'00"	53.87	C246	53.87	1040.00	274°10'	53.87	
C165	53.87	200.00	270°00'00"	53.87	C247	53.87	1040.00	274°10'	53.87	
C166	53.87	200.00	270°00'00"	53.87	C248	53.87	1040.00	274°10'	53.87	
C167	53.87	200.00	270°00'00"	53.87	C249	53.87	1040.00	274°10'	53.87	
C168	53.87	200.00	270°00'00"	53.87	C250	53.87	1040.00	274°10'	53.87	
C169	53.87	200.00	270°00'00"	53.87	C251	53.87	1040.00	274°10'	53.87	
C170	53.87	200.00	270°00'00"	53.87	C252	53.87	1040.00	274°10'	53.87	
C171	53.87	200.00	270°00'00"	53.87	C253	53.87	1040.00	274°10'	53.87	
C172	53.87	200.00	270°00'00"	53.87	C254	53.87	1040.00	274°10'	53.87	
C173	53.87	200.00	270°00'00"	53.87	C255	53.87	1040.00	274°10'	53.87	
C174	53.87	200.00	270°00'00"	53.87	C256	53.87	1040.00	274°10'	53.87	
C175	53.87	200.00	270°00'00"	53.87	C257	53.87	1040.00	274°10'	53.87	
C176	53.87	200.00	270°00'00"	53.87	C258	53.87	1040.00	274°10'	53.87	
C177	48.27	113.00	224°38'21"	48.27	C259	53.87	1040.00	274°10'	53.87	
C178	48.27	113.00	224°38'21"	48.27	C260	53.87	1040.00	274°10'	53.87	
C179	48.27	113.00	224°38'21"	48.27	C261	53.87	1040.00	274°10'	53.87	
C180	48.27	113.00	224°38'21"	48.27	C262	53.87	1040.00	274°10'	53.87	
C181	48.27	113.00	224°38'21"	48.27	C263	53.87	1040.00	274°10'	53.87	
C182	48.27	113.00	224°38'21"	48.27	C264	53.87	1040.00	274°10'	53.87	
C183	48.27	113.00	224°38'21"	48.27	C265	53.87	1040.00	274°10'	53.87	
C184	48.27	113.00	224°38'21"	48.27	C266	53.87	1040.00	274°10'	53.87	
C185	48.27	113.00	224°38'21"	48.27	C267	53.87	1040.00	274°10'	53.87	
C186	48.27	113.00	224°38'21"	48.27	C268	53.87	1040.00	274°10'	53.87	
C187	48.27	113.00	224°38'21"	48.27	C269	53.87	1040.00	274°10'	53.87	
C188	48.27	113.00	224°38'21"	48.27	C270	53.87	1040.00	274°10'	53.87	
C189	48.27	113.00	224°38'21"	48.27	C271	53.87	1040.00	274°10'	53.87	
C190	48.27	113.00	224°38'21"	48.27	C272	53.87	1040.00	274°10'	53.87	
C191	48.27	113.00	224°38'21"	48.27	C273	53.87	1040.00	274°10'	53.87	
C192	48.27	113.00	224°38'21"	48.27	C274	53.87	1040.00	274°10'	53.87	
C193	48.27	113.00	224°38'21"	48.27	C275	53.87	1040.00	274°10'	53.87	
C194	48.27	113.00	224°38'21"	48.27	C276	53.87	1040.00	274°10'	53.87	
C195	48.27	113.00	224°38'21"	48.27	C277	48.27	113.00	224°38'21"	48.27	
C196	48.27	113.00	224°38'21"	48.27	C278	48.27	113.00	224°38'21"	48.27	
C197	48.27	113.00	224°38'21"	48.27	C279	48.27	113.00	224°38'21"	48.27	
C198	48.27	113.00	224°38'21"	48.27	C280	48.27	113.00	224°38'21"	48.27	
C199	48.27	113.00	224°38'21"	48.27	C281	48.27	113.00	224°38'21"	48.27	
C200	48.27	113.00	224°38'21"	48.27	C282	48.27	113.00	224°38'21"	48.27	
C201	48.27	113.00	224°38'21"	48.27	C283	48.27	113.00	224°38'21"	48.27	
C202	48.27	113.00	224°38'21"	48.27	C284	48.27	113.00	224°38'21"	48.27	
C203	48.27	113.00	224°38'21"	48.27	C285	48.27	113.00	224°38'21"	48.27	
C204	48.27	113.00	224°38'21"	48.27	C286	48.27	113.00	224°38'21"	48.27	
C205	48.27	113.00	224°38'21"	48.27	C287	48.27	113.00	224°38'21"	48.27	
C206										

LAKE HIDEAWAY PODS A & B

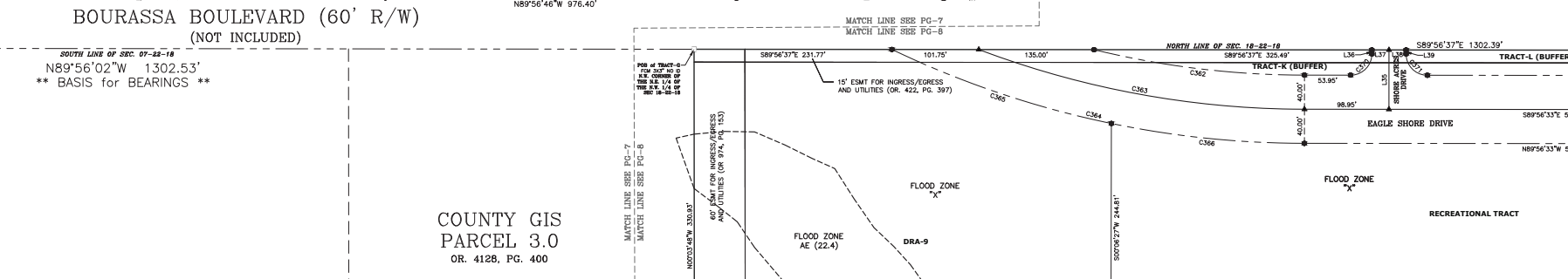
A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

POD-B



CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	44.47	1060.00	134.94°	N44°07'30" E	445.07	C36	37.47	205.00	81.84°	N10°57'30" E	37.47
C2	395.00	1105.00	202.83°	N20°50'58" E	395.00	C37	47.17	205.00	81.84°	N10°57'30" E	47.17
C3	191.37	300.00	128.73°	S84°22'30" E	191.37	C38	47.17	205.00	81.84°	N10°57'30" E	47.17
C4	8.85	100.00	170.00°	N42°32'30" E	8.85	C39	12.31	305.00	210°42'	N42°32'30" E	12.31
C5	747.44	1045.00	411.70°	N89°17'02" W	735.44	C40	11.37	85.00	95.97°	S65°07'30" E	11.37
C6	45.00	25.00	87.92°	N02°10'00" W	36.27	C41	53.77	85.00	87.92°	N02°10'00" W	53.77
C7	38.18	25.00	87.92°	N87°52'30" E	34.57	C42	104.88	85.00	87.92°	S87°52'30" E	104.88
C8	32.46	85.00	87.92°	N70°45'30" E	31.30	C43	105.17	85.00	137°02'30"	N87°52'30" E	105.17
C9	204.75	45.00	288.73°	S45°07'30" E	78.07	C44	28.67	275.00	97.97°	N82°07'30" E	28.67
C10	12.46	35.00	137.04°	S77°04'30" E	31.30	C45	47.47	205.00	110.90°	N87°52'30" E	47.47
C11	40.00	25.00	87.92°	N89°07'30" E	36.27	C46	64.54	205.00	112°42'30"	S87°07'30" E	64.54
C12	101.18	1045.00	174.71°	N40°18'30" E	101.14	C47	82.34	1125.00	143°08'	N41°07'30" E	82.34
C13	373.87	1125.00	181.71°	S45°07'30" E	373.87	C48	22.87	1125.00	110°07'30"	N41°07'30" E	22.87
C14	397.00	1045.00	289.23°	S84°42'30" E	397.00	C49	112.57	1045.00	81°12'	N84°42'30" E	112.57
C15	113.24	1135.00	153°42'	N42°42'30" E	113.18	C50	402.31	1045.00	227°09'30"	S42°42'30" E	402.31
C16	38.18	25.00	87.92°	S00°00'00" W	34.57	C51	38.84	275.00	87.92°	S87°52'30" E	38.84
C17	23.02	15.00	89.03°	S88°04'30" W	20.87	C52	39.12	275.00	89.03°	S88°04'30" W	39.12
C18	133.17	325.00	137°38'	S89°07'30" E	131.89	C53	38.84	1135.00	132°06'	N42°42'30" E	38.84
C19	25.88	15.00	89.03°	N74°45'30" W	23.71	C54	25.88	1135.00	132°06'	N42°42'30" E	25.88
C20	15.67	35.00	137.04°	N83°48'30" E	35.82	C55	48.27	1135.00	230°04'	N42°42'30" E	48.27
C21	323.89	45.00	288.73°	S45°07'30" E	78.61	C56	64.37	860.00	350°37'	S45°07'30" E	64.37
C22	28.88	35.00	48°57'21"	S12°24'30" W	27.87	C57	48.88	860.00	250°24'	N49°07'30" E	48.88
C23	397.00	25.00	187.92°	S84°42'30" E	397.00	C58	48.88	860.00	250°24'	N49°07'30" E	48.88
C24	47.08	275.00	87.92°	N02°10'00" W	47.02	C59	48.88	860.00	250°24'	N49°07'30" E	48.88
C25	25.88	15.00	89.03°	N89°07'30" E	23.71	C60	48.88	860.00	250°24'	N49°07'30" E	48.88
C26	138.17	275.00	283.53°	S86°42'30" E	137.23	C61	48.88	860.00	250°24'	N49°07'30" E	48.88
C27	23.02	15.00	89.03°	S88°04'30" W	20.87	C62	338.28	1085.00	82°07'30"	N42°42'30" E	338.28
C28	388.87	1045.00	217°41'	N77°07'30" W	380.38	C63	108.30	1085.00	82°07'30"	N42°42'30" E	108.30
C29	50.00	1045.00	270°18'	N87°07'30" E	50.00	C64	839.47	1085.00	440°00'	N42°42'30" E	839.47
C30	283.87	1045.00	170°51'	N87°07'30" E	283.87	C65	386.32	1105.00	89°44'	N42°42'30" E	386.32
C31	35.00	25.00	89.03°	N70°45'30" E	33.21	C66	141.88	300.00	277°09'30"	N42°42'30" E	141.88
C32	5.00	25.00	170°38'	N37°44'30" E	5.47	C67	87.37	300.00	187°38'	N42°42'30" E	87.37
C33	28.34	25.00	87.92°	N87°07'30" E	26.49	C68	276.47	1105.00	143°07'30"	N42°42'30" E	276.47
C34	5.11	35.00	137.04°	N89°07'30" E	35.87	C69	1.87	1045.00	170°00'	N42°42'30" E	1.87
C35	56.30	65.00	49°32'30"	S72°27'00" W	54.50	C70	248.82	1045.00	134°44'	S89°07'30" E	248.82
C36	38.84	45.00	137°04'	S20°14'30" W	38.88	C71	288.87	1085.00	204°18'	S79°07'30" E	288.87
C37	38.18	45.00	137.04°	S00°00'00" W	34.57	C72	489.17	1135.00	230°04'	S77°04'30" E	489.17
C38	38.18	45.00	137.04°	S89°07'30" E	37.87	C73	272.01	1135.00	139°49'	S77°04'30" E	272.01
C39	38.18	45.00	137.04°	S72°07'30" E	37.87	C74	227.10	1135.00	110°08'	S48°07'30" E	227.10
C40	38.18	45.00	137.04°	N70°45'30" E	37.87	C75	388.87	1085.00	81°07'30"	S48°07'30" E	388.87
C41	48.88	45.00	117°04'	N26°54'30" E	45.43	C76	95.84	1085.00	250°24'	S89°07'30" E	95.84
C42	37.13	25.00	89.03°	N87°07'30" E	33.89	C77	40.04	25.00	81°46'30"	N07°07'30" E	40.04
C43	28.34	25.00	87.92°	N42°42'30" E	26.49	C78	39.27	25.00	89.03°	N42°42'30" E	39.27
C44	53.37	1085.00	270°07'	N85°42'30" E	53.38	C79	39.27	25.00	89.03°	S42°42'30" E	39.27
C45	55.11	1085.00	270°07'	N42°42'30" E	55.12	C80	35.01	1125.00	132°06'	N42°42'30" E	35.01
C46	55.11	1085.00	270°07'	N02°10'00" W	55.17	C81	28.17	85.00	257°02'	N02°10'00" W	28.17
C47	11.64	85.00	257°02'	N07°10'00" E	11.67						

COUNTY GIS
PARCEL 2.6
OR. 072, PG. 243
UNPLATTED LAND



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF REGISTRATION NUMBER LR 7300
806 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 798-9423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:
 PCB = POINT OF BEGINNING
 PCC = POINT OF COMMENCEMENT
 OR = OFFICIAL RECORD
 DRA = DRAINAGE RETENTION AREA
 PRM = PERMANENT REFERENCE MONUMENT
 PCP = PERMANENT CONTROL POINT
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENT
 PRC = POINT OF REVERSE CURVE
 PCC = POINT OF COMPOUND CURVE
 GIS = GEOGRAPHIC INFORMATION SYSTEM

LEGEND AND ABBREVIATIONS:
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 OR = OFFICIAL RECORD
 PB = PLAT BOOK
 PC = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENT
 PRC = POINT OF REVERSE CURVE
 PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
 SF = SQUARE FEET
 CCR = CERTIFIED CORNER RECORD
 SEC = SECTION
 NSCM = SET CONCRETE MONUMENT
 FCM = FOUND CONCRETE MONUMENT
 FNAD = FOUND NAIL AND DISK
 R/W = RIGHT-OF-WAY
 FP = FOUND PIPE

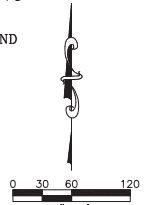
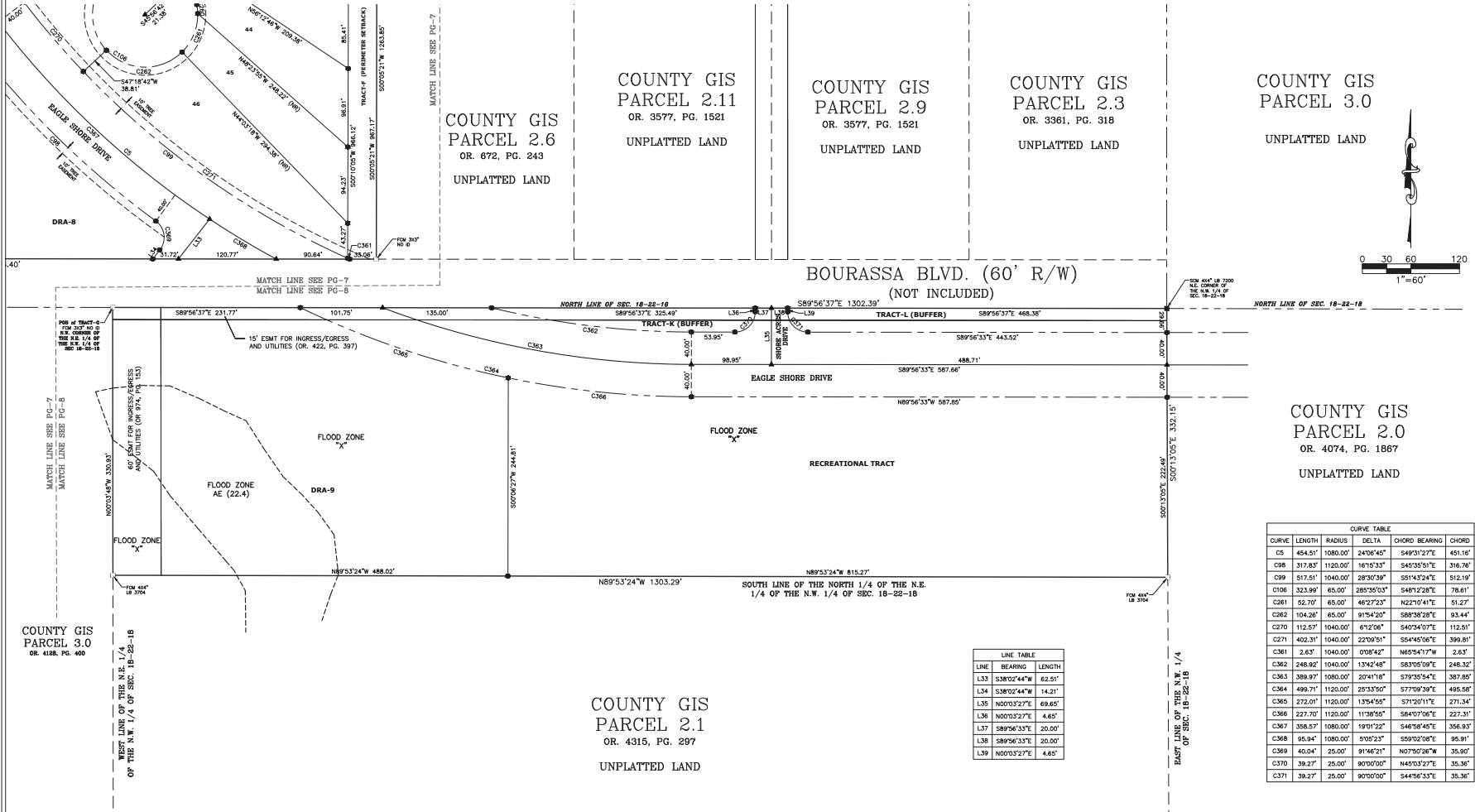
LEGEND AND ABBREVIATIONS:
 □ = FOUND CONCRETE MONUMENT
 SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
 ○ = FOUND IRON PIN & CAP (AS SHOWN)
 ● = SET IRON PIN & CAP (5/8" LB #7200)
 ○ = FOUND NAIL AND DISK (AS SHOWN)
 ▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY PODS A & B

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 22
SOUTH, RANGE 17 EAST, AND SECTIONS 07&18, TOWNSHIP 22
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

POD-B



COUNTY GIS
PARCEL 2.0
OR. 4074, PG. 1867
UNPLATTED LAND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	454.51'	1080.00'	24°06'45"	S49°31'27"E	451.16'
C98	317.83'	1120.00'	16°15'33"	S45°35'51"E	316.76'
C99	517.51'	1040.00'	28°39'30"	S51°43'24"E	512.19'
C106	333.84'	45.00'	285°25'33"	S46°12'28"E	78.61'
C261	52.70'	65.00'	46°27'23"	N22°07'41"E	51.27'
C262	104.28'	65.00'	91°54'20"	S88°38'28"E	93.44'
C270	112.57'	1040.00'	6°12'06"	S49°34'07"E	112.51'
C271	402.31'	1040.00'	22°09'51"	S54°45'06"E	399.61'
C361	2.63'	1040.00'	0°08'42"	N65°54'17"W	2.63'
C362	248.92'	1040.00'	1°34'48"	S83°05'09"E	248.32'
C363	389.87'	1080.00'	20°41'18"	S79°35'54"E	387.85'
C364	499.71'	1120.00'	25°33'50"	S77°09'39"E	495.58'
C365	272.01'	1120.00'	13°54'55"	S71°20'11"E	271.34'
C366	227.70'	1120.00'	11°38'55"	S84°07'06"E	227.31'
C367	358.57'	1080.00'	19°01'22"	S46°58'45"E	356.93'
C368	95.94'	1080.00'	5°05'23"	S59°02'08"E	95.91'
C369	40.04'	25.00'	91°46'21"	N07°50'28"W	35.90'
C370	39.27'	25.00'	90°00'00"	N45°03'27"E	35.36'
C371	39.27'	25.00'	90°00'00"	S44°56'33"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S38°02'44"W	62.51'
L34	S38°02'44"W	14.21'
L35	N00°03'27"E	69.65'
L36	N00°03'27"E	4.65'
L37	S89°56'33"E	20.00'
L38	S89°56'33"E	20.00'
L39	N00°03'27"E	4.65'

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF APPROPRIATION NUMBER LB 7200
866 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 798-9423 Fax:(352) 799-8359

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 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 OR = OFFICIAL RECORD
 DR = DRAINAGE RETENTION AREA
 PRM = PERMANENT REFERENCE MONUMENT
 PCP = PERMANENT CONTROL POINT
 DRW = DRAINAGE RIGHT OF WAY
 ESMT = EASEMENT
 GIS = GEOGRAPHIC INFORMATION SYSTEM

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