

# PINE CONE SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

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

**DESCRIPTION:**

A portion of the Southeast 1/4 of Section 20, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:  
 BEGIN at the Northeast corner of the Southeast 1/4 of said Section 20, said point also being the Northeast corner of PINE GROVE SUBDIVISION UNIT 1, as recorded in Plat Book 15, Pages 68-69, of the Public Records of Hernando County, Florida; thence S.89°S2'01"E., 1967.38 feet along the Northerly boundary line of the Southeast 1/4 of said Section 20 to the Northerly extension of the Westerly boundary line of PINE GROVE SUBDIVISION UNIT 2, as recorded in Plat Book 15, Pages 95-97, of the Public Records of Hernando County, Florida; thence S.00°27'00"E., 1332.32 feet along said Westerly boundary line and extension to the Northeast corner of Lot 7, Block 8 of said PINE GROVE SUBDIVISION UNIT 2; thence N.89°50'00"W., 1889.84 feet along the boundary line of said PINE GROVE SUBDIVISION UNIT 2 to the Easterly boundary line of said PINE GROVE SUBDIVISION UNIT 1; thence N.00°21'20"W., 1331.14 feet along said Easterly boundary line to the POINT OF BEGINNING.

Containing 60.79 Acres, more or less.

**DEDICATION:**

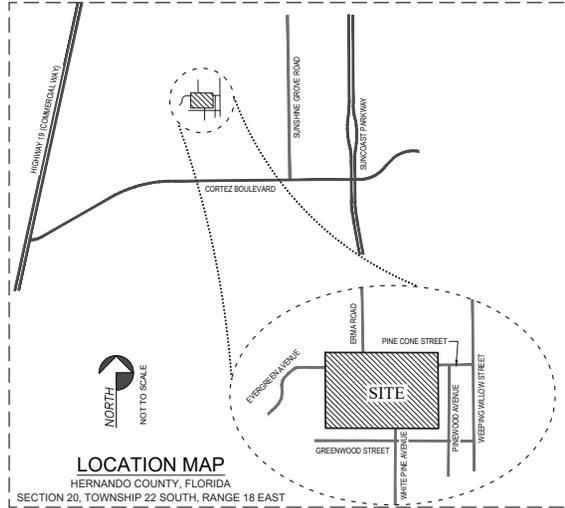
Tampa Pines I, LLC, a Delaware limited liability company (the "Owner"), certifies that it is the fee simple owner of the lands herein platted, and does hereby make the following dedications:

Tampa Pines I, LLC, a Delaware limited liability company (the "Owner"), the owner of the lands herein platted, as dedicating, does hereby dedicate to the public, the purchasers, and Hernando County all streets, rights-of-way, and other public areas as depicted herein. The 10.00' Public Utility Easements as designated on this plat are hereby granted to Hernando County and public service providers to the subdivision on a nonexclusive basis for the ground level, aboveground, and below ground installations, construction, upgrades, connections, maintenance and operation of said utilities and service including drainage; and said owner further does 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 does 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, the 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 said owner further does hereby dedicate to Hernando County for the right, but not the responsibility to maintain the Drainage Easements; and further does hereby reserve unto itself, its heirs, successors, assigns or legal representatives the right to construct, operate and maintain all such dedicated lands, streets, water and sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Hernando County, Florida; and further does 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 thereto, 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.

Tracts "A" through "F" are hereby reserved by the owner for conveyance to a Homeowners' Association ("Association") or other maintenance entity for perpetual ownership and maintenance.

The HOA Drainage Easements, and the HOA Retaining Wall Easements are hereby reserved by the owner for conveyance to a Homeowners' Association subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

IN WITNESS WHEREOF, the said Owner has caused its name and corporate seal to be affixed hereto, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



**ABSTRACTOR'S CERTIFICATE:**

I hereby certify that Tampa Pines I, LLC, a Delaware limited liability company is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida.

Name / Title \_\_\_\_\_

**RESOLUTION**

Whereas, this plat 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 plat is hereby approved and shall be recorded in the Public Records of this County, and that the dedication of all roads, streets, rights-of-way 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

Chairman \_\_\_\_\_

Attest: Clerk \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
BY COUNTY ATTORNEY**

This plat has been reviewed and approved as to form.

*Victoria Anderson*  
County Attorney

September 11, 2024  
Date

**CLERK'S CERTIFICATE:**

I, \_\_\_\_\_, Clerk of the Circuit Court of Hernando County, Florida, hereby certify this plat, was filed for record on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ File No. \_\_\_\_\_ and recorded in Plat Book \_\_\_\_\_ Pages \_\_\_\_\_.

Clerk of Circuit Court  
Hernando County, Florida

**CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED  
PROFESSIONAL SURVEYOR AND MAPPER**

I, \_\_\_\_\_, hereby certify that I have reviewed this plat for conformity as to Chapter 177, Florida Statutes, and that I am employed by, or under contract to, the appropriate local governing body and am acting hereto as an agent of the county. This limited certification as to facial conformity with the requirements of Chapter 177, 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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, Scott R. Fowler, hereby certify that this plat has been prepared under my direction and supervision and that it is a correct representation of the 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.

SCOTT R. FOWLER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5185



LANDMARK ENGINEERING & SURVEYING CORPORATION  
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619  
CERTIFICATE OF AUTHORIZATION NO. LB 3913

8515 Palm River Road Tampa, Florida 33619  
(813) 621-7841 (813) 664-1832 (fax)  
www.lsc.com L.B. # 3913

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ OF TAMPA PINES I, LLC, APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, WHO IS  / IS NOT  PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

**NOTARY PUBLIC:**

SIGN: \_\_\_\_\_ (SEAL)

PRINT: \_\_\_\_\_

TITLE OR RANK: \_\_\_\_\_

SERIAL NUMBER, IF ANY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



# PINE CONE SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

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

### LEGEND

- ⊠ SET 4"x4" CONCRETE MONUMENT P.W. LB. 3913
- ⊙ SET P.W. NAIL & DISK P.W. LB. 3913
- ⊙ FOUND P.W. NAIL & DISK P.W. LB. 3913
- ⊙ SET 5/8" IRON ROD LB. 3913
- ⊙ PERMANENT CONTROL POINT SET LB. 3913 P.W. NAIL & DISK
- ⊙ COMMISSION
- ⊙ FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- ⊙ FOUND P.W. NAIL
- ⊙ FOUND P.W. NAIL & DISK
- ⊙ FOUND P.W. NAIL & DISK P.W. LB. 3913
- ⊙ IDENTIFICATION
- ⊙ SCHEDULED BUSINESS
- ⊙ NON-RURAL
- ⊙ NORTH MEASURED DATUM 1983
- ⊙ N.T.S. = NOT TO SCALE
- ⊙ OVER ALL
- ⊙ OFFICIAL RECORDS BOOK
- ⊙ RECORDED PLAT INFORMATION
- ⊙ POINT OF BEGINNING
- ⊙ PERMANENT CONTROL POINT
- ⊙ PROFESSIONAL LAND SURVEYOR
- ⊙ PERMANENT REFERENCE MONUMENT
- ⊙ NAIL
- ⊙ RESTRICTED LAND SURVEYOR
- ⊙ REFERENCE MONUMENT
- ⊙ RIGHT-OF-WAY
- ⊙ SURVEY
- ⊙ SECTION
- ⊙ SET NAIL & DISK LB. 3913
- ⊙ S.W.M.D. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- ⊙ TYP = TYPICAL

POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE  
MATCH LINE  
3 = SHEET NUMBER

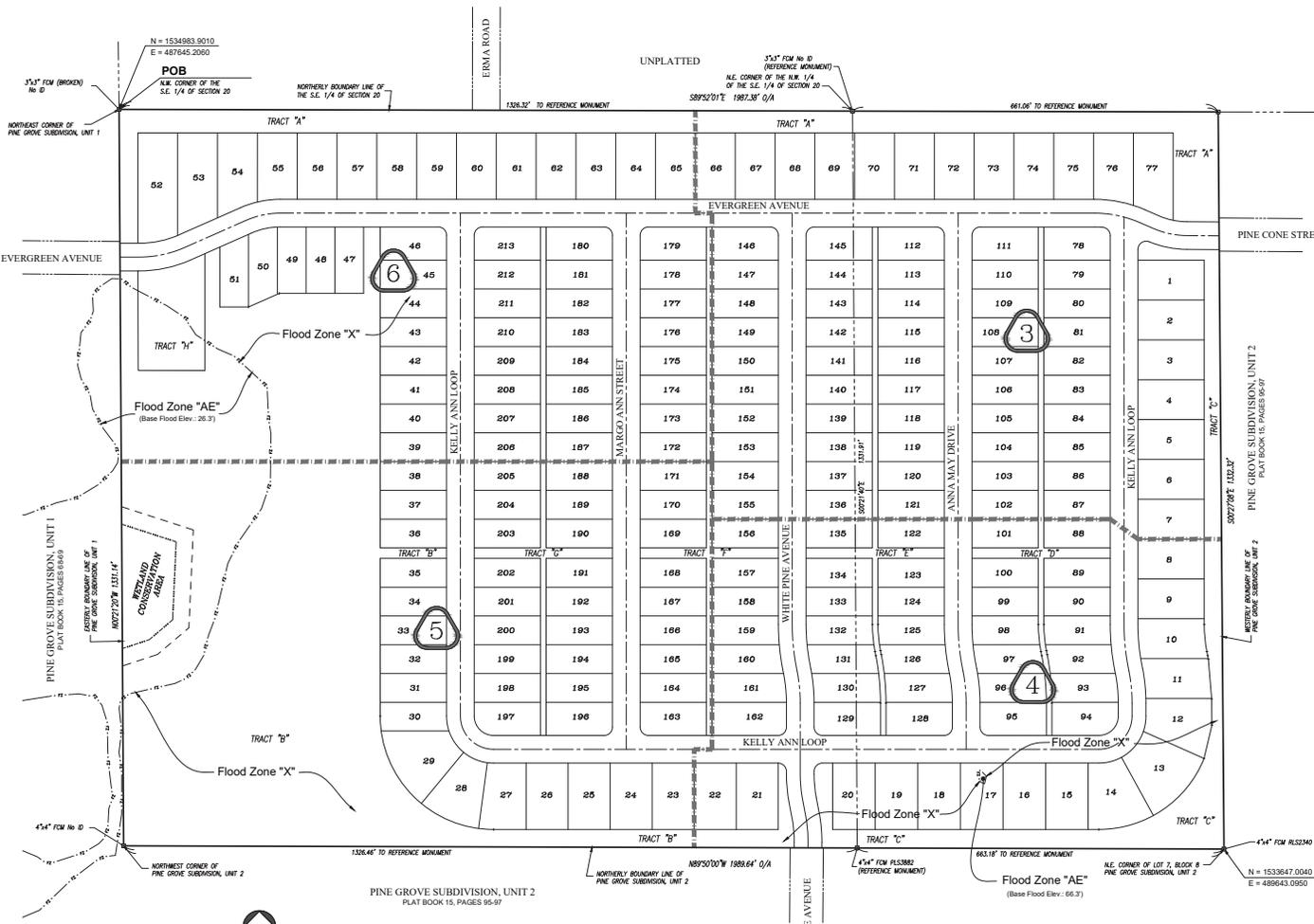
TRACT	DESIGNATION
1	HOA BUFFER AREA; HOA OPEN SPACE; PUBLIC UTILITY EASEMENT; HOA BUFFER AREA; HOA BUFFER AND WALL AREA; HOA DRAINAGE EASEMENT
2	HOA DRAINAGE TRACT; HOA DRAINAGE EASEMENT; PUBLIC UTILITY EASEMENT; HOA BUFFER AREA; HOA BUFFER AND WALL AREA; HOA DRAINAGE EASEMENT; WETLAND CONSERVATION AREA
3	HOA DRAINAGE TRACT; HOA OPEN SPACE; PUBLIC UTILITY EASEMENT; HOA BUFFER AREA; HOA BUFFER AND WALL AREA
4	HOA DRAINAGE TRACT
5	HOA DRAINAGE TRACT
6	HOA DRAINAGE TRACT
7	HOA DRAINAGE TRACT
8	HOA DRAINAGE TRACT
9	HOA DRAINAGE TRACT
10	HOA DRAINAGE TRACT
11	HOA DRAINAGE TRACT
12	HOA DRAINAGE TRACT
13	HOA DRAINAGE TRACT

### GENERAL NOTES:

- NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.
  - BASIS OF BEARINGS: NORTHERLY BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 20, BEARS S 89°52'01"E, (GRD).
  - THE PURPOSE OF THE 10-FT LANDSCAPE EASEMENT ALONG EVERGREEN AVENUE IS TO PROVIDE A TREE BOULEVARD WITH AT LEAST ONE (1) TREE EVERY 30 LINEAR FEET. IS PROVIDED WHERE POSSIBLE DUE TO THE INFILL DEVELOPMENT OF THE SUBJECT PROPERTY. TREES ADJACENT TO LOTS MUST MAINTAIN SPACE FOR DRIVEWAYS.
- THIS SUBDIVISION SUBJECT TO THE FOLLOWING:
- LOTS 1-20, 89-145, EVERGREEN AVENUE, KELLY ANN LOOP, ANNA MAY DRIVE AND TRACTS "A", "C", "D" & "E" AREA SUBJECT TO THE FOLLOWING: OIL, GAS, MINERAL OR OTHER RESERVATIONS PER DEED BOOK 89, PAGE 291, AND PETROLEUM AND PETROLEUM PRODUCT RESERVATION PER DEED BOOK 98, PAGE 223, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

### FLOOD ZONE:

THIS SUBDIVISION IS LOCATED IN ZONE "X" (OTHER AREA - AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), ZONE "X" (SHADED) (OTHER FLOOD AREA - AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD - WILLOW SINK WATERSHED NODE N.03(10) AND ZONE "AE" (BASE FLOOD ELEVATION 26.3 FEET - NAVD 1988 - WILLOW SINK WATERSHED NODE N.02(6)) PER FLOOD INSURANCE RATE MAP NO. 12053C0167D, EFFECTIVE DATE 2-02-2012. COMMUNITY NO. 120110 PANEL 0167 D. THIS INFORMATION IS CURRENT AS OF THE DATE OF RECORDATION AND IS SUBJECT TO CHANGE.



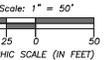
# KEY MAP

**LANDMARK**  
Engineering & Surveying Corporation  
8515 Palm River Road Tampa, Florida 33619  
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PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



Scale: 1" = 50'  
GRAPHIC SCALE (IN FEET)

BASIC OF BEARINGS:  
NORTH BOUNDARY LINE OF  
THE S.E. 1/4 OF SECTION 20,  
BEARS S89°21'E, 120.00'

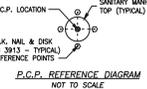
- LEGEND
- SET 4" x 4" CONCRETE MONUMENT  
P.W. LB 3913
  - SET PK NAIL & DSK  
P.W. LB 3913
  - FOUND PK NAIL & DSK  
P.W. LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT  
SET LB 3913 PK NAIL & DSK

- POINT OF CURVATURE AND  
POINT OF TANGENCY ON CURVE
- MIDCH LINE
- RADIAL BEARING LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES  
AND KEY MAP

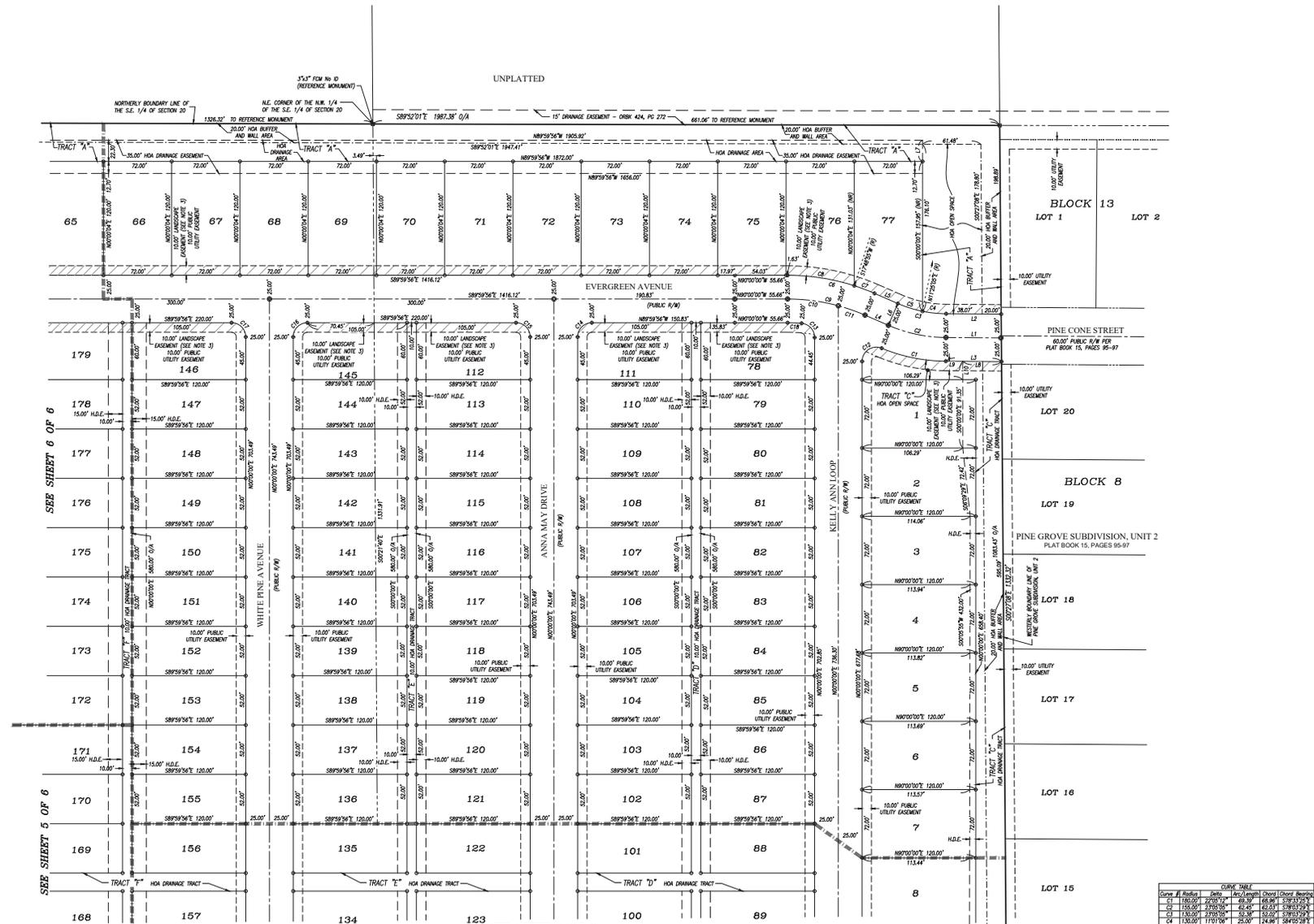
- AME = ACCESS & UTILITY EASEMENT
- C/L = CENTERLINE
- C/R = CENTER ROAD RECORD
- D/E = DRAINAGE EASEMENT
- D/P = DIMENSION
- D/S = DRAINAGE
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND IRON ROD
- FN = FOUND NAIL & DSK
- HA = HOMEOWNERS ASSOCIATION
- H/E = HOA EASEMENT
- H/O = HOA OPEN SPACE
- I/S = IDENTIFICATION
- LB = LICENSED BUSINESS
- N/A = NORTH AMERICAN DATUM 1983
- O/A = OVER ALL
- O/R = OFFICIAL RECORDS
- OR = OFFICIAL RECORDS BOOK
- PI = PLAT
- PI = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POP = PERMANENT CONTROL POINT
- PLS = PROFESSIONAL LAND SURVEYOR
- PM = PERMANENT REFERENCE MONUMENT
- R/S = REGISTERED LAND SURVEYOR
- R/M = REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- S = SECTION
- SEC = SECTION
- SW = SOUTHWEST CORNER OF SECTION
- SW/4 = SOUTHWEST QUARTER
- TRP = TYPICAL

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. LOCATION  
NOT TO SCALE

Line #	From	To	Distance
1	S89°21'E	S84°4'	
2	S89°21'E	S88°1'	
3	S89°21'E	S88°1'	
4	S89°21'E	S88°1'	
5	S89°21'E	S88°1'	
6	S89°21'E	S88°1'	
7	S89°21'E	S88°1'	
8	S89°21'E	S88°1'	
9	S89°21'E	S88°1'	
10	S89°21'E	S88°1'	



SEE SHEET 6 OF 6

SEE SHEET 5 OF 6

SEE SHEET 4 OF 6

Curve #	Radius	Delta	Chord Length	Chord Chord Bearing
C1	180.00'	22.00'	69.39'	S89°21'E
C2	115.00'	22.00'	42.44'	S89°21'E
C3	180.00'	22.00'	69.39'	S89°21'E
C4	180.00'	22.00'	69.39'	S89°21'E
C5	180.00'	22.00'	69.39'	S89°21'E
C6	180.00'	22.00'	69.39'	S89°21'E
C7	180.00'	22.00'	69.39'	S89°21'E
C8	180.00'	22.00'	69.39'	S89°21'E
C9	180.00'	22.00'	69.39'	S89°21'E
C10	180.00'	22.00'	69.39'	S89°21'E
C11	180.00'	22.00'	69.39'	S89°21'E
C12	180.00'	22.00'	69.39'	S89°21'E
C13	180.00'	22.00'	69.39'	S89°21'E
C14	180.00'	22.00'	69.39'	S89°21'E
C15	180.00'	22.00'	69.39'	S89°21'E
C16	180.00'	22.00'	69.39'	S89°21'E
C17	180.00'	22.00'	69.39'	S89°21'E
C18	180.00'	22.00'	69.39'	S89°21'E



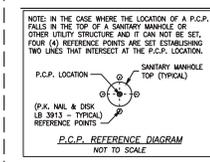
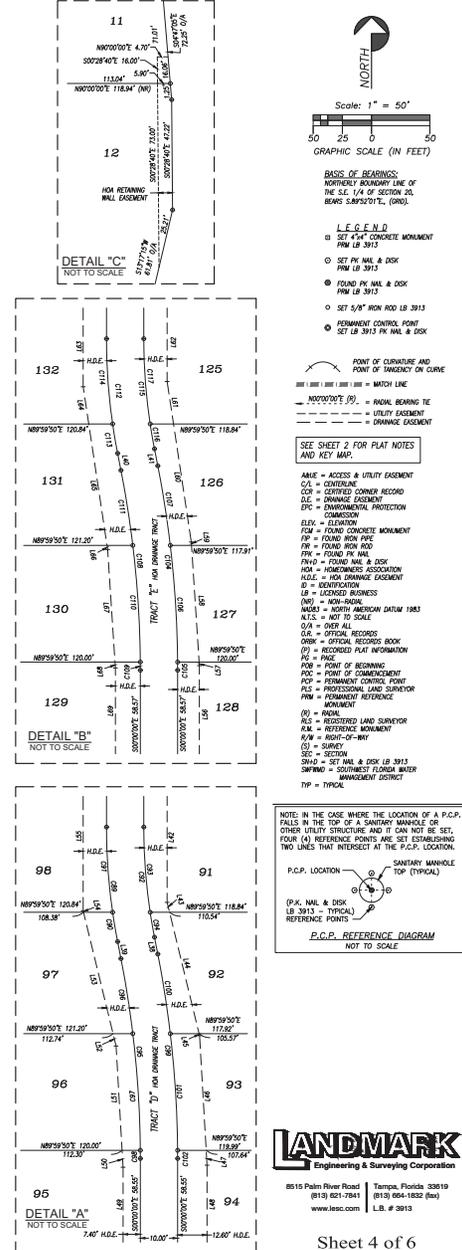
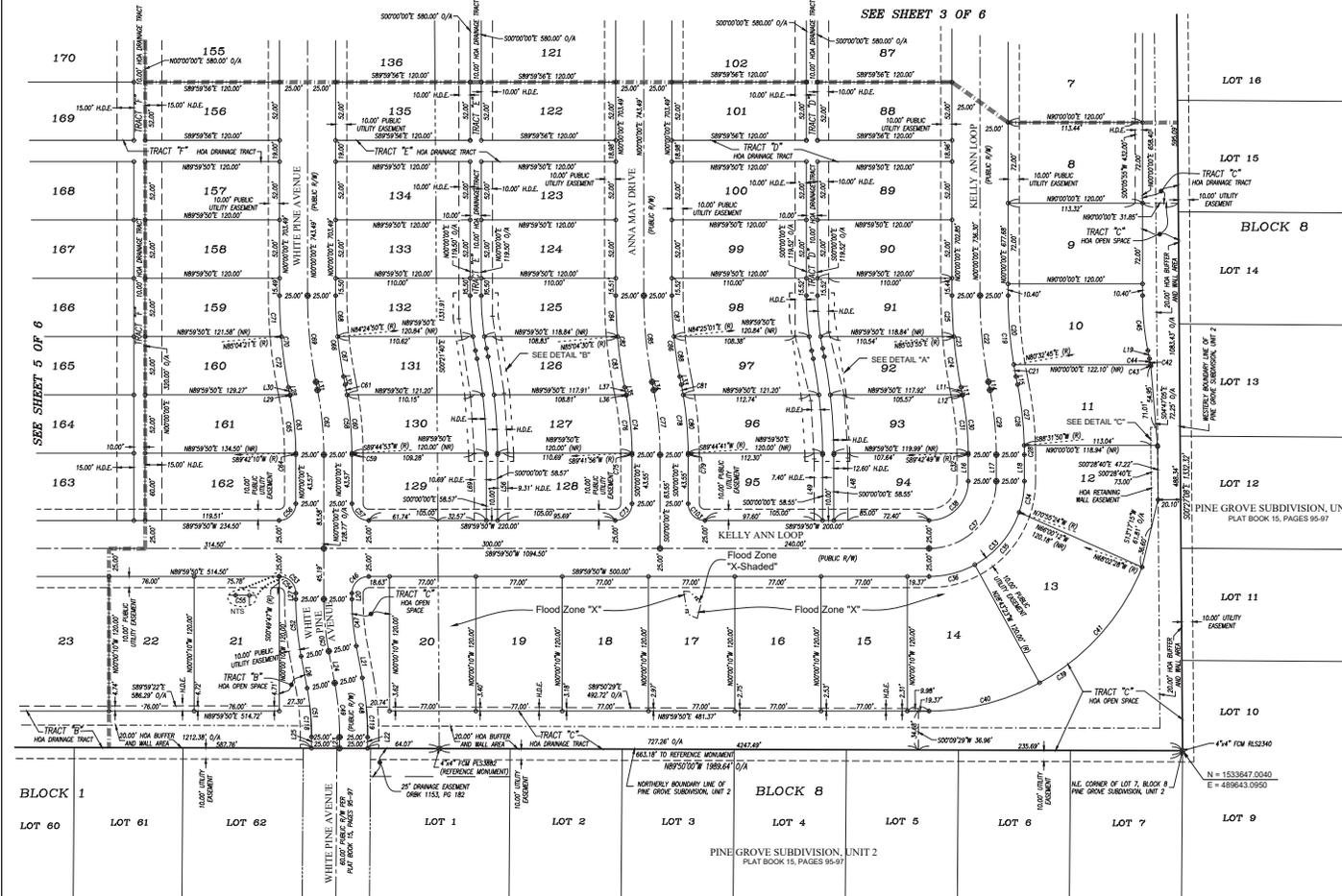
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LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
LINE #	START	END	LENGTH	STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING
101	117.000000	117.000000	0.00	117.000000	S89°59'57" W	0.00	S89°59'57" W	117.000000	S89°59'57" W	0.00	S89°59'57" W	117.000000	S89°59'57" W	0.00	S89°59'57" W



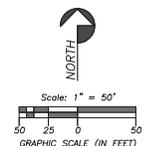
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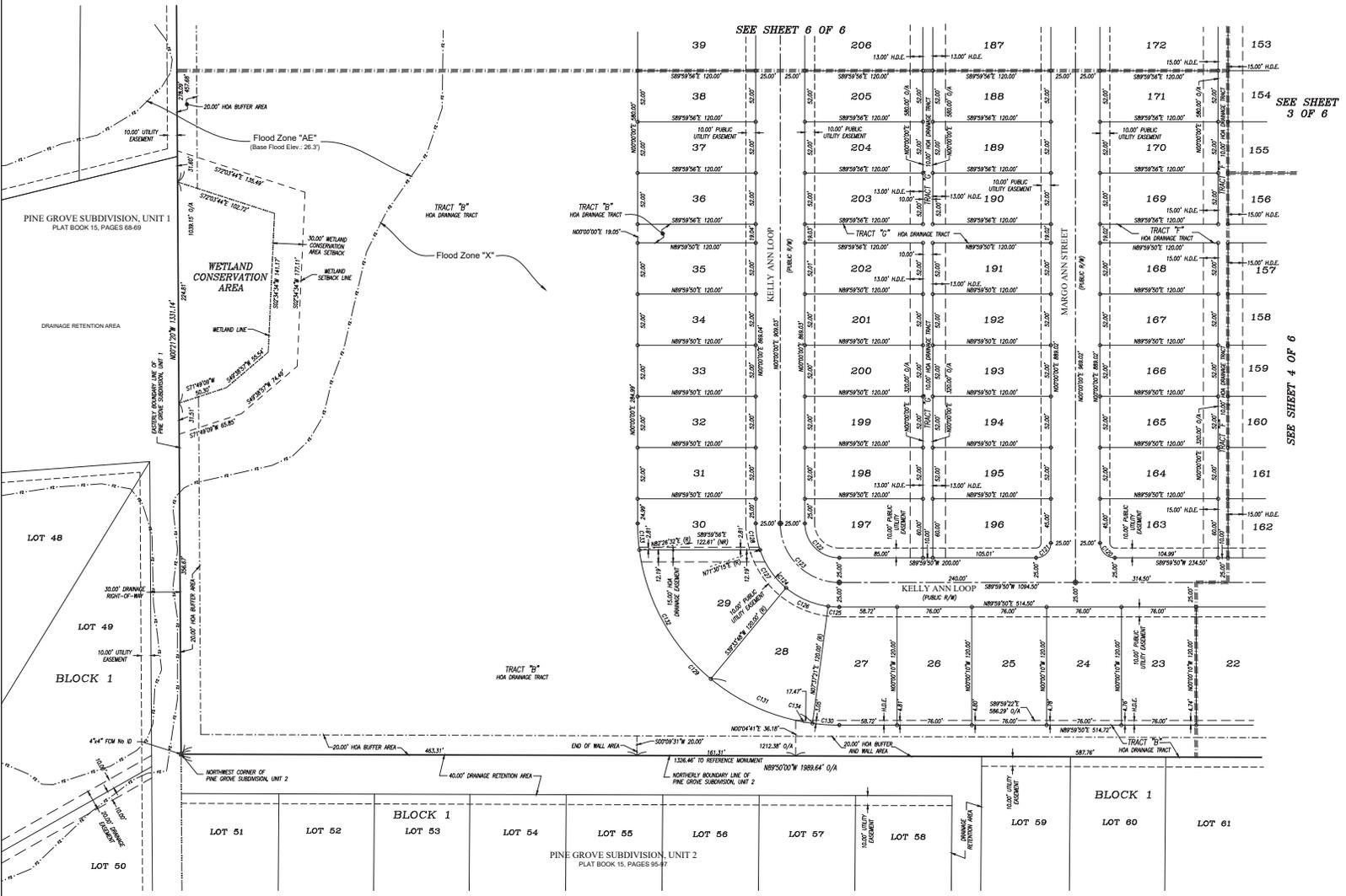
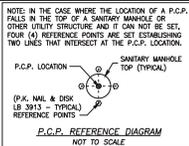
Curve #	Radius	Date	Area (Acres)	Chord	Chord Bearing
C170	75.00'	07/20/07	21.56	212.71	S44°00'00"W
C171	15.00'	07/20/07	0.16	1.57	S89°59'59"W
C172	30.00'	07/20/07	0.48	4.80	S45°00'00"W
C173	60.00'	07/20/07	1.92	19.20	S45°00'00"W
C174	90.00'	07/20/07	4.32	43.20	S45°00'00"W
C175	120.00'	07/20/07	7.68	76.80	S45°00'00"W
C176	150.00'	07/20/07	11.04	110.40	S45°00'00"W
C177	180.00'	07/20/07	14.40	144.00	S45°00'00"W
C178	210.00'	07/20/07	17.76	177.24	S45°00'00"W
C179	240.00'	07/20/07	21.12	212.40	S45°00'00"W
C180	270.00'	07/20/07	24.48	247.68	S45°00'00"W
C181	300.00'	07/20/07	27.84	292.80	S45°00'00"W
C182	330.00'	07/20/07	31.20	337.92	S45°00'00"W
C183	360.00'	07/20/07	34.56	383.04	S45°00'00"W
C184	390.00'	07/20/07	37.92	428.16	S45°00'00"W
C185	420.00'	07/20/07	41.28	473.28	S45°00'00"W
C186	450.00'	07/20/07	44.64	518.40	S45°00'00"W
C187	480.00'	07/20/07	48.00	563.52	S45°00'00"W
C188	510.00'	07/20/07	51.36	608.64	S45°00'00"W
C189	540.00'	07/20/07	54.72	653.76	S45°00'00"W
C190	570.00'	07/20/07	58.08	698.88	S45°00'00"W
C191	600.00'	07/20/07	61.44	744.00	S45°00'00"W
C192	630.00'	07/20/07	64.80	789.12	S45°00'00"W
C193	660.00'	07/20/07	68.16	834.24	S45°00'00"W
C194	690.00'	07/20/07	71.52	879.36	S45°00'00"W
C195	720.00'	07/20/07	74.88	924.48	S45°00'00"W
C196	750.00'	07/20/07	78.24	969.60	S45°00'00"W
C197	780.00'	07/20/07	81.60	1014.72	S45°00'00"W
C198	810.00'	07/20/07	84.96	1059.84	S45°00'00"W
C199	840.00'	07/20/07	88.32	1104.96	S45°00'00"W
C200	870.00'	07/20/07	91.68	1150.08	S45°00'00"W
C201	900.00'	07/20/07	95.04	1195.20	S45°00'00"W
C202	930.00'	07/20/07	98.40	1240.32	S45°00'00"W
C203	960.00'	07/20/07	101.76	1285.44	S45°00'00"W
C204	990.00'	07/20/07	105.12	1330.56	S45°00'00"W
C205	1020.00'	07/20/07	108.48	1375.68	S45°00'00"W
C206	1050.00'	07/20/07	111.84	1420.80	S45°00'00"W
C207	1080.00'	07/20/07	115.20	1465.92	S45°00'00"W
C208	1110.00'	07/20/07	118.56	1511.04	S45°00'00"W
C209	1140.00'	07/20/07	121.92	1556.16	S45°00'00"W
C210	1170.00'	07/20/07	125.28	1601.28	S45°00'00"W
C211	1200.00'	07/20/07	128.64	1646.40	S45°00'00"W
C212	1230.00'	07/20/07	132.00	1691.52	S45°00'00"W
C213	1260.00'	07/20/07	135.36	1736.64	S45°00'00"W
C214	1290.00'	07/20/07	138.72	1781.76	S45°00'00"W
C215	1320.00'	07/20/07	142.08	1826.88	S45°00'00"W
C216	1350.00'	07/20/07	145.44	1872.00	S45°00'00"W
C217	1380.00'	07/20/07	148.80	1917.12	S45°00'00"W
C218	1410.00'	07/20/07	152.16	1962.24	S45°00'00"W
C219	1440.00'	07/20/07	155.52	2007.36	S45°00'00"W
C220	1470.00'	07/20/07	158.88	2052.48	S45°00'00"W
C221	1500.00'	07/20/07	162.24	2097.60	S45°00'00"W
C222	1530.00'	07/20/07	165.60	2142.72	S45°00'00"W
C223	1560.00'	07/20/07	168.96	2187.84	S45°00'00"W
C224	1590.00'	07/20/07	172.32	2232.96	S45°00'00"W
C225	1620.00'	07/20/07	175.68	2278.08	S45°00'00"W
C226	1650.00'	07/20/07	179.04	2323.20	S45°00'00"W
C227	1680.00'	07/20/07	182.40	2368.32	S45°00'00"W
C228	1710.00'	07/20/07	185.76	2413.44	S45°00'00"W
C229	1740.00'	07/20/07	189.12	2458.56	S45°00'00"W
C230	1770.00'	07/20/07	192.48	2503.68	S45°00'00"W
C231	1800.00'	07/20/07	195.84	2548.80	S45°00'00"W
C232	1830.00'	07/20/07	199.20	2593.92	S45°00'00"W
C233	1860.00'	07/20/07	202.56	2639.04	S45°00'00"W
C234	1890.00'	07/20/07	205.92	2684.16	S45°00'00"W
C235	1920.00'	07/20/07	209.28	2729.28	S45°00'00"W
C236	1950.00'	07/20/07	212.64	2774.40	S45°00'00"W
C237	1980.00'	07/20/07	216.00	2819.52	S45°00'00"W
C238	2010.00'	07/20/07	219.36	2864.64	S45°00'00"W
C239	2040.00'	07/20/07	222.72	2909.76	S45°00'00"W
C240	2070.00'	07/20/07	226.08	2954.88	S45°00'00"W
C241	2100.00'	07/20/07	229.44	2999.92	S45°00'00"W
C242	2130.00'	07/20/07	232.80	3045.04	S45°00'00"W
C243	2160.00'	07/20/07	236.16	3090.16	S45°00'00"W
C244	2190.00'	07/20/07	239.52	3135.28	S45°00'00"W
C245	2220.00'	07/20/07	242.88	3180.40	S45°00'00"W
C246	2250.00'	07/20/07	246.24	3225.52	S45°00'00"W
C247	2280.00'	07/20/07	249.60	3270.64	S45°00'00"W
C248	2310.00'	07/20/07	252.96	3315.76	S45°00'00"W
C249	2340.00'	07/20/07	256.32	3360.88	S45°00'00"W
C250	2370.00'	07/20/07	259.68	3406.00	S45°00'00"W
C251	2400.00'	07/20/07	263.04	3451.12	S45°00'00"W
C252	2430.00'	07/20/07	266.40	3496.24	S45°00'00"W
C253	2460.00'	07/20/07	269.76	3541.36	S45°00'00"W
C254	2490.00'	07/20/07	273.12	3586.48	S45°00'00"W
C255	2520.00'	07/20/07	276.48	3631.60	S45°00'00"W
C256	2550.00'	07/20/07	279.84	3676.72	S45°00'00"W
C257	2580.00'	07/20/07	283.20	3721.84	S45°00'00"W
C258	2610.00'	07/20/07	286.56	3766.96	S45°00'00"W
C259	2640.00'	07/20/07	289.92	3812.08	S45°00'00"W
C260	2670.00'	07/20/07	293.28	3857.20	S45°00'00"W
C261	2700.00'	07/20/07	296.64	3902.32	S45°00'00"W
C262	2730.00'	07/20/07	300.00	3947.44	S45°00'00"W
C263	2760.00'	07/20/07	303.36	3992.56	S45°00'00"W
C264	2790.00'	07/20/07	306.72	4037.68	S45°00'00"W
C265	2820.00'	07/20/07	310.08	4082.80	S45°00'00"W
C266	2850.00'	07/20/07	313.44	4127.92	S45°00'00"W
C267	2880.00'	07/20/07	316.80	4173.04	S45°00'00"W
C268	2910.00'	07/20/07	320.16	4218.16	S45°00'00"W
C269	2940.00'	07/20/07	323.52	4263.28	S45°00'00"W
C270	2970.00'	07/20/07	326.88	4308.40	S45°00'00"W
C271	3000.00'	07/20/07	330.24	4353.52	S45°00'00"W
C272	3030.00'	07/20/07	333.60	4398.64	S45°00'00"W
C273	3060.00'	07/20/07	336.96	4443.76	S45°00'00"W
C274	3090.00'	07/20/07	340.32	4488.88	S45°00'00"W
C275	3120.00'	07/20/07	343.68	4534.00	S45°00'00"W
C276	3150.00'	07/20/07	347.04	4579.12	S45°00'00"W
C277	3180.00'	07/20/07	350.40	4624.24	S45°00'00"W
C278	3210.00'	07/20/07	353.76	4669.36	S45°00'00"W
C279	3240.00'	07/20/07	357.12	4714.48	S45°00'00"W
C280	3270.00'	07/20/07	360.48	4759.60	S45°00'00"W
C281	3300.00'	07/20/07	363.84	4804.72	S45°00'00"W
C282	3330.00'	07/20/07	367.20	4849.84	S45°00'00"W
C283	3360.00'	07/20/07	370.56	4894.96	S45°00'00"W
C284	3390.00'	07/20/07	373.92	4940.08	S45°00'00"W
C285	3420.00'	07/20/07	377.28	4985.20	S45°00'00"W
C286	3450.00'	07/20/07	380.64	5030.32	S45°00'00"W
C287	3480.00'	07/20/07	384.00	5075.44	S45°00'00"W
C288	3510.00'	07/20/07	387.36	5120.56	S45°00'00"W
C289	3540.00'	07/20/07	390.72	5165.68	S45°00'00"W
C290	3570.00'	07/20/07	394.08	5210.80	S45°00'00"W
C291	3600.00'	07/20/07	397.44	5255.92	S45°00'00"W
C292	3630.00'	07/20/07	400.80	5301.04	S45°00'00"W
C293	3660.00'	07/20/07	404.16	5346.16	S45°00'00"W
C294	3690.00'	07/20/07	407.52	5391.28	S45°00'00"W
C295	3720.00'	07/20/07	410.88	5436.40	S45°00'00"W
C296	3750.00'	07/20/07	414.24	5481.52	S45°00'00"W
C297	3780.00'	07/20/07	417.60	5526.64	S45°00'00"W
C298	3810.00'	07/20/07	420.96	5571.76	S45°00'00"W
C299	3840.00'	07/20/07	424.32	5616.88	S45°00'00"W
C300	3870.00'	07/20/07	427.68	5662.00	S45°00'00"W



BASIC OF BEARINGS:  
NORTHWEST CORNER LINE OF THE S.E. 1/4 OF SECTION 20, BEARS S89°59'59", (200)

- LEGEND**
- SET 4" x 4" CONCRETE MONUMENT PER LB 3913
  - SET PK NAIL & DISK PER LB 3913
  - FOUND PK NAIL & DISK PER LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- MIDCH LINE
- RADIAL BEARING TO
- UTILITY EASEMENT
- DRAINAGE EASEMENT

- SEE SHEET 2 FOR PLAT NOTES AND KEY MAP
- AME = ACCESS & UTILITY EASEMENT
  - C/L = CENTERLINE
  - CCR = CREDITED CORNER RECORD
  - CEB = DRAINAGE EASEMENT
  - CEM = ENVIRONMENTAL PROTECTION COMMISSION
  - CEM = EASEMENT
  - CCM = FOUND CONCRETE MONUMENT
  - FRK = FOUND IRON ROD
  - FRN = FOUND IRON NAIL
  - FRND = FOUND NAIL & DISK
  - HCA = HOMEOWNERS ASSOCIATION
  - HOLE = HIGH DRAINAGE EASEMENT
  - IS = INTERSECTION
  - LB = LICENSED BUSINESS
  - IND = NON-IRON
  - INDS1 = NORTH AMERICAN DATUM 1983
  - O/A = OVER ALL
  - OR = OFFICIAL RECORDS
  - ORR = OFFICIAL RECORDS BOOK
  - ORP = OFFICIAL RECORDS PLAT INFORMATION
  - PK = PLAT
  - PKB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - POP = PERMANENT CONTROL POINT
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PRM = PERMANENT REFERENCE MONUMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - R/S = REGISTERED LAND SURVEYOR
  - R/M = REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - S = SURVEY
  - SEC = SECTION
  - SEW = SEWER NAIL & DISK LB 3913
  - SEWWD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - TRP = TYPICAL



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