

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°S20°1'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°08'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.80°50°00"W.. 1989.84 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 dedicatar, does hereby dedicate to the public, the purchasers, and Hernando County all streets, rights-of-way, and other public areas as depicted hereon. 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__.

OWNER: Tampa Pines I, LLC, a Delaware limited liability company



BY: _____

Witness: _____ Witness: _____

Print Name: _____ Print Name: _____

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)

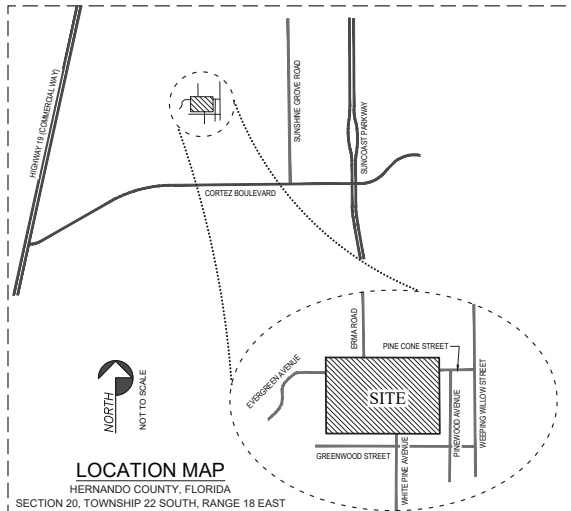
PRINT: _____

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
SURREPLANTED 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.



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.lesc.com L.B. # 3913

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.M. LB 3913
- SET P.V. NAIL & DISK
P.M. LB 3913
- FOUND P.V. NAIL & DISK
P.M. LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 P.V. NAIL & DISK

AKUE = ACCESS & UTILITY EASEMENT
C/L = CENTERLINE
CGR = CERTIFIED CORNER RECORD
DLE = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION
COMMISSION
FCM = FOUND CONCRETE MONUMENT
FPM = FOUND IRON PIPE
FVN = FOUND V.I. NAIL
FVND = FOUND V.I. NAIL & DISK
FVN = FOUND V.I. NAIL
FVND = FOUND V.I. NAIL & DISK
ID = IDENTIFICATION
LB = LOCKED BUSINESS
(NR) = NON-RURAL
NAD83 = NORTH AMERICAN DATUM 1983
N.T.S. = NOT TO SCALE
O/A = OVER ALL
O/R = OFFICIAL RECORDS
O/R = OFFICIAL RECORDS BOOK
(P) = RECORDED PLAT INFORMATION
P.B. = PAGE
P.B. = POINT OF BEGINNING
P.C. = POINT OF COMMENCEMENT
P.C. = PERMANENT CONTROL POINT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.M. = PERMANENT REFERENCE
MONUMENT
(R) = RAIL
R.L.S. = REGISTERED LAND SURVEYOR
R.M. = REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
(S) = SURVEY
SEC = SECTION
SWAD = SET NAIL & DISK LB 3913
SWPND = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
TYP = TYPICAL

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

3 = SHEET NUMBER

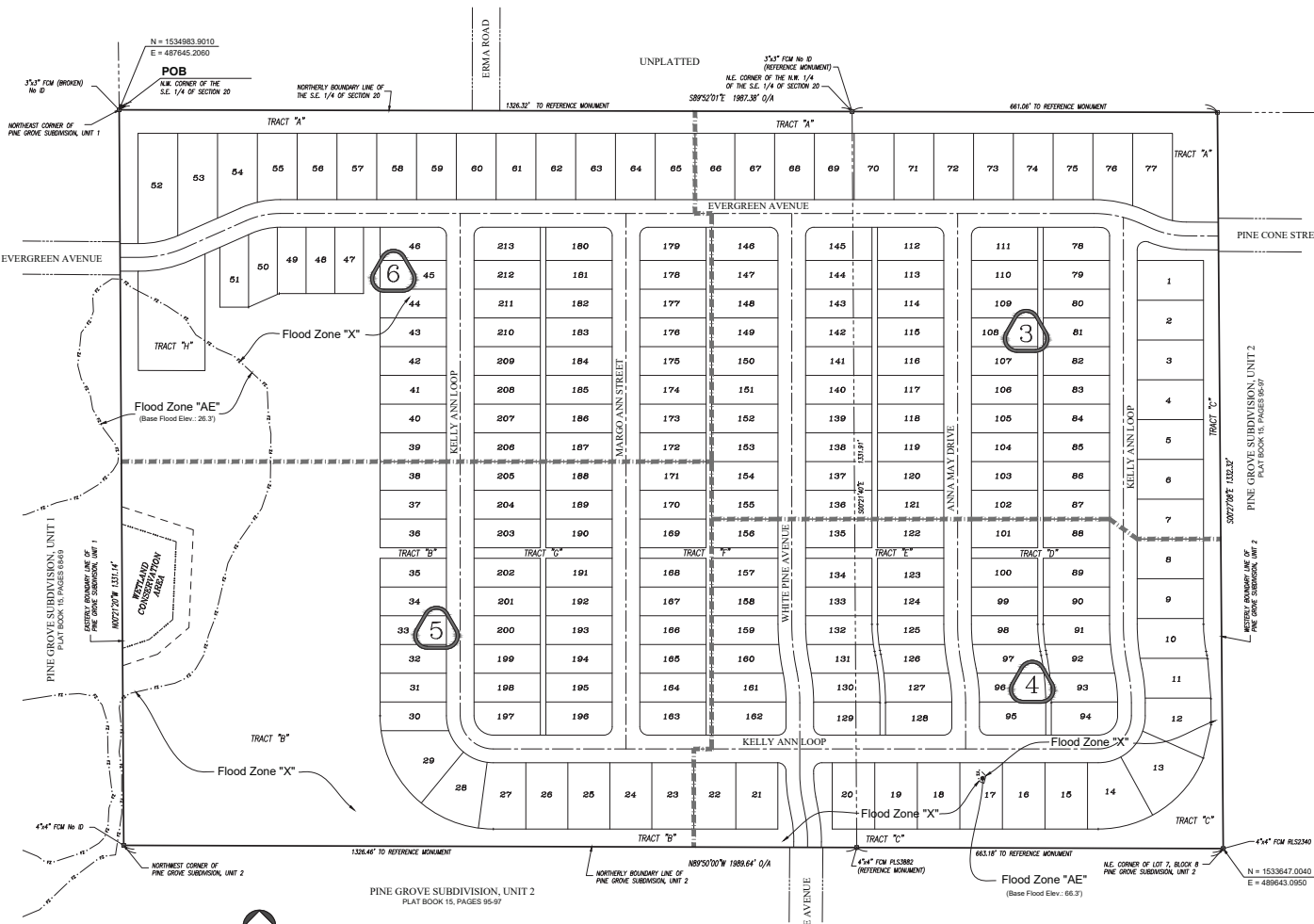
TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
1	WATERWAY TRACT: H&A OPEN SPACE, PUBLIC UTILITY EASEMENT, H&A BUFFER AREA, H&A BUFFER AND WALL AREA, H&A DRAINAGE EASEMENT
2	H&A DRAINAGE TRACT: H&A OPEN SPACE, PUBLIC UTILITY EASEMENT, H&A BUFFER AREA, H&A BUFFER AND WALL AREA, H&A DRAINAGE EASEMENT, WETLAND CONSERVATION AREA
3	H&A DRAINAGE TRACT: H&A OPEN SPACE, PUBLIC UTILITY EASEMENT, H&A BUFFER AREA, H&A BUFFER AND WALL AREA
4	H&A DRAINAGE TRACT
5	H&A DRAINAGE TRACT
6	H&A DRAINAGE TRACT
7	H&A DRAINAGE TRACT
8	H&A DRAINAGE TRACT
9	H&A DRAINAGE TRACT
10	H&A DRAINAGE TRACT
11	H&A DRAINAGE TRACT
12	H&A DRAINAGE TRACT
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73	H&A DRAINAGE TRACT
74	H&A DRAINAGE TRACT
75	H&A DRAINAGE TRACT
76	H&A DRAINAGE TRACT
77	H&A 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 (AND 83 - 2011 ADJUSTMENT) FOR THE WEST STATE 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, (GRID).
 - THE PURPOSE OF THE 10-FT LANDSCAPE EASEMENT ALONG EVERGREEN AVENUE IS TO PROVIDE A TREE BUFFER 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, 69-145, 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 281, 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 FLOODPLAIN), ZONE "Y" (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 NUB010) AND ZONE "AE" (BASE FLOOD ELEVATION 26.3 FEET - NAVD 1988 - WILLOW SINK WATERSHED NODE NUB020) PER FLOOD INSURANCE RATE MAP MAP NO. 12050C0167D, 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
(813) 621-7841 | (813) 664-1832 (fax)
www.lsc.com | L.B. # 3913

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

BASIS OF BEARINGS:
NORTHERLY BOUNDARY LINE OF
THE S.E. 1/4 OF SECTION 20,
BEARS S.89°52'01"E., (GRID).

LEGEND

- ① SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- ② SET PK NAIL & DISK
PRM LB 3913
- ③ FOUND PK NAIL & DISK
PRM LB 3913
- ④ SET 5/8" IRON ROD LB 3913
- ⑤ PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

= MATCH LINE

N00°00'00"E (R) = RADIAL BEARING TIE

= UTILITY EASEMENT

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

AAE = ACCESS & UTILITY DESIGN
CAE = CENTERLINE
CCE = CERTIFIED CORNER RECORD
CLD = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION
COMMISSION
ELEF = ELEVATION
FND = FOUND CONCRETE FOUNDMENT
FND + FND ROUN PIPE
FND + FND ROUN HD
FND + FND PK PAL
FND + FND NAL & JOCK
HAA = HOMEOWNERS ASSOCIATION
HLE = HOV DRAINAGE EASEMENT
HND = IDENTIFICATION
LH = LICENSED BUSINESS
NDR = NON-DRINKING
NPA = NORTH AMERICAN OVERS
N.T.S. = NOT TO SCALE
O.A. = OVER A DITCH
O.R. = OFFICIAL RECORDS
O.R.C. = OFFICIAL RECORDS BOOK
P = (O) RECORDS PLAT INFORMATION
PG = PAGE
P.O. = POINT OF BEGINNING
POC = POINT OF COMENCEMENT
PR = PLANNING REFERENCE
PPLS = PROFESSIONAL LAND SURVEYOR
PM = PERMANENT REFERENCE
MONUMENT
RD = RADIAL
RDR = REGISTERED LAND SURVEYOR
R/M = REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
S = SURVEY
SEC = SECTION
SHR = SHIELD NAIL & JOCK LB 3013
SHRPN = SOUTHWEST FLORIDA
TIMBER - MANAGEMENT DISTRICT

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.

C.P. LOCATION

SANITARY MANHOLE TOP (TYPICAL)

N.W. & D.K.

P.C.P. REFERENCE DIAGRAM
NOT TO SCALE

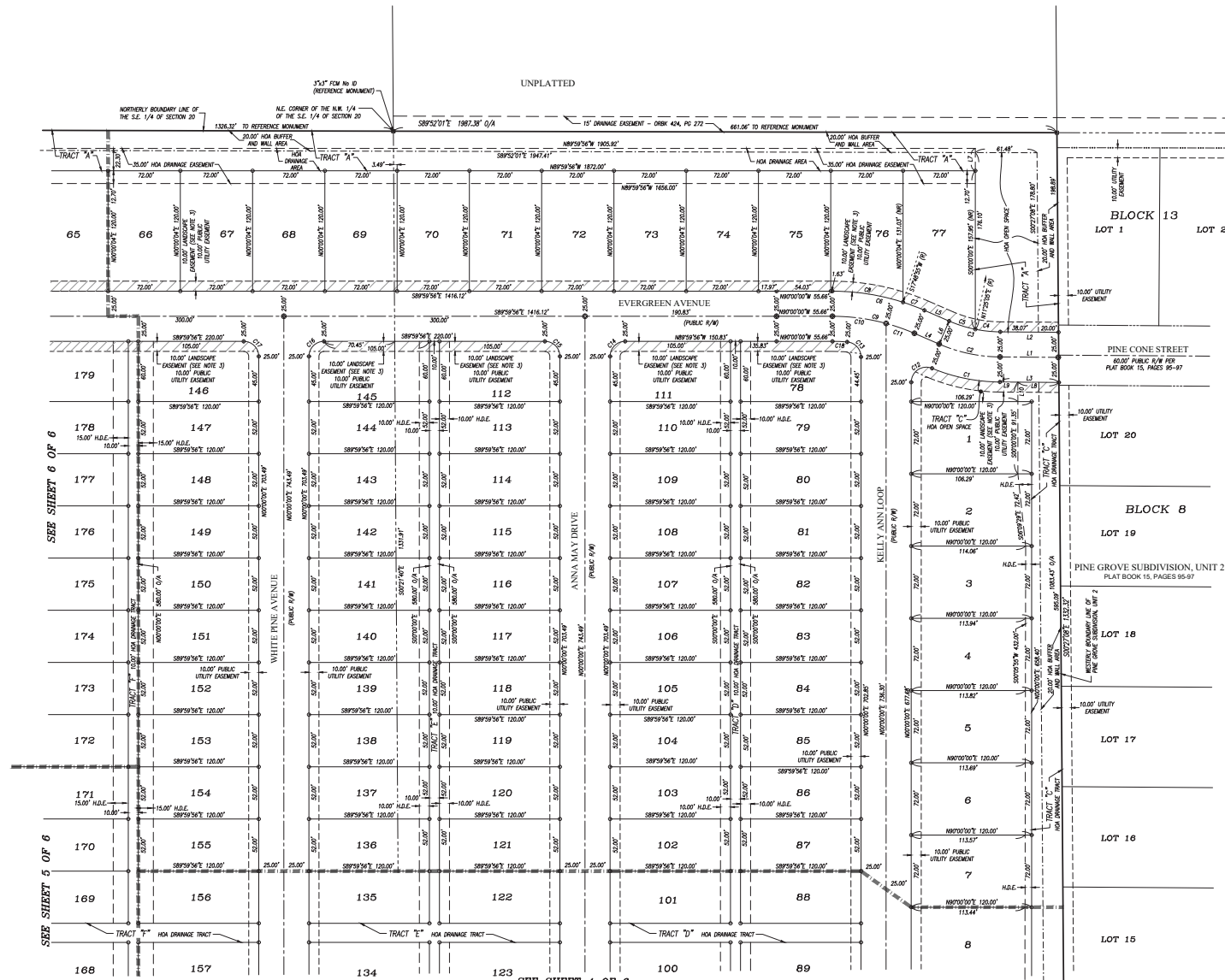
Line #	Bearing	Distance
L1	S89°36'01"E	58.44'
L2	N89°36'01"W	58.07'
L3	S89°36'01"E	58.81'
L4	S66°30'56"E	26.87'
L5	N66°30'56"W	26.87'
L6	S23°29'04"W	25.00'
L7	N07°00'00"E	22.30'
L8	S89°36'01"E	40.86'
L9	S89°36'01"E	17.95'
L10	N07°00'00"E	19.35'



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Sheet 3 of 6



SEE SHEET 5 OF 6

SEE SHEET 4 OF 6

Curve #	Radius	Curve Data			Chord	Chord Bearing
		Delta	Area	Length		
C1	180.00	27°05'12"	69.39	68.98	S17°05'12"E	
C2	180.00	23°05'05"	62.45	60.83	S19°05'05"E	
C3	180.00	23°05'05"	62.45	60.83	S19°05'05"E	
C4	130.00	17°01'56"	25.08	24.98	S47°01'56"E	
C5	130.00	12°03'59"	27.37	27.33	S72°03'59"E	
C6	230.00	23°29'04"	94.27	93.61	S77°29'04"E	
C7	230.00	05°40'59"	22.78	22.75	M69°10'59"E	
C8	230.00	05°40'59"	22.78	22.75	M69°10'59"E	
C9	205.00	23°29'04"	84.03	83.64	S77°29'04"E	
C10	205.00	15°07'44"	54.13	53.97	N67°07'44"E	
C11	205.00	08°21'20"	29.90	29.83	N67°01'36"E	
C12	15.00	17°12'27"	29.47	29.43	S66°12'27"E	
C13	15.00	85°04'56"	21.58	21.57	S85°04'56"E	
C14	15.00	90°00'04"	21.58	21.21	S45°00'02"E	
C15	15.00	89°59'56"	21.56	21.21	N45°00'02"E	
C16	15.00	90°00'04"	21.56	21.21	S45°00'02"E	
C17	15.00	89°59'56"	21.56	21.21	N45°00'02"E	
C18	180.00	04°19'00"	16.26	16.23	M64°19'00"E	

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

Scale: 1" = 50'

50 25 0

GRAPHIC SCALE (IN FEET)

LEGEND

- ① SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- ② SET PK NAIL & DISK
PRM LB 3913
- ③ FOUND PK NAIL & DISK
PRM LB 3913
- ④ SET 5/8" IRON ROD LB 3913
- ⑤ PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK

SEE SHEET 2 FOR PLAT NOTES

ELEV. = ELEVATION
 FCN = FOUND CONCRETE FOUNDMENT
 FID = FOUND IRON PIPE
 FIDR = FOUND IRON ROD
 FIDW = FOUND IRON W/AL
 FWD = FOUND W/AL & DISK
 HDA = HOMEOWNERS ASSOCIATION
 HDA = HIGH DRAINAGE EASEMENT
 ID = IDENTIFICATION
 LDC = LICENSED BUSINESS
 LDC = NEW-BRAND
 NABUS = NORTH AMERICAN DATUM 1983
 N.T.S. = NOT TO SCALE
 O/A = OVER ALL
 OFR. = OFFICIAL RECORDS
 OFR = OFFICIAL RECORDS BOOK
 OPR = ORDERED PLAT INFORMATION
 P = PAGE
 PDB = POINT OF BEGINNING
 PCP = POINT OF COMMENCEMENT
 PGP = PERMANENT CONTROL POINT
 PIR = PERSONAL IDENTIFICATION
 PIR = PERMANENT REFERENCE
 POINT
 (P) = PICAL
 R/L = REGISTERED LAND SURVEYOR
 R/L = REFERENCE MONUMENT
 R/W = RIGHT-OF-WAY
 SEC = SECTION
 SDC = SURVEY
 SDC = FOUND W/AL & DISK LB 3913
 SWP = SOUTHWEST FLORIDA WATER
 MANAGEMENT DISTRICT
 TYP. = TYPICAL

C.P. LOCATION

SANITARY MANHOLE TOP (TYPICAL)

K. NAIL & DISK 3913 - (TYPICAL)

REFERENCE POINTS

P.C.P. REFERENCE DIAGRAM

NOT TO SCALE

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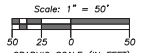
Sheet 4 of 6



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Sheet 4 of 6

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



LEGEND

- ① SET 5/4" CONCRETE MONUMENT
SET LB 3913
- ② SET PK NAIL & DISK
PRM LB 3913
- ③ FOUND PK NAIL & DISK
PRM LB 3913
- ④ SET 5/8" IRON ROD LB 3913
- ⑤ PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK

— POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE

— MATCH LINE

70°00'00" (S) = RADIAL BEARING TIE

— = UTILITY EASEMENT

— = DRAINAGE EASEMENT

A/L = ACCESS & UTILITY DESIGN
 C/L = CENTERLINE
 C/R = COMBINED CURRENT RECORD
 D/E = DRAINAGE EASEMENT
 D/P = ENVIRONMENTAL PROTECTION
 E/M = EMISSION
 ELEV = ELEVATION
 FCM = FOUND CONCRETE FOUNDATION
 FND = FOUND IRON ROD
 FNR = FOUND FIRE NAIL
 FNDV = FOUND NAIL & DISK
 HCA = HOMEOWNERS ASSOCIATION
 H/D = HOME DRAINAGE EASEMENT
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 L/D = LOT
 N/A = NOT A NORTH AMERICAN DATE 1983
 N/L/S = NOT TO SCALE
 O/A = OVER ALL
 O/R = OFFICIAL RECORDS
 O/R = OFFICIAL RECORDS
 O/R = OFFICIAL RECORDS
 P = PAVED
 P/F = PAVED PLAT INFORMATION
 P/R = POLE
 P/B = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 P/P = PERMANENT CONTROL POINT
 P/R = PROFESSIONAL LAND SURVEYOR
 P/R = PERMANENT REFERENCE MONUMENT
 (R) = RECORD
 R/S = REGISTERED LAND SURVEYOR
 R/S = REFERENCE MEASUREMENT
 R/W = RIGHT-OF-WAY
 S = SURVEY
 S/C = SECTION
 SHAD = SET NAIL & DISK 1/2 3/32
 SHAD = SOUTHWEST FLORIDA WATER
 MANAGEMENT DISTRICT
 T/P = TYPICAL

P.C.P. LOCATION

SANITARY MANHOLE TOP (TYPICAL)

(P.J., NAIL & DISK LB 3913 - TYPICAL) REFERENCE POINTS

P.C.P. REFERENCE DIAGRAM

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

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CURVE TABLE					
Curve	Radius	Delta	Arc Length	Chord	Chord Bearing
C120	15.00	90°00'10"	23.56	21.21	S45°00'05"E
C121	15.00	69°50'50"	23.56	21.21	N44°59'55"E
C122	35.00	90°00'10"	54.98	49.50	S45°00'05"E
C123	60.00	90°00'10"	94.25	84.85	S45°00'05"E
C124	85.00	90°00'10"	133.53	120.71	S45°00'05"E
C125	85.00	67°33'11"	113.17	111.30	S46°11'25"E
C126	85.00	67°33'11"	113.17	111.30	N46°11'25"E
C127	85.00	31°56'22"	47.86	46.77	S72°57'59"E
C128	85.00	16°29'43"	22.44	22.37	S70°14'35"E
C129	205.00	90°00'10"	322.02	289.94	S45°00'05"E
C130	205.00	67°33'11"	272.28	272.28	N46°11'25"E
C131	205.00	31°56'22"	114.28	112.81	S66°24'46"E
C132	205.00	4°25'44"	153.42	148.86	S89°59'50"E
C133	205.00	3°33'28"	27.04	27.02	S93°46'44"E
C134	205.00	0°45'04"	17.34	17.33	S95°57'42"E

