

# WHITING ESTATES PHASE 2

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

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

## DEDICATION:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, thence N.89°40'25"W., 40.00 feet along the Northernly boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 34 to the Southeast corner of WHITING ESTATES, as recorded in Plat Book 44, Pages 29 - 32 of the Public Records of Hernando County, Florida and to the POINT OF BEGINNING, thence S.00°16'19"W., 210.49 feet along the Westerly right-of-way line of ANDERSON SHOW ROAD, thence N.89°37'23"W., 289.86 feet, thence S.00°16'29"W., 1034.27 feet along the Easterly boundary line of Lot 3, CROWN POINTE, as recorded in Plat Book 39, Pages 14 - 15 of the Public Records of Hernando County, Florida, and the Northernly extension thereof to the Northeast corner of "Tract #1" of said CROWN POINTE, thence N.89°53'44"W., 329.91 feet along the Northernly boundary line of said "Tract #1" to the Northwest corner thereof, thence N.00°14'30"E., 1245.78 feet along the Easterly boundary line of Lots 4 - 19 of said CROWN POINTE subdivision to the Northeast corner of said Lot 19, thence S.89°40'25"E., 620.48 feet along the Southernly right-of-way line of WAITING DRIVE to the POINT OF BEGINNING.

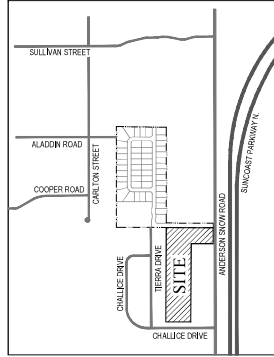
The above legal description contains 20.96 acres more or less.

HDP Whiting Estates II, 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:

HDP Whiting Estates II, LLC, a Delaware limited liability company (the "Owner"), a Corporation under the laws of the State of Florida, the owner of the lands herein platted, as dedicatory, does hereby dedicate to the public, the purchasers, and Hernando County all streets, right-of-way, and other public areas as depicted hereon. The utility easements as designated on this plat are hereby reserved to the declarant, its successors and assigns and 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, connectors, maintenance and operation of said utilities and service including drainage; and 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 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 do 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.

Owner reserves the right to convey Tracts 'A', 'B', 'C', 'D', 'E', and 'F' to a Homeowners' Association ("Association") for perpetual ownership and maintenance.

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



LOCATION MAP  
HERNANDO COUNTY, FLORIDA  
SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST

## ABSTRACTOR'S CERTIFICATE:

I hereby certify that HDP Whiting Estates II, 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.

Sergio Osoyo, VP & Operations Manager  
Old Republic National Title Insurance Company

## 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.

*Kyle J. Banda*  
County Attorney

October 26, 2023  
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

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.leec.com LB # 3913

## ACKNOWLEDGEMENT:

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

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, JEFFREY D. THORSON, VICE PRESIDENT OF HDP WHITING ESTATES II, 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: \_\_\_\_\_

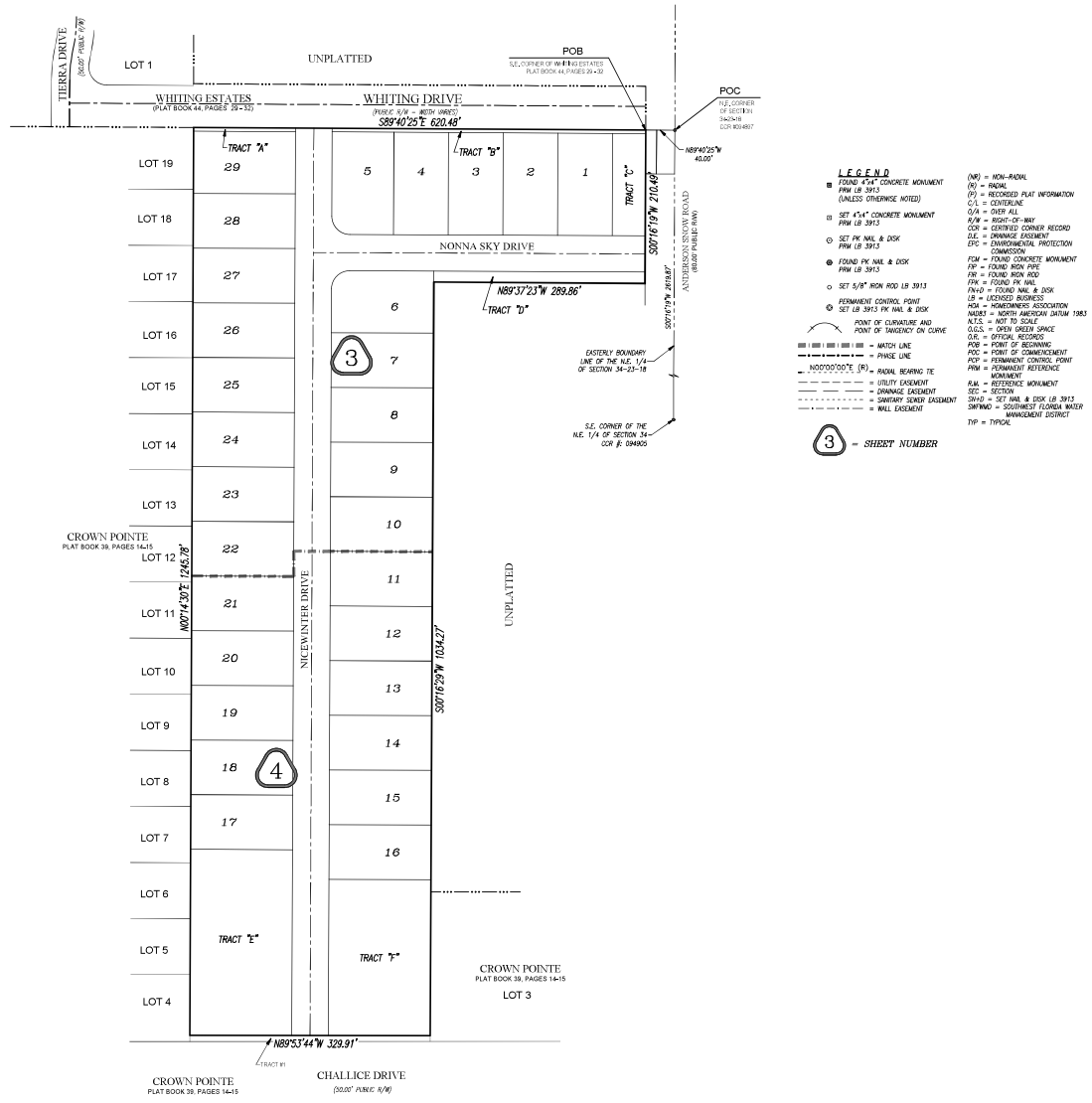
MY COMMISSION EXPIRES: \_\_\_\_\_

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

# WHITING ESTATES PHASE 2

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

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



- ### LEGEND
- FOUND 4"x4" CONCRETE MONUMENT  
FWM LB 3913  
(UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT  
FWM LB 3913
  - SET PK NAIL & DISK  
FWM LB 3913
  - FOUND PK NAIL & DISK  
FWM LB 3913
  - SET 5/8" NON ROD LB 3913
  - SET LB 3913 PK NAIL & DISK
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENT ON CURVE
  - MATCH LINE
  - PHASE LINE
  - NOT TO SCALE (NTS)
  - RAIL BEARING TO
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - WELL EASEMENT
- (N) = NON-PAVED
  - (S) = ROAD
  - (R) = RECORDED PLAT INFORMATION
  - (C) = CENTERLINE
  - (A) = OVER ALL
  - (M) = HIGH-UP-BAY
  - (C) = CENTERED CORNER RECORD
  - (E) = EASEMENT
  - (D) = ENVIRONMENTAL PROTECTION DIVISION
  - (F) = FOUND CONCRETE MONUMENT
  - (R) = FOUND NON PVE
  - (M) = FOUND NON ROD
  - (N) = FOUND PK NAIL
  - (N) = FOUND PK NAIL & DISK
  - (L) = LEGGED BURNED
  - (A) = HOMEOWNERS ASSOCIATION
  - (N) = NORTH AMERICAN DATUM 1983
  - (N) = NOT TO SCALE
  - (S) = OPEN GREEN SPACE
  - (O) = OFFICIAL RECORDS
  - (P) = POINT OF BEGINNING
  - (P) = POINT OF COMMENCEMENT
  - (P) = PERMANENT CONTROL POINT
  - (M) = PERMANENT REFERENCE MONUMENT
  - (R) = RAIL
  - (R) = REFERENCE MONUMENT
  - (S) = SECTION
  - (S) = SET NAIL & DISK LB 3913
  - (S) = SUBMIT FLORIDA WATER MANAGEMENT DISTRICT
  - (T) = TYPICAL

**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 - 1983 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.

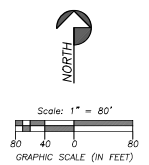
BASIS OF BEARINGS: EASTERLY BOUNDARY LINE OF THE N/4, 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEARS S.00°16'19"W, (GRID).

THIS SUBDIVISION SUBJECT TO THE FOLLOWING:

LOTS 4-29, NICERWATER DRIVE AND TRACTS "H" & "I" ARE SUBJECT TO THE FOLLOWING: DEED BOOK 94, PAGE 3 (MINERAL DEED), DEED BOOK 94, PAGE 119 (MINERAL DEED), DEED BOOK 94, PAGE 121 (MINERAL DEED), DEED BOOK 94, PAGE 152 (MINERAL DEED), DEED BOOK 94, PAGE 379 (MINERAL DEED), DEED BOOK 94, PAGE 493 (NOT LEGIBLE), DEED BOOK 96, PAGE 405 (OIL AND GAS LEASE), DEED BOOK 103, PAGE 238 (MINERAL DEED), OFFICIAL RECORDS BOOK 71, PAGE 792, OFFICIAL RECORDS BOOK 101, PAGE 678, OFFICIAL RECORDS BOOK 347, PAGE 158, OFFICIAL RECORDS BOOK 357, PAGE 426, OFFICIAL RECORDS BOOK 363, PAGE 59, OFFICIAL RECORDS BOOK 479, PAGE 1093, OFFICIAL RECORDS BOOK 559, PAGE 939, OFFICIAL RECORDS BOOK 685, PAGE 1595, OFFICIAL RECORDS BOOK 1290, PAGE 1313 AND OFFICIAL RECORDS BOOK 3255, PAGE 1130.

**NOTE:**  
PRIVATE DRAINAGE EASEMENTS ALONG THE BACK PROPERTY LINES OF LOTS 8 THROUGH 16 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE LOT GRADING PLAN, THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

**FLOOD ZONE:**  
THIS SUBDIVISION IS LOCATED IN FLOOD ZONES "X", "X" (SHADED) & "A" PER FLOOD INSURANCE RATE MAP NO. 12953C03280, EFFECTIVE DATE 2-02-2012, COMMUNITY NO. 129110 PANEL 0328 D.



**BASIS OF BEARINGS:**  
EASTERLY BOUNDARY LINE OF THE N/4, 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEARS S.00°16'19"W, (GRID).

TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
"A"	OPEN SPACE, UTILITY EASEMENT, LANDSCAPE BUFFER
"B"	OPEN SPACE, UTILITY EASEMENT
"C"	OPEN SPACE
"D"	OPEN SPACE, LANDSCAPE AREA
"E"	DRAINAGE AREA, DRAINAGE EASEMENT, UTILITY EASEMENT, LANDSCAPE BUFFER
"F"	DRAINAGE AREA, DRAINAGE EASEMENT, UTILITY EASEMENT, LANDSCAPE BUFFER

KEY MAP

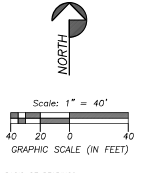
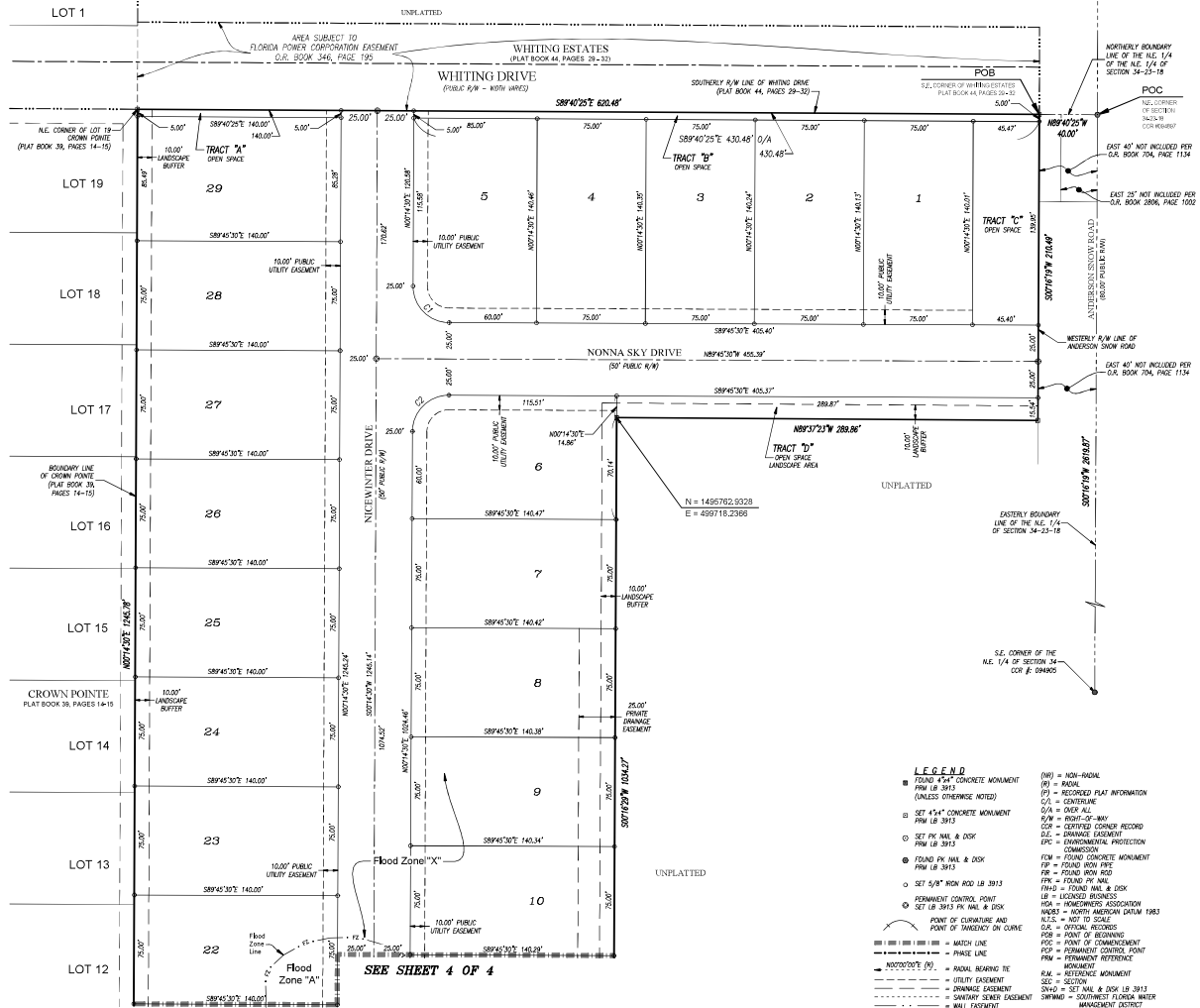
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# WHITING ESTATES PHASE 2

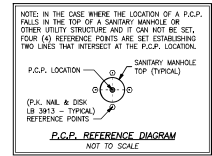
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HERNANDO COUNTY, FLORIDA

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



BASIS OF BEARINGS:  
EASTERN BOUNDARY LINE OF THE N.E. 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEARS S.00°16'19"W, (GRS).

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	25.00'	90°00'00"	39.27'	35.36'	S44°45'50"W
C2	25.00'	90°00'00"	39.27'	35.36'	S45°14'30"W



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
  - SET PK MAIL & DISK FROM LB 3913
  - FOUND PK MAIL & DISK FROM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK MAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - MATCH LINE
  - PHASE LINE
  - MONUMENT (P.C.P.)
  - ADJACENT NEARING DE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - MAIL DISK/ODI
  - (NW) = NON-RURAL
  - (R) = RURAL
  - (P) = RECORDED PLAT INFORMATION
  - C/S = CENTERLINE
  - O/A = OVER ALL
  - R/W = RIGHT-OF-WAY
  - CDR = CERTIFIED CORNER RECORD
  - D/E = DRIVING EASEMENT
  - EPC = ENVIRONMENTAL PROTECTION COMMISSION
  - FEW = FOUND CONCRETE MONUMENT
  - FR = FOUND IRON PIPE
  - FR = FOUND IRON ROD
  - FRH = FOUND IRON MAIL
  - FRH = FOUND MAIL & DISK
  - LB = LICENSED BUSINESS
  - MSA = HOMEOWNERS ASSOCIATION
  - MSA = NORTH HERNANDO CROWN 1983
  - N.E.S. = NOT TO SCALE
  - OR = OPEN RECORDS
  - POB = POINT OF BEGINNING
  - POC = POINT OF CURVATURE
  - PPC = PERMANENT CONTROL POINT
  - PKM = PERMANENT MONUMENT
  - MONUMENT
  - RAK = REFERENCE MONUMENT
  - SEC = SECTION
  - SH&D = SET MAIL & DISK LB 3913
  - SWIMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - TSP = TYPICAL

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

SEE SHEET 4 OF 4

**LANDMARK**  
Engineering & Surveying Corporation

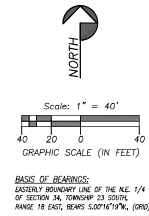
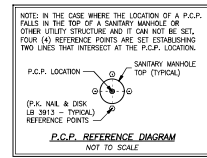
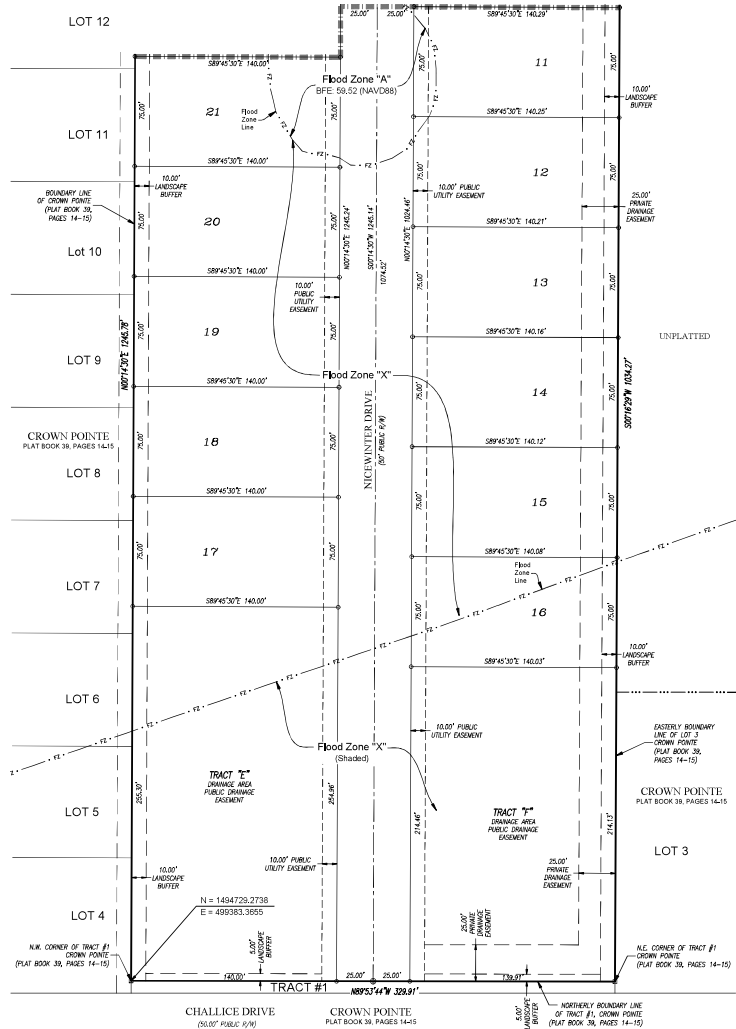
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# WHITING ESTATES PHASE 2

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HERNANDO COUNTY, FLORIDA

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

SEE SHEET 3 OF 4



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT (P.M. LB 3913 (UNLESS OTHERWISE NOTED))
  - SET 4"x4" CONCRETE MONUMENT (P.M. LB 3913)
  - SET P.K. NAIL & DISK (P.M. LB 3913)
  - FOUND P.K. NAIL & DISK (P.M. LB 3913)
  - SET 5/8" IRON ROD LB 3913
  - SET LB 3913 P.K. NAIL & DISK
  - PERMANENT CONTROL POINT
  - PERMANENT REFERENCE MONUMENT
  - SEE = SECTION
  - SMWAD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - (N/R) = NON-RADIAL
  - (R) = RADIAL
  - (P) = RECORDED PLAT INFORMATION
  - (C/L) = CENTERLINE
  - (O/A) = OVER ALL
  - (R/W) = RIGHT-OF-WAY
  - (C/C) = CENTERED CORNER RECORD
  - (D.E.) = DRAINAGE EASEMENT
  - (E.P.C.) = ENVIRONMENTAL PROTECTION COMMISSION
  - (F.O.W.) = FOUND CONCRETE MONUMENT
  - (F.P.) = FOUND BORN PITS
  - (F.R.) = FOUND IRON ROD
  - (F.N.) = FOUND P.K. NAIL
  - (F.N.D.) = FOUND NAIL & DISK
  - (L) = LOCATED BEARINGS
  - (M.A.A.) = MEASUREMENTS ASSOCIATION
  - (M.S.) = METERS ANGLE/ON (DATUM 1983)
  - (N.E.S.) = NOT TO SCALE
  - (D.E.) = DISTANCE RECORDS
  - (P.O.B.) = POINT OF BEGINNING
  - (P.O.C.) = POINT OF COMMENCEMENT
  - (P.C.P.) = PERMANENT CONTROL POINT
  - (P.M.) = PERMANENT REFERENCE MONUMENT
  - (P.M.) = PERMANENT MONUMENT
  - (S.E.) = SECTION
  - (S.M.W.A.D.) = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - (T.P.) = TYPICAL

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.