

**Petition to Contract the
Boundaries of the
Lake Hideaway
Community Development District**

September 9, 2024

**Submitted by:
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Tampa, Florida 33606
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Cari Webster, Esq.
cwebster@srvlegal.com
Lynn A. Butler, Paralegal
lbutler@srvlegal.com**

Petition

**PETITION TO CONTRACT THE BOUNDARIES
OF THE
LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Lake Hideaway Community Development District (the “District”), petitions the Board of County Commissioners of Hernando County, Florida, (“Hernando County”) pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2021-21 adopted by the Board of County Commissioners of Hernando County, Florida on October 26, 2021 (the “Ordinance”), for purposes of contracting the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to contract its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is Lake Hideaway Community Development District.
2. Resolution Number 2024-08 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 229.43 acres and is located entirely within the unincorporated portion of Hernando County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to contract its boundaries by removing approximately 18.80 acres from the District, as described in **Exhibit C** (the “**Contraction Parcel**”). After the boundary has been contracted, the District will be approximately 210.63 acres.
5. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1.; 190.046(1)(a), Florida Statutes.
6. The written consent to the contraction of the boundaries of the District by the landowners of 100% of the real property to be removed from the District, is attached as **Exhibit E**. Section 190.005(1)(a)2., Florida Statutes.

7. There are five persons who presently serve as members of the Board of Supervisors of the District, as identified below. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3., Florida Statutes.

- 1) Michael Lawson
- 2) Doug Draper
- 3) Lori Price
- 4) Christie Ray
- 5) Brittany Crutchfield

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the amended boundaries of the District are shown on **Exhibit F** attached hereto. Section 190.005(1)(a)5., Florida Statutes.

9. There are no services and facilities currently being provided by the District to the Contraction Parcel based upon available data, Section 190.046(1)(a), Florida Statutes. Any services and facilities being provided to the Contraction Parcel have been and continue to be provided by the Developer.

10. The statement of estimated regulatory costs of the granting of this petition and the contraction to the boundaries of the District pursuant thereto is attached as **Exhibit G**. Sections 190.005(1)(a)8.; 190.046(1)(a), Florida Statutes.

11. The future general distribution, location, and extent of public and private uses of land proposed for the area within the contracted boundaries of the District are incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Future Land Use Element is attached as **Exhibit H**. Sections 190.005(1)(a)7.; 190.046(1)(a), Florida Statutes.

12. The property within the contracted District is amenable to operation as an independent special district for the following reasons:

(a) The amendment to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

(b) The area of land within the amended District boundaries is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the amended District. The amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 4th day of September, 2024.

**Lake Hideaway Community
Development District**



Michael Lawson
Chair of the Board of Supervisors

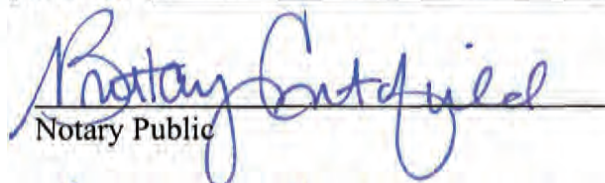
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 date of September, 2024 by Michael Lawson as Chair of the Board of Supervisors of the Lake Hideaway Community Development District, who is personally known to me or has produced _____ as identification.

[Notary Seal]



BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028



Notary Public

Brittany Crutchfield
Name typed, printed or stamped
My Commission Expires: 06-15-2028

Exhibit A

RESOLUTION NO. 2024-08

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Lake Hideaway Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a Petition to amend the boundaries of the Lake Hideaway Community Development District ("**Petition**"). The District shall be amended by contracting the District by removing the parcel as depicted in **Exhibit A** ("**Property**"), which is attached hereto, and incorporated herein.

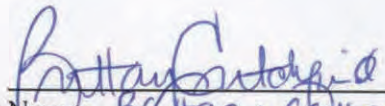
NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the boundary amendment of the District, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Hernando County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Hernando County, Florida.
3. This Resolution shall be effective as of August 16, 2024.

PASSED AND ADOPTED ON AUGUST 16, 2024.

ATTEST:

**LAKE HIDEAWAY COMMUNITY
DEVELOPMENT DISTRICT**


Name: Brittany Cruttenfield
Secretary/Assistant Secretary



Michael Lawson
Chair of the Board of Supervisors

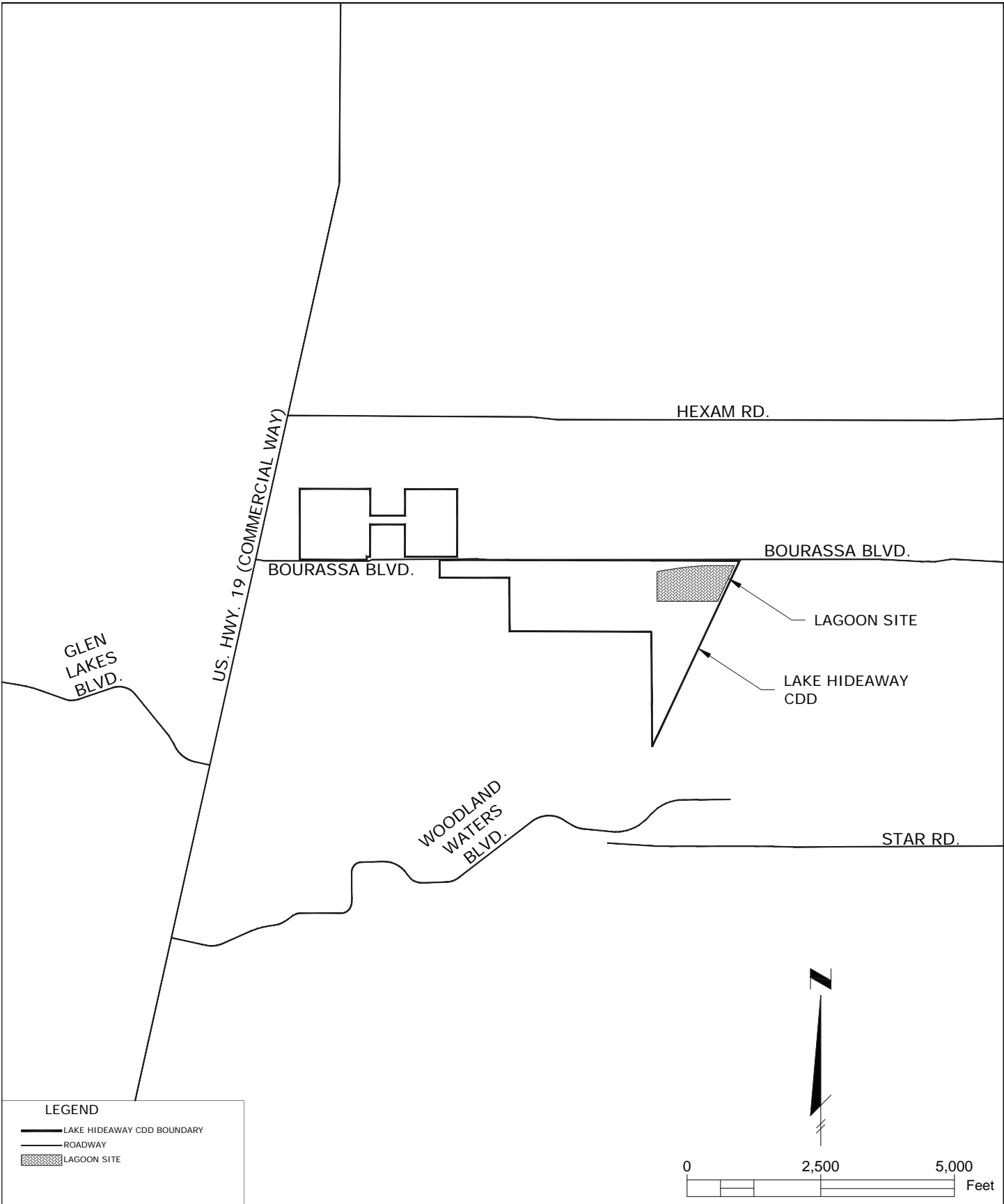
Exhibit A

LEGAL DESCRIPTION FOR RECREATION TRACT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN $S00^{\circ}20'53''E$, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN $N90^{\circ}00'00''E$, 109.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN $N00^{\circ}20'56''W$, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $80^{\circ}55'26''$, AND A CHORD BEARING AND DISTANCE OF $N40^{\circ}06'47''E$, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FUTURE EAGLE SHORE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN $N80^{\circ}34'30''E$, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF $9^{\circ}44'40''$, AND A CHORD BEARING AND DISTANCE OF $N85^{\circ}26'50''E$, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE $S89^{\circ}40'50''E$, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, RUN $S25^{\circ}14'23''W$, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN $N90^{\circ}00'00''W$, 1131.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

Composite Exhibit B



LEGEND

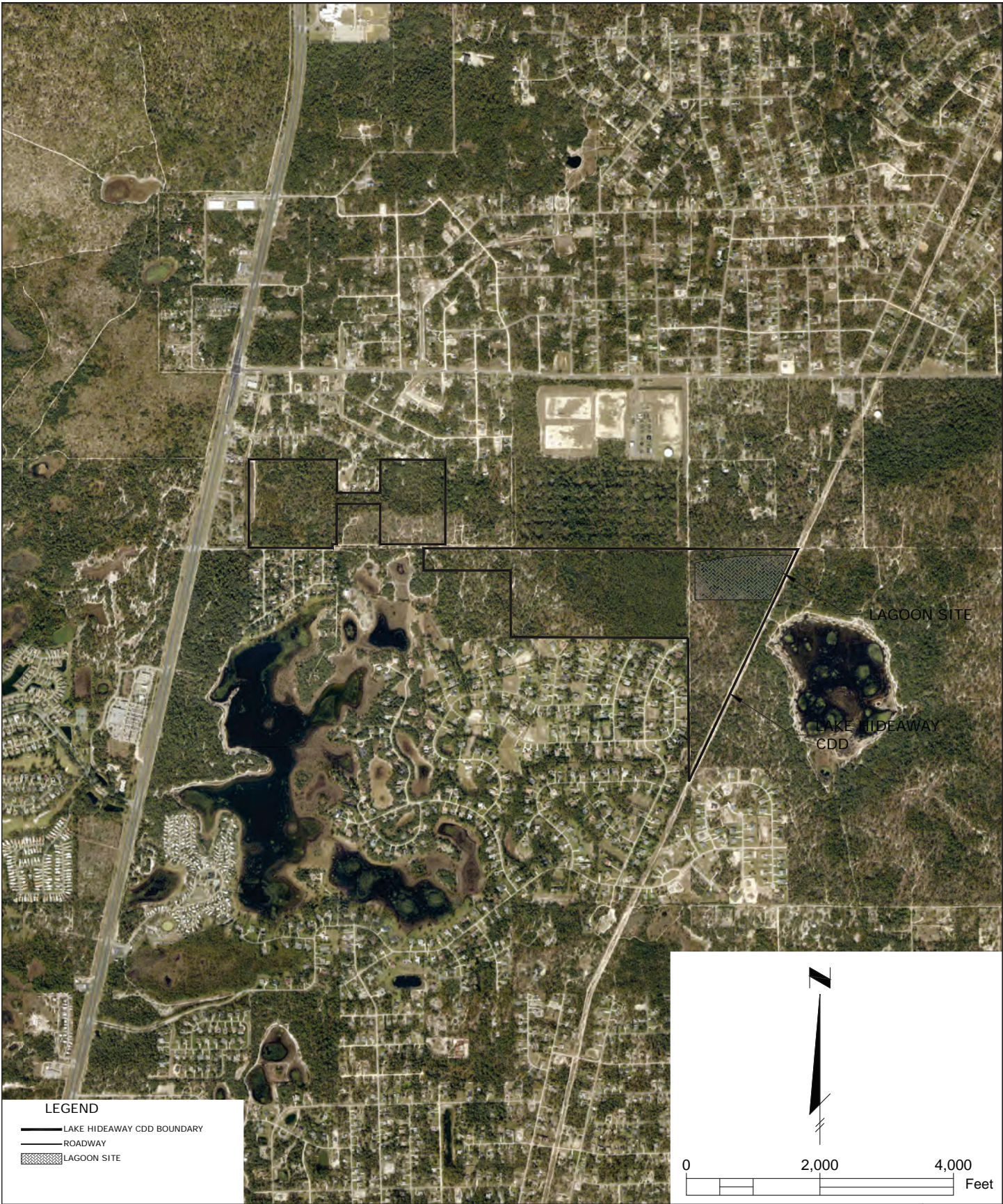
- LAKE HIDEAWAY CDD BOUNDARY
- ROADWAY
- ▨ LAGOON SITE

Coastal
 Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

LOCATION MAP

**LAKE HIDEAWAY
 COMMUNITY DEVELOPMENT DISTRICT**

DATE	09/04/24
	20049



LEGEND

- LAKE HIDEAWAY CDD BOUNDARY
- ROADWAY
- LAGOON SITE

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AERIAL MAP

LAKE HIDEAWAY
 COMMUNITY DEVELOPMENT DISTRICT

DATE
 09/04/24

20049



LEGEND

— LAKE HIDEAWAY BOUNDARY

▨ LAGOON SITE



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PARCEL KEY # MAP

**LAKE HIDEAWAY
 COMMUNITY DEVELOPMENT DISTRICT**

DATE

09/04/24

20049

Exhibit C

LEGAL DESCRIPTION FOR RECREATION TRACT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°55'26", AND A CHORD BEARING AND DISTANCE OF N40°06'47"E, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FUTURE EAGLE SHORE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN N80°34'30"E, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF 9°44'40", AND A CHORD BEARING AND DISTANCE OF N85°26'50"E, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE S89°40'50"E, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S25°14'23"W, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN N90°00'00"W, 1131.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

DESCRIPTION OF RECREATION TRACT

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°55'26", AND A CHORD BEARING AND DISTANCE OF N40°06'47"E, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FUTURE EAGLE SHORE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN N80°34'30"E, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF 9°44'40", AND A CHORD BEARING AND DISTANCE OF N85°26'50"E, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE S89°40'50"E, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S25°14'23"W, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN N90°00'00"W, 1131.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF FUTURE TROPICAL AIR ROAD AND THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

<p> CI - SEE CURVE TABLE LI - SEE LINE TABLE (C) - CALCULATED (P) - PLAT ON MAP (M) - FIELD MEASURED (S) - RECORD BY DEED (F) - FOUND IRON PIN AND CAP (N) - FOUND IRON PIN AND CAP (R) - FOUND IRON PIN AND CAP (D) - FOUND CONCRETE MONUMENT (S) - SET IRON PIN AND CAP (C) - CONCRETE (M) - MONUMENT </p>	<p> CBS - CONCRETE BLOCK STRUCTURE C.L.F. - CHAIN LINK FENCE S.M.F. - SANDWICH WIRE FENCE S.W.F. - HIGH WIRE FELD FENCE SW - SIDEWALK OWP - OVERHEAD POWER G.E. - ELECTRIC DP - INDEX OF HANDICUT S.F.B. - PLAT BOOK P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENT P.C.P. - POINT OF COMPOUND CURVE </p>	<p> P.M. - PERMANENT REFERENCE MARKER R/W - RIGHT-OF-WAY A.C. - AIR CONDITIONER PAD C.S. - CONCRETE SLAB C.E. - COVERED ENTRY S.E.C. - SEWER S.F.P. - REINFORCED CONCRETE PIPE S.P. - TOP OF S.P. PIPE P.C. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENT P.C.P. - POINT OF COMPOUND CURVE </p>	<p> +ELEV - ELEVATION *TO - SIDE *FIVE - FIVE FOOT *U - UTILITY POLE *L - LIGHT POLE *U.G. - UTILITY GATE VALVE *T - TELEPHONE SERVICE TOWER *E - ELECTRIC TRANSMISSION *M - METER *W.M. - WATER METER *S.M.V. - SANITARY MANHOLE </p>	<p> 1. REARERS SHOWN HEREON BASED ON THE FLORIDA STATE PLANNING COMMISSION SPATIAL WEST ZONE, NORTH HERNANDO DATUM OF 1983 (NAD 83). THIS ADJUSTMENT, CONSIDERING AN ADJUSTED ELEVATION OF 108'11" AT THE NORTH LINE OF SECTION 17-22-18, SECURED NORTH HERNANDO AND THIS READING. 2. DATA FOR SECTION IS ONE PLAIN, BEARING PLAT, AND INFORMATION FOUND IN PLAT. 3. NO UNDISCLOSED OR IMPROVED OR UTILIZED HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDISCLOSED IMPROVEMENTS IS BASED ON THE PLANNED LOCATION PROVIDED BY THE CONTRACTOR. SUFFICIENT TO COVER SAID LOCATIONS HAVE NOT BEEN LOCATED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED. 4. UNDISCLOSED IMPROVEMENTS, IF ANY, NOTED ARE: (ELECTRIC, TELEPHONE, WATER TAPS, OR UNDERGROUND FOUNDATIONS NOT LOCATED). THE LOCATION OF UTILITIES, IF ANY, NOTED ON OR NEAR THE PROPERTY LINES IS JUST AS SHOWN BY THIS SURVEY. 5. ALL SURVEYING OPERATIONS REPRESENTED BY THIS SURVEY HAVE BEEN COMPLETED BY THE SURVEY PARTY OR PARTIES AS PROVIDED BY LAW WITHOUT INTERFERENCE OF THE SURVEY PARTY OR PARTIES. 6. ALL SURVEYING OPERATIONS REPRESENTED BY THIS SURVEY HAVE BEEN COMPLETED BY THE SURVEY PARTY OR PARTIES AS PROVIDED BY LAW WITHOUT INTERFERENCE OF THE SURVEY PARTY OR PARTIES. 7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. UNUSUAL, UNCOMMON, UNUSUAL, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNDISCLOSED IMPROVEMENTS AND/OR REVISIONS OF THIS SURVEY MAP. </p>	<p> 8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, UNLESS OTHERWISE NOTED. 9. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THIS TYPE OF SURVEYING AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, IS "REASONABLE", THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLASSIC SURVEYING METHOD AND FOUND TO BE OF THE ORDER OF 1:50,000. 10. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FULL COMPLIANCE WITH ALL APPLICABLE ZONING AND PLANNING REGULATIONS. 11. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. UNUSUAL, UNCOMMON, UNUSUAL, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNDISCLOSED IMPROVEMENTS AND/OR REVISIONS OF THIS SURVEY MAP. </p>										
<p> SHEET 2 OF 2 SHEET 2024-27-REC-TRACT-01 </p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	REVISION							<p> REUSE OF DOCUMENT THIS DOCUMENT, COMPOSED OF THE DESCRIBED DEED AND MAPS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC. </p>	<p> Coastal ENGINEERING ASSOCIATES, INC. 156 Cambridge Park Winter Haven, FL 33894 Phone: 888.795.9433 Fax: 888.795.9433 2701 East United Drive Winter Haven, FL 33893 Phone: 888.795.9433 Fax: 888.795.9433 2024-27-REC-TRACT-01 </p>	<p> SKETCH ONLY FOR LEGAL DESCRIPTION OF THE RECREATION TRACT NOT A BOUNDARY SURVEY SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA </p>	<p> PREPARED FOR AND CERTIFIED TO LAKE HIDEAWAY CDD </p>	<p> SURVEYOR'S CERTIFICATE I, Scott M. Osborne, a duly Licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the above described plat and that I am a duly Licensed Professional Engineer in the State of Florida. I am not aware of any other persons or entities who have any interest in the property described herein. I am not aware of any other persons or entities who have any interest in the property described herein. I am not aware of any other persons or entities who have any interest in the property described herein. </p> <p> Scott M. Osborne Professional Engineer License No. 12500 State of Florida </p>
DATE	BY	REVISION													

Exhibit D

LAKE HIDEAWAY PHASE-1 CDD TRACT-A (NORTH)

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 SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 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 N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 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 N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°13'23"W, 498.06 FEET; THENCE S89°53'11"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 S89°48'47"E, 973.71 FEET; THENCE S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°56'46"W, 976.40 FEET; THENCE N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

LAKE HIDEAWAY PHASE-1 CDD TRACT-B (SOUTH)

A PARCEL OF LAND LYING IN AND BEING A PART OF:

SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 981.65 FEET TO THE CENTERLINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE

ALONG SAID CENTERLINE S25°14'16"W, 3619.40 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6 S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°50'51"E, 1324.96 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1657.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 229.43 ACRES MORE OR LESS.

LESS OUT THE LAGOON PARCEL

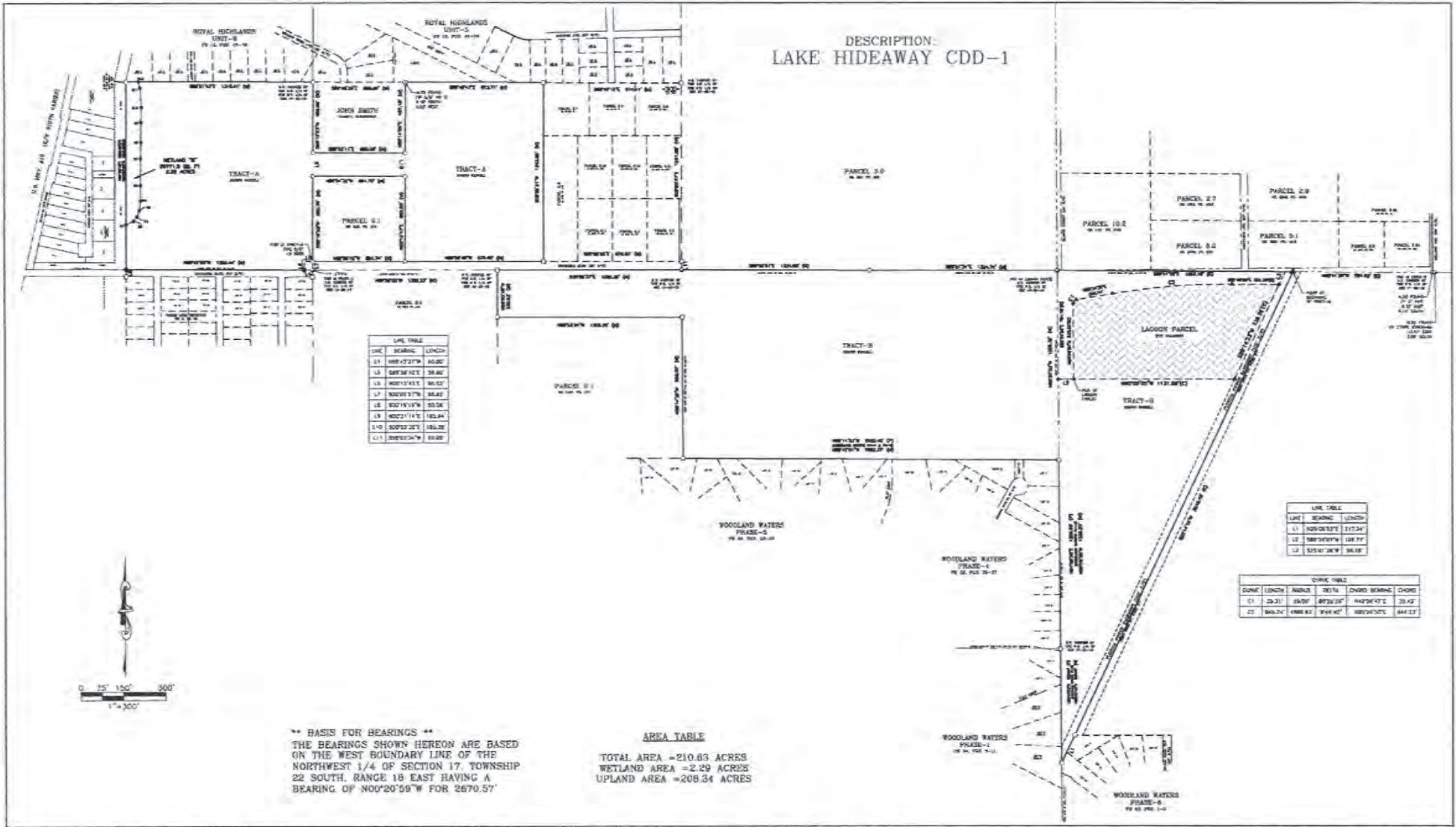
COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO THE POINT OF BEGINNING; THENCE N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°55'26", AND A CHORD BEARING AND DISTANCE OF N40°06'47"E, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE N80°34'30"E, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A

CENTRAL ANGLE OF 9°44'40", AND A CHORD BEARING AND DISTANCE OF N85°26'50"E, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE S89°40'50"E, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S25°14'23"W, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN N90°00'00"W, 1131.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

TOTAL OVERALL BOUNDARIES CONTAINING 210.63 ACRES MORE OR LESS.

DESCRIPTION:
LAKE HIDEAWAY CDD-1



LINE	BEARING	LENGTH
L1	N00°22'37"W	80.00'
L2	S00°00'00"E	50.00'
L3	S00°12'31"W	80.00'
L4	S00°00'00"E	50.00'
L5	S00°18'17"W	50.00'
L6	S00°12'31"W	80.00'
L7	S00°00'00"E	50.00'
L8	S00°12'31"W	80.00'
L9	S00°00'00"E	50.00'
L10	S00°12'31"W	80.00'
L11	S00°00'00"E	50.00'

LINE	BEARING	LENGTH
L1	S00°00'00"E	117.24'
L2	S00°00'00"E	128.77'
L3	S00°00'00"E	88.00'

CHORD	LENGTH	ANGLE	CHORD BEARING	CHORD
C1	25.31'	90°00'	S00°00'00"E	25.31'
C2	188.24'	108°02'	S00°00'00"E	188.24'

** BASIS FOR BEARINGS **
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST HAVING A BEARING OF N00°20'59"W FOR 2670.57'

AREA TABLE
TOTAL AREA = 210.83 ACRES
WETLAND AREA = 2.29 ACRES
UPLAND AREA = 208.54 ACRES

- 1. ALL CURVE TABLES SHALL BE CALCULATED BY THE ENGINEER AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY ENGINEER.
- 2. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT SHALL BE BASED ON THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST HAVING A BEARING OF N00°20'59"W FOR 2670.57'.
- 3. THE AREA TABLE IS BASED ON THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- 4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- 5. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE AREA TABLE.
- 6. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE CURVE TABLES.
- 7. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION.
- 8. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SKETCH.
- 9. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
- 10. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE ENTIRE PLAT.

<p>SHEET 1</p> <p>OF 2 SHEETS</p> <p>20049-CDD-1-SKT</p>	<p>DATE: 08/11/2011</p> <p>REVISION: 01</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>REUSE OF DOCUMENT</p> <p>THIS DOCUMENT COMPRISED OF THE INFORMATION IS TO BE USED AS AN INSTRUMENT OF PARTICULAR SERVICE AS THE PROPERTY OF COASTAL ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING CONSULTANTS, INC.</p>	<p>Coastal</p> <p>Engineering Surveying Construction Construction Management</p> <p>1865 Coastlight Blvd., 5725 East Cavalcade Drive Boca Raton, FL 33433, Boca Raton, FL 33433 Office: 561.706.8423 Fax: 561.369.5212</p> <p>FLORIDA CERTIFICATE OF REGISTRATION NO. 7397</p>	<p>SKETCH & LEGAL DESCRIPTION</p> <p>FOR PHASE-1 CDD</p> <p>SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST AND SECTIONS 7, 8, & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA</p>	<p>PREPARED FOR AND CERTIFIED TO:</p> <p>HAWK LAND INVESTORS NEW, LLC</p>	<p>QUALITY CONTROL CHECKED BY: [Signature]</p> <p>DATE: 08/11/2011</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>DATE: 08/11/2011</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
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DESCRIPTION-
LAKE HIDEAWAY CDD-1

LAKE HIDEAWAY PHASE-1 CDD TRACT-A (NORTH)

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 SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 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 N89°38'10"W, 59.90 FEET; THENCE S00°15'43"W, 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 N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°13'23"W, 498.06 FEET; THENCE S89°53'11"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 S89°48'47"E, 973.71 FEET; THENCE S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°56'46"W, 976.40 FEET; THENCE N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

LAKE HIDEAWAY PHASE-1 CDD TRACT-B (SOUTH)

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 981.65 FEET TO THE CENTERLINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE S25°14'16"W, 3619.40 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6 S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°58'37"E, 1302.38 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1657.19 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (LAGOON PARCEL)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO THE POINT OF BEGINNING; THENCE N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 80°55'26", AND A CHORD BEARING AND DISTANCE OF N40°06'47"E, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE N80°34'30"E, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4989.93 FEET, A CENTRAL ANGLE OF 9°44'40", AND A CHORD BEARING AND DISTANCE OF N85°26'50"E, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE S89°40'50"E, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S25°14'23"W, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN N90°00'00"W, 1131.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

TOTAL OVERALL BOUNDARIES CONTAINING 210.63 ACRES MORE OR LESS.

1 - SET DATE TABLE	SPK - SET FROM PIV AND CAP	SPW - SPINDLE POWER	SPX - REINFORCED CONCRETE PIV	SPY - ONE PIV POINT	SPZ - SPLIT PIV POINT	SPAA - SPLIT PIV POINT	SPAB - SPLIT PIV POINT	SPAC - SPLIT PIV POINT	SPAD - SPLIT PIV POINT	SPAE - SPLIT PIV POINT	SPAF - SPLIT PIV POINT	SPAG - SPLIT PIV POINT	SPAH - SPLIT PIV POINT	SPAI - SPLIT PIV POINT	SPAJ - SPLIT PIV POINT	SPAK - SPLIT PIV POINT	SPAL - SPLIT PIV POINT	SPAM - SPLIT PIV POINT	SPAN - SPLIT PIV POINT	SPAO - SPLIT PIV POINT	SPAP - SPLIT PIV POINT	SPAQ - SPLIT PIV POINT	SPAR - SPLIT PIV POINT	SPAS - SPLIT PIV POINT	SPAT - SPLIT PIV POINT	SPAU - SPLIT PIV POINT	SPAV - SPLIT PIV POINT	SPAW - SPLIT PIV POINT	SPAX - SPLIT PIV POINT	SPAY - SPLIT PIV POINT	SPAZ - SPLIT PIV POINT	SPBA - SPLIT PIV POINT	SPBB - SPLIT PIV POINT	SPBC - SPLIT PIV POINT	SPBD - SPLIT PIV POINT	SPBE - SPLIT PIV POINT	SPBF - SPLIT PIV POINT	SPBG - SPLIT PIV POINT	SPBH - SPLIT PIV POINT	SPBI - SPLIT PIV POINT	SPBJ - SPLIT PIV POINT	SPBK - SPLIT PIV POINT	SPBL - SPLIT PIV POINT	SPBM - SPLIT PIV POINT	SPBN - SPLIT PIV POINT	SPBO - SPLIT PIV POINT	SPBP - SPLIT PIV POINT	SPBQ - SPLIT PIV POINT	SPBR - SPLIT PIV POINT	SPBS - SPLIT PIV POINT	SPBT - SPLIT PIV POINT	SPBU - SPLIT PIV POINT	SPBV - SPLIT PIV POINT	SPBW - SPLIT PIV POINT	SPBX - SPLIT PIV POINT	SPBY - SPLIT PIV POINT	SPBZ - SPLIT PIV POINT	SPCA - SPLIT PIV POINT	SPCB - SPLIT PIV POINT	SPCC - SPLIT PIV POINT	SPCD - SPLIT PIV POINT	SPCE - SPLIT PIV POINT	SPCF - SPLIT PIV POINT	SPCG - SPLIT PIV POINT	SPCH - SPLIT PIV POINT	SPCI - SPLIT PIV POINT	SPCJ - SPLIT PIV POINT	SPCK - SPLIT PIV POINT	SPCL - SPLIT PIV POINT	SPCM - SPLIT PIV POINT	SPCN - SPLIT PIV POINT	SPCO - SPLIT PIV POINT	SPCP - SPLIT PIV POINT	SPCQ - SPLIT PIV POINT	SPCR - SPLIT PIV POINT	SPCS - SPLIT PIV POINT	SPCT - SPLIT PIV POINT	SPCU - SPLIT PIV POINT	SPCV - SPLIT PIV POINT	SPCW - SPLIT PIV POINT	SPCX - SPLIT PIV POINT	SPCY - SPLIT PIV POINT	SPCZ - SPLIT PIV POINT	SPDA - SPLIT PIV POINT	SPDB - SPLIT PIV POINT	SPDC - SPLIT PIV POINT	SPDD - SPLIT PIV POINT	SPDE - SPLIT PIV POINT	SPDF - SPLIT PIV POINT	SPDG - SPLIT PIV POINT	SPDH - SPLIT PIV POINT	SPDI - SPLIT PIV POINT	SPDJ - SPLIT PIV POINT	SPDK - SPLIT PIV POINT	SPDL - SPLIT PIV POINT	SPDM - SPLIT PIV POINT	SPDN - SPLIT PIV POINT	SPDO - SPLIT PIV POINT	SPDP - SPLIT PIV POINT	SPDQ - SPLIT PIV POINT	SPDR - SPLIT PIV POINT	SPDS - SPLIT PIV POINT	SPDT - SPLIT PIV POINT	SPDU - SPLIT PIV POINT	SPDV - SPLIT PIV POINT	SPDW - SPLIT PIV POINT	SPDX - SPLIT PIV POINT	SPDY - SPLIT PIV POINT	SPDZ - SPLIT PIV POINT	SPEA - SPLIT PIV POINT	SPEB - SPLIT PIV POINT	SPEC - SPLIT PIV POINT	SPED - SPLIT PIV POINT	SPEE - SPLIT PIV POINT	SEPF - SPLIT PIV POINT	SEPG - SPLIT PIV POINT	SEPH - SPLIT PIV POINT	SEPI - SPLIT PIV POINT	SEPJ - SPLIT PIV POINT	SEPK - SPLIT PIV POINT	SEPL - SPLIT PIV POINT	SEPM - SPLIT PIV POINT	SEPN - SPLIT PIV POINT	SEPO - SPLIT PIV POINT	SEPP - SPLIT PIV POINT	SEPQ - SPLIT PIV POINT	SEPR - SPLIT PIV POINT	SEPS - SPLIT PIV POINT	SEPT - SPLIT PIV POINT	SEPU - SPLIT PIV POINT	SEPV - SPLIT PIV POINT	SEPW - SPLIT PIV POINT	SEPX - SPLIT PIV POINT	SEPY - SPLIT PIV POINT	SEPZ - SPLIT PIV POINT	SEQA - SPLIT PIV POINT	SEQB - SPLIT PIV POINT	SEQC - SPLIT PIV POINT	SEQD - SPLIT PIV POINT	SEQE - SPLIT PIV POINT	SEQF - SPLIT PIV POINT	SEQG - SPLIT PIV POINT	SEQH - SPLIT PIV POINT	SEQI - SPLIT PIV POINT	SEQJ - SPLIT PIV POINT	SEQK - SPLIT PIV POINT	SEQL - SPLIT PIV POINT	SEQM - SPLIT PIV POINT	SEQN - SPLIT PIV POINT	SEQO - SPLIT PIV POINT	SEQP - SPLIT PIV POINT	SEQQ - SPLIT PIV POINT	SEQR - SPLIT PIV POINT	SEQS - SPLIT PIV POINT	SEQT - SPLIT PIV POINT	SEQU - SPLIT PIV POINT	SEQV - SPLIT PIV POINT	SEQW - SPLIT PIV POINT	SEQX - SPLIT PIV POINT	SEQY - SPLIT PIV POINT	SEQZ - SPLIT PIV POINT	SESA - SPLIT PIV POINT	SESB - SPLIT PIV POINT	SESC - SPLIT PIV POINT	SESD - SPLIT PIV POINT	SESE - SPLIT PIV POINT	SESF - SPLIT PIV POINT	SESG - SPLIT PIV POINT	SESH - SPLIT PIV POINT	SESI - SPLIT PIV POINT	SESJ - SPLIT PIV POINT	SESK - SPLIT PIV POINT	SESL - SPLIT PIV POINT	SESM - SPLIT PIV POINT	SESN - SPLIT PIV POINT	SESO - SPLIT PIV POINT	SESP - SPLIT PIV POINT	SESQ - SPLIT PIV POINT	SESR - SPLIT PIV POINT	SESS - SPLIT PIV POINT	SEST - SPLIT PIV POINT	SESU - SPLIT PIV POINT	SESV - SPLIT PIV POINT	SESW - SPLIT PIV POINT	SESX - SPLIT PIV POINT	SESY - SPLIT PIV POINT	SESZ - SPLIT PIV POINT	SETA - SPLIT PIV POINT	SETB - SPLIT PIV POINT	SETC - SPLIT PIV POINT	SETD - SPLIT PIV POINT	SETE - SPLIT PIV POINT	SETF - SPLIT PIV POINT	SETG - SPLIT PIV POINT	SETH - SPLIT PIV POINT	SETI - SPLIT PIV POINT	SETJ - SPLIT PIV POINT	SETK - SPLIT PIV POINT	SETL - SPLIT PIV POINT	SETM - SPLIT PIV POINT	SETN - SPLIT PIV POINT	SETO - SPLIT PIV POINT	SETP - SPLIT PIV POINT	SETQ - SPLIT PIV POINT	SETR - SPLIT PIV POINT	SETS - SPLIT PIV POINT	SETT - SPLIT PIV POINT	SETU - SPLIT PIV POINT	SETV - SPLIT PIV POINT	SETW - SPLIT PIV POINT	SETX - SPLIT PIV POINT	SETY - SPLIT PIV POINT	SETZ - SPLIT PIV POINT	SEUA - SPLIT PIV POINT	SEUB - SPLIT PIV POINT	SEUC - SPLIT PIV POINT	SEUD - SPLIT PIV POINT	SEUE - SPLIT PIV POINT	SEUF - SPLIT PIV POINT	SEUG - SPLIT PIV POINT	SEUH - SPLIT PIV POINT	SEUI - SPLIT PIV POINT	SEUJ - SPLIT PIV POINT	SEUK - SPLIT PIV POINT	SEUL - SPLIT PIV POINT	SEUM - SPLIT PIV POINT	SEUN - SPLIT PIV POINT	SEUO - SPLIT PIV POINT	SEUP - SPLIT PIV POINT	SEUQ - SPLIT PIV POINT	SEUR - SPLIT PIV POINT	SEUS - SPLIT PIV POINT	SEUT - SPLIT PIV POINT	SEUU - SPLIT PIV POINT	SEUV - SPLIT PIV POINT	SEUW - SPLIT PIV POINT	SEUX - SPLIT PIV POINT	SEUY - SPLIT PIV POINT	SEUZ - SPLIT PIV POINT	SEVA - SPLIT PIV POINT	SEVB - SPLIT PIV POINT	SEVC - SPLIT PIV POINT	SEVD - SPLIT PIV POINT	SEVE - SPLIT PIV POINT	SEVF - SPLIT PIV POINT	SEVG - SPLIT PIV POINT	SEVH - SPLIT PIV POINT	SEVI - SPLIT PIV POINT	SEVJ - SPLIT PIV POINT	SEVK - SPLIT PIV POINT	SEVL - SPLIT PIV POINT	SEVM - SPLIT PIV POINT	SEVN - SPLIT PIV POINT	SEVO - SPLIT PIV POINT	SEVP - SPLIT PIV POINT	SEVQ - SPLIT PIV POINT	SEVR - SPLIT PIV POINT	SEVS - SPLIT PIV POINT	SEVT - SPLIT PIV POINT	SEVU - SPLIT PIV POINT	SEVV - SPLIT PIV POINT	SEVW - SPLIT PIV POINT	SEVX - SPLIT PIV POINT	SEVY - SPLIT PIV POINT	SEVZ - SPLIT PIV POINT	SEWA - SPLIT PIV POINT	SEWB - SPLIT PIV POINT	SEWC - SPLIT PIV POINT	SEWD - SPLIT PIV POINT	SEWE - SPLIT PIV POINT	SEWF - SPLIT PIV POINT	SEWG - SPLIT PIV POINT	SEWH - SPLIT PIV POINT	SEWI - SPLIT PIV POINT	SEWJ - SPLIT PIV POINT	SEWK - SPLIT PIV POINT	SEWL - SPLIT PIV POINT	SEWM - SPLIT PIV POINT	SEWN - SPLIT PIV POINT	SEWO - SPLIT PIV POINT	SEWP - SPLIT PIV POINT	SEWQ - SPLIT PIV POINT	SEWR - SPLIT PIV POINT	SEWS - SPLIT PIV POINT	SEWT - SPLIT PIV POINT	SEWU - SPLIT PIV POINT	SEWV - SPLIT PIV POINT	SEWW - SPLIT PIV POINT	SEWX - SPLIT PIV POINT	SEWY - SPLIT PIV POINT	SEWZ - SPLIT PIV POINT	SEXA - SPLIT PIV POINT	SEXB - SPLIT PIV POINT	SEXC - SPLIT PIV POINT	SEXD - SPLIT PIV POINT	SEXE - SPLIT PIV POINT	SEXF - SPLIT PIV POINT	SEXG - SPLIT PIV POINT	SEXH - SPLIT PIV POINT	SEXI - SPLIT PIV POINT	SEXJ - SPLIT PIV POINT	SEXK - SPLIT PIV POINT	SEXL - SPLIT PIV POINT	SEXM - SPLIT PIV POINT	SEXN - SPLIT PIV POINT	SEXO - SPLIT PIV POINT	SEXP - SPLIT PIV POINT	SEXQ - SPLIT PIV POINT	SEXR - SPLIT PIV POINT	SEXS - SPLIT PIV POINT	SEXT - SPLIT PIV POINT	SEXU - SPLIT PIV POINT	SEXV - SPLIT PIV POINT	SEXW - SPLIT PIV POINT	SEXX - SPLIT PIV POINT	SEXY - SPLIT PIV POINT	SEXZ - SPLIT PIV POINT	SEYA - SPLIT PIV POINT	SEYB - SPLIT PIV POINT	SEYC - SPLIT PIV POINT	SEYD - SPLIT PIV POINT	SEYE - SPLIT PIV POINT	SEYF - SPLIT PIV POINT	SEYG - SPLIT PIV POINT	SEYH - SPLIT PIV POINT	SEYI - SPLIT PIV POINT	SEYJ - SPLIT PIV POINT	SEYK - SPLIT PIV POINT	SEYL - SPLIT PIV POINT	SEYM - SPLIT PIV POINT	SEYN - SPLIT PIV POINT	SEYO - SPLIT PIV POINT	SEYP - SPLIT PIV POINT	SEYQ - SPLIT PIV POINT	SEYR - SPLIT PIV POINT	SEYS - SPLIT PIV POINT	SEYT - SPLIT PIV POINT	SEYU - SPLIT PIV POINT	SEYV - SPLIT PIV POINT	SEYW - SPLIT PIV POINT	SEYX - SPLIT PIV POINT	SEYY - SPLIT PIV POINT	SEYZ - SPLIT PIV POINT	SEZA - SPLIT PIV POINT	SEZB - SPLIT PIV POINT	SEZC - SPLIT PIV POINT	SEZD - SPLIT PIV POINT	SEZE - SPLIT PIV POINT	SEZF - SPLIT PIV POINT	SEZG - SPLIT PIV POINT	SEZH - SPLIT PIV POINT	SEZI - SPLIT PIV POINT	SEZJ - SPLIT PIV POINT	SEZK - SPLIT PIV POINT	SEZL - SPLIT PIV POINT	SEZM - SPLIT PIV POINT	SEZN - SPLIT PIV POINT	SEZO - SPLIT PIV POINT	SEZP - SPLIT PIV POINT	SEZQ - SPLIT PIV POINT	SEZR - SPLIT PIV POINT	SEZS - SPLIT PIV POINT	SEZT - SPLIT PIV POINT	SEZU - SPLIT PIV POINT	SEZV - SPLIT PIV POINT	SEZW - SPLIT PIV POINT	SEZX - SPLIT PIV POINT	SEZY - SPLIT PIV POINT	SEZZ - SPLIT PIV POINT
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2 OF 2 SHEET 2024-001-1-S&C	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION
	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION	REVISION NO. DATE BY REVISION

Coastal Engineering
Surveying
Construction
Contractor Management

3400 Lakeside Blvd. Suite 300
Tampa, FL 33629
813-988-1111
813-988-1112
FLORIDA LICENSE NO. 1200

SKETCH & LEGAL DESCRIPTION
FOR PHASE-1 CDD

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST AND
SECTIONS 7, 8, & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

HAWK LAND INVESTORS NEW, LLC

Scott M. Osborne
REGISTERED PROFESSIONAL SURVEYOR
NO. 12000
FLORIDA LICENSE NO. 12000

Exhibit E

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the Lake Hideaway Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to have a portion of its lands removed from the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be affected by the boundary amendment of the District.

The undersigned hereby consents to the boundary amendment of the District which will remove a portion of its the Property from the lands of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 4 day of September, 2024.

Hawk Lake Hideaway, LLC,
a Delaware limited liability company




John M. Ryan
Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

4, 2024, The foregoing instrument was acknowledged before me by means of physical presence on September 4, 2024, by John M. Ryan, Manager of the Hawk Lake Hideaway, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.



Notary Public Signature


BRITTANY CRUTCHFIELD
Commission # HH 513171
Expires June 15, 2028

Notary Stamp

Exhibit A: Copy of Deed for Landowner

Prepared by and return to:
Darryl W. Johnston, Esq.
Johnston Law Group, P.A.
29 S. Brooksville Avenue
Brooksville, FL 34601

Exhibit "A"

File Number: 21-0519

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 22nd day of October, 2021, between THOMAS E. BRONSON, Individually by J. THOMAS BRONSON as Agent under Durable Power of Attorney Dated May 24, 2019., and J. THOMAS BRONSON and JOHN WALTER MEADOWS, as Successor Co-Trustees of THE LAKE HIDEAWAY REVOCABLE TRUST under Trust Agreement dated July 29, 1994 whose post office address is 24060 Deer Run Road, Brooksville, FL 34601, collectively grantor, and Hawk Lake Hideaway, LLC, a Delaware limited liability company whose post office address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SIX MILLION AND 00/100 DOLLARS (U.S. \$6,000,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Hernando County, Florida, to-wit:

PARCEL "A"

LOTS 11 AND 12, BLOCK 343, OF ROYAL HIGHLANDS, UNIT NO. 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 67 THROUGH 79, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, WHICH HAS BEEN AMENDED BY AFFIDAVIT RECORDED IN O.R. BOOK 326, PAGE 711, OF SAID PUBLIC RECORDS.

PARCEL "B"

LOT 13, BLOCK 343, OF ROYAL HIGHLANDS, UNIT NO. 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 67 THROUGH 79, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, WHICH AS BEEN AMENDED BY AFFIDAVIT RECORDED IN O.R. BOOK 326, PAGE 711, OF SAID PUBLIC RECORDS.

PARCEL "C"

LOTS 25 AND 26, BLOCK 343, OF ROYAL HIGHLANDS, UNIT NO. 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 67 THROUGH 79, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, WHICH HAS BEEN AMENDED BY AFFIDAVIT RECORDED IN O.R. BOOK 326, PAGE 711, OF SAID PUBLIC RECORDS.

LAKE HIDEAWAY PHASE-1 TRACT-D (NORTH)

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 SOUTHEAST 1/4 OF SAID SECTION 12;
THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 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 N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 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 N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°13'23"W, 498.06 FEET; THENCE S89°53'11"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 S89°48'47"E, 973.71 FEET; THENCE S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°56'46"W, 976.40 FEET; THENCE N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

LAKE HIDEAWAY PHASE-1 TRACT-E (SOUTH)

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 926.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S25°14'16"W, 836.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE RUN S36°43'18"E, 301.99 FEET TO THE ESTABLISHED WETLAND JURISDICTION LINE OF WHITEHURST POND; THENCE ALONG SAID WETLAND JURISDICTION LINE S58°40'11"W, 232.58 FEET; THENCE S39°40'53"W, 69.49 FEET; THENCE LEAVING SAID WETLAND JURISDICTION LINE RUN S57°42'44"W, 225.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S25°14'16"W, 2188.65 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N89°57'02"W, 55.26 FEET TO THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6. SAID POINT ALSO BEING ON THE CENTERLINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6, AND THE CENTERLINE OF SAID POWER EASEMENT S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY

LINE S89°50'51"E, 1324.96 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1712.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT AND THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 236.41 ACRES MORE OR LESS.

Parcel Identification Number: R1242217000000200000
Parcel Identification Number: R1842218000000200000
Parcel Identification Number: R0122117335003430110
Parcel Identification Number: R0122117335003430130
Parcel Identification Number: R0122117335003430250
Parcel Identification Number: R0742218000000300020
Parcel Identification Number: R07422187039000000D0

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

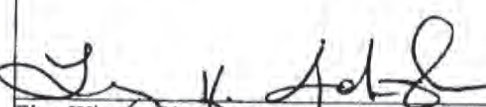
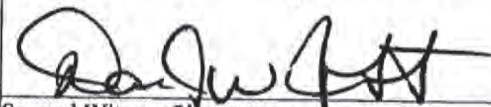

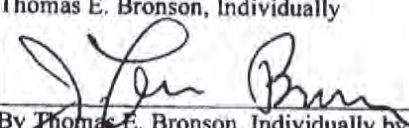
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

<p>  First Witness Signature Printed Name: <u>Tammy H. Johnston</u> </p> <p>  Second Witness Signature Printed Name: <u>Darryl W. Johnston</u> </p>	<p> J. Thomas Bronson and John Walter Meadows, Successor Co-Trustees of the Lake Hideaway Revocable Trust under Trust Agreement dated July 29, 1994 </p> <p>  By <u>J. Thomas Bronson</u>, Successor Co-Trustee </p> <p> And: Thomas E. Bronson, Individually </p> <p>  By <u>Thomas E. Bronson</u>, Individually by <u>J. Thomas Bronson</u> as Agent under Durable Power of Attorney Dated May 24, 2019 </p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of October, 2021, by Thomas E. Bronson, Individually by J. Thomas Bronson as Agent under Durable Power of Attorney Dated May 24, 2019 and J. Thomas Bronson, as Co-Successor Trustee of **THE LAKE HIDEAWAY REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JULY 29, 1994**, he is personally known to me or has produced _____ as identification.

(SEAL)


Notary Public

Printed Name: _____

My Commission Expires: _____



Signed, sealed and delivered in our presence:

J. Thomas Bronson and John Walter Meadows, Successor
Co-Trustees of the Lake Hideaway Revocable Trust under
Trust Agreement dated July 29, 1994

Karen Skeen
First Witness Signature
Printed Name: KAREN SKEEN

[Signature]
By John Walter Meadows, Successor Co-Trustee

Julie A. Peffer
Second Witness Signature
Printed Name: Julie A. Peffer

State of Florida
County of Hillsborough

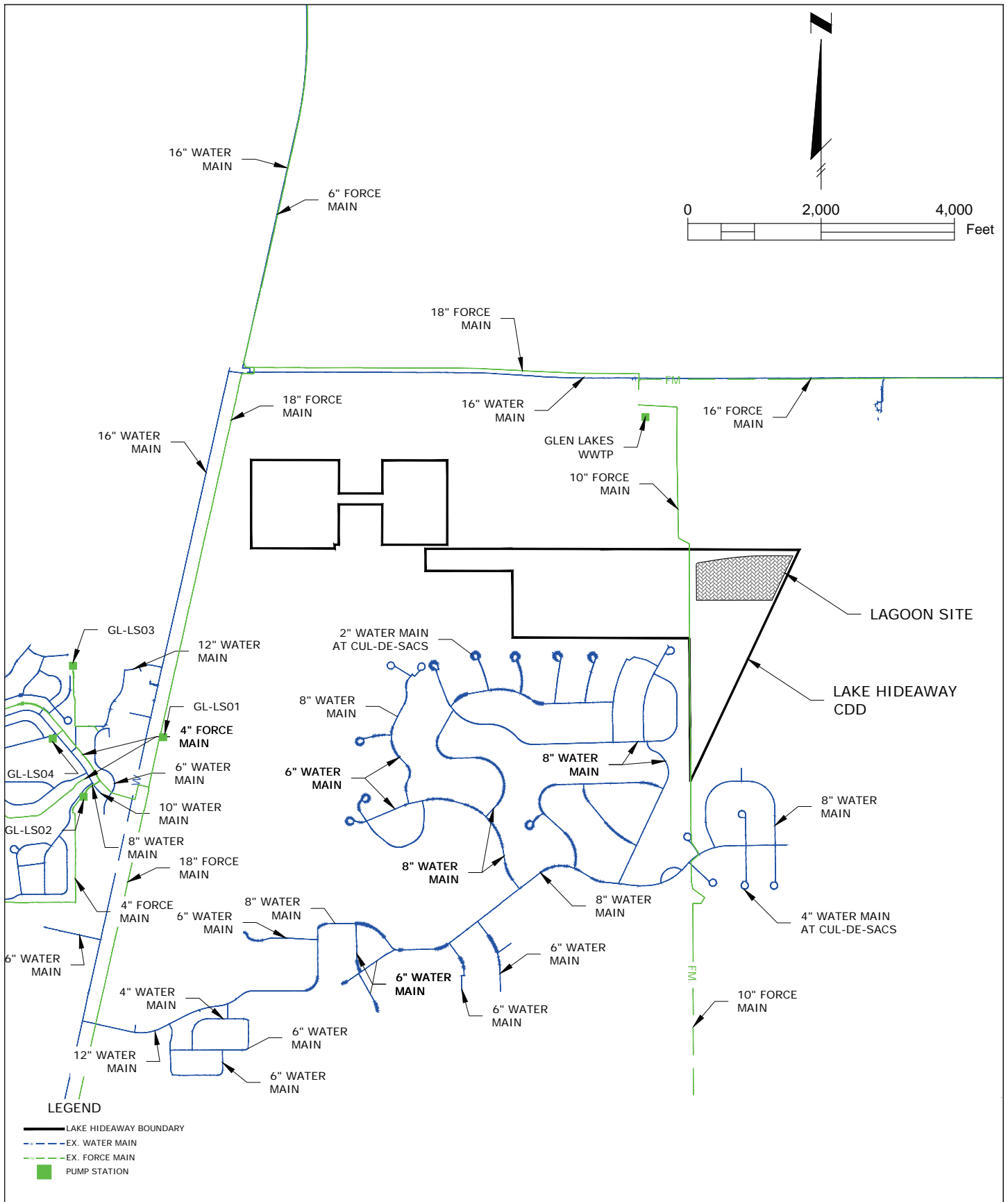
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of October, 2021, by John Walter Meadows as Co-Successor Trustee of THE LAKE HIDEAWAY REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JULY 29, 1994, he () is personally known to me or (X) has produced drivers license as identification.

(SEAL)



Julie A. Peffer
Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit F



Coastal Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

EXISTING UTILITIES MAP

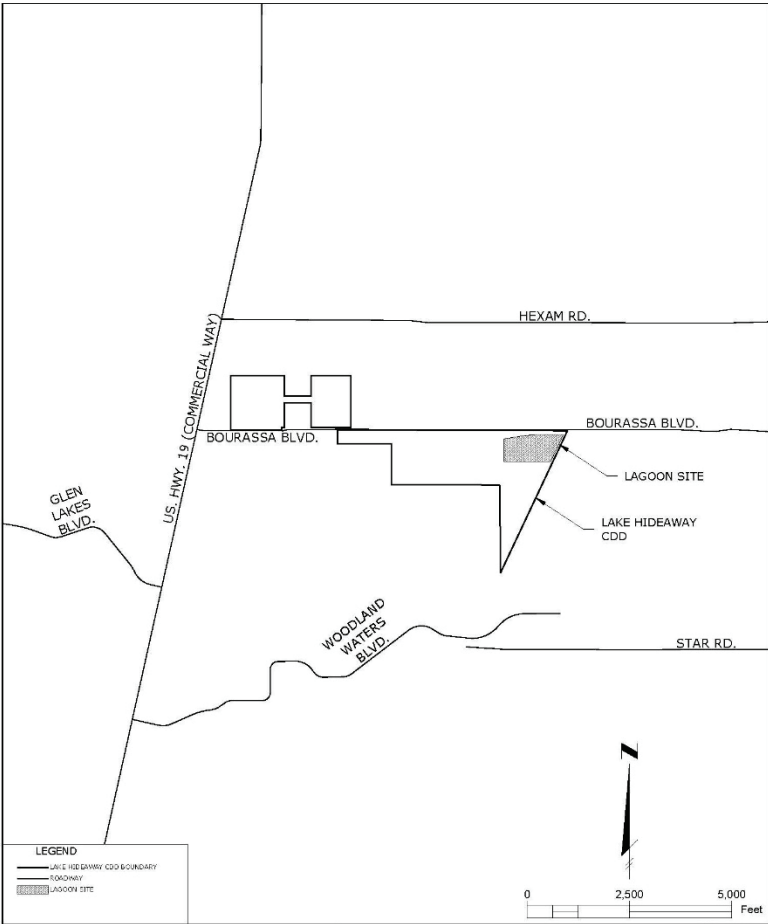
**LAKE HIDEAWAY
 COMMUNITY DEVELOPMENT DISTRICT**

DATE
 09/04/24

20049

Exhibit G

**Statement of Estimated Regulatory Costs
For the Boundary Amendment of the
Lake Hideaway Community Development District**



August 13, 2024

Prepared by
Breeze
1540 International Parkway, Suite 2000
Lake Mary, Florida 32746

Table of Contents

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Estimated Public Costs, Effect on Public Revenue and Other5

A. EXECUTIVE SUMMARY

The Lake Hideaway Community Development District (“**District**”) seeks to amend its boundaries by contracting approximately 18.80 acres of land from the District (“**Contracted Land**”). After the boundary has been amended, the District will encompass approximately 210.63 acres. This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with Hernando County (the “**County**”), to amend the boundaries of the District in accordance with Section 190.046, Florida Statutes.

With respect to the boundary amendment, this document confirms that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the contraction. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the petitioner.

Amending the boundary of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed contraction of the District is not anticipated to have any impact on future private development and County Revenues.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to contract the boundaries of the District in accordance with Section 190.005, Florida Statutes.

Specifically, the District petitioned the Hernando County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2021-21 adopted by the Hernando County Board of County Commissioners, Florida, establishing the District on October 26, 2021, (the “**Ordinance**”), to contract the boundaries of the District and the area over which the District is authorized to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to amend its boundaries.

C. LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 2021-21 by the Board of County Commissioners of Hernando County, and authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to amend its boundaries by contracting approximately 18.80 acres.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- 1) An economic analysis showing whether the rule directly or indirectly:
 - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c) Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- 2) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- 3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule¹;
- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- 6) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below.

¹ As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

Economic Analysis

- 1) An economic analysis showing whether the rule directly or indirectly:
 - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c) Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

The District together with 100% of the landowners of the Property have agreed to the amendment of the District's boundary. The key question for an economic analysis on the contraction of the District boundaries is whether the Contracted Land is necessary to and/or benefits from the operation of the District's programs and services. The Contracted Land is exempt from special assessments because the use of the Contracted Land constitutes a 'common element' consistent with provisions of Section 193.0235 Florida Statutes.

The amendment of the boundaries of the District is not likely to have an adverse impact on the items described in 1(a), 1(b) and 1(c) above.

Types of Individuals Affected

- 2) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the boundary amendment ordinance are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the amendment of the District boundaries and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(b) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the boundary amendment, other than any one-time administrative costs outlined in Section 3(a) below.
- c) CURRENT PROPERTY OWNERS-EXISTING DISTRICT - The current property owners of the lands within the boundaries of the existing District will not be affected by the boundary amendment, and no benefits are being removed.
- d) CURRENT PROPERTY OWNERS-CONTRACTED LAND - The current property owners of the lands subject to the boundary amendment will not be adversely affected.

Estimated Public Costs, Effect on Public Revenue and Other

- 3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
 - a) COUNTY - The County will not incur any quantifiable on-going costs. County may, however, choose to review certain documents related to the boundary amendment. To offset these one-time administrative costs, the petitioner will submit a filing fee to the County.
 - b) STATE – The State of Florida will not incur any additional administrative costs as a result of the boundary amendment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes. This amount has been paid by the District and will not change if the District boundaries are amended. Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.
 - c) DISTRICT - The District will not incur any costs associated with the boundary amendment.
 - d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this Petition will not have any negative effect on state and local revenues.

In summary, the amendment of the boundaries of the District will not create any significant economic costs for the State of Florida or for the County.

- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.

There are no transactional costs related with the amendment of the boundaries.

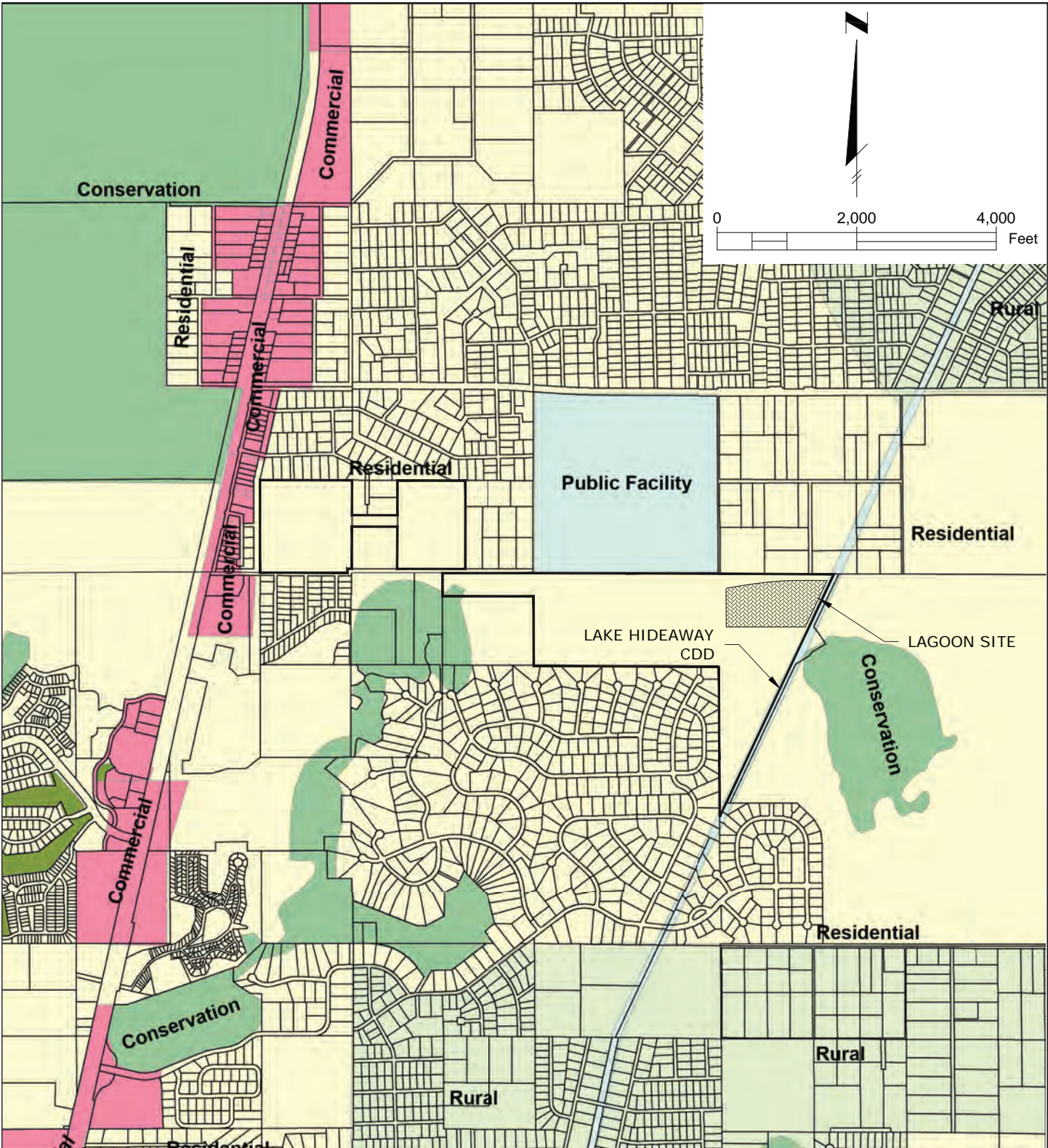
- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities.

- 6) Any additional information that the agency determines may be useful.

Certain data utilized in the report was provided by the petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis, and experience with private development and other CDD communities in various stages of existence.

Exhibit H



LEGEND

— LAKE HIDEAWAY BOUNDARY

▨ LAGOON SITE



Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

FUTURE LAND USE MAP

LAKE HIDEAWAY
 COMMUNITY DEVELOPMENT DISTRICT

DATE
 09/04/24

20049

Draft Ordinance

ORDINANCE NO. : 2024-__

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2021-21, CONTRACTING THE BOUNDARIES OF THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, the Lake Hideaway Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance contracting the boundaries of the Lake Hideaway Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the contracted District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and

financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the contraction of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the contracted District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the contraction of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the contracted District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the contracted District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Contraction of the Boundaries of the District. The Lake Hideaway Community Development District is hereby contracted and the boundaries of the contracted District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance’s filing with said office.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY** in Regular Session this ____ day of _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

Acting County Attorney

Exhibit "A"

**LAKE HIDEAWAY
COMMUNITY DEVELOPMENT DISTRICT**

LAKE HIDEAWAY PHASE-1 CDD TRACT-A (NORTH)

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 SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 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 N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 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 N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°13'23"W, 498.06 FEET; THENCE S89°53'11"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 S89°48'47"E, 973.71 FEET; THENCE S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°56'46"W, 976.40 FEET; THENCE N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

LAKE HIDEAWAY PHASE-1 CDD TRACT-B (SOUTH)

A PARCEL OF LAND LYING IN AND BEING A PART OF:

SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY,
FLORIDA

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 981.65 FEET TO THE CENTERLINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE S25°14'16"W, 3619.40 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6 S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°50'51"E, 1324.96 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1657.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 229.43 ACRES MORE OR LESS.

LESS OUT THE LAGOON PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO THE POINT OF BEGINNING; THENCE N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT,

SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $80^{\circ}55'26''$, AND A CHORD BEARING AND DISTANCE OF $N40^{\circ}06'47''E$, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE $N80^{\circ}34'30''E$, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF $9^{\circ}44'40''$, AND A CHORD BEARING AND DISTANCE OF $N85^{\circ}26'50''E$, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE $S89^{\circ}40'50''E$, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN $S25^{\circ}14'23''W$, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN $N90^{\circ}00'00''W$, 1131.88 FEET TO THE POINT OF BEGINNING. CONTAINING 18.80 ACRES MORE OR LESS.

TOTAL OVERALL BOUNDARIES CONTAINING 210.63 ACRES MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Contraction of the Boundaries of the
Lake Hideaway Community Development District

DATE: _____, 2024

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2024, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to contract the boundaries of the Lake Hideaway Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE AMENDING HERNANDO COUNTY
ORDINANCE NO. 2021-21, CONTRACTING THE
BOUNDARIES OF THE LAKE HIDEAWAY COMMUNITY

DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The Lake Hideaway Community Development District is currently comprised of approximately 229.43 acres, located in unincorporated Hernando County, north of State Road 50/Cortez Blvd., south of Hexam Road, west of SR 589/Suncoast Parkway and east of U.S. 19/Commercial Way. The petitioner has proposed to contract the boundaries of the Lake Hideaway Community Development District by removing 18.80 acres. After the boundary has been contracted, the District will be comprised of approximately 210.63 acres.

The District has the authority to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the contracted boundaries of the Lake Hideaway Community Development District shall be as follows:

LAKE HIDEAWAY PHASE-1 CDD TRACT-A (NORTH)

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 SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 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 N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 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

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LAKE HIDEAWAY PHASE-1 CDD TRACT-B (SOUTH)

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

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BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°50'51"E, 1324.96 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1657.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 229.43 ACRES MORE OR LESS.

LESS OUT THE LAGOON PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO THE POINT OF BEGINNING; THENCE N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°55'26", AND A CHORD BEARING AND DISTANCE OF N40°06'47"E, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE N80°34'30"E, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF 9°44'40", AND A CHORD BEARING AND DISTANCE OF N85°26'50"E, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE S89°40'50"E, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S25°14'23"W, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN N90°00'00"W, 1131.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.80 ACRES MORE OR LESS.

TOTAL OVERALL BOUNDARIES CONTAINING 210.63 ACRES MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 a.m. and 2:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks: _____