

LAKE HIDEAWAY POD C

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

DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, RUN S89°41'29"E, 111.27 FEET; THENCE LEAVING SAID NORTH LINE, RUN S00°00'00"E, 127.44 FEET; THENCE N80°34'30"E, 64.89 FEET; THENCE S09°12'47"E, 80.00 FEET; THENCE S80°34'30"W, 56.69 FEET TO A POINT OF CURVATURE TO THE LEFT, 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 S40°06'47"W, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE S00°20'56"E, 598.45 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 3°37'09", AND A CHORD BEARING AND DISTANCE OF S02°09'30"E, 92.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 92.22 FEET; THENCE S03°58'05"E, 222.06 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1540.00 FEET, A CENTRAL ANGLE OF 3°37'09"; AND A CHORD BEARING AND DISTANCE OF S02°09'30"E, 97.26 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.28 FEET; THENCE S00°28'43"E, 96.20 FEET; THENCE N89°42'01"W, 130.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, RUN N89°42'01"W, 2652.57 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, RUN N00°14'10"W, 1328.22 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, RUN S89°51'11"E, 2649.70 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18, AND THE POINT OF BEGINNING.
CONTAINING 84.68 ACRES MORE OR LESS.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2025, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSIONERS, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION OF ALL STREETS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID COMMISSION FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY, AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

ATTEST: _____ BY: _____
CLERK CHAIRMAN

CLERK'S CERTIFICATE:

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

THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2025,

FILE NUMBER _____ AND RECORDED IN PLAT BOOK _____, PAGE _____.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: Victoria Anderson DATE: 04/08/25
COUNTY ATTORNEY

ABSTRACTORS CERTIFICATE:

WE, FIRST AMERICAN TITLE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. _____ AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN HAWK LAKE HIDEAWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT, FILE NO. _____.

DATE

ODD ACCEPTANCE AND ACKNOWLEDGMENT.

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

COMMUNITY DEVELOPMENT DISTRICT

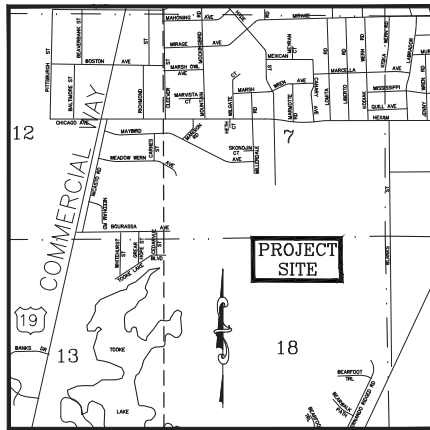
BY: _____ DATE: _____ BY: _____ DATE: _____

NAME: _____ NAME: _____
CHAIR BOARD OF SUPERVISORS ASSISTANT SECRETARY

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

I, THOMAS P. YOUNG JR., HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT FOR THE COUNTY. THIS LIMITED CERTIFICATION TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

PROFESSIONAL SURVEYOR AND MAPPER _____ DATE _____
FLORIDA REGISTRATION NUMBER LS 7044



VICINITY MAP NOT TO SCALE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ESTABLISHING A BEARING OF N89°42'01"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

2. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. OSBORNE, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT I AM A CORRECT REPRESENTATION OF LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

BY: _____ DATE: _____
SCOTT M. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028

PLAT BOOK :
AND PAGE :

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

1) THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY (THE "COUNTY") ALL STREETS AND RIGHTS-OF-WAY AS DEPICTED HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND ARE GRANTED TO THE COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE. SAID OWNERS FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, ALL LANDS UPON WHICH AN WITHIN WHICH ANY EASEMENTS 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 FOR HYDRAULIC, FLOOD PROTECTION, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APARTMENT 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 APURTENANCES UNTIL SUCH TIME THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA.

2) FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "CDD"), THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOICED, OR INVALIDATED.

3) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, AND UNDER ALL AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, TO THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS, AND ASSIGNS FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING DRAINAGE LINES, SWALES, RETENTION AND DETENTION AREAS, AND OTHER STORMWATER MANAGEMENT SYSTEMS FOR THE BENEFIT OF THE LOT OWNERS WITHIN LAKE HIDEAWAY POD C. ALL SUCH EASEMENTS SHALL BE SUBJECT TO ALL PUBLIC EASEMENTS SHOWN HEREON.

4) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, FEE SIMPLE TITLE TO TRACT LS 1; TO BE OWNED AND MAINTAINED BY THE HERNANDO COUNTY WATER AND SEWER DISTRICT FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE.

5) OPEN SPACE TRACTS "A, B, C, D, E, AND F", "DRA 1", 2, 3, AND 4", BUTTER TRACT "1", AND "2", TRACT TRACT 1, 2, AND 3, AND THE RECREATION TRACT, AS SHOWN HEREON, ARE HEREBY HEREBY RESERVED AND WITHOUT RESERVATION DEDICATED TO THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. SUCH TRACTS ARE HEREBY MADE SUBJECT TO ANY AND ALL EASEMENTS EXPRESSLY DEDICATED TO PUBLIC USE, AS SHOWN ON THIS PLAT AND AS APPLICABLE TO SUCH TRACT FOR THE PURPOSES SO STATED.

6) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS, AND UNDER ALL ROADWAYS AS SHOWN HEREON, TO HERNANDO COUNTY WATER AND SEWER DISTRICT FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING AND REPLACING GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES.

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

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

Witness _____ Witness _____ By: JOHN M RYAN
Print Name Print Name Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The individual who executed the foregoing dedication as Vice President of HAWK LAKE HIDEAWAY, LLC, a Florida Limited Liability Company under the laws of the State of Florida, and being duly sworn, acknowledged that and there before me that they executed the same as officers of such Company heretofore duly authorized by the Board of Directors of such Company as the act and deed of such Company, before me by means of [] physical presence on [] day of _____, 2025, by JOHN M. RYAN, as manager of HAWK LAKE HIDEAWAY, LLC, a Florida Limited Liability Company, on behalf of the company, who [] is personally known to me or [] has produced _____ as Identification.

My Commission Expires _____ Name: _____
Commission Number _____

JONDER AND CONSENT TO DEDICATION - LAKE HIDEAWAY POD C:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LEND OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LEND OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4074, PAGE 1866 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

FIDELITY LAND, LLC, A FLORIDA BANKING CORPORATION

SIGNATURE _____ THOMAS RYDEL
Authorized Agent

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS _____ (SEAL)

WITNESS _____ (SEAL)

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THOMAS RYDEL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JONDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE _____ FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JONDER AND CONSENT TO DEDICATION - LAKE HIDEAWAY POD C:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LEND OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LEND OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4406, PAGE 1931 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

D.HORTON, INC., A DELAWARE CORPORATION

SIGNATURE _____ DAVID DONOHAN
VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS _____ (SEAL)

WITNESS _____ (SEAL)

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID DONOHAN TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JONDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE _____ FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LAKE HIDEAWAY POD-C
SHEET 1 OF 14

PLAT PREPARED BY:

COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000
966 Candlelight Blvd., Brooksville, FL 34601
Phone (352) 796-9423 Fax (352) 799-8359

GENERAL NOTES:

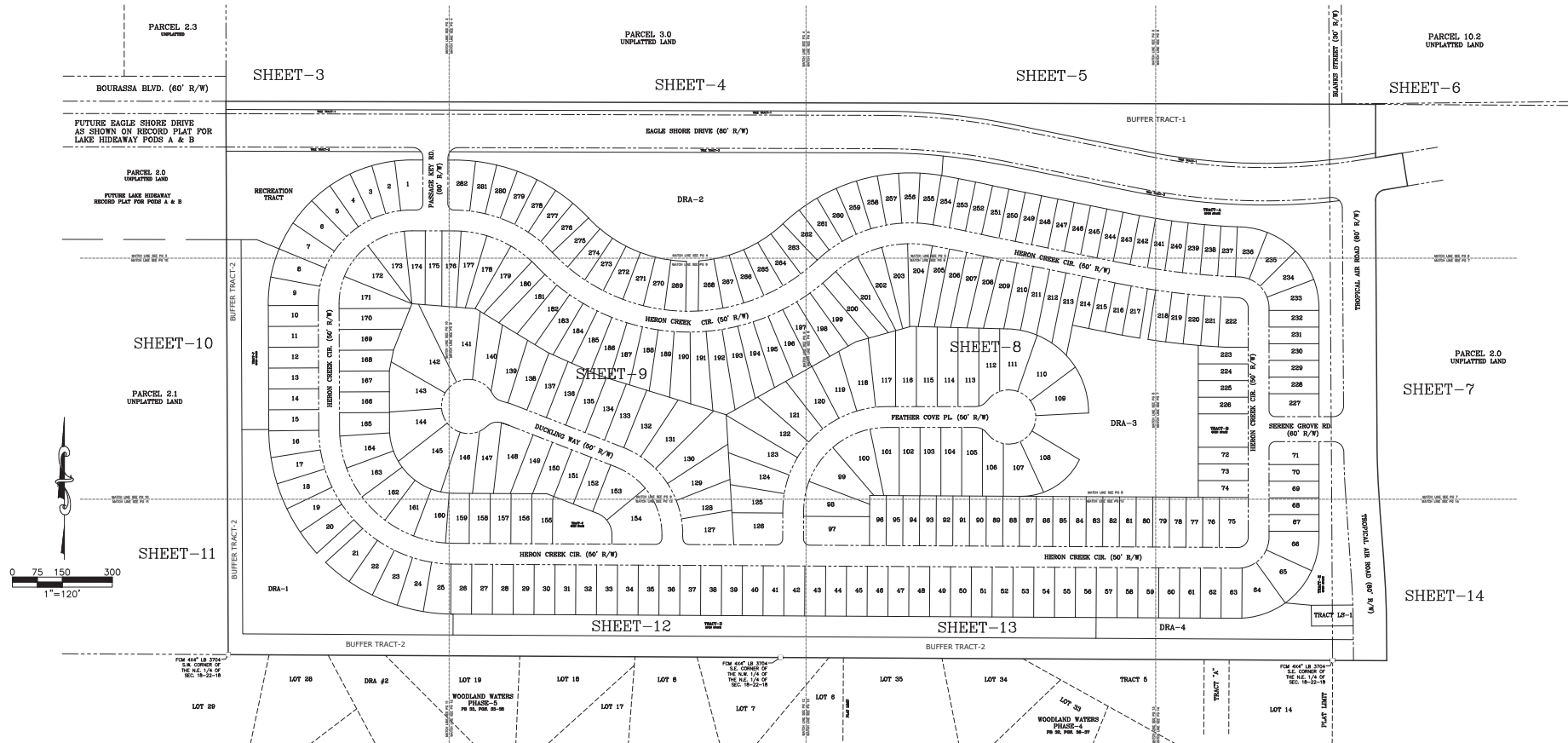
1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING A BEARING OF N89°42'01"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 1% ANNUAL FLOODPLAIN) FLOOD ZONE "AE" (AREA DETERMINED TO LIE INSIDE THE 1% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, PANEL NUMBER(S) 0158-D, EFFECTIVE DATE 02/02/2012.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

LAKE HIDEAWAY POD C

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

KEY SHEET

PLAT BOOK :
AND PAGE :



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 1990
966 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-8423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:

ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PB = PLAT BOOK
PG = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
PRC = POINT OF REVERSE CURVE
POC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:

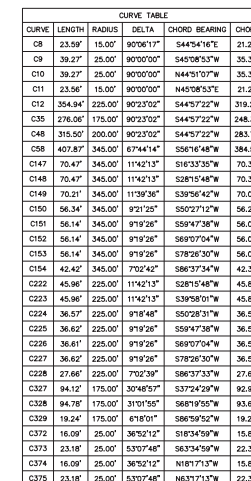
SF = SQUARE FEET
CCR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FND = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

LEGEND AND ABBREVIATIONS:

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

LAKE HIDEAWAY POD-C
SHEET 2 OF 14

PLAT BOOK :
AND PAGE :



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'07"W	25.6
L2	S89°51'07"E	15.6
L4	N67°35'19"W	58.6
L5	N90°00'00"E	35.6
L12	N90°00'00"E	37.6
L15	N00°14'10"W	10.6
L16	N00°14'10"W	19.6
L21	N00°14'10"W	10.6

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:

ID	= IDENTIFICATION
LB	= LICENSED BUSINESS
OR	= OFFICIAL RECORD
PB	= PLAT BOOK
PG	= PAGE
PC	= POINT of CURVATURE
PT	= POINT of TANGENT
PRC	= POINT of REVERSE CURVE
PCC	= POINT of COMPOUND CURVE

LEGEND AND ABBREVIATIONS:

SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

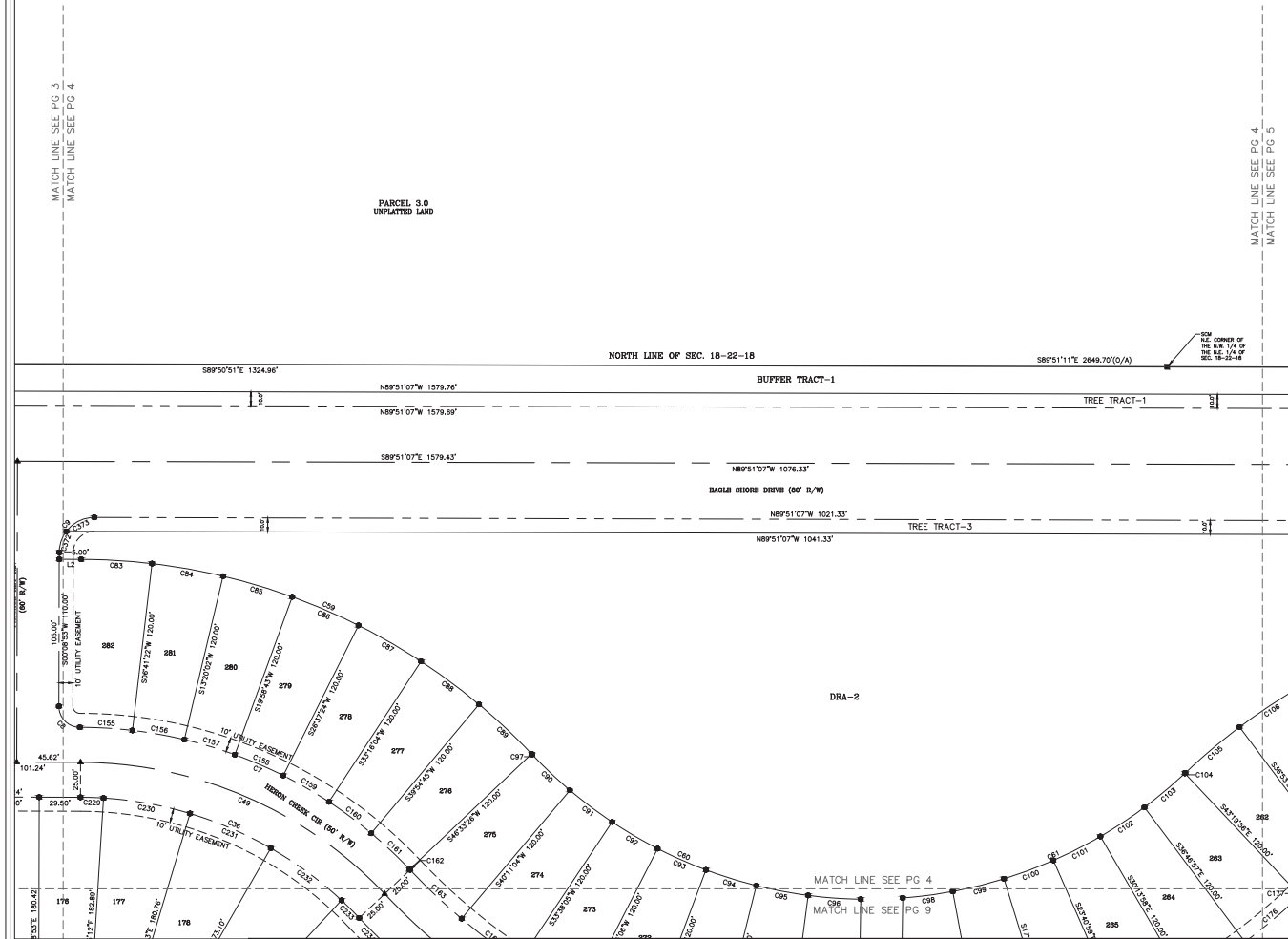
LEGEND AND ABBREVIATIONS:

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

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

PLAT BOOK :
AND PAGE :

CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	264.29	325.00	46°35'37"	N68°39'36"W	257.07	C176	76.41	454.00	6°32'59"	N48°56'34"E	51.41
C8	23.37	15.00	90°06'17"	S45°54'16"E	21.30	C177	0.72	450.00	0°02'59"	S37°20'20"E	0.72
C9	39.27	25.00	90°00'00"	S45°08'53"W	35.36	C229	16.50	275.00	54°08'15"	N89°07'58"W	16.50
C26	13.51	15.00	90°00'00"	S45°08'53"W	12.36	C230	62.92	275.00	13°06'31"	N79°51'33"W	62.78
C49	243.42	330.00	46°29'20"	N68°36'27"W	236.79	C231	62.92	275.00	13°06'31"	N68°45'01"W	62.78
C59	360.01	445.00	46°29'22"	N68°36'28"W	351.25	C232	62.92	275.00	13°06'31"	N53°38'30"W	62.78
C60	263.50	330.00	45°45'02"	S66°41'18"E	256.61	C372	18.09	25.00	36°52'12"	S18°34'59"W	18.18
C81	225.17	330.00	38°05'38"	N60°07'25"E	220.82	C373	23.18	25.00	53°07'48"	S63°34'59"W	22.38
C83	50.81	445.00	6°32'31"	N68°34'54"W	50.81	LINE TABLE					
C84	51.61	445.00	6°38'41"	N79°59'18"W	51.58	LINE BEARING	LENGTH				
C85	51.61	445.00	6°38'41"	N73°02'37"W	51.58	L2	S89°10'07"E	15.62			
C86	51.61	445.00	6°38'41"	N68°41'57"W	51.58						
C87	51.61	445.00	6°38'41"	N67°03'16"W	51.56						
C88	51.61	445.00	6°38'41"	N52°24'58"W	51.56						
C89	51.61	445.00	6°38'41"	N44°45'55"W	51.56						
C90	37.16	330.00	6°27'07"	S46°35'22"E	37.14						
C91	37.72	330.00	6°32'59"	S53°20'38"E	37.70						
C92	37.72	330.00	6°32'59"	S59°38'25"E	37.70						
C93	37.72	330.00	6°32'59"	S66°11'23"E	37.70						
C94	37.72	330.00	6°32'59"	S72°44'22"E	37.70						
C95	37.72	330.00	6°32'59"	S79°17'21"E	37.70						
C96	37.72	330.00	6°32'59"	S85°50'20"E	37.70						
C97	0.62	445.00	0°04'48"	N43°21'31"E	0.62						
C98	36.02	330.00	6°15'16"	N82°32'36"E	36.00						
C99	37.72	330.00	6°32'59"	N76°06'39"E	37.70						
C100	37.72	330.00	6°32'59"	N69°30'30"E	37.70						
C101	37.72	330.00	6°32'59"	N63°07'31"E	37.70						
C102	37.72	330.00	6°32'59"	N56°29'32"E	37.70						
C103	37.72	330.00	6°32'59"	N49°56'34"E	37.70						
C104	0.53	330.00	0°05'29"	N48°37'20"E	0.53						
C105	75.72	445.00	6°31'50"	S49°50'31"E	50.69						
C106	37.72	325.00	6°38'46"	N86°38'01"W	37.68						
C107	37.69	325.00	6°38'41"	N79°59'18"W	37.67						
C108	37.69	325.00	6°38'41"	N73°02'37"W	37.67						
C109	37.69	325.00	6°38'41"	N67°03'16"W	37.67						
C110	37.69	325.00	6°38'41"	N52°24'58"W	37.67						
C111	37.69	325.00	6°38'41"	N44°45'55"W	37.67						
C112	0.45	325.00	0°04'48"	S43°21'12"E	0.45						
C113	50.68	450.00	6°27'07"	S46°35'22"E	50.65						



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:

ID	= IDENTIFICATION
LB	= LICENSED BUSINESS
OR	= OFFICIAL RECORD
PB	= PLAT BOOK
PG	= PAGE
PC	= POINT of CURVATURE
PT	= POINT of TANGENT
PRC	= POINT of REVERSE CURVE
PCC	= POINT of COMPOUND CURVE

LEGEND AND ABBREVIATIONS:

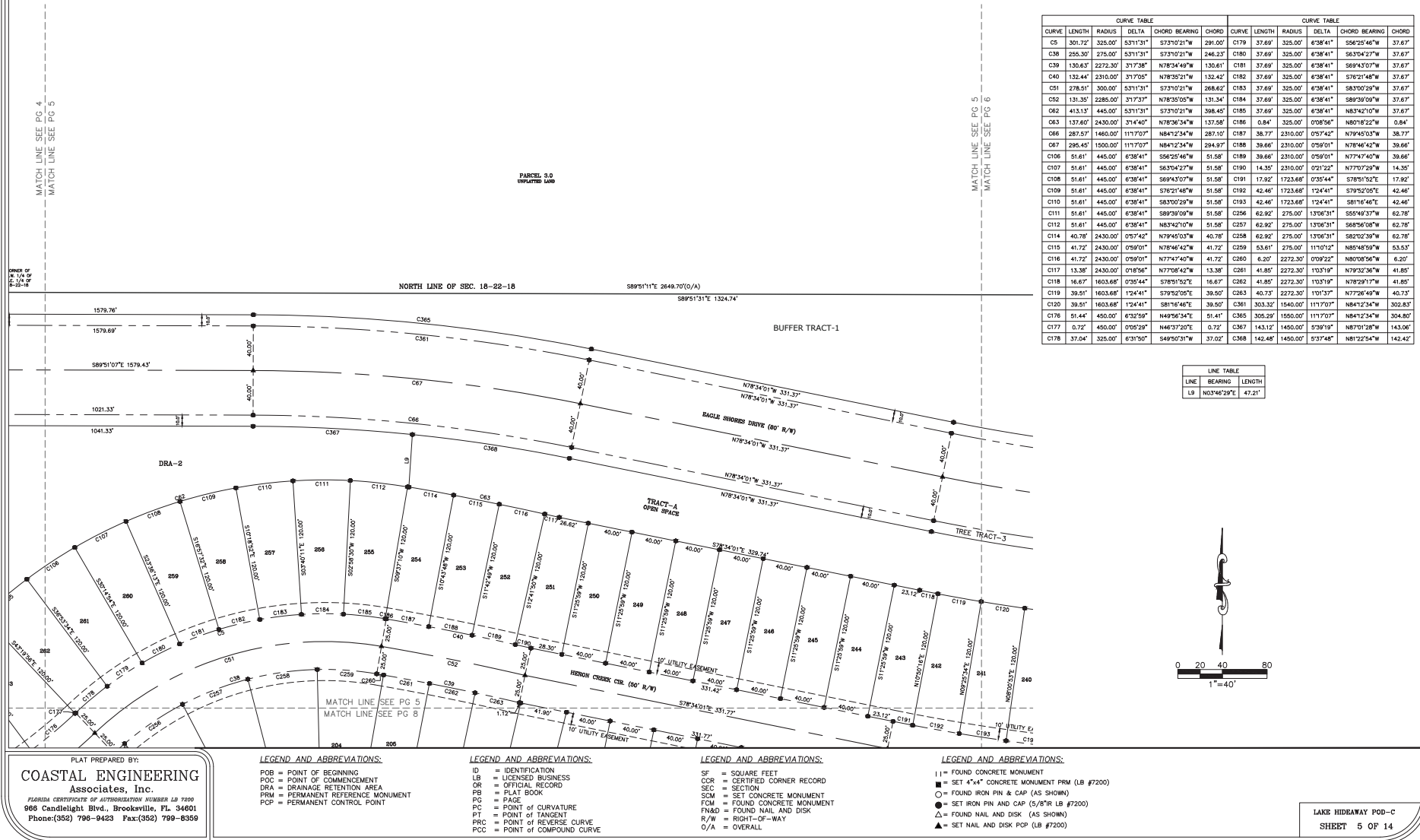
SF = SQUARE FEET
CCR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

LEGEND AND ABBREVIATIONS:

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

PLAT BOOK :
AND PAGE :

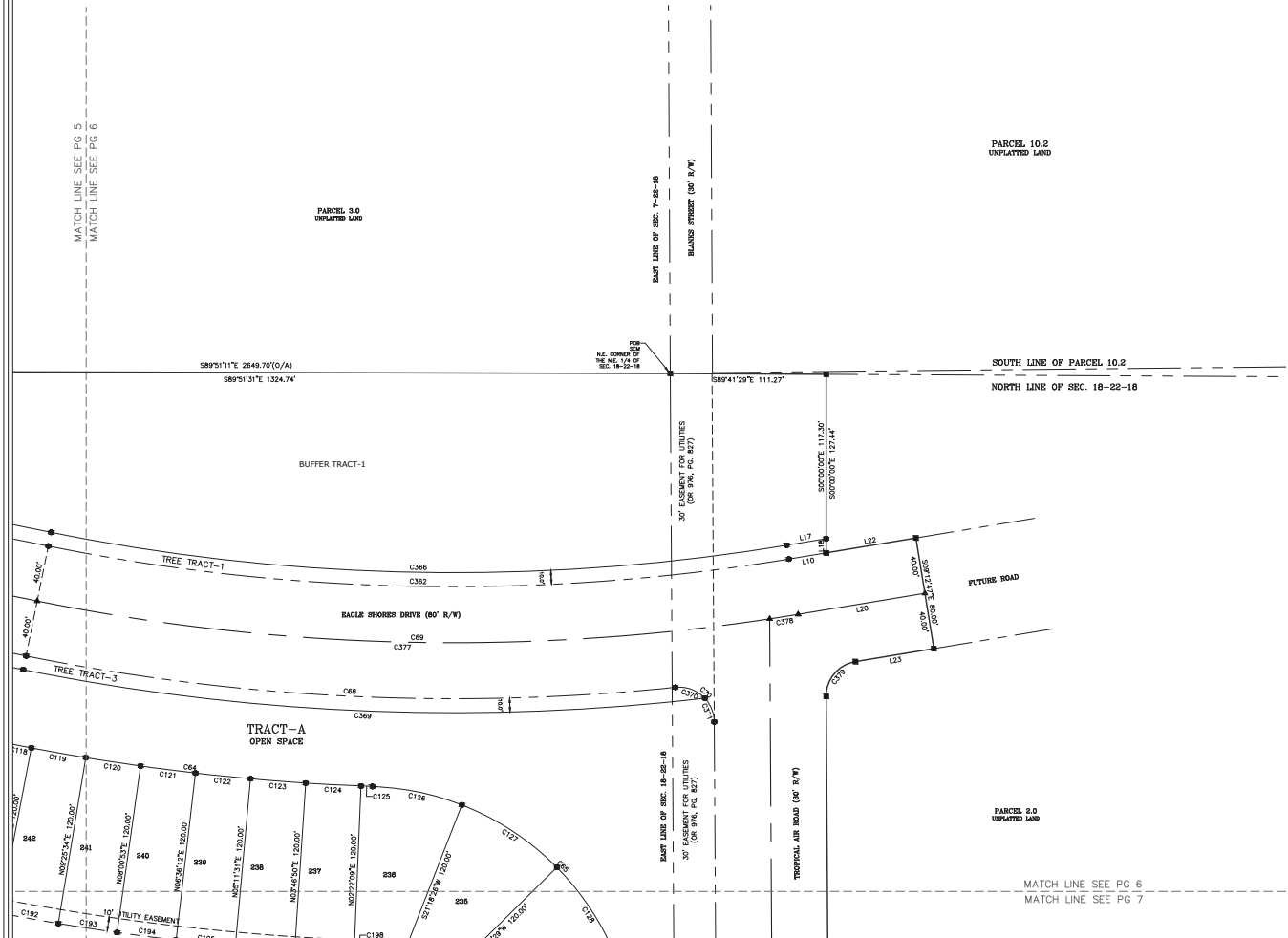
LAKE HIDEAWAY POD-C
SHEET 5 OF 14



LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C64	281.87	1603.68	92°12'22"	S83°14'42"E	261.58'
C65	299.24	195.00	87°55'22"	N43°57'41"W	270.73'
C68	465.79	1540.00	171°9'46"	S87°13'54"E	464.01'
C69	546.06	1500.00	205°1'29"	S88°59'40"E	543.05'
C70	41.69	25.00	95°32'51"	N48°07'21"W	37.02'
C119	39.51	1603.68	124°4'41"	S79°52'00"E	39.50'
C120	39.51	1603.68	124°4'41"	S81°16'46"E	39.50'
C121	39.51	1603.68	124°4'41"	S82°41'27"E	39.50'
C122	39.51	1603.68	124°4'41"	S84°06'08"E	39.50'
C123	39.51	1603.68	124°4'41"	S85°30'49"E	39.50'
C124	39.51	1603.68	124°4'41"	S86°55'31"E	39.50'
C125	8.17	1603.68	07°17'31"	S87°46'57"E	8.17'
C126	65.45	195.00	109°15'48"	N79°18'29"W	65.14'
C127	81.74	195.00	247°0'33"	N68°41'03"W	81.14'
C128	81.74	195.00	247°0'33"	N32°40'00"W	81.14'
C192	42.46	1723.68	124°4'41"	S79°52'08"E	42.46'
C193	42.46	1723.68	124°4'41"	S81°16'46"E	42.46'
C194	42.46	1723.68	124°4'41"	S82°41'27"E	42.46'
C362	531.50	1460.00	205°1'29"	S88°59'40"E	528.57'
C366	527.86	1450.00	205°1'29"	S88°59'40"E	524.95'
C369	468.71	1550.00	180°3'50"	S87°35'58"E	466.69'
C370	23.02	25.00	52°45'47"	N69°30'53"W	22.22'
C371	18.67	25.00	42°43'04"	N21°44'28"W	18.24'
C377	525.50	1500.00	205°4'21"	S88°36'11"E	522.82'
C378	20.56	1500.00	0°47'08"	N80°58'04"E	20.56'
C379	35.31	25.00	80°55'26"	S40°06'47"W	32.45'

LINE	BEARING	LENGTH
L10	S80°34'30"W	26.94'
L17	S80°34'30"W	28.60'
L18	S00°00'00"E	10.14'
L20	S80°34'30"W	91.69'
L22	N80°34'30"E	64.89'
L23	S80°34'30"W	56.69'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

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

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

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

LAKE HIDEAWAY POD-C
SHEET 6 OF 14

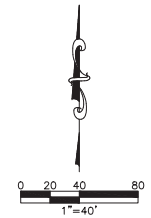
LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :



CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.42'	25.00'	90°02'56"	N44°49'32"E	35.46'	C196	42.46'	1723.68'	1°24'41"	S85°30'49"E	42.46'
C2	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'	C197	42.46'	1723.68'	1°24'41"	S86°50'31"E	42.46'
C3	115.09'	75.00'	87°50'22"	N43°57'41"W	104.13'	C198	8.79'	1723.68'	0°17'31"	S87°46'37"E	8.79'
C4	281.47'	1723.68'	9°21'22"	S83°14'42"E	281.16'	C199	25.17'	75.00'	19°13'48"	N76°18'28"W	25.00'
C5	23.56'	15.00'	90°00'00"	S45°00'00"W	21.21'	C200	31.44'	75.00'	24°01'03"	N56°41'03"W	31.21'
C6	39.02'	25.00'	89°25'37"	N45°17'12"W	35.18'	C201	31.44'	75.00'	24°01'03"	N32°40'00"W	31.21'
C7	91.75'	1551.38'	3°23'19"	S02°16'03"E	91.74'	C202	27.04'	75.00'	20°39'29"	N10°19'44"W	26.90'
C8	289.63'	1773.68'	9°21'22"	S83°14'42"E	289.31'	C203	39.55'	1773.68'	1°16'40"	S80°12'14"E	39.55'
C9	38.36'	25.00'	87°50'22"	N43°57'41"W	34.71'	C204	20.00'	1773.68'	0°38'46"	S81°09'56"E	20.00'
C10	285.55'	1748.88'	9°21'22"	S83°14'42"E	285.33'	C205	39.55'	1773.68'	1°16'40"	S82°07'59"E	39.55'
C11	76.73'	50.00'	87°50'22"	N43°57'41"W	69.42'	C206	39.55'	1773.68'	1°16'40"	S83°24'19"E	39.55'
C12	94.75'	1500.00'	3°37'09"	S02°09'30"E	94.73'	C207	39.55'	1773.68'	1°16'40"	S84°40'59"E	39.55'
C13	121.60'	1907.35'	3°39'10"	S83°18'28"E	121.58'	C208	39.55'	1773.68'	1°16'40"	S85°57'34"E	39.55'
C14	66.35'	1907.35'	1°59'35"	S86°07'50"E	66.34'	C209	40.97'	1773.68'	1°19'24"	S87°15'40"E	40.97'
C15	81.74'	195.00'	24°01'03"	N32°40'00"W	81.14'	C210	42.91'	1907.35'	1°17'20"	S87°20'33"E	42.90'
C16	70.31'	195.00'	20°39'29"	N10°19'44"W	69.93'	C211	42.23'	1907.35'	1°16'07"	S83°24'16"E	42.23'
C17	42.46'	1723.68'	1°24'41"	S79°52'05"E	42.46'	C212	42.23'	1907.35'	1°16'07"	S84°40'23"E	42.23'
C18	42.46'	1723.68'	1°24'41"	S81°16'46"E	42.46'	C213	42.23'	1907.35'	1°16'07"	S85°56'30"E	42.23'
C19	42.46'	1723.68'	1°24'41"	S82°41'27"E	42.46'	C214	18.35'	1907.35'	0°33'05"	S86°51'05"E	18.35'
C20	42.46'	1723.68'	1°24'41"	S84°06'08"E	42.46'	C215	92.22'	1460.00'	3°37'09"	S02°09'30"E	92.21'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PG = PLAT BOOK
PAGE = PAGE
P/C = POINT OF CURVATURE
P/T = POINT OF TANGENT
P/R = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

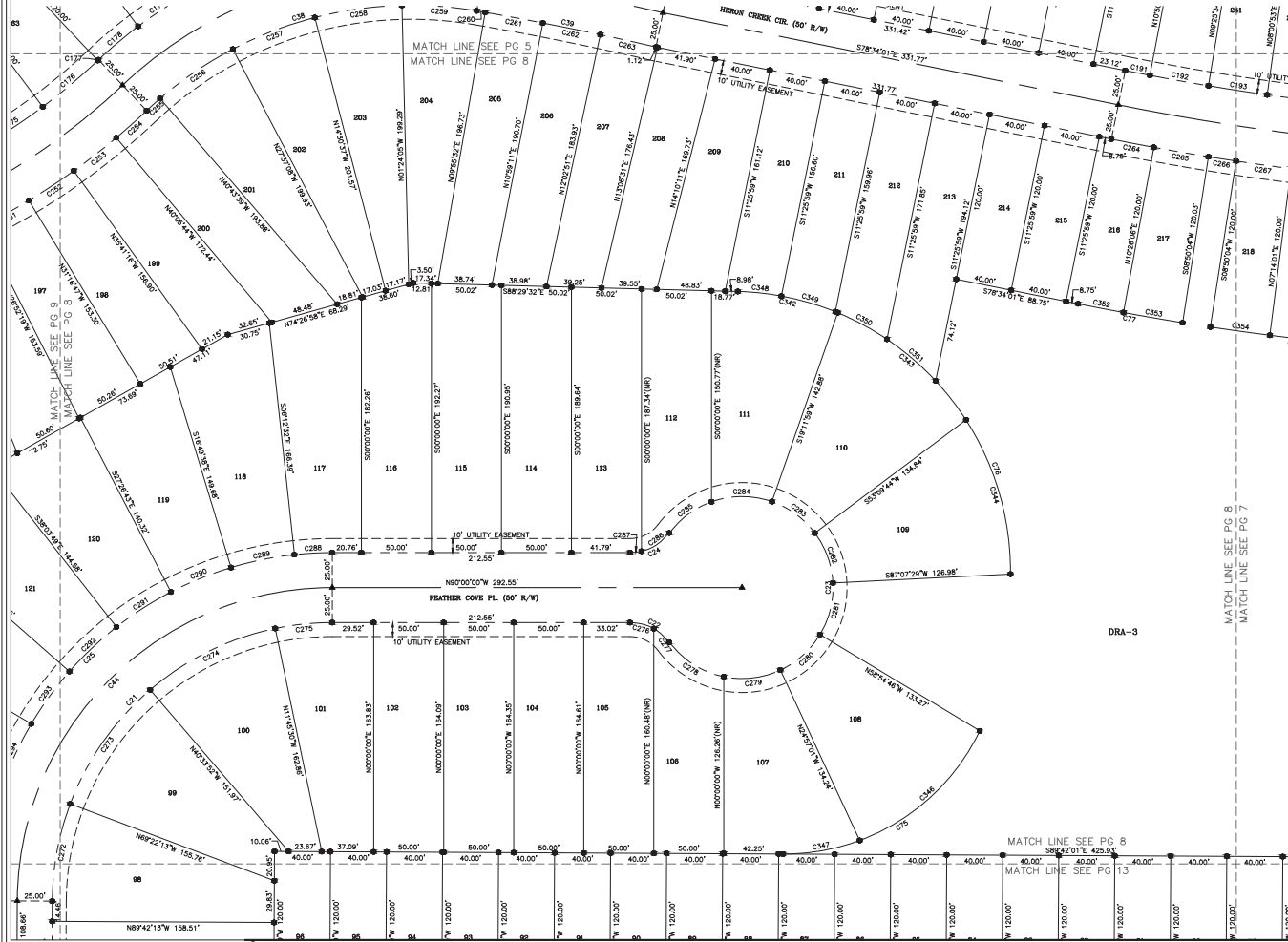
LEGEND AND ABBREVIATIONS:
|| = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8" LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY POD-C
SHEET 7 OF 14

LAKE HIDEAWAY POD C

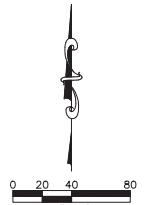
A SUBDIVISION OF A PORTION OF SECTION 17 & 18, TOWNSHIP
22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	313.12	200.00	89°42'13"	S45°08'54"W	282.11	C260	6.20	2272.30	0°09'22"	N80°08'56"W	6.20
C22	32.46	35.00	53°07'48"	N63°26'06"W	31.30	C261	41.85	2272.30	1°03'19"	N79°52'36"W	41.85
C23	324.78	65.00	286°15'31"	N00°00'00"E	76.00	C262	41.85	2272.30	1°03'19"	N79°52'36"W	41.85
C24	32.46	35.00	53°07'48"	N63°26'06"W	31.30	C263	40.73	2272.30	1°01'37"	N77°26'49"W	40.73
C25	391.41	250.00	89°42'13"	S45°08'54"W	352.64	C264	30.90	1773.68	0°59'53"	S79°53'57"E	30.90
C26	255.30	275.00	53°11'31"	S73°10'21"W	246.23	C265	39.55	1773.68	1°16'40"	S80°12'14"E	39.55
C27	130.63	2272.30	37°1'38"	N78°34'49"W	130.61	C266	20.00	1773.68	0°38'46"	S81°09'36"E	20.00
C28	350.28	225.00	89°42'13"	S45°08'54"W	317.37	C267	39.55	1773.68	1°16'40"	S81°09'36"E	39.55
C29	174.98	165.00	64°40'50"	N57°57'23"E	165.83	C272	70.98	200.00	20°00'00"	S107°14'17"E	70.60
C30	151.65	200.00	43°36'44"	N31°09'51"W	148.05	C273	100.55	200.00	28°48'21"	S35°01'58"W	99.50
C31	75.90	1893.68	21°7'47"	S79°42'54"E	75.89	C274	100.55	200.00	28°48'21"	S63°01'19"W	99.50
C32	51.44	450.00	6°52'58"	N49°56'34"E	51.41	C275	41.04	200.00	11°45'30"	S84°07'15"W	40.97
C33	0.72	450.00	0°00'29"	N46°37'20"E	0.72	C276	17.73	35.00	29°01'02"	N75°29'29"W	17.54
C34	37.04	325.00	6°31'50"	S49°50'31"W	37.02	C277	14.73	35.00	24°08'47"	N48°55'35"W	14.62
C35	17.92	1723.68	0°35'44"	S78°51'52"E	17.92	C278	41.67	65.00	41°34'22"	S57°39'23"E	46.14
C36	42.46	1723.68	1°24'41"	S79°52'05"E	42.46	C279	41.42	65.00	36°30'27"	N63°18'12"E	40.72
C37	42.46	1723.68	1°24'41"	S81°16'46"E	42.46	C280	38.53	65.00	33°57'45"	N48°54'06"E	37.97
C38	38.47	500.00	4°24'28"	N56°30'58"E	38.46	C281	38.53	65.00	33°57'45"	N14°06'21"E	37.97
C39	38.47	500.00	4°24'28"	N52°06'30"E	38.46	C282	38.53	65.00	33°57'45"	N19°51'24"E	37.97
C40	29.04	500.00	3°18'41"	N48°14'26"E	29.04	C283	38.53	65.00	33°57'45"	N53°49'09"W	37.97
C41	12.94	275.00	2°41'48"	S47°55'28"W	12.94	C284	44.00	65.00	38°47'01"	S89°48'28"W	43.16
C42	62.92	275.00	13°06'31"	S55°49'37"W	62.78	C285	38.06	65.00	33°52'46"	S53°38'35"W	37.52
C43	62.92	275.00	13°06'31"	S69°58'08"W	62.78	C286	24.17	35.00	3°03'52"	N56°38'58"E	23.69
C44	62.92	275.00	13°06'31"	S82°02'39"W	62.78	C287	8.25	35.00	1°34'16"	N63°12'52"E	8.27
C45	53.61	275.00	11°10'12"	N85°48'59"W	53.53	C288	27.09	250.00	6°12'32"	S86°53'44"W	27.08

<



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brookville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

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

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

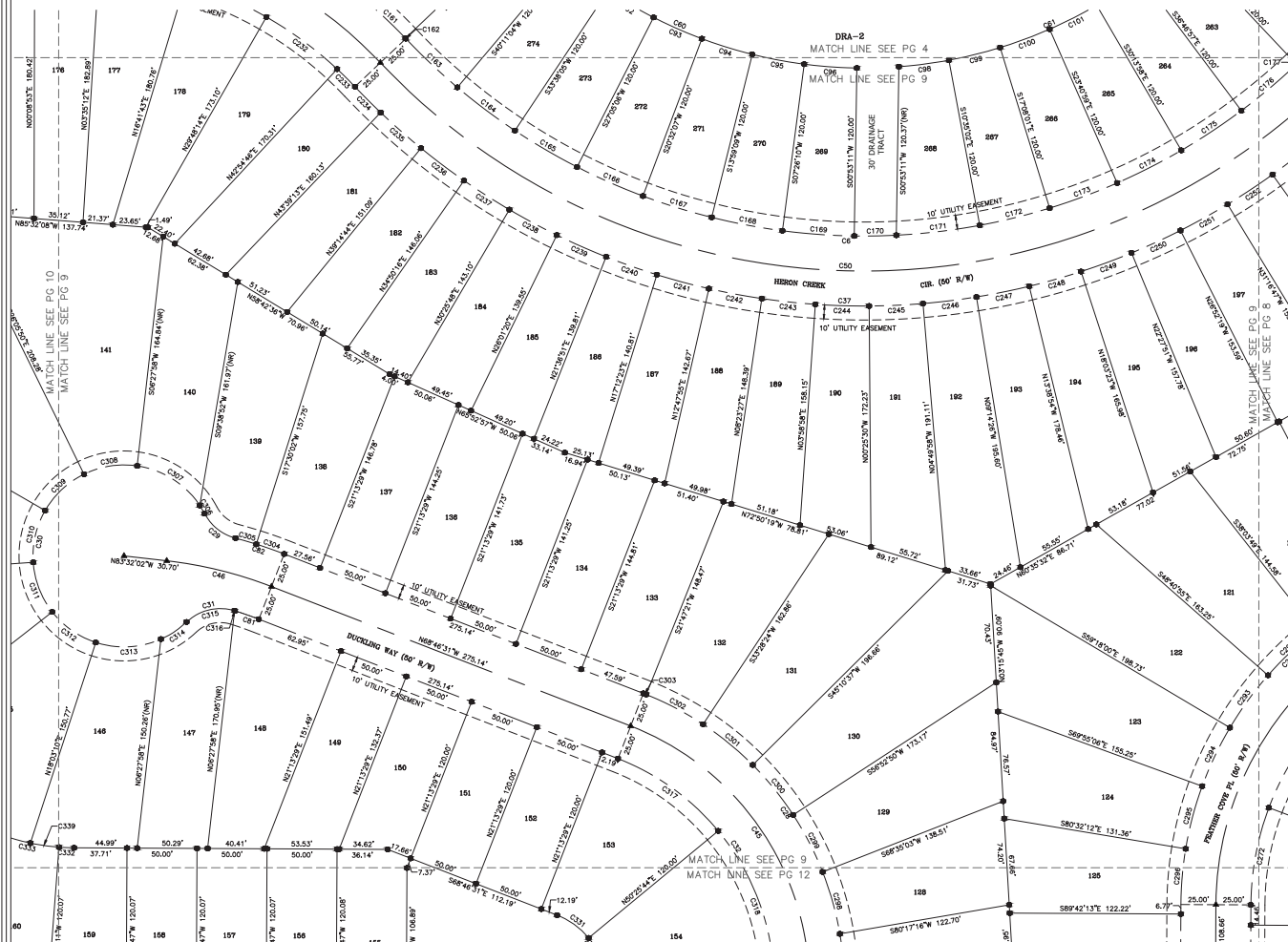
LEGEND AND ABBREVIATIONS:
F = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8" LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY POD-C
SHEET 8 OF 14

LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brookville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

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

LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAID = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

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

CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C06	707.33	450.00	90°03'38"	S88°23'36"	636.73	C162	0.45	325.00	0°04'48"	N43°24'11"W	0.45
C28	271.24	225.00	69°04'19"	N34°14'22"W	255.12	C163	0.68	450.00	6°27'10"	S46°35'22"E	50.65
C29	28.01	35.00	47°29'01"	S51°29'13"E	28.18	C164	51.44	450.00	6°32'59"	S53°05'26"E	51.41
C30	324.11	65.00	285°41'26"	S09°24'35"W	78.52	C165	51.44	450.00	6°32'59"	S59°38'25"E	51.41
C31	37.20	35.00	60°54'09"	S77°05'57"W	35.48	C166	51.44	450.00	6°32'59"	S66°11'23"E	51.41
C32	210.97	175.00	69°04'19"	N34°14'22"W	198.42	C167	51.44	450.00	6°32'59"	S72°44'22"E	51.41
C37	785.93	500.00	90°03'38"	S88°23'36"	707.48	C168	51.44	450.00	6°32'59"	S79°17'21"E	51.41
C45	241.17	300.00	69°04'19"	N34°14'22"W	228.77	C169	51.44	450.00	6°32'59"	S86°50'20"E	51.41
C46	77.28	300.00	14°43'31"	N78°09'17"W	77.06	C170	30.00	450.00	3°49'21"	H88°58'30"E	30.00
C50	746.63	475.00	90°03'38"	S88°23'36"	672.11	C171	60.07	450.00	7°38'56"	N83°14'24"E	60.02
C60	263.50	330.00	45°45'00"	S66°14'18"E	256.56	C172	51.44	450.00	6°32'59"	N76°08'29"E	51.41
C61	225.17	330.00	38°05'38"	N66°07'25"E	220.82	C173	51.44	450.00	6°32'59"	N69°35'30"E	51.41
C81	18.04	275.00	3°40'27"	N70°39'15"W	18.03	C174	51.44	450.00	6°32'59"	N63°02'31"E	51.41
C82	36.60	325.00	6°27'12"	N72°00'07"W	36.59	C175	51.44	450.00	6°32'59"	N56°29'32"E	51.41
C83	37.72	330.00	6°32'59"	S66°11'23"E	37.70	C176	51.44	450.00	6°32'59"	N49°56'34"E	51.41
C84	37.72	330.00	6°32'59"	S72°44'22"E	37.70	C177	0.72	450.00	0°05'29"	N46°37'20"E	0.72
C95	37.72	330.00	6°32'59"	S79°17'21"E	37.70	C232	62.92	275.00	13°06'31"	N53°38'30"W	62.78
C96	37.72	330.00	6°32'59"	S85°50'20"E	37.70	C233	17.88	275.00	3°43'27"	N45°13'31"W	17.87
C98	36.02	330.00	6°15'16"	N82°32'36"E	36.00	C234	26.04	500.00	2°59'00"	S44°51'17"E	26.03
C99	37.72	330.00	6°32'59"	N76°08'29"E	37.70	C235	38.47	500.00	4°24'28"	S48°33'02"E	38.46
C100	37.72	330.00	6°32'59"	N69°35'30"E	37.70	C236	38.47	500.00	4°24'28"	S52°57'30"E	38.46
C101	37.72	330.00	6°32'59"	N63°02'31"E	37.70	C237	38.47	500.00	4°24'28"	S57°21'58"E	38.46
C161	37.69	325.00	6°38'41"	N46°40'55"W	37.67	C238	38.47	500.00	4°24'28"	S61°46'26"E	38.46

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C239	38.47	500.00	4°24'28"	S66°10'54"E	38.46
C240	38.47	500.00	4°24'28"	S70°35'23"E	38.46
C241	38.47	500.00	4°24'28"	S74°59'51"E	38.46
C242	38.47	500.00	4°24'28"	S79°24'19"E	38.46
C243	38.47	500.00	4°24'28"	S83°48'47"E	38.46
C244	38.47	500.00	4°24'28"	S88°13'16"E	38.46
C245	38.47	500.00	4°24'28"	N87°22'16"E	38.46
C246	38.47	500.00	4°24'28"	N82°57'48"E	38.46
C247	38.47	500.00	4°24'28"	N78°33'20"E	38.46
C248	38.47	500.00	4°24'28"	N74°08'51"E	38.46
C249	38.47	500.00	4°24'28"	N69°44'23"E	38.46
C250	38.47	500.00	4°24'28"	N65°19'07"E	38.46
C251	38.47	500.00	4°24'28"	N60°53'27"E	38.46
C252	38.47	500.00	4°24'28"	N56°27'58"E	38.46
C253	46.33	250.00	10°37'06"	S36°03'33"W	46.28
C254	46.33	250.00	10°37'06"	S25°23'27"W	46.28
C255	46.33	250.00	10°37'06"	S14°42'13"W	46.28
C256	40.00	250.00	9°07'01"	S04°42'48"W	39.96
C257	45.96	225.00	11°42'13"	N10°33'50"W	45.88
C258	45.96	225.00	11°42'13"	N27°16'03"W	45.88
C300	45.96	225.00	11°42'13"	N38°58'16"W	45.88
C301	45.96	225.00	11°42'13"	N50°40'29"W	45.88
C302	45.88	225.00	11°41'03"	N62°22'07"W	45.80



LAKE HIDEAWAY POD C

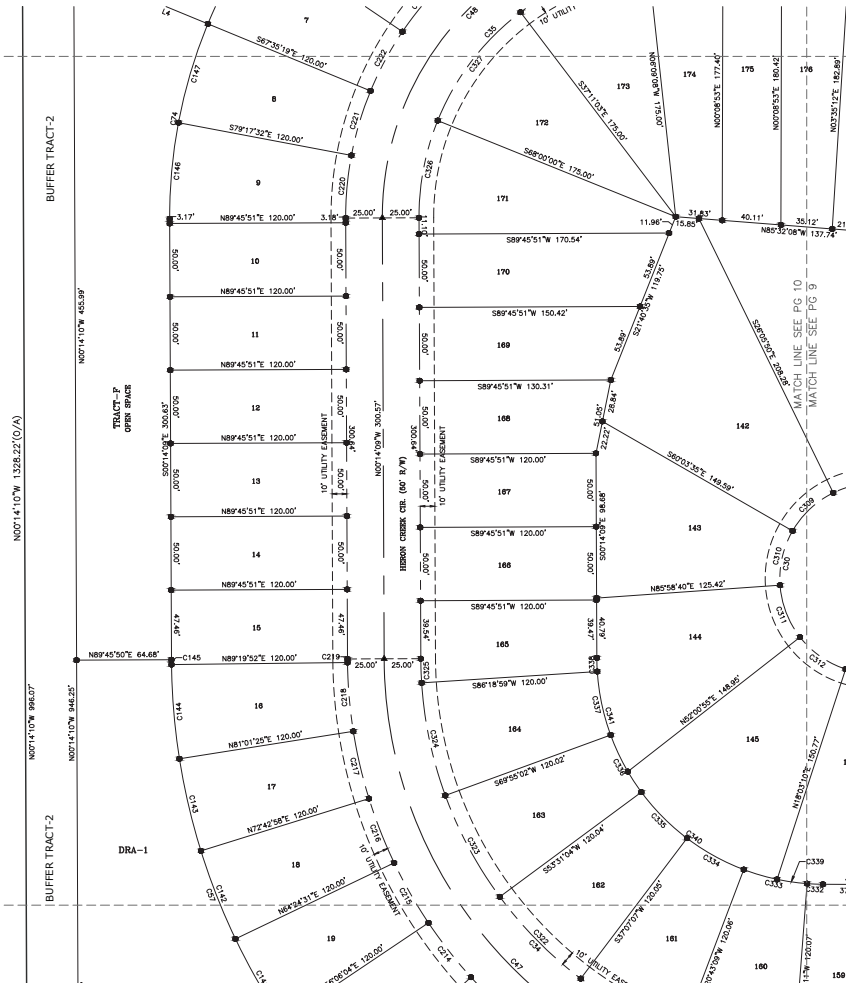
A SUBDIVISION OF A PORTION OF SECTION 17 & 18, TOWNSHIP
22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

MATCH LINE SEE PG 3
MATCH LINE SEE PG 10

PARCEL 2.1
UNPLATTED LAND

MATCH LINE SEE PG 10
MATCH LINE SEE PG 11



CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	324.11'	65.00'	285°41'28"	S09°24'35"W	78.52'	C222	45.96'	225.00'	11°42'13"	S28°15'48"W	45.98'
C34	429.40'	275.00'	89°27'51"	S44°58'05"E	387.09'	C309	38.53'	65.00'	33°57'45"	S46°55'17"W	37.97'
C35	276.06'	175.00'	90°23'02"	S44°57'22"W	248.32'	C310	38.53'	65.00'	33°57'45"	S12°57'32"W	37.97'
C47	468.52'	300.00'	89°28'49"	S44°57'48"E	422.34'	C311	38.53'	65.00'	33°57'45"	S21°00'13"E	37.97'
C48	315.50'	200.00'	90°23'02"	S44°57'22"W	283.79'	C312	38.53'	65.00'	33°57'45"	S54°57'58"E	37.97'
C57	325.92'	445.00'	41°57'51"	S21°13'05"E	318.69'	C322	78.72'	275.00'	16°24'08"	S44°40'30"E	78.46'
C74	136.37'	345.00'	22°38'52"	S11°05'16"W	135.48'	C323	78.72'	275.00'	16°24'08"	S28°16'14"E	78.45'
C142	64.53'	445.00'	81°8'29"	S21°25'47"E	64.47'	C324	78.72'	275.00'	16°24'01"	S11°52'11"E	78.45'
C143	64.52'	445.00'	81°8'28"	S13°07'19"E	64.47'	C325	16.48'	275.00'	3°26'02"	S01°57'10"E	16.48'
C144	64.52'	445.00'	81°8'27"	S04°48'51"E	64.47'	C326	67.92'	175.00'	22°14'01"	S10°52'56"W	67.49'
C145	3.30'	445.00'	0°25'28"	S00°26'53"E	3.30'	C327	94.12'	175.00'	30°48'55"	S37°24'29"W	92.99'
C146	65.90'	345.00'	10°56'39"	S05°14'09"W	65.80'	C332	10.88'	155.00'	4°01'24"	S87°41'31"E	10.88'
C147	70.47'	345.00'	11°42'13"	S16°33'35"W	70.35'	C333	44.36'	155.00'	16°23'58"	S77°28'50"E	44.21'
C214	47.13'	325.00'	81°8'31"	S23°02'37"E	47.09'	C334	44.36'	155.00'	16°23'58"	S61°04'53"E	44.21'
C215	47.13'	325.00'	81°8'30"	S29°44'06"E	47.09'	C335	44.36'	155.00'	16°23'58"	S44°40'55"E	44.21'
C216	47.13'	325.00'	81°8'29"	S21°25'37"E	47.09'	C336	44.36'	155.00'	16°23'58"	S38°16'57"E	44.21'
C217	47.13'	325.00'	81°8'28"	S13°07'08"E	47.08'	C337	44.36'	155.00'	16°23'58"	S12°52'59"E	44.21'
C218	47.12'	325.00'	81°8'28"	S04°48'40"E	47.08'	C338	9.33'	155.00'	3°26'51"	S01°52'36"E	9.33'
C219	2.39'	325.00'	0°25'17"	S00°26'48"E	2.39'	C339	31.52'	155.00'	11°39'01"	S8°52'42"E	31.46'
C220	42.98'	225.00'	10°56'38"	S05°14'09"W	42.91'	C340	129.22'	155.00'	47°46'04"	S54°10'10"E	125.51'
C221	45.96'	225.00'	11°42'13"	S16°33'35"W	45.88'	C341	81.29'	155.00'	30°02'59"	S15°15'39"E	80.36'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:

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

LEGEND AND ABBREVIATIONS:

SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

LEGEND AND ABBREVIATIONS:

|| = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8" LB #7200)
○ = FOUND NAIL AND DISK (AS SHOWN)
△ = SET NAIL AND DISK FOR (LB #7200)

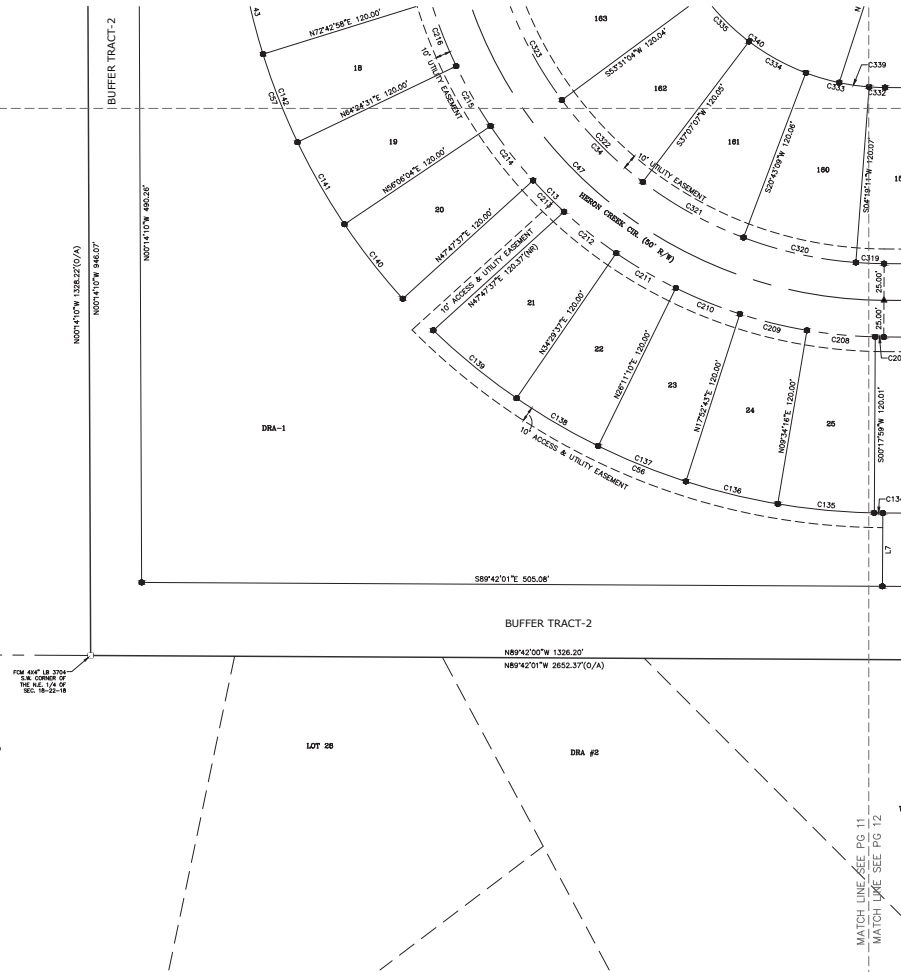
LAKE HIDEAWAY POD-C
SHEET 10 OF 14

LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :

MATCH LINE SEE PG 10
MATCH LINE SEE PG 11



CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	507.47	325.00'	89°27'51"	S44°58'05"E	457.47	C215	47.13	325.00'	8°18'30"	S29°44'06"E	47.09'
C34	429.40	275.00'	89°27'51"	S44°58'05"E	387.09'	C216	47.13	325.00'	8°18'29"	S21°25'37"E	47.09'
C47	468.52	300.00'	89°28'49"	S44°57'48"E	422.34'	C319	19.30'	275.00'	4°01'16"	S87°41'23"E	19.30'
C56	338.90	445.00'	43°38'04"	S67°52'59"E	330.77'	C320	78.73	275.00'	16°24'11"	S77°28'39"E	78.46'
C57	325.92	445.00'	41°57'51"	S21°13'05"E	318.69'	C321	78.73	275.00'	16°24'10"	S61°04'28"E	78.46'
C134	5.80'	445.00'	0°44'50"	S89°19'36"E	5.80'	C322	78.72	275.00'	16°24'08"	S44°40'20"E	78.46'
C135	66.22'	445.00'	8°31'32"	S84°41'25"E	66.15'	C323	78.72	275.00'	16°24'04"	S28°16'14"E	78.45'
C136	64.53'	445.00'	8°18'31"	S76°16'23"E	64.47'	C332	10.88'	155.00'	4°01'24"	S87°41'31"E	10.88'
C137	64.53'	445.00'	8°18'31"	S67°57'52"E	64.47'	C333	44.36'	155.00'	16°23'58"	S77°28'50"E	44.21'
C138	64.53'	445.00'	8°18'31"	S59°39'21"E	64.47'	C334	44.36'	155.00'	16°23'58"	S61°04'52"E	44.21'
C139	73.38'	445.00'	9°28'08"	S50°47'01"E	73.30'	C335	44.36'	155.00'	16°23'58"	S44°40'56"E	44.21'
C140	64.53'	445.00'	8°18'30"	S38°02'46"E	64.47'	C339	31.52'	155.00'	11°39'01"	S83°52'42"E	31.46'
C141	64.53'	445.00'	8°18'29"	S29°44'16"E	64.47'	C340	129.22'	155.00'	47°46'04"	S54°10'10"E	125.51'
C142	64.53'	445.00'	8°18'29"	S21°25'47"E	64.47'						
C208	46.80'	325.00'	8°10'00"	S84°33'07"E	46.76'						
C209	47.13'	325.00'	8°18'33"	S76°16'20"E	47.09'						
C210	47.13'	325.00'	8°18'33"	S67°57'47"E	47.09'						
C211	47.13'	325.00'	8°18'32"	S59°39'15"E	47.09'						
C212	45.41'	325.00'	8°00'20"	S51°29'49"E	45.37'						
C213	30.04'	325.00'	5°17'47"	S44°50'46"E	30.03'						
C214	47.13'	325.00'	8°18'31"	S38°02'37"E	47.09'						

LINE TABLE		
LINE	BEARING	LENGTH
L7	S00°17'59"W	50.00'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

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

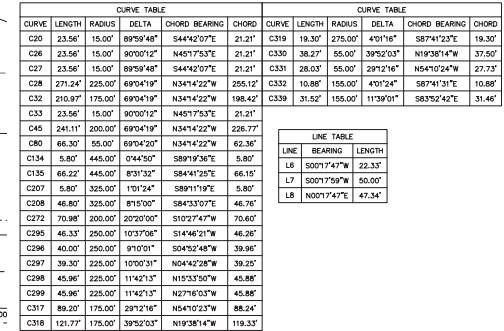
LEGEND AND ABBREVIATIONS:
SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

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

LAKE HIDEAWAY POD-C
SHEET 11 OF 14

PLAT BOOK :
AND PAGE :

LINE TABLE		
LINE	BEARING	LENGTH
L6	S00°17'47"W	22.33'
L7	S00°17'59"W	50.00'
L8	N00°17'47"E	47.34'



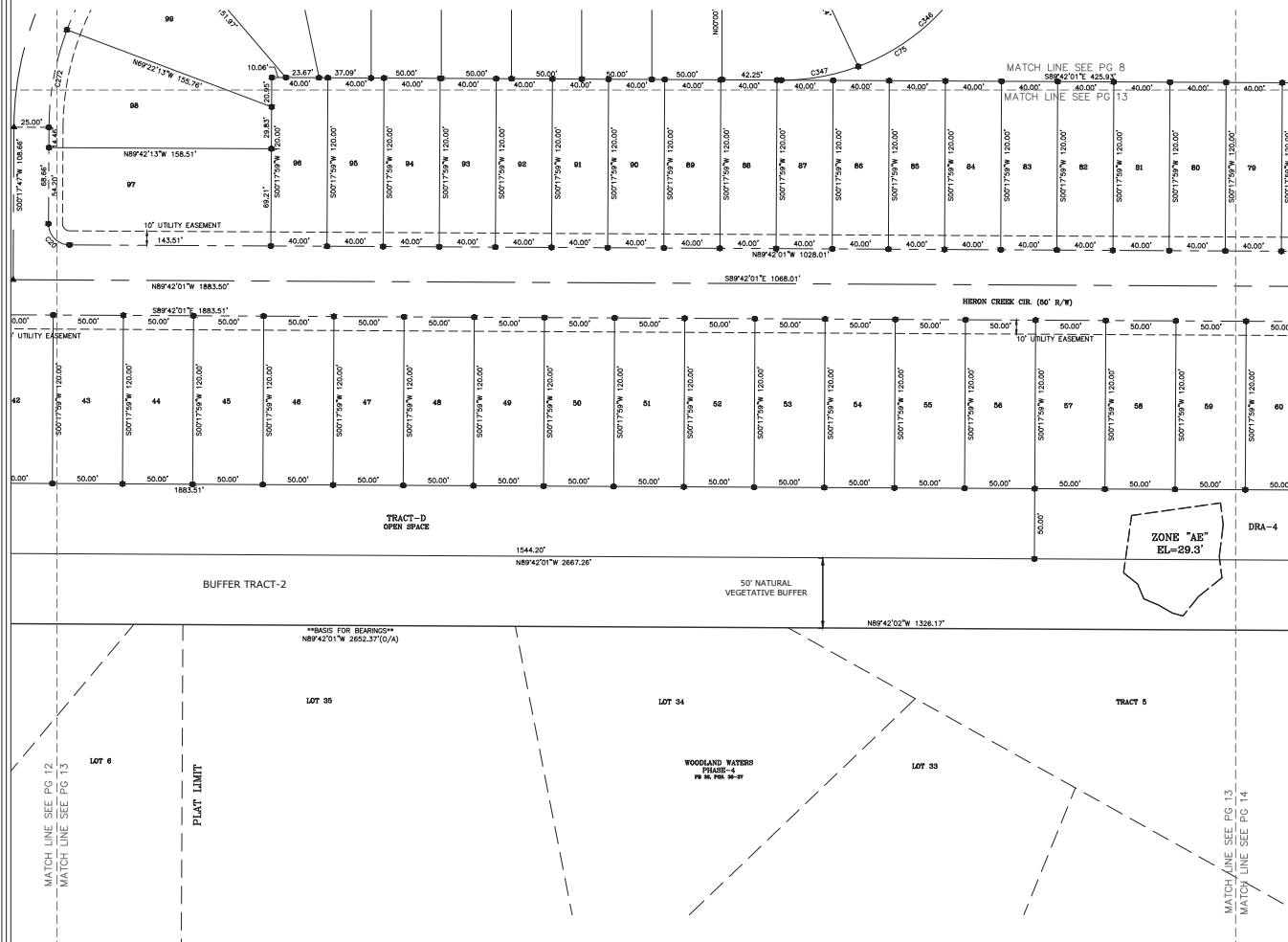
LEGEND AND ABBREVIATIONS:

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

LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C20	23.56'	15.00'	89°59'48"	S44°42'07"E 21.21'
C75	174.98'	155.00'	64°40'50"	N57°57'23"E 165.83'
C72	70.98'	200.00'	20°20'00"	S10°27'47"W 70.60'
C346	119.00'	155.00'	43°59'16"	N47°38'36"E 116.10'
C347	55.98'	155.00'	20°41'34"	N79°57'01"E 55.68'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

LEGEND AND ABBREVIATIONS:

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

LEGEND AND ABBREVIATIONS:

SF = SQUARE FEET
COR = CERTIFIED CORNER RECORD
SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FNAD = FOUND NAIL AND DISK
R/W = RIGHT-OF-WAY
O/A = OVERALL

LEGEND AND ABBREVIATIONS:

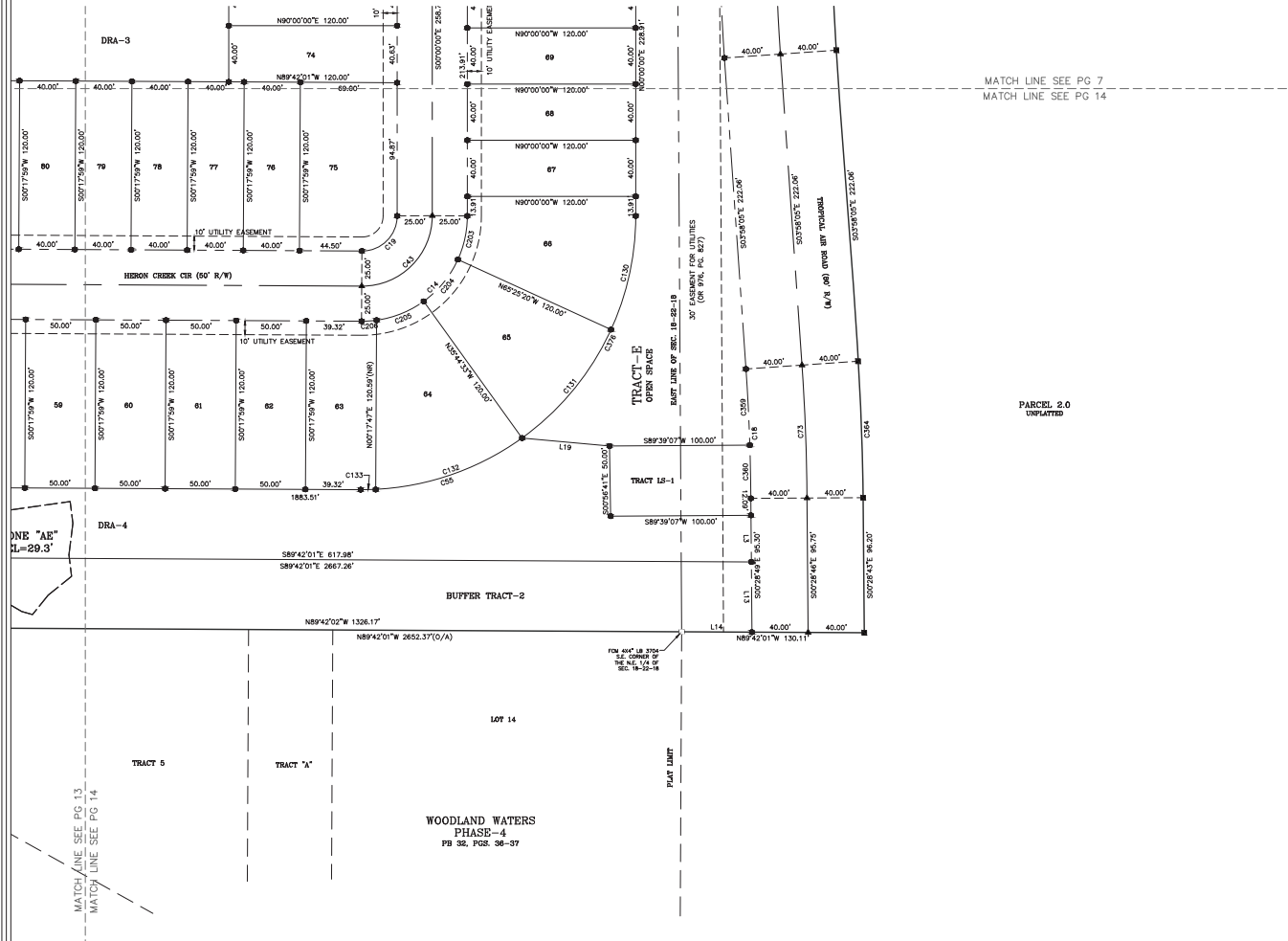
|| = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN & CAP (5/8" LB #7200)
△ = FOUND NAIL AND DISK (AS SHOWN)
▲ = SET NAIL AND DISK PCP (LB #7200)

LAKE HIDEAWAY POD-C
SHEET 13 OF 14

LAKE HIDEAWAY POD C

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

PLAT BOOK :
AND PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	118.20'	75.00'	90°17'59"	N45°09'30"E	106.34'
C18	92.22'	1460.00'	3°37'09"	N02°09'30"W	92.21'
C19	39.40'	25.00'	90°17'59"	N45°09'30"E	35.45'
C43	78.97'	50.00'	90°29'43"	N45°02'59"E	71.02'
C55	122.77'	195.00'	36°04'20"	N72°15'49"E	120.75'
C73	94.75'	1500.00'	3°37'09"	N02°09'30"W	94.73'
C130	83.49'	195.00'	24°31'53"	N12°15'56"E	82.85'
C131	101.07'	195.00'	29°41'47"	N39°22'48"E	99.94'
C132	112.05'	195.00'	32°55'28"	N70°41'22"E	110.52'
C133	10.71'	195.00'	3°08'54"	N88°43'32"E	10.71'
C203	32.01'	75.00'	24°27'26"	N12°15'42"E	31.77'
C204	38.91'	75.00'	39°42'22"	N39°19'07"E	38.47'
C205	36.53'	75.00'	27°54'38"	N68°08'07"E	36.17'
C206	10.75'	75.00'	8°12'33"	N86°11'42"E	10.74'
C359	54.31'	1460.00'	2°07'53"	N02°54'08"W	54.31'
C360	37.91'	1460.00'	1°29'16"	N01°05'34"W	37.91'
C364	97.28'	1540.00'	3°37'09"	S02°09'30"E	97.26'
C376	184.56'	195.00'	54°13'39"	N27°06'50"E	177.75'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S00°28'49"E	33.20'
L13	S00°28'49"E	50.00'
L14	N89°42'01"W	50.10'
L19	N84°48'35"W	62.55'



PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7300
966 Candlelight Blvd., Brookville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
DRA = DRAINAGE RETENTION AREA
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

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

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

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

LAKE HIDEAWAY POD-C
SHEET 14 OF 14