

# TRILBY CROSSING PHASE 3

A REPLAT OF TRACT 'FD-2' OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA. IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

TRACT 'FD-2', TRILBY CROSSING PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA. ALSO DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE S.89°28'38"E, ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 79.97 FEET TO THE SOUTHWEST CORNER OF TRACT 'Y', TRILBY CROSSING PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N.00°07'03"E, ALONG THE WEST LINE OF SAID TRACT 'Y' TO AND ALONG THE WEST LINE OF TRACT '2A', TRILBY CROSSING PHASE 2, AS RECORDED IN PLAT BOOK 44, PAGES 1-5, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 40.00 FEET, THENCE S.89°28'38"E, PARALLEL TO THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 432.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 48°39'18", A CHORD BEARING OF N.68°11'43"E, AND A CHORD DISTANCE OF 41.20 FEET, THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.46 FEET TO A POINT OF TANGENT, THENCE N.41°52'04"E, A DISTANCE OF 32.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCELL, THENCE CONTINUE N.41°52'04"E, A DISTANCE OF 170.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 41°20'42", A CHORD BEARING OF S.68°48'17"E, AND A CHORD DISTANCE OF 52.95 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.12 FEET TO A POINT OF TANGENT, THENCE S.89°28'38"E, A DISTANCE OF 150.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89°07'23", A CHORD BEARING OF N.42°37'40"E, AND A CHORD DISTANCE OF 22.14 FEET, THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.90 FEET TO A POINT OF TANGENT, THENCE N.89°23'59"E, A DISTANCE OF 50.00 FEET, THENCE S.04°31'17"E, A DISTANCE OF 6.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89°38'15", A CHORD BEARING OF S.45°39'51"E, AND A CHORD DISTANCE OF 20.39 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.42 FEET TO A POINT OF TANGENT, THENCE S.89°28'38"E, A DISTANCE OF 211.56 FEET TO A POINT OF CURVATURE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N.45°31'22"E, AND A CHORD DISTANCE OF 21.21 FEET, THENCE NORTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET TO A POINT OF TANGENT, THENCE N.00°31'22"E, A DISTANCE OF 12.76 FEET, THENCE S.89°28'38"E, A DISTANCE OF 50.00 FEET, THENCE S.00°31'22"E, A DISTANCE OF 12.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S.44°28'35"E, AND A CHORD DISTANCE OF 21.21 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET TO A POINT OF TANGENT, THENCE S.89°28'38"E, A DISTANCE OF 105.00 FEET, THENCE N.00°31'22"E, A DISTANCE OF 89.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 30°42'54", A CHORD BEARING OF N.14°50'05"W, AND A CHORD DISTANCE OF 230.71 FEET, THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 238.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 835.00 FEET, A DELTA ANGLE OF 30°42'35", A CHORD BEARING OF N.14°50'14"W, AND A CHORD DISTANCE OF 442.21 FEET, THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 447.85 FEET TO A POINT OF TANGENT, THENCE N.00°31'03"E, A DISTANCE OF 125.13 FEET, THENCE S.89°28'57"E, A DISTANCE OF 12.50 FEET, THENCE N.02°31'03"E, A DISTANCE OF 180.00 FEET TO A POINT ON THE SOUTH LINE OF OLD TRILBY ROAD, AS INDICATED IN THE FORWENTMENTIONED PLAT OF TRILBY CROSSING PHASE 1, AS RECORDED IN PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N.89°28'57"W, A DISTANCE OF 307.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING S.45°31'03"W, AND A CHORD DISTANCE OF 21.21 FEET, THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET TO A POINT OF TANGENT, THENCE N.89°28'57"W, A DISTANCE OF 70.90 FEET, THENCE S.00°31'03"W, A DISTANCE OF 5.00 FEET, THENCE N.89°28'57"W, A DISTANCE OF 155.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 245.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S.45°31'04"W, AND A CHORD DISTANCE OF 346.48 FEET, THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 384.85 FEET TO A POINT OF TANGENT, THENCE S.02°31'03"W, A DISTANCE OF 107.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 1,435.00 FEET, A DELTA ANGLE OF 30°51'48", A CHORD BEARING OF S.14°54'51"E, AND A CHORD DISTANCE OF 763.86 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 772.89 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 245.00 FEET, A DELTA ANGLE OF 17°47'11", A CHORD BEARING OF S.39°14'21"E, AND A CHORD DISTANCE OF 75.75 FEET, THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCELL.

SAID PARCELL CONTAINS 937,512 SQUARE FEET OR 21.52 ACRES, MORE OR LESS.

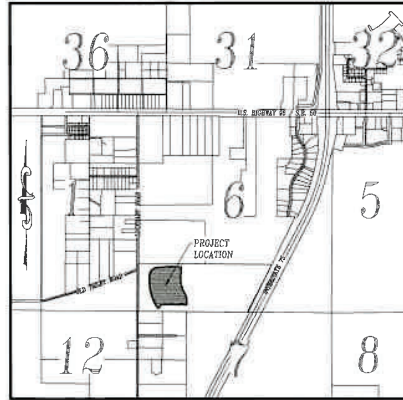
## DEDICATION:

THE ABOVE LEGAL DESCRIPTION CONTAINS 21.52 ACRES MORE OR LESS.

LO HOMES - FLORIDA, LLC, A LIMITED LIABILITY COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT OF TRILBY CROSSING PHASE 1, DO HEREBY DEDICATE TO THE PUBLIC, AND HERNANDO COUNTY ALL STREETS, ROADS-OF-WAY AND OTHER PUBLIC AREAS AS DEPICTED HEREON. THE DRAINAGE AND UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND GRANTED TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND SAID OWNERS FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT WATER AND SEWERAGE IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES AND APPURTENANCES UNDER SUCH TERMS AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES INCLUDING, BUT NOT LIMITED TO, ANY PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERE TO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

TRACTS "OS-1", AND "DE-1" ARE HEREBY RESERVED BY THE DEVELOPER FOR OPEN SPACE, BUFFERS, AND RECREATION, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. FEE INTEREST IN TRACTS "OS-1", AND "DE-1" ARE RESERVED BY THE DEVELOPER FOR CONVEYANCE TO TRILBY CROSSING HOME OWNERS ASSOCIATION, INC., SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION.

ALL ROAD RIGHT OF WAYS ARE HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO HERNANDO COUNTY AND ARE RESERVED FOR PUBLIC ROADS, STORM WATER INFRASTRUCTURE, AND UTILITIES, AND HERNANDO COUNTY SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF THE PUBLIC FACILITIES. OLD TRILBY ROAD, SALOR ROAD AND PEDRA CIRCLE WERE PREVIOUSLY DEDICATED IN THE PLAT OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS, HERNANDO COUNTY, FLORIDA, PARTS OF CAP ROAD AND BEARNE ROAD WERE PREVIOUSLY DEDICATED IN THE PLAT OF TRILBY CROSSING PHASE 2, PLAT BOOK 44, PAGES 1-5, PUBLIC RECORDS,



SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST  
NOT TO SCALE

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETOFORE DULY AUTHORIZED BY ITS BOARD OF DIRECTORS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY \_\_\_\_\_ DATE: \_\_\_\_\_  
JEFFREY RIOPELLE, OFFICER

(CORPORATE SEAL)

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED JEFFREY RIOPELLE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS VICE PRESIDENT OF LAND ACQUISITIONS AND DEVELOPMENT, OF LO HOMES - FLORIDA, LLC, A CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, AND BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

NOTARY PUBLIC \_\_\_\_\_

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

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT LO HOMES-FLORIDA, LLC, IS THE APPROPRIATE RECORD OWNERS OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE HOME OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

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## RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND THAT THE DEDICATION OF ALL 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 \_\_\_\_\_, 2023.

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: \_\_\_\_\_ DATE: 3/14/23  
COUNTY ATTORNEY

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

I, DANIEL J. RUTKOWSKY, PSM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND 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 5742

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

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 GARY W. SMITH, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS 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: \_\_\_\_\_  
GARY W. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 4277

## PLAT PREPARED BY:

COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA  
PHONE: (352) 344-2016 LICENSED BUSINESS NO. 7200  
JOB NUMBER 17039-04

SHEET 1 OF 5

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PAGE \_\_\_\_\_[illegible]

(CORPORATE SEAL)  
WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022  
SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED JEFFREY RHOEPPEL, TO BE KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION OF INTENT TO FORM A CORPORATION OF AND ACQUISITION TO BE KNOWN TO BE THE INDIVIDUAL WHO FORMED OR ORGANIZED A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND BEING DULY SWORN, ACKNOWLEDGED THEM AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT L&J HOMES-FLORIDA, LLC., IS THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED. THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE HOME OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

DATE

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 \_\_\_\_\_, 2022.

FILE NUMBER \_\_\_\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CLERK OF CIRCUIT COURT  
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL  
BY COUNTY ATTORNEY:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY ATTORNEY

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:  
I, DANIEL J. RUTKOWSKI, PSM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT FOR THE COUNTY. I HAVE LIMITED CERTIFICATION TO FACIAL CONFORMANCE WITH THE FLORIDA STATUTES AND THE PLAT DOES NOT INTEND TO BE, NOR SHOULD IT 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 5742

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

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. IF SUCH INTERFERENCE DOES OCCUR, EACH PARTY SHALL BE RESPONSIBLE FOR THE DAMAGES. IF 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 GARY W. SMITH, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS 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, HERMANO COUNTY, FLORIDA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
GARY W. SMITH  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 4577

PLAT PREPARED BY:  
COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA  
PHONE: (352) 344-2016 LICENSED BUSINESS No. 7200  
JOB NUMBER 17039-04

# TRILBY CROSSING PHASE 3

A REPLAT OF TRACT "D-2" OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.  
IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

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## KEY SHEET



### GENERAL NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF OLD TRILBY ROAD, HAVING A GRID BEARING OF S 89°28'57"E, FLORIDA WEST ZONE.
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. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES SYSTEM WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83). ADJUSTMENT OF 2011 STATE PLANE COORDINATES SHOWN HEREON WERE PROJECTED FROM PUBLISHED COORDINATES FOR THE SOUTH 1/4 CORNER (CCR 88702) AND THE SOUTHWEST CORNER (CCR 94685) OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
5. 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.
6. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. PROPERTY LIES IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
8. THE PROPERTY DISCLOSED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO LIE OUTSIDE THE 0.25% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12053C, PANEL NUMBER(S) 0219-D AND 0238-D, EFFECTIVE DATE 02/02/2012.
9. ALL CURVILINEAR LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

### TRACT TABLE

TRACT	DISTINCTION OR USE
TRACT "D-1"	DRAINAGE
TRACT "D-2"	OPEN SPACE

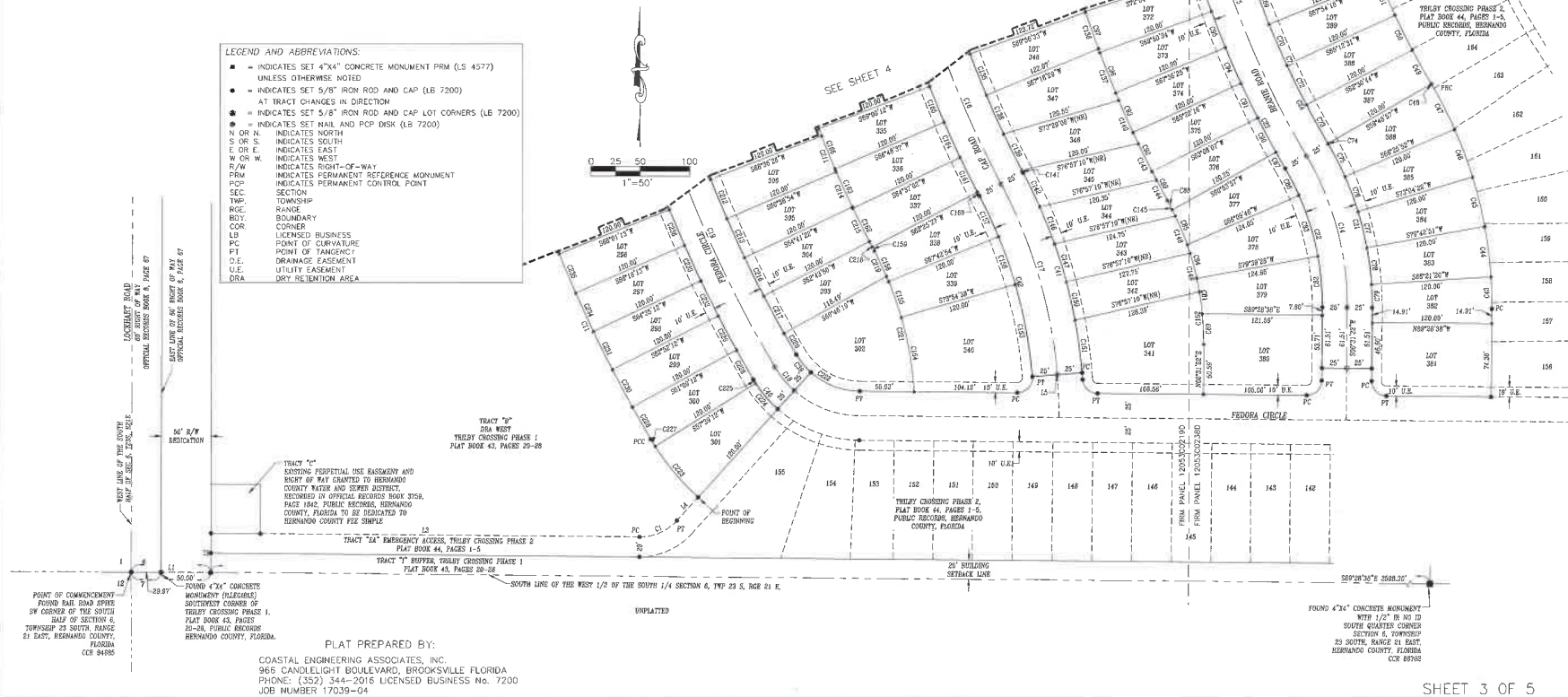
PLAT PREPARED BY:  
COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA  
PHONE: (352) 344-2016 LICENSED BUSINESS No. 7200  
JOB NUMBER 17039-04



# TRILBY CROSSING PHASE 3 A REPLAT OF TRACT "D-2" OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA. IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	54.12	75.00	47°50'42"	S89°48'17"E	121.85	C45	51.58	445.00	6°36'37"	N20°14'32"W	51.58	C68	38.46	300.00	7°13'01"	S22°46'51"E	38.46	C145	40.44	525.00	4°24'48"	S17°24'55"E	40.43	C216	43.35	1265.00	1°57'35"	S28°17'24"E	43.35
C3	24.96	15.00	87°07'23"	N42°57'42"E	22.14	C46	51.44	445.00	6°37'47"	N18°53'30"W	51.44	C69	30.50	276.00	4°21'17"	S27°05'10"E	30.48	C146	40.11	525.00	4°22'37"	S19°14'15"E	40.10	C217	43.28	1265.00	1°57'37"	S28°14'53"E	43.28
C4	22.42	15.00	85°58'15"	N43°29'31"E	20.36	C47	0.11	835.00	0°00'28"	S20°11'18"E	0.11	C70	18.14	1005.00	1°02'28"	S49°38'47"W	18.14	C147	40.45	520.00	7°43'28"	N21°15'45"W	40.41	C218	10.58	1145.00	0°31'42"	N27°23'03"W	10.58
C5	35.27	15.00	89°00'00"	N43°31'22"E	21.21	C48	38.20	835.00	2°41'43"	N02°50'10"W	39.28	C71	10.80	300.00	7°38'41"	S27°31'13"E	10.80	C148	40.03	520.00	7°38'41"	N13°34'40"W	40.00	C219	36.63	355.00	4°37'13"	N03°28'30"W	36.62
C6	23.55	15.00	87°00'00"	S44°28'32"E	21.31	C49	39.30	835.00	2°41'43"	N02°50'10"W	39.28	C72	33.11	1195.00	1°41'11"	S27°42'28"E	33.11	C149	40.01	525.00	4°22'00"	S12°38'53"E	40.00	C220	24.68	1265.00	1°07'34"	S28°47'13"E	24.68
C7	238.55	445.00	32°42'54"	N14°50'09"W	235.71	C50	39.30	835.00	2°41'43"	N02°50'10"W	39.28	C73	39.30	1005.00	2°14'08"	N27°58'56"W	39.22	C150	53.74	525.00	5°51'52"	S07°31'58"E	53.71	C221	120.75	355.00	16°29'20"	N13°26'33"W	120.17
C8	447.55	835.00	30°42'35"	N14°50'14"W	443.21	C51	39.30	835.00	2°41'43"	N02°50'10"W	39.28	C74	39.30	1005.00	2°14'08"	N27°58'56"W	39.22	C151	53.74	525.00	5°51'52"	S07°31'58"E	53.71	C222	77.40	75.00	58°07'52"	S59°54'42"E	74.01
C9	76.05	243.00	17°47'11"	S39°14'21"E	73.75	C52	39.30	835.00	2°41'43"	N02°50'10"W	39.28	C75	39.30	835.00	2°41'43"	N18°03'02"W	39.28	C152	53.81	300.00	10°16'40"	N04°38'58"W	53.74	C223	67.50	245.00	15°47'08"	S40°14'22"E	67.50
C10	160.82	300.00	32°42'54"	N14°50'05"E	158.95	C53	39.30	835.00	2°41'43"	N18°03'02"W	39.28	C76	44.84	855.00	2°41'43"	S18°03'02"E	44.84	C153	95.25	475.00	11°29'21"	N10°20'43"W	95.09	C224	36.63	355.00	4°37'13"	N03°28'30"W	36.62
C11	525.57	300.00	32°42'35"	N14°50'14"E	519.00	C54	44.84	855.00	2°41'43"	S18°03'02"E	44.84	C77	44.84	855.00	2°41'43"	S20°44'48"E	44.84	C154	76.83	355.00	12°24'00"	S09°53'23"E	76.80	C225	4.38	1265.00	2°00'37"	N31°26'47"W	4.38
C12	454.32	1005.00	28°19'00"	S13°36'26"E	450.20	C55	40.04	955.00	2°24'30"	S23°17'46"E	40.02	C78	40.04	955.00	2°24'30"	S23°17'46"E	40.02	C155	31.26	355.00	6°11'44"	N19°11'47"W	31.24	C226	34.41	1315.00	1°29'58"	N29°26'47"W	34.41
C13	202.45	500.00	2°31'55"	S16°11'59"E	201.07	C56	47.81	855.00	0°17'40"	S24°36'40"E	47.81	C79	47.81	855.00	0°17'40"	S24°36'40"E	47.81	C156	45.71	475.00	9°20'50"	N05°02'34"W	45.69	C227	6.58	245.00	2°00'37"	S31°29'47"E	6.55
C14	31.04	100.00	17°47'11"	S39°14'21"E	30.82	C57	44.94	855.00	2°41'43"	S20°44'48"E	44.94	C80	47.81	855.00	0°17'40"	S24°36'40"E	47.81	C157	34.16	355.00	9°30'50"	S25°02'31"E	34.15	C228	37.55	1435.00	1°29'58"	S29°30'47"E	37.55
C15	694.89	1265.00	32°51'49"	N14°54'51"E	686.51	C58	44.94	855.00	2°41'43"	S20°44'48"E	44.94	C81	47.81	855.00	0°17'40"	S24°36'40"E	47.81	C158	45.71	475.00	9°20'50"	N05°02'34"W	45.69	C229	39.40	1315.00	1°43'00"	N27°28'16"W	39.40
C16	174.22	325.00	32°42'54"	N14°50'05"W	173.15	C59	0.13	893.00	0°02'28"	S20°11'18"E	0.13	C82	44.83	875.00	2°38'04"	S21°22'28"E	44.83	C159	44.83	875.00	2°38'04"	S21°22'28"E	44.83	C230	43.00	1435.00	1°43'00"	S27°58'18"E	42.99
C17	147.42	275.00	32°42'54"	N14°50'05"E	145.66	C60	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C83	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C160	3.89	1005.00	0°13'23"	S27°41'15"W	3.89	C231	43.00	1435.00	1°43'00"	S28°16'18"E	42.99
C18	99.85	100.00	9°41'42"	S27°25'41"E	99.85	C61	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C84	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C161	43.03	1145.00	2°11'35"	S24°17'10"E	43.02	C232	36.40	1315.00	1°43'00"	N26°18'16"W	36.40
C19	94.97	555.00	9°41'42"	S27°25'41"E	94.88	C62	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C85	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C162	43.03	1145.00	2°11'35"	S24°17'10"E	43.02	C233	36.40	1315.00	1°43'00"	N26°18'16"W	36.40
C20	33.28	75.00	17°47'11"	N39°14'21"W	33.18	C63	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C86	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C163	36.23	1025.00	2°11'35"	S27°02'25"W	36.23	C234	43.00	1435.00	1°43'00"	S24°33'18"E	42.99
C21	38.80	125.00	17°47'11"	S39°14'21"E	38.60	C64	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C87	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C164	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C235	43.00	1435.00	1°43'00"	S27°02'17"E	42.99
C22	212.37	525.00	2°31'55"	N16°11'59"W	211.12	C65	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C88	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C165	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C236	36.40	1315.00	1°43'00"	N22°50'17"W	36.40
C23	192.37	475.00	2°31'55"	N16°11'59"E	191.01	C66	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C89	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C166	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C237	36.40	1315.00	1°43'00"	N22°50'17"W	36.40
C24	33.28	445.00	4°10'02"	N01°33'29"W	33.26	C67	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C90	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C167	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C238	36.40	1315.00	1°43'00"	N22°50'17"W	36.40
C25	51.58	445.00	6°38'29"	N06°57'54"W	51.55	C68	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C91	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C168	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C239	36.40	1315.00	1°43'00"	N22°50'17"W	36.40
C26	51.58	445.00	6°38'29"	N13°26'24"W	51.55	C69	37.67	325.00	6°37'24"	S28°52'50"E	37.52	C92	36.21	1125.00	1°59'49"	N18°57'47"W	36.21	C169	43.03	1145.00	2°11'35"	S27°02'25"W	43.02	C240	36.40	1315.00	1°43'00"	N22°50'17"W	36.40

- LEGEND AND ABBREVIATIONS:**
- INDICATES SET 4"x4" CONCRETE MONUMENT PER (LS 4577) UNLESS OTHERWISE NOTED
  - INDICATES SET 5/8" IRON ROD AND CAP (LB 7200) AT TRACT CHANGES IN DIRECTION
  - INDICATES SET 5/8" IRON ROD AND CAP LOT CORNERS (LB 7200)
  - INDICATES SET NAIL AND PCP (DKS LB 7200)
  - N OR N. INDICATES NORTH
  - S OR S. INDICATES SOUTH
  - E OR E. INDICATES EAST
  - W OR W. INDICATES WEST
  - PCP INDICATES POINT-OF-WAY
  - PRM INDICATES PERMANENT REFERENCE MONUMENT
  - PCP INDICATES PERMANENT CONTROL POINT
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RANGE RANGE
  - BOY. BOUNDARY
  - COR. CORNER
  - LB. LICENSED BUSINESS
  - PT. POINT OF CURVATURE
  - PC. POINT OF TANGENCY
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - DRA. DRY RETENTION AREA



# TRILBY CROSSING PHASE 3

A REPLAT OF TRACT "D-2" OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.  
IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

PLAT PREPARED BY:  
COASTAL ENGINEERING ASSOCIATES, INC.  
956 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA  
PHONE: (352) 344-2016 LICENSED BUSINESS NO. 7200  
JOB NUMBER 17039-04

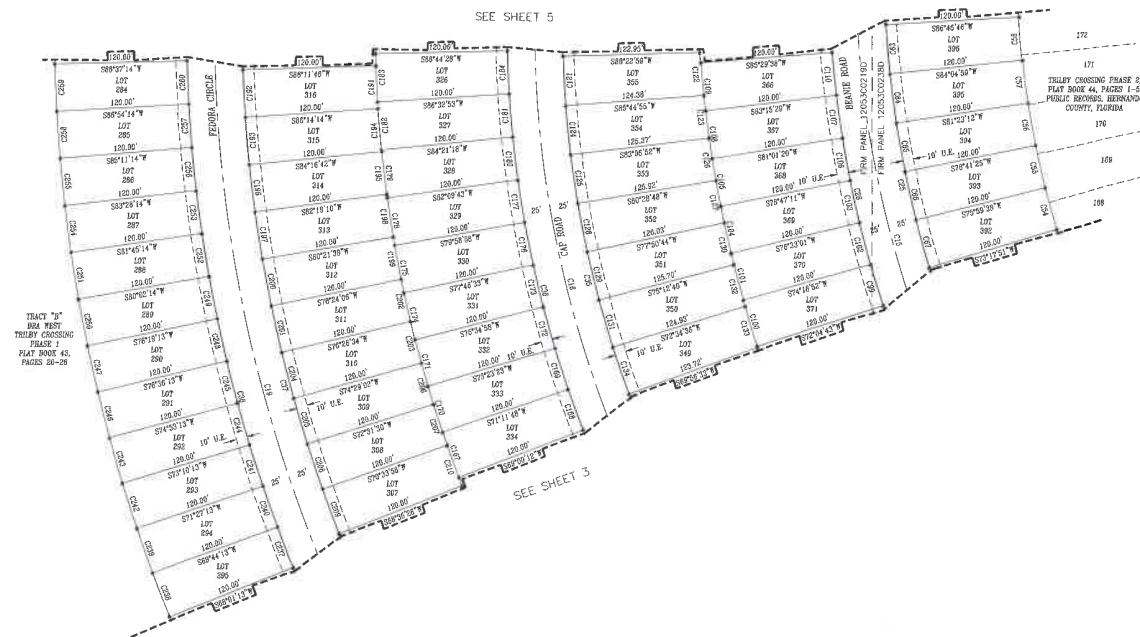
PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C08	447.50'	833.00'	30°42'35"	N14°50'14"W
C11	772.99'	1430.00'	30°51'40"	S14°54'51"E
C15	829.22'	890.00'	30°42'35"	S14°50'14"E
C16	494.25'	1000.00'	20°18'00"	S13°38'26"E
C18	684.88'	1260.00'	30°51'40"	S14°54'51"E
C20	415.84'	855.00'	20°00'33"	N13°58'23"W
C28	436.77'	1000.00'	20°00'33"	S11°59'23"E
C30	491.88'	975.00'	30°18'00"	N13°38'36"W
C36	508.57'	1025.00'	20°18'00"	S13°38'26"E
C37	681.42'	1265.00'	30°51'40"	N14°54'51"W
C38	705.35'	1315.00'	30°51'40"	S14°54'51"E
C54	39.30'	835.00'	2°41'43"	N18°21'15"W
C55	39.30'	835.00'	2°41'43"	N12°28'26"W
C56	39.30'	835.00'	2°41'43"	N05°57'41"W
C57	39.30'	835.00'	2°41'43"	N07°15'54"W
C58	39.30'	835.00'	2°41'43"	N04°34'07"W
C53	44.84'	855.00'	2°41'43"	S04°34'07"E
C64	44.84'	855.00'	2°41'43"	S07°15'54"E
C65	44.84'	855.00'	2°41'43"	S06°57'41"E
C66	44.84'	855.00'	2°41'43"	S12°28'26"E
C67	44.84'	855.00'	2°41'43"	S19°21'15"E
C68	39.22'	1005.00'	2°14'09"	N18°48'12"W
C100	43.80'	1125.00'	2°14'09"	S16°48'12"E
C101	43.80'	1125.00'	2°14'09"	S14°24'02"E
C102	39.22'	1005.00'	2°14'09"	N14°48'12"W
C103	39.22'	1005.00'	2°14'09"	N17°19'54"W
C104	43.80'	1125.00'	2°14'09"	S12°19'54"E
C105	43.80'	1125.00'	2°14'09"	S10°05'45"E
C106	39.22'	1005.00'	2°14'09"	N10°05'45"W
C107	39.22'	1005.00'	2°14'09"	N07°51'36"W
C108	43.80'	1125.00'	2°14'09"	S07°51'36"E
C109	43.80'	1125.00'	2°14'09"	S03°37'37"E
C110	39.22'	1005.00'	2°14'09"	N03°37'37"W
C121	44.83'	975.00'	2°38'04"	S02°38'10"E
C122	39.17'	1125.00'	1°59'21"	N02°01'38"W
C123	39.10'	1125.00'	1°59'21"	N07°01'14"W
C124	44.83'	975.00'	2°38'04"	S03°34'07"E
C125	44.83'	975.00'	2°38'04"	S08°12'10"E
C126	39.05'	1125.00'	1°59'21"	N09°00'38"W
C127	39.04'	1125.00'	1°59'17"	N19°58'38"W
C128	44.83'	975.00'	2°38'04"	S10°50'14"E
C129	44.83'	975.00'	2°38'04"	S13°28'10"E
C130	39.04'	1125.00'	1°59'17"	N12°28'15"W
C131	44.83'	975.00'	2°38'04"	S10°50'22"E
C132	39.07'	1125.00'	1°59'24"	N14°38'36"W
C133	39.13'	1125.00'	1°59'24"	N18°28'06"W
C134	44.83'	975.00'	2°38'04"	S18°44'26"E
C167	43.87'	1145.00'	2°11'30"	S19°04'30"E
C168	39.23'	1025.00'	2°11'30"	N19°14'00"W
C169	39.23'	1025.00'	2°11'30"	N17°42'25"W
C170	43.87'	1145.00'	2°11'30"	S17°42'25"E
C171	43.87'	1145.00'	2°11'30"	S19°30'50"E
C172	39.23'	1025.00'	2°11'30"	N19°30'50"W
C173	39.23'	1025.00'	2°11'30"	N13°18'15"W
C174	43.87'	1145.00'	2°11'30"	S13°18'15"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C175	43.83'	1145.00'	2°11'30"	S11°07'40"E
C176	39.23'	1025.00'	2°11'30"	N11°07'40"W
C177	39.23'	1025.00'	2°11'30"	N08°56'05"W
C178	43.83'	1145.00'	2°11'30"	S08°56'05"E
C179	43.83'	1145.00'	2°11'30"	S06°44'28"E
C180	39.23'	1025.00'	2°11'30"	N06°44'28"W
C181	39.23'	1025.00'	2°11'30"	N04°32'54"W
C182	43.83'	1145.00'	2°11'30"	S04°32'54"E
C183	43.83'	1145.00'	2°11'30"	S02°21'19"E
C184	39.23'	1025.00'	2°11'30"	N02°21'19"W
C185	39.15'	1145.00'	1°57'32"	N02°47'00"W
C192	43.25'	1265.00'	1°57'32"	S02°47'00"E
C193	43.25'	1265.00'	1°57'32"	S04°44'32"E
C194	39.15'	1145.00'	1°57'32"	N04°44'32"W
C195	39.15'	1145.00'	1°57'32"	N06°42'04"W
C196	43.25'	1265.00'	1°57'32"	S06°42'04"E
C197	43.25'	1265.00'	1°57'32"	S08°39'36"E
C198	39.15'	1145.00'	1°57'32"	N08°39'36"W
C199	39.15'	1145.00'	1°57'32"	N10°37'06"W
C200	43.25'	1265.00'	1°57'32"	S10°37'06"E
C201	43.25'	1265.00'	1°57'32"	S12°34'40"E
C202	39.15'	1145.00'	1°57'32"	N12°34'40"W
C203	39.15'	1145.00'	1°57'32"	N14°32'12"W
C204	43.25'	1265.00'	1°57'32"	S14°32'12"E
C205	43.25'	1265.00'	1°57'32"	S16°29'44"E
C206	39.15'	1145.00'	1°57'32"	N16°29'44"W
C207	39.15'	1145.00'	1°57'32"	N18°27'16"W
C208	43.25'	1265.00'	1°57'32"	S18°27'16"E
C210	39.15'	1145.00'	1°57'32"	N20°24'48"W
C217	39.40'	1315.00'	1°43'00"	N21°07'17"W
C238	43.00'	1435.00'	1°43'00"	S21°07'17"E
C239	43.00'	1435.00'	1°43'00"	S19°04'17"E
C240	39.40'	1315.00'	1°43'00"	N19°04'17"W
C241	39.40'	1315.00'	1°43'00"	N17°41'17"W
C242	43.00'	1435.00'	1°43'00"	S17°41'17"E
C243	43.00'	1435.00'	1°43'00"	S15°58'17"E
C244	39.40'	1315.00'	1°43'00"	N15°58'17"W
C245	39.40'	1315.00'	1°43'00"	N14°15'17"W
C246	43.00'	1435.00'	1°43'00"	S14°15'17"E
C247	43.00'	1435.00'	1°43'00"	S12°32'17"E
C248	39.40'	1315.00'	1°43'00"	N12°32'17"W
C249	39.40'	1315.00'	1°43'00"	N10°46'17"W
C250	43.00'	1435.00'	1°43'00"	S10°46'17"E
C251	43.00'	1435.00'	1°43'00"	S08°06'16"E
C252	39.40'	1315.00'	1°43'00"	N08°06'16"W
C253	39.40'	1315.00'	1°43'00"	N07°23'16"W
C254	43.00'	1435.00'	1°43'00"	S07°23'16"E
C255	43.00'	1435.00'	1°43'00"	S05°40'16"E
C256	39.40'	1315.00'	1°43'00"	N05°40'16"W
C257	39.40'	1315.00'	1°43'00"	N03°57'16"W
C258	43.00'	1435.00'	1°43'00"	S03°57'16"E
C259	43.00'	1435.00'	1°43'00"	S02°14'16"E
C260	39.40'	1315.00'	1°43'00"	N02°14'16"W

LEGEND AND ABBREVIATIONS:

- = INDICATES SET 4"x4" CONCRETE MONUMENT PRM (LS 4577) UNLESS OTHERWISE NOTED
- = INDICATES SET 5/8" IRON ROD AND CAP (LB 7200) AT TRACT CHANGES IN DIRECTION
- ◆ = INDICATES SET 5/8" IRON ROD AND CAP LOT CORNERS (LB 7200)
- = INDICATES SET NAIL AND POP DISK (LB 7200)
- N OR N.L. INDICATES NORTH
- S OR S.L. INDICATES SOUTH
- E OR E.L. INDICATES EAST
- W OR W.L. INDICATES WEST
- R/W INDICATES RIGHT-OF-WAY
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- POP INDICATES PERMANENT CONTROL POINT
- SEC. SECTION
- TWP. TOWNSHIP
- RANGE RANGE
- EDY. BOUNDARY
- COR. CORNER
- LB. LICENSED BUSINESS
- PC. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- D.E. DRAINAGE EASEMENT
- U.L. UTILITY EASEMENT
- DEA. DRY RETENTION AREA



- LEGEND AND ABBREVIATIONS:
- INDICATES SET 4"x4" CONCRETE MONUMENT (LS 4577) UNLESS OTHERWISE NOTED
  - INDICATES SET 5/8" IRON ROD AND CAP (LB 7200) AT TRACT CHANGES IN DIRECTION
  - ◆ INDICATES SET 5/8" IRON ROD AND CAP LOT CORNERS (LB 7200)
  - INDICATES SET NAIL AND POP DISK (LB 7200)
  - N OR N. INDICATES NORTH
  - S OR S. INDICATES SOUTH
  - E OR E. INDICATES EAST
  - W OR W. INDICATES WEST
  - R/L# INDICATES RIGHT-OF-WAY
  - PRM INDICATES PERMANENT REFERENCE MONUMENT
  - PCP INDICATES PERMANENT CONTROL POINT
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - SDY. BOUNDARY
  - COR. CORNER
  - LB LICENSED BUSINESS
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - DBA DRY RETENTION AREA

# TRILBY CROSSING PHASE 3

A REPLAT OF TRACT TD-2 OF TRILBY CROSSING PHASE 1, PLAT BOOK 43, PAGES 20-28, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.  
IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

PLAT PREPARED BY:  
COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BOULEVARD, BROOKSVILLE FLORIDA  
PHONE: (352) 344-2016 LICENSED BUSINESS No. 7200  
JOB NUMBER 17039-04

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C8	447.22'	430.00'	30°42'30"	N14°50'14"W 443.21'
C9	53.56'	15.00'	90°00'00"	S45°31'03"W 21.21'
C10	384.85'	245.00'	90°00'01"	S42°31'04"W 346.48'
C15	525.27'	680.00'	30°42'35"	S14°50'14"E 519.00'
C16	484.22'	1000.00'	28°19'00"	S12°38'28"E 489.25'
C19	664.80'	1280.00'	30°51'48"	S14°54'51"E 666.51'
C20	107.08'	100.00'	90°00'00"	S45°31'03"W 141.42'
C27	23.56'	15.00'	90°00'00"	S45°31'03"E 21.21'
C28	23.56'	15.00'	90°00'00"	S44°38'57"E 21.21'
C29	23.56'	15.00'	90°00'00"	S44°38'57"W 21.21'
C30	23.56'	15.00'	90°00'00"	S45°31'03"W 21.21'
C31	23.56'	15.00'	90°00'00"	S44°28'57"E 21.21'
C32	23.56'	15.00'	90°00'00"	S45°31'03"E 21.21'
C34	178.71'	75.00'	90°00'00"	S45°31'04"E 155.07'
C35	166.35'	125.00'	90°00'00"	S45°31'04"E 175.78'
C36	36.30'	835.00'	2°41'47"	N07°02'36"W 36.29'
C40	15.18'	835.00'	1°02'30"	N00°00'12"W 15.16'
C41	17.36'	855.00'	1°02'30"	S00°00'12"E 17.36'
C42	44.84'	955.00'	2°41'47"	S01°52'20"E 44.84'
C111	39.23'	1055.00'	2°14'09"	N03°23'17"W 39.23'
C112	43.80'	1125.00'	2°14'09"	S03°23'17"E 43.80'
C113	43.90'	1125.00'	2°14'09"	S01°09'08"E 43.90'
C114	38.32'	1085.00'	2°14'09"	N01°09'08"W 38.32'
C115	9.86'	1005.00'	0°33'07"	N00°14'30"E 9.86'
C116	10.84'	1125.00'	0°33'07"	N00°14'30"W 10.84'
C117	9.87'	1125.00'	0°30'10"	N00°15'38"E 9.87'
C118	40.02'	1125.00'	2°02'17"	N01°00'15"W 40.01'
C119	35.41'	1125.00'	2°00'25"	N03°01'38"E 35.40'
C120	36.32'	975.00'	2°06'04"	S00°32'59"E 36.32'
C129	33.66'	245.00'	7°52'19"	S08°34'55"W 33.63'
C130	17.77'	125.00'	7°52'19"	N00°34'54"E 17.66'
C135	21.78'	1025.00'	1°48'20"	N00°22'14"W 21.78'
C136	35.50'	1145.00'	1°48'20"	S00°22'14"E 35.50'
C137	7.41'	1145.00'	0°22'14"	N00°19'58"E 7.41'
C138	7.41'	1285.00'	0°30'08"	S00°21'00"W 7.41'
C139	67.32'	245.00'	12°44'37"	S74°46'27"W 67.11'
C139	43.80'	1285.00'	1°06'10"	S00°48'39"E 43.83'
C139	38.89'	1145.00'	1°07'03"	N00°49'43"W 38.99'
C201	36.34'	1315.00'	1°45'50"	N00°12'25"W 36.34'
C262	43.31'	1435.00'	1°45'40"	S00°30'53"E 43.31'
C263	4.20'	1435.00'	0°10'04"	S00°36'01"W 4.20'
C264	4.20'	1315.00'	0°10'58"	N00°25'34"E 4.20'
C265	7.07'	125.00'	3°14'30"	N02°08'19"E 7.07'
C266	13.86'	245.00'	3°14'30"	S02°08'19"W 13.86'
C267	67.50'	245.00'	15°47'08"	S11°39'08"W 67.29'
C268	34.44'	125.00'	15°47'08"	N11°39'08"E 34.33'
C268	34.44'	125.00'	15°47'08"	N07°29'18"E 34.33'
C270	67.50'	245.00'	15°47'08"	S02°26'18"W 67.29'
C271	67.50'	245.00'	15°47'08"	S47°13'28"W 67.29'
C272	34.44'	125.00'	15°47'08"	N47°13'28"E 34.33'
C273	34.44'	125.00'	15°47'08"	N09°00'34"E 34.33'
C274	67.50'	245.00'	15°47'08"	S09°00'34"W 67.29'
C276	34.35'	125.00'	15°44'27"	N74°48'27"E 34.24'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S89°28'57"E	12.50'
L11	N89°28'57"W	70.00'

