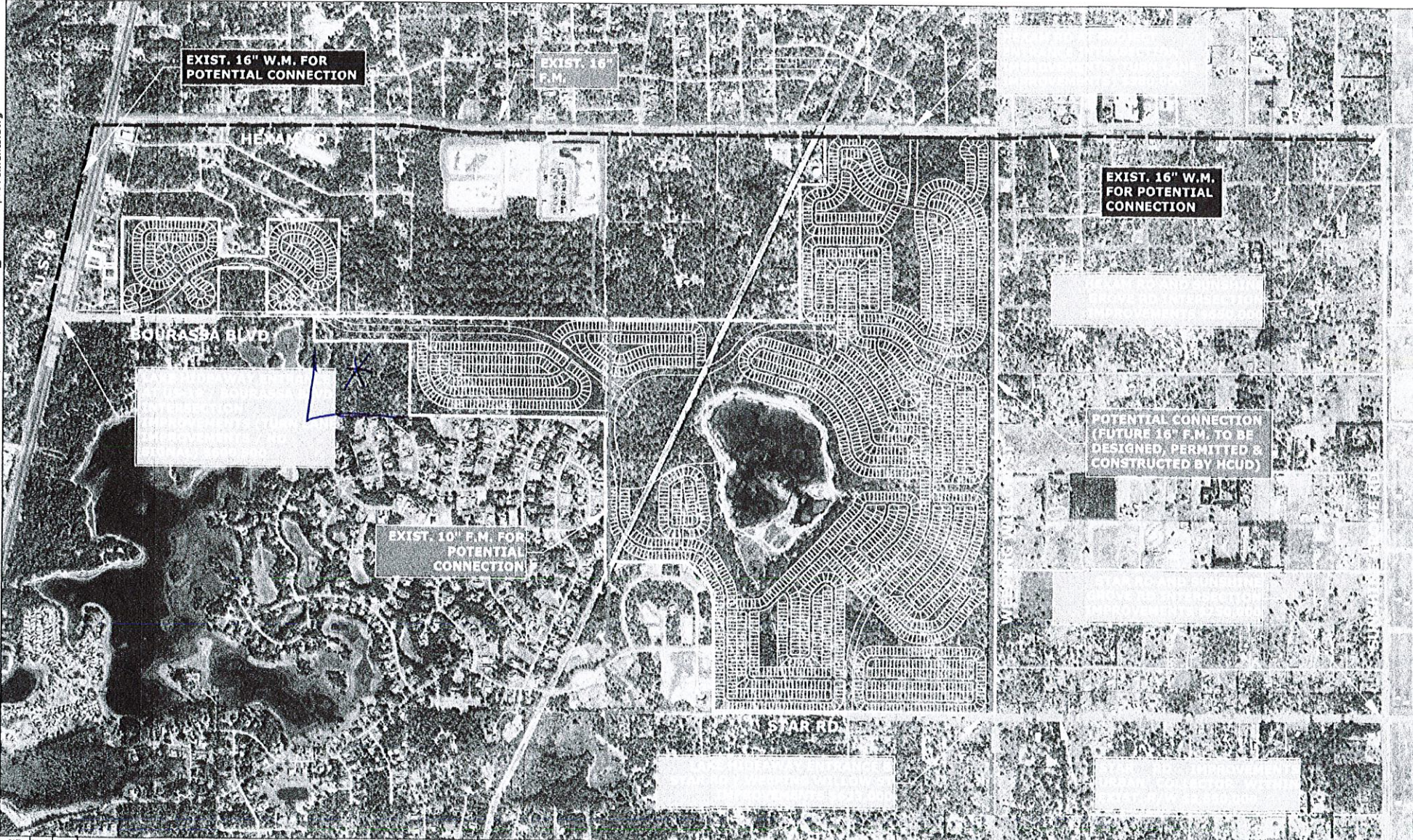


PRINTED: 11/25/2020 - 9:16am PRINTED BY: JB PATH: L:\20049\Lake Hideaway\dwg\PLAN\prelim\2020-11-20\_Offsite-Improvements.dwg



DATE	REV. BY	REV. NO.	REVISION

REUSE OF DOCUMENT  
 THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, 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.

**Coastal**  
 ENGINEERING ASSOCIATES, INC.  
 9731 104th Ave, N.E. 5th Floor  
 Redmond, WA 98073  
 (206) 881-2200  
 www.coastaleng.com

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

OFFSITE IMPROVEMENTS  
 LAKE HIDEAWAY

US 19

HEXAM ROAD

HEXAM ROAD






SECONDARY EMERGENCY ACCESS POINT

POTENTIAL ROUND-A-ROUT

PHASELINE (TYP)

WOODLAND WATERS

STAR ROAD

- LEGEND
-  OPEN SPACE
  -  DRAINAGE
  -  AMENITY
  -  PROPOSED RIGHT-OF-WAY
  -  EXISTING RIGHT-OF-WAY

DESIGN DATA TABLE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/11/03
2	REVISED PLAN	11/11/03
3	REVISED PLAN	11/11/03
4	REVISED PLAN	11/11/03
5	REVISED PLAN	11/11/03
6	REVISED PLAN	11/11/03
7	REVISED PLAN	11/11/03
8	REVISED PLAN	11/11/03
9	REVISED PLAN	11/11/03
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48	REVISED PLAN	11/11/03
49	REVISED PLAN	11/11/03
50	REVISED PLAN	11/11/03

Home Builder

PHASING PLAN

LAKE HIDEAWAY TRUST

Coastal

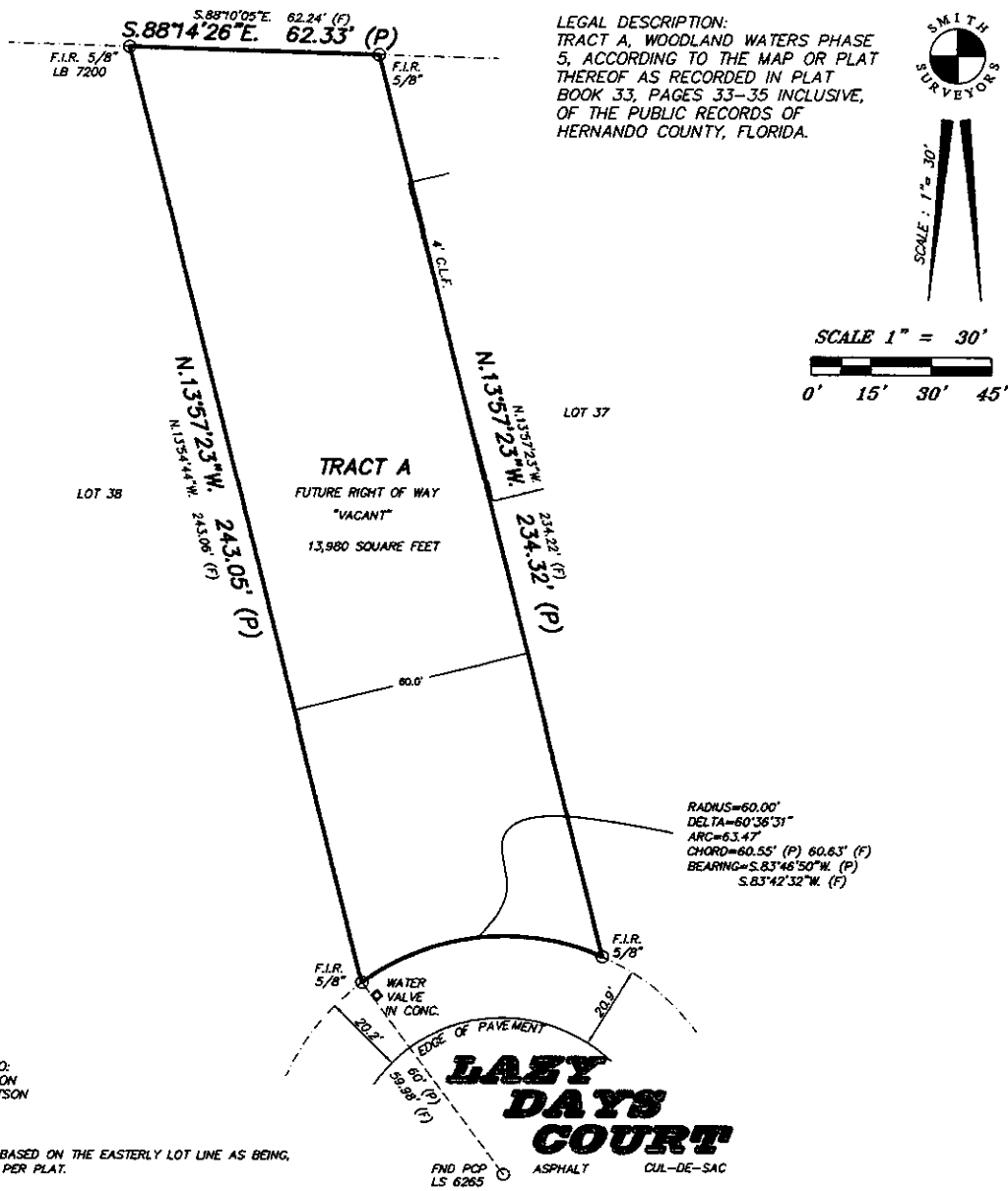
POSSIBLE WEEPING WILLOW EXTENSION

1

# BOUNDARY SURVEY

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

KEY #539091



LEGAL DESCRIPTION:  
TRACT A, WOODLAND WATERS PHASE  
5, ACCORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN PLAT  
BOOK 33, PAGES 33-35 INCLUSIVE,  
OF THE PUBLIC RECORDS OF  
HERNANDO COUNTY, FLORIDA.



SCALE 1" = 30'  
0' 15' 30' 45'

CERTIFIED TO:  
MARK WATSON  
TINA M. WATSON

BEARINGS ARE BASED ON THE EASTERLY LOT LINE AS BEING,  
"N.13°57'23\"/>

**LADY  
DAYS  
COURT**

## Legend

PC	:Point of Curvature
PT	:Point of Tangency
PRC	:Point of Reverse Curvature
PCC	:Point of Compound Curvature
P.I.	:Point of Intersection
SPR	:Set Capped Iron Rod 1/2" #6062
FR	:Found from Rod
FRP	:Found from Pipe
FCM	:Found Concrete Monument
SCM	:Set Concrete Monument
SET DISK	:Set P-K Nail & Disk
FND DISK	:Found P-K Nail & Disk
FND RRS	:Found Railroad Spike
NCF	:No Corner Found or Set
PRM	:Permanent Reference Monument
O/H	:Overhead Wires
C.L.F.	:Chain Link Fence
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
P-K	:Parker-Kalon
O.R.B.	:Official Records Book
V.G.	:Concrete Valley Gutter
TBM	:Temporary Benchmark
BM	:Benchmark
PP	:Power/Utility Pole
PSM	:Professional Surveyor & Mapper
LB	:Licensed Business
RLS	:Registered Land Surveyor
ATMA	:As Their Interests May Appear
SCOA	:It's Successors And/O Assigns
R.C.P.	:Reinforced Concrete Pipe
U.S.	:United States

(P)	:Plot
(D)	:Dead
(Desc)	:Description
(C)	:Calculation
(M)	:Field Measured
SEL	:Section
TWP	:Township
RGE	:Range
C/L	:Centerline
A/C	:Air Conditioner
O/A	:Overall
CONC.	:Concrete
A.P.O.	:A Part Of
COV.	:Covered
MAS.	:Masonry
RES.	:Residence
P.B.	:Plot Book
PG	:Page
TYP.	:Typical
W.F.	:Wood Fence
EL.	:Elevation
ASPH.	:Asphalt
W.C.	:Witness Corner
R/W	:Right Of Way
ESMT.	:Easement
S/W	:Sidewalk
C.B.	:Chord Bearing
COL.	:Column
SQ.	:Square
DIA.	:Diameter

## Surveyor's Notes:

- 1) Property shown hereon appears to be located in Flood Zone "X" per F.L.R.M. No. 12053C 01580 Dated 2-2-12. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification.
- 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
- 3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
- 4) Unless otherwise noted, distances shown hereon refer to plot and field measurements and are measured in U.S. feet.
- 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.



**DAVID L. SMITH**  
SURVEYING AND MAPPING, INC.

1406 W. LINEBAUGH AVE. Tampa, FL 33612  
Phone (813) 935-1960 Fax (813) 933-9446

Certificate of Authorization "L.B. #6962"

### SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 54-12.000,051.052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

J. MICHAEL FUQUA P.S.M. 4192

*David L. Smith*  
Signature

Field Date: 07/18/22  
Job Number: 2207-028

PMTY ONEP: G.S.  
DRAWN BY: C.B.

Date: 7/21/22



## DEPARTMENT OF PUBLIC WORKS

AQUATIC SERVICES ♦ ENGINEERING ♦ FACILITIES ♦ ROADS/BRIDGES ♦ STORMWATER ♦ TRAFFIC ♦ WATERWAYS

1525 EAST JEFFERSON STREET ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4060 ♦ F 352.754.4423 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

July 19, 2022

Mark and Tina Watson  
10138 Lazy Days Ct  
Weeki Wachee, FL 34613

Re: Vacate Right of Way Request Parcel Key Number 344568, Tract A Woodland Waters Phase 5

Dear Mr. and Mrs. Watson,

Hernando County Department of Public Works Engineering has reviewed your request to Vacate the Right of Way, Parcel Key 344568, Tract A Woodland Waters Phase 5, located to the West of your property, 10138 Lazy Days Ct. Weeki Wachee, FL 34613.

The platted right of way is designated to provide connectivity to a large parcel located to the North, as such the request to vacate cannot be authorized.

Should you have any questions or if I can be of further assistance, do not hesitate to contact me.

Thank you.

*Kandi McCorkel*

Kandi McCorkel  
Engineering Development Coordinator  
Direct: 352-754-4826

Revised Condition 10 – H2214 Landbuilder LLC:

A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer. Additionally, if the petitioner chooses to proceed with development prior to completion of Lake Hideaway, the petitioner shall be required to bring Bourassa Boulevard to County Standards.