

# GLEN LAKES COMMONS

BEING A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF LOT C-2, GLEN LAKES, PHASE ONE, UNIT ONE AS RECORDED IN PLAT BOOK 23, PAGES 38-47 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

## DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY #19, AND A PORTION OF LOT C-2 IN GLEN LAKES PHASE ONE, UNIT ONE.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, RUN N01°18'06"E, 1330.05 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N50°41'32"W, 57.35 FEET TO A NON-TANGENT CURVE TO THE RIGHT AND THE EAST RIGHT-OF-WAY LINE OF NEW ORLEANS DRIVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 31°34'08", AND A CHORD BEARING AND DISTANCE OF N23°39'40"E, 95.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 96.42; THENCE N39°20'26"E, 238.56 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S50°40'56"E, 63.11 FEET; THENCE S47°48'06"E, 62.58 FEET; THENCE S24°09'32"E, 93.48 FEET; THENCE S53°13'38"E, 43.57 FEET; THENCE S80°46'20"E, 82.26 FEET TO A NON-TANGENT CURVE TO THE LEFT, AND THE WEST RIGHT-OF-WAY LINE OF OUTER BANKS DRIVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 353.95 FEET, A CENTRAL ANGLE OF 7°52'58", AND A CHORD BEARING AND DISTANCE OF S05°18'47"W, 48.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.70 FEET; THENCE S01°10'27"W, 62.01 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE, RUN S88°40'06"E, 49.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF OUTER BANKS DRIVE; THENCE CONTINUE ALONG SAID NORTH LINE, RUN S88°42'23"E, 350.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19; THENCE ALONG SAID WEST LINE, RUN S14°08'08"W, 1365.17 FEET; THENCE LEAVING SAID WEST LINE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, RUN N88°33'43"W, 486.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.38 ACRES MORE OR LESS.

### RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 BEING 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 \_\_\_\_\_, PAGE \_\_\_\_\_, 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: 01/16/25  
COUNTY ATTORNEY

### ABSTRACTORS CERTIFICATE:

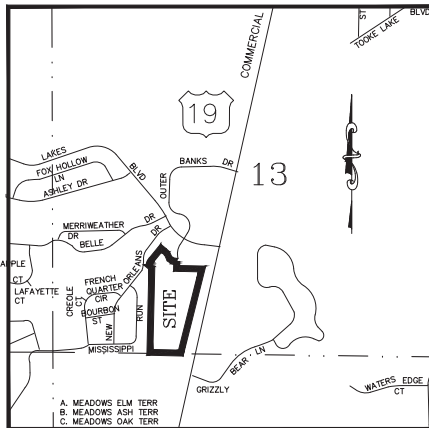
I HEREBY CERTIFY THAT GLEN LAKE'S COMMONS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, IS THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED; THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE HOME OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

DATE

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

I, DANIEL J. RUTKOSKY, 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



## VICINITY MAP NOT TO SCALE

1. BEARINGS ARE BASED ON THE WEST PROPERTY LINE, HAVING A BEARING OF N01°18'06"E, ACCORDING TO THE PLAT OF GLEN LAKES PHASE-1 UNIT-1 AS RECORDED IN PLAT BOOK 23, PAGES 38-47 OF THE PUBLIC RECORDS OF 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.
5. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE AE(24.4) (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0158-D, EFFECTIVE DATE 02/02/2012.
6. 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.
7. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
8. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

PLAT BOOK :  
AND PAGE :

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

GLEN LAKE'S COMMONS, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS GLEN LAKES COMMONS, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1) THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY (THE "COUNTY") ALL STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC AREAS 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 NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, 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, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANCES FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL, SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, ANY PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

2) FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE GLEN LAKES COMMONS COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), 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, VOIDED, OR INVALIDATED.

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

4) TRACTS "DRA-1" AND "DRA-2" AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED BY THE ASSOCIATION. 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.

5) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS, AND UNDER ALL ROADWAYS, AND ALSO ACROSS TRACT "DRA-1" & "DRA-2" 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: GLEN LAKE'S COMMONS, LLC, a Florida limited liability company

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_ By: \_\_\_\_\_  
Print Name \_\_\_\_\_ BOB GOMEZ,  
Authorized Manager

STATE OF FLORIDA  
COUNTY OF HERNANDO

The individual who executed the foregoing dedication as Authorized Manager of GLEN LAKE'S COMMONS, LLC, a Florida Limited Liability Company under the laws of the State of Florida, and being duly sworn, acknowledged then 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 Corporation and by means of [ ] physical presence or [ ] by electronic notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by BOB GOMEZ, as Authorized Manager of GLEN LAKE'S COMMONS, 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 \_\_\_\_\_  
Notary Number: \_\_\_\_\_

### JONDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN 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, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

MERIDIAN BANK, A FOREIGN PROFIT CORPORATION

SIGNATURE \_\_\_\_\_ JOEL E. WHITTENHALL  
SENIOR 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 JOEL E. WHITTENHALL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JONDER AND CONSENT TO DEDICATION AND HEREBY 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: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

I, SCOTT M. OSBORNE, 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: \_\_\_\_\_  
SCOTT M. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 6028

GLEN LAKES COMMONS  
SHEET 1 OF 2

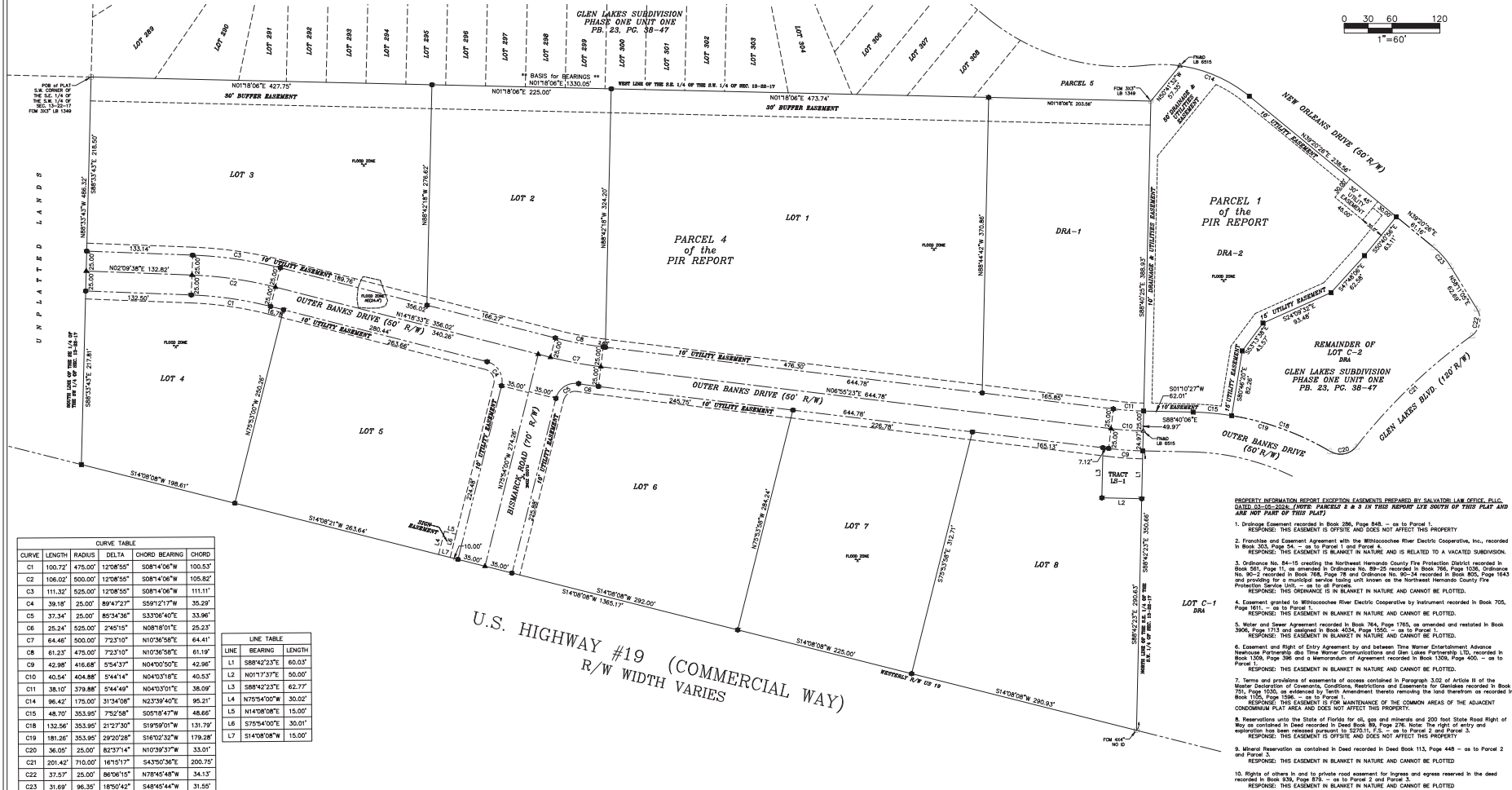
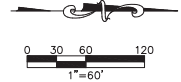
PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.

FLORIDA CERTIFICATE OF ADOPTION NUMBER 18 7800  
966 Candlelight Blvd., Brooksville, FL 34601  
Phone:(352) 796-9423 Fax:(352) 799-8359

# GLEN LAKES COMMONS

BEING A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF LOT C-2, GLEN LAKES, PHASE ONE, UNIT ONE AS RECORDED IN PLAT BOOK 23, PAGES 38-47 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	100.72'	475.00'	120°58'50"	S08°4'08"W 100.53'
C2	106.02'	500.00'	120°58'50"	S08°4'08"W 105.82'
C3	111.32'	525.00'	120°58'50"	S08°4'08"W 111.11'
C4	39.18'	25.00'	89°47'21"	S59°12'17"W 35.29'
C5	37.34'	25.00'	85°34'36"	S33°06'40"E 33.96'
C6	25.24'	525.00'	2°40'10"	N08°18'01"E 25.23'
C7	64.46'	500.00'	7°23'10"	N10°36'58"E 64.41'
C8	61.23'	475.00'	7°23'10"	N10°36'58"E 61.19'
C9	42.98'	416.68'	5°54'33"	N04°00'50"E 42.96'
C10	40.54'	404.88'	5°44'14"	N04°03'18"E 40.53'
C11	38.10'	378.88'	5°44'49"	N04°03'01"E 38.09'
C14	96.42'	175.00'	31°34'08"	N23°39'40"E 95.21'
C15	48.70'	353.95'	7°52'58"	S08°18'47"W 48.66'
C18	132.96'	353.95'	21°27'50"	S19°59'01"W 131.79'
C19	181.26'	353.95'	29°20'28"	S18°02'32"W 178.28'
C20	36.05'	25.00'	82°37'14"	N10°39'37"W 33.01'
C21	201.42'	710.00'	14°15'17"	S43°50'36"E 200.75'
C22	37.57'	25.00'	86°06'15"	N78°45'48"W 34.13'
C23	31.69'	96.35'	18°50'42"	S48°45'44"W 31.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°42'23"E	60.03'
L2	N01°17'37"E	50.00'
L3	S88°42'23"E	60.77'
L4	N78°54'00"W	30.02'
L5	N14°08'08"E	15.00'
L6	S78°54'00"E	30.01'
L7	S14°08'08"W	15.00'

U.S. HIGHWAY #19 (COMMERCIAL WAY)  
R/W WIDTH VARIES

- PROPERTY INFORMATION REPORT EXCERPTS PREPARED BY SALVATORE LAW OFFICE, PLLC, DATED 03-05-2024. (NOTES: PARCELS 2 & 3 IN THIS REPORT LIE SOUTH OF THIS PLAT AND ARE NOT PART OF THIS PLAT)
- Drainage Easement recorded in Book 286, Page 848, - as to Parcel 1.  
RESPONSE: THIS EASEMENT IS OPUSITE AND DOES NOT AFFECT THIS PROPERTY.
  - Franchise and Easement Agreement with the Mississippi River Electric Cooperative, Inc., recorded in Book 303, Page 54, - as to Parcel 1 and Parcel 4.  
RESPONSE: THIS EASEMENT IS BLANKET IN NATURE AND IS RELATED TO A VACATED SUBDIVISION.
  - Ordinance No. 84-15 creating the Northwest Hernando County Fire Protection District recorded in Book 581, Page 11, as amended in Ordinance No. 89-25 recorded in Book 180, Page 1035, Ordinance No. 90-2 recorded in Book 768, Page 78 and Ordinance No. 90-24 recorded in Book 800, Page 1643 and pending for a municipal service today known as the Northwest Hernando County Fire Protection Service Unit.  
RESPONSE: THIS ORDINANCE IS IN BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - Easement granted to Whitehouse River Electric Cooperative by instrument recorded in Book 705, Page 1811, - as to Parcel 1.  
RESPONSE: THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - Water and Sewer Agreement recorded in Book 764, Page 1765, as amended and restated in Book 3906, Page 1713 and assigned in Book 4024, Page 1360, - as to Parcel 1.  
RESPONSE: THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - Easement and Right of Entry Agreement by and between The Home Entertainment Advance Realhouse Partnership dba The Home Entertainment Advance Realhouse Partnership L10, recorded in Book 1155, Page 598, - as to Parcel 1.  
RESPONSE: THIS EASEMENT IS FOR MAINTENANCE OF THE COMMON AREAS OF THE ADJACENT CONDOMINIUM PLAY AREA AND DOES NOT AFFECT THIS PROPERTY.
  - Reservations unto the State of Florida for oil, gas and minerals and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 89, Page 276, Note: The right of entry and exploration has been reserved pursuant to §203.11, F.S. - as to Parcel 2 and Parcel 3.  
RESPONSE: THIS EASEMENT IS OPUSITE AND DOES NOT AFFECT THIS PROPERTY.
  - Mineral Reservation as contained in Deed recorded in Deed Book 113, Page 448 - as to Parcel 2 and Parcel 3.  
RESPONSE: THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - Rights of others in and to private road easement for ingress and egress reserved in the deed recorded in Book 836, Page 875, - as to Parcel 2 and Parcel 3.  
RESPONSE: THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

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:  
ID = IDENTIFICATION  
LB = LICENSED BUSINESS  
LS = LICENSED SURVEYOR  
OR = OFFICIAL RECORD  
PG = PAGE  
PLB = PLAT BOOK  
OA = OVERALL  
PIR = PROPERTY INFORMATION REPORT

LEGEND AND ABBREVIATIONS:  
SEC. = SECTION  
DRA = DRAINAGE RETENTION AREA  
FPM = FOUND CONCRETE MONUMENT  
FIP = FOUND IRON PIN  
R/W = RIGHT-OF-WAY  
POB = POINT OF BEGINNING  
FNAO = FOUND NAIL AND DISK  
PCP = PERMANENT CONTROL POINT

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