

# AVALON WEST, PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :

## DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST 1/4 N00°27'36"W, 40.00 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°48'24"W, 1321.85 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE SOUTHEAST CORNER OF LINDEN RETREAT SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 33-34 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LINDEN RETREAT, RUN N00°09'01"W, 1274.08 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE SOUTH BOUNDARY LINE OF EAST LINDEN ESTATES, UNIT-6 SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 8-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6, RUN S89°41'11"E, 860.68 FEET TO THE EAST BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6; THENCE ALONG THE EAST BOUNDARY LINE OF SAID EAST LINDEN ESTATES, UNIT-6, RUN N00°12'06"W, 657.25 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE SOUTHEAST CORNER OF LINDEN RETREAT SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 33-34 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY LINE, RUN S89°38'22"E, 650.51 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AND THE WEST BOUNDARY LINE OF THE VILLAGES AT AVALON, PHASE 3C AS RECORDED IN PLAT BOOK 42, PAGES 24-28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID VILLAGES AT AVALON, PHASE 3C, RUN S00°11'07"E, 656.54 FEET TO THE SOUTH BOUNDARY LINE OF SAID VILLAGES AT AVALON, PHASE 3C AND THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, S00°10'51"E, 1272.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING.

CONTAINING 48.58 ACRES MORE OR LESS.

## 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 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 THEREIN 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: CLERK BY: 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: *[Signature]* DATE: 3/21/23  
COUNTY ATTORNEY

## ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT LANDBUILDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CLEARVIEW CAPITAL, INC., A FLORIDA CORPORATION ARE 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.

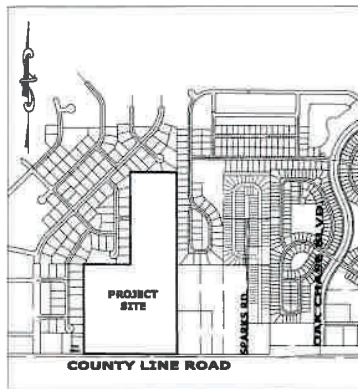
DATE

## 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  
FLORIDA REGISTRATION NUMBER IS 5742

DATE



VICINITY MAP

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. BEARINGS SHOWN HEREON ARE GRID BEARINGS.

2. BASIS OF BEARING LINE IS ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD HAVING A BEARING OF N89°48'24"W.

3. 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.

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

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.

## 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.

SCOTT M. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 0028

DATE

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

LANDBUILDER, 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 AVALON WEST, PHASE 1, 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, PARKS, DRAINAGE CANALS AND RETENTION AREAS, AND OTHER PUBLIC AREAS AS SHOWN 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 GRADING LEVELS, ARCHITECTURE, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, IMPROVEMENTS, 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 LINES 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, SERVICE DEPOSITS, 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 TRACT 1, 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.

FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE HOMEOWNERS' ASSOCIATION OF AVALON WEST, INC., A FLORIDA HOA-FOR-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.

2) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, FEE SIMPLE TITLE TO TRACT 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.

3) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, FEE SIMPLE TITLE TO TRACT 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.

4) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, FEE SIMPLE TITLE TO UTILITY TRACT-1, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF AVALON WEST, INC.

5) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, A PERPETUAL UTILITY EASEMENT OVER AND ACROSS R/W TRACT-2.

6) TRACTS DRA 1, DRA 2, DRA 3, DRA 4, DRAINAGE TRACT-1, AND DRAINAGE TRACT-2 AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS SHALL BE MAINTAINED BY THE COUNTY. 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.

7) HILBRODE STREET, HILBRODE PLACE, AND GREYMANOR ROAD, AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS ARE DEDICATED TO THE PUBLIC. 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.

8) THE PARK SITE TRACT (03-1 (OPEN SPACE), TRACT (03-2 (OPEN SPACE), THE 30' VEGETATIVE BUFFER TRACT, R/W TRACT-1, AND R/W TRACT-2 AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS ARE HEREBY MADE SUBJECT TO THE PUBLIC AND SHALL BE PERMANENTLY 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.

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

OWNER: LANDBUILDER, LLC, a Florida limited liability company

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_  
By: DEVON RUSHNELL  
Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The individual who executed the foregoing dedication as President of LANDBUILDER, LLC, a Florida Limited Liability Company, under the laws of the State of Florida, and being duly sworn, solemnly deplored that and there before me that they executed the same as officers of such Company lawfully authorized by the Board of Directors of such Company as the act and deed of such Company, before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by DEVON RUSHNELL, a president of LANDBUILDER, 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 \_\_\_\_\_  
Commission Number \_\_\_\_\_ Name \_\_\_\_\_

## OWNER AND CONSENT TO DEDICATION - AVALON WEST PHASE 1

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 HEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORDS BOOK 1107, PAGE 1858 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CLEARVIEW CAPITAL, INC., A FLORIDA CORPORATION

SIGNATURE \_\_\_\_\_ SARA FLINT  
CFO, REGISTERED 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 ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED SARA FLINT TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SOLEMNLY ACKNOWLEDGED THIS EXECUTION THEREOF TO BE THEIR 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: \_\_\_\_\_

PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF APPROVAL NUMBER 18 7800  
988 Candlelight Blvd., Brooksville, FL 34601  
Phone:(508) 796-9488 Fax:(508) 799-8089

AVALON WEST  
PHASE-1  
SHEET 1 OF 4

# AVALON WEST, PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

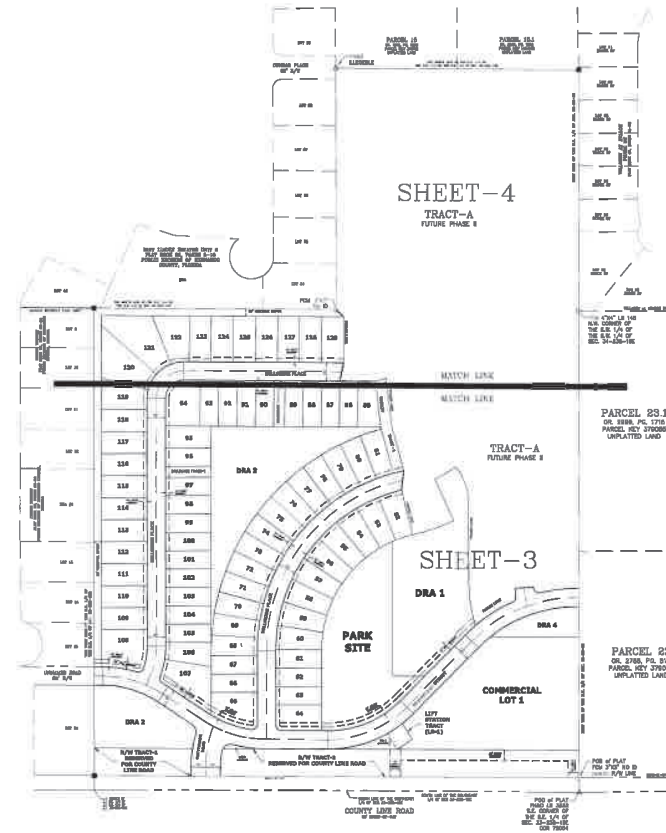
PLAT BOOK :  
AND PAGE :

## KEY SHEET

### LOT AREA TABLE

AREA TABLE		AREA TABLE		AREA TABLE	
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
52	7126.5 SF	78	6697.7 SF	107	13281.0 SF
53	7126.5 SF	79	6697.7 SF	108	13143.0 SF
54	7126.5 SF	80	6697.7 SF	109	7500.0 SF
55	7126.5 SF	81	6733.2 SF	110	7500.0 SF
56	7126.5 SF	85	6838.8 SF	111	7500.0 SF
57	7126.5 SF	86	6250.0 SF	112	7500.0 SF
58	7126.5 SF	87	6250.0 SF	113	7500.0 SF
59	7126.5 SF	88	6250.0 SF	114	7500.0 SF
60	7126.5 SF	89	6250.0 SF	115	7500.0 SF
61	6288.6 SF	90	6250.0 SF	116	7500.0 SF
62	6250.0 SF	91	6243.2 SF	117	7500.0 SF
63	6250.0 SF	92	6243.2 SF	118	7500.0 SF
64	8733.4 SF	93	6250.0 SF	119	8780.0 SF
65	10896.4 SF	94	11315.8 SF	120	13779.0 SF
66	6248.7 SF	95	7482.0 SF	121	16325.6 SF
67	6250.0 SF	96	6250.0 SF	122	8721.8 SF
68	6572.1 SF	97	6250.0 SF	123	7509.8 SF
69	6897.7 SF	98	6250.0 SF	124	7509.8 SF
70	6897.7 SF	99	6250.0 SF	125	7500.0 SF
71	6897.7 SF	100	6250.0 SF	126	7500.0 SF
72	6897.7 SF	101	6250.0 SF	127	7500.0 SF
73	6897.7 SF	102	6250.0 SF	128	7500.0 SF
74	6897.7 SF	103	6250.0 SF	129	7547.8 SF
75	6897.7 SF	104	6250.0 SF		
76	6897.7 SF	105	6250.0 SF		
77	6897.7 SF	106	7080.3 SF		

AREA TABLE	
PARCEL	AREA
PARK SITE	64,336.7 SF
D.R.A. 1	84,974.7 SF
D.R.A. 2	36,960.6 SF
D.R.A. 3	75,977.8 SF
D.R.A. 4	13,572.0 SF
DRAINAGE TRACT-1	3750.0 SF
DRAINAGE TRACT-2	3750.0 SF
UTILITY TRACT-1	7893.8 SF
LPT STATION TR-1	2516.0 SF
OPEN SPACE	2797.8 SF



#### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 ADJUSTMENT. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- BASES OF BEARING LINE IS ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD HAVING A BEARING OF N89°46'24" W.
- 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 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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.
- 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.
- NEWBRIDGE STREET, HILLSHIRE PLACE, AND GREYMANOR ROAD, AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY AND ITS SUCCESSORS AND ASSIGNS.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 125110, MAP NUMBER 12033C, PANEL NUMBER(S) D188-D, AND 0306-D, EFFECTIVE DATE 02/03/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

PLAT PREPARED BY:  
**COASTAL ENGINEERING Associates, Inc.**  
FLORIDA CERTIFICATE OF APPROXIMATION NUMBER 18 7400  
969 Chandlerlight Blvd., Brooksville, FL 34601  
Phone:(352) 786-9453 Fax:(352) 799-8580

#### 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  
LBS = LICENSED BUSINESS  
OR = OFFICIAL RECORD  
PG = PAGE

#### LEGEND AND ABBREVIATIONS:

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

#### LEGEND AND ABBREVIATIONS:

□ = FOUND CONCRETE MONUMENT  
■ = SET 4"x4" CONCRETE MONUMENT PIM (L3) (7200)  
△ = FOUND NAIL AND DISK (AS SHOWN)

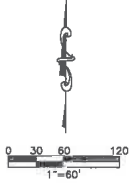
AVALON WEST  
PHASE-1  
SHEET 2 OF 4



# AVALON WEST, PHASE 1

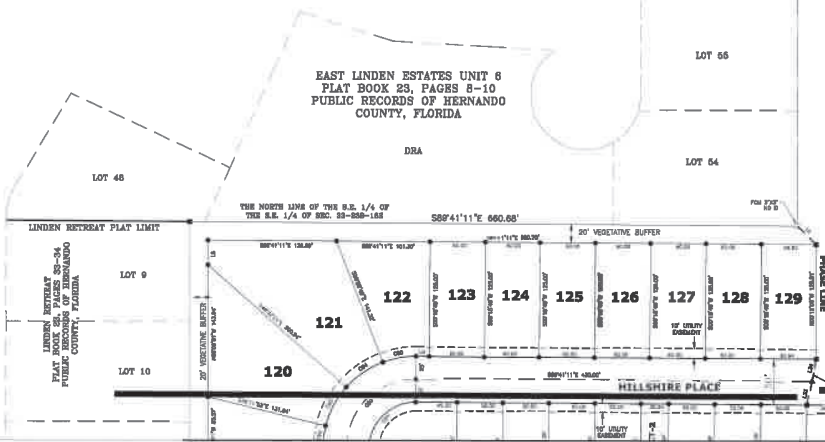
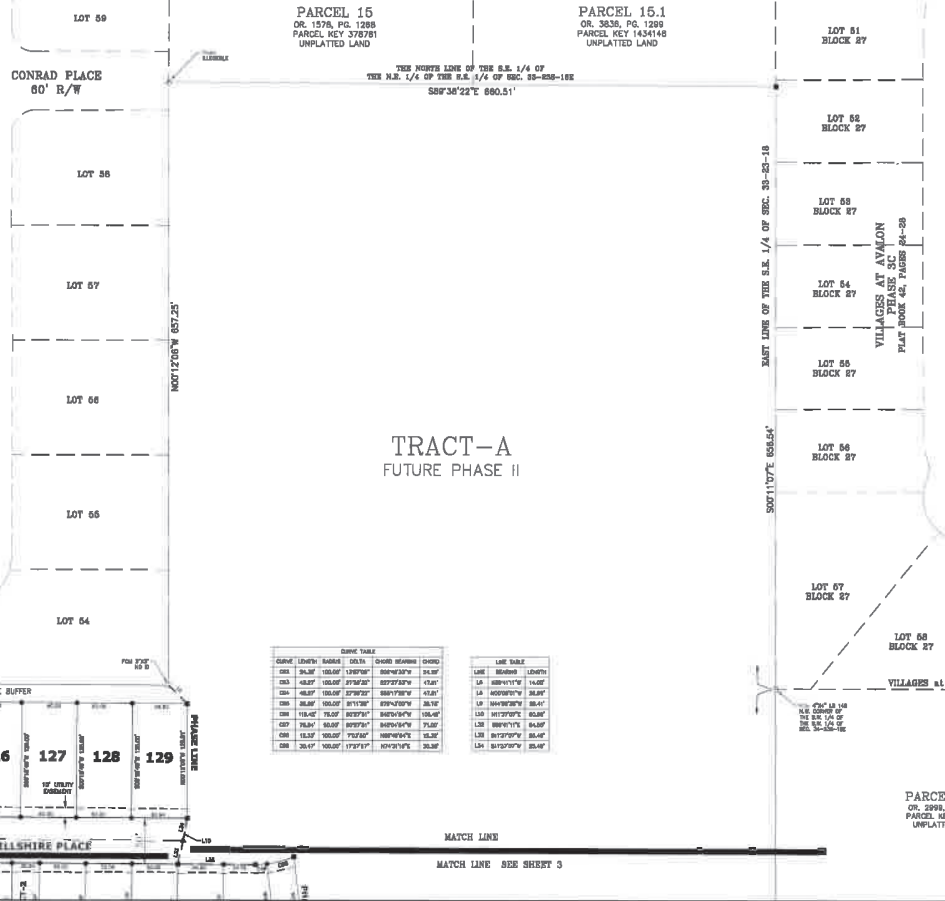
A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



**GENERAL NOTES:**

1. BEARING BOUNDARIES ARE BASED ON THE FLORIDA STATE PLATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 ADJUSTMENT BEARINGS SHOWN HEREIN ARE GRID BEARINGS.
2. BEARING BOUNDARIES ARE ALONG THE NORTH-SOUTH-YEAR LINE OF COUNTY TOWN RECORDS WITHIN A BOUNDARY OF HERNANDO COUNTY.
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 DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
5. BEARING BOUNDARIES ARE SUBJECT TO ADJUSTMENT AND REVISIONS 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 LOT COVERSAGES SHALL PROVIDE THE NECESSARY 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 THE RIGHTS AND BENEFITS OF AN EJECTIVE OWNER OF THE PROPERTY.
7. IF SHALL BE SOLELY RESPONSIBLE FOR THE CHANGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR DERIVED FROM A PARTICULAR EJECTIVE, 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 AND LOCATED IN THE COUNTY AND ITS SUCCESSORS AND THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PROPERTY RECORDS HEREIN APPEAR TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.5% ANNUAL FLOODPLAIN AS SHOWN FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 32082, MAP NUMBER 12932, PANEL NUMBER(S) 01B-D, AND 02B-D, EFFECTIVE DATE 06/22/07).
9. ALL CONVEYANCE LOT LINES ARE BOUND LINES UNLESS OTHERWISE NOTED AS NON-BOUND (NB).



CURVE TABLE	
CHORD	ARC LENGTH
0.00	0.00
0.10	0.10
0.20	0.20
0.30	0.30
0.40	0.40
0.50	0.50
0.60	0.60
0.70	0.70
0.80	0.80
0.90	0.90
1.00	1.00
1.10	1.10
1.20	1.20
1.30	1.30
1.40	1.40
1.50	1.50
1.60	1.60
1.70	1.70
1.80	1.80
1.90	1.90
2.00	2.00
2.10	2.10
2.20	2.20
2.30	2.30
2.40	2.40
2.50	2.50
2.60	2.60
2.70	2.70
2.80	2.80
2.90	2.90
3.00	3.00
3.10	3.10
3.20	3.20
3.30	3.30
3.40	3.40
3.50	3.50
3.60	3.60
3.70	3.70
3.80	3.80
3.90	3.90
4.00	4.00
4.10	4.10
4.20	4.20
4.30	4.30
4.40	4.40
4.50	4.50
4.60	4.60
4.70	4.70
4.80	4.80
4.90	4.90
5.00	5.00
5.10	5.10
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5.30	5.30
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6.60	6.60
6.70	6.70
6.80	6.80
6.90	6.90
7.00	7.00
7.10	7.10
7.20	7.20
7.30	7.30
7.40	7.40
7.50	7.50
7.60	7.60
7.70	7.70
7.80	7.80
7.90	7.90
8.00	8.00
8.10	8.10
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8.30	8.30
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8.50	8.50
8.60	8.60
8.70	8.70
8.80	8.80
8.90	8.90
9.00	9.00
9.10	9.10
9.20	9.20
9.30	9.30
9.40	9.40
9.50	9.50
9.60	9.60
9.70	9.70
9.80	9.80
9.90	9.90
10.00	10.00

PLAT PREPARED BY:  
**COASTAL ENGINEERING Associates, Inc.**  
FLORIDA CERTIFICATE OF APPROVAL NUMBER 18 7200  
666 Candlelight Blvd., Brooksville, FL 34601  
Phone: (352) 798-9483 Fax: (352) 798-8359

**LEGEND AND ABBREVIATIONS:**  
DRA = DRAINAGE RESTRICTION AREA  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT

**LEGEND AND ABBREVIATIONS:**  
ID = IDENTIFICATION  
OR = OFFICIAL RECORD  
PG = PAGE

**LEGEND AND ABBREVIATIONS:**  
SEC = SECTION  
FCM = FOUND CONCRETE MONUMENT  
FND = FOUND NAIL AND DISK  
R/W = RIGHT-OF-WAY

**LEGEND AND ABBREVIATIONS:**  
□ = FOUND CONCRETE MONUMENT  
⊕ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)  
⊙ = SET IRON PIN AND CAP (3/8"x LB #7200)  
▲ = SET NAIL AND DISK PCP (LB #7200)

AVALON WEST  
PHASE-1  
SHEET 4 OF 4