

AVALON EAST

BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK :
AND PAGE :

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; SAME BEING THE SOUTHWEST CORNER OF THE PLAT OF VILLAGES AT AVALON PHASE 3C, AS RECORDED IN PLAT BOOK 42, PAGES 24-28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MARKED BY A 4"x4" CONCRETE MONUMENT STAMPED "PM LB 1481"; THENCE S89°54'48"E ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, 316.00 FEET; THENCE LEAVING SAID SECTION LINE, RUN S01°02'02"E, 300.18 FEET; THENCE S00°04'05"E, 299.93 FEET; THENCE S00°18'35"W, 229.63 FEET; THENCE S00°18'35"W, 49.89 FEET; THENCE N89°45'30"W, 319.46 FEET; THENCE N00°03'22"W, 311.64 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 36°11'02", AND A CHORD BEARING AND DISTANCE OF N54°27'54"W, 170.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 173.67 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 10°7'09"13", AND A CHORD BEARING AND DISTANCE OF S03°51'58"W, 24.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 28.05 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 32°28'23", AND A CHORD BEARING AND DISTANCE OF S16°31'33"W, 181.74 FEET; THENCE ALONG THE ARC OF SAID CURVE 184.20 FEET; THENCE N89°46'01"W, 121.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID WEST LINE, RUN N00°08'06"W, 656.34 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE, RUN S89°54'17"E, 332.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.84 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 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: Lyle J. Bander DATE: January 2, 2024
COUNTY ATTORNEY

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT LANDBUILDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE APPARENT RECORD OWNER 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 HERNANDO COUNTY.

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.

DANIEL J. RUTKOSKY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 5742

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING A BEARING OF N00°08'06"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST. BEARINGS SHOWN HEREON ARE GRID BEARINGS.

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.

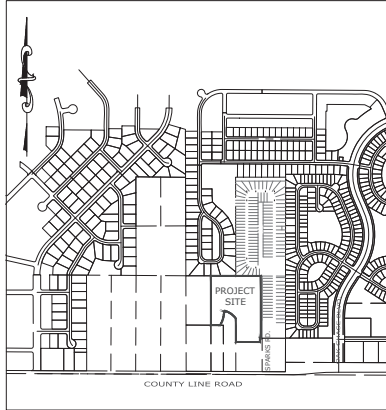
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LANDBUILDER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER"), HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERENCED HEREON AS AVALON EAST, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE PUBLIC IN GENERAL AND TO THE COUNTY, ITS SUCCESSORS AND ASSIGNS, USE OF ALL UTILITY EASEMENTS, AS SHOWN HEREON, FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES, AND ANY OTHER PURPOSES INCIDENTAL THERETO. SUCH EASEMENTS ARE GRANTED TO THE COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE. OWNER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST. FURTHER, OWNER DOES 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 APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND OWNER FURTHER HEREBY RESERVES UNTO ITSELF THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, 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 VILLAGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), THE TITLE TO ANY IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

- OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS, FEE SIMPLE TITLE TO THE UTILITY TRACT AS SHOWN HEREON, TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, A PERPETUAL UTILITY EASEMENT OVER AND ACROSS THE ENTIRE UTILITY TRACT AS SHOWN HEREON.
- TRACTS DRA-1, DRA-2, AND DRA-3, 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 TRACTS, FOR THE PURPOSES SO STATED.
- NEWBRIDGE STREET, AND BLACKMOOR 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 TRACTS, FOR THE PURPOSES SO STATED.
- THE OPEN SPACE-1 TRACT AND OPEN SPACE-2 TRACT, 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 TRACTS, FOR THE PURPOSES SO STATED.

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

OWNER: LANDBUILDER, LLC, a Florida limited liability company

Witness _____ Witness _____ By: DEVON RUSHNELL
Print Name _____ Print Name _____ President

STATE OF FLORIDA

COUNTY OF _____

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, acknowledged then and there before me that they executed the same as an Officer of said Company heretofore duly authorized before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by DEVON RUSHNELL, as 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: _____

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

OWNER: LENNAR HOMES, LLC, a Florida limited liability company

Witness _____ Witness _____ By: LAURA COFFEY
Print Name _____ Print Name _____ Authorized Agent

STATE OF FLORIDA

COUNTY OF _____

The individual who executed the foregoing dedication as Authorized Agent of LENNAR HOMES, 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 an Authorized Agent of said Company heretofore duly authorized before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by LAURA COFFEY, as Authorized Agent of LENNAR HOMES, 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

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 GRANTS AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER HEREBY, AND AGREES THAT ITS MORTGAGE, LEND OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4107, PAGE 1954 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CLEARVIEW CAPITAL, INC. A FLORIDA PROFIT CORPORATION

Witness _____ Witness _____ By: SARA K. FLINT
Print Name _____ Print Name _____ Authorized Agent

STATE OF FLORIDA

COUNTY OF _____

The individual who executed the foregoing dedication as Authorized Agent of CLEARVIEW CAPITAL, INC. under the laws of the State of Florida, and being duly sworn, acknowledged then and there before me that they executed the same as an Authorized Agent of said Company heretofore duly authorized before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by SARA K. FLINT, as Authorized Agent of CLEARVIEW CAPITAL, INC. on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

My Commission Expires _____

Commission Number _____ Name: _____

AVALON EAST
SHEET 1 OF 4

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF ADOPTION NUMBER 18 7200
966 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

AVALON EAST

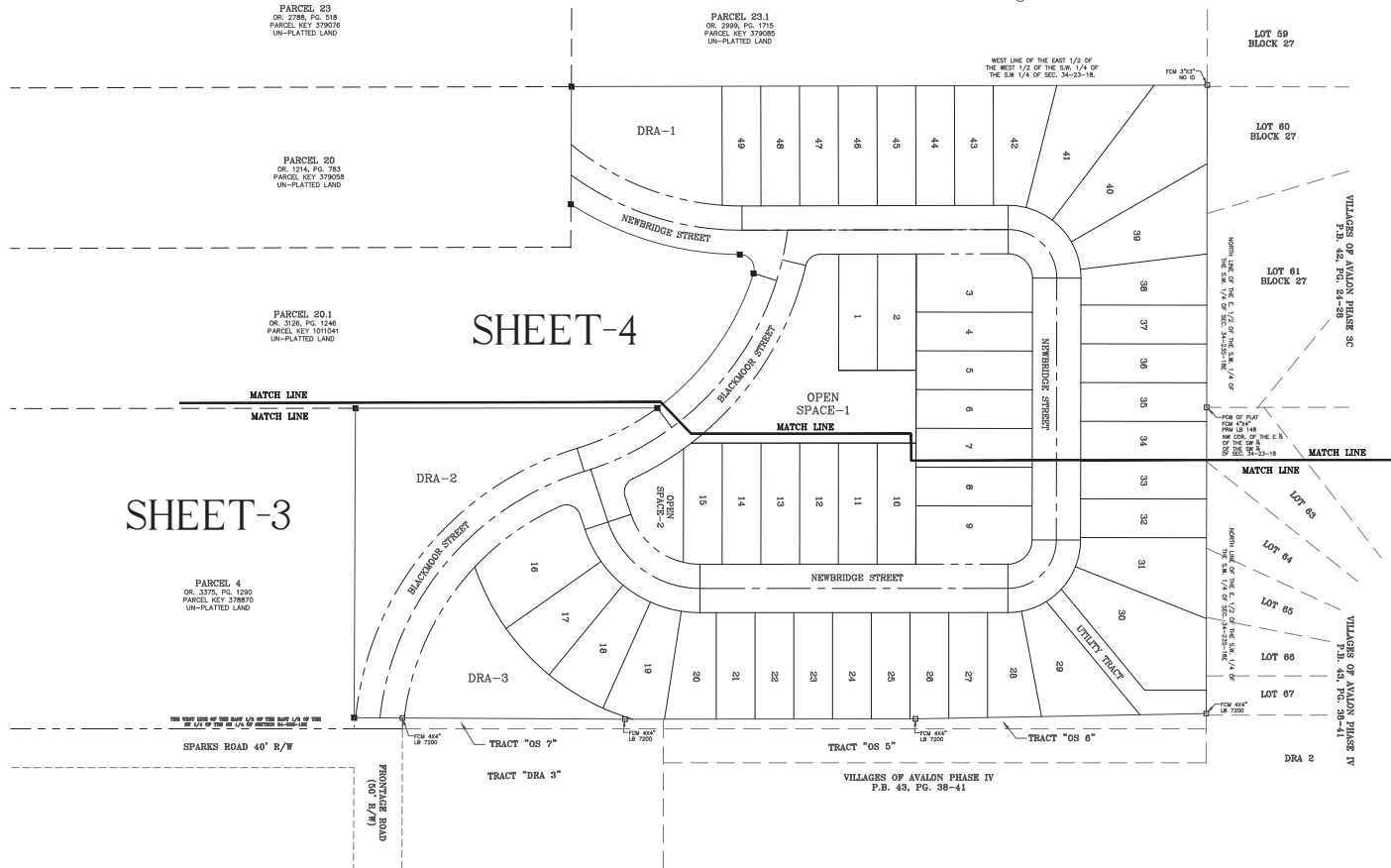
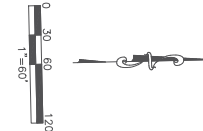
BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK :
AND PAGE :

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, ESTABLISHING A BEARING OF N00°08'05"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- 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.
- 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 120110, MAP NUMBER 12053C, PANEL NUMBER(S) 0188-D, AND 0326-D, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).
- THE DRAINAGE EASEMENT AGREEMENT OVER & ACROSS DRA-2 RECORDED IN OFFICIAL RECORDS BOOK 3705, PAGE 987 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, HAS BEEN RELEASED PER OFFICIAL RECORDS, BOOK 4222, PAGE 108, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND NO LONGER APPLIES TO THE LAND CONTAINED IN THIS PLAT.
- THERE IS AN EXISTING ACCESS EASEMENT AGREEMENT OVER & ACROSS DRA-2, AND A PORTION OF BLACKMOR STREET RECORDED IN OFFICIAL RECORDS BOOK 3705, PAGE 996 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- THERE IS AN EXISTING TEMPORARY ACCESS & DRAINAGE EASEMENT AGREEMENT OVER & ACROSS DRA-1, DRA-2, & DRA-3 RECORDED IN OFFICIAL RECORDS BOOK 4222, PAGE 133 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

KEY SHEET



LOT AREA TABLES

PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	4,800 SF	21	4,393 SF	41	8,857 SF
2	4,800 SF	22	4,391 SF	42	6,187 SF
3	7,086 SF	23	4,390 SF	43	4,945 SF
4	4,800 SF	24	4,388 SF	44	4,945 SF
5	4,800 SF	25	4,387 SF	45	4,945 SF
6	4,800 SF	26	4,375 SF	46	4,945 SF
7	4,800 SF	27	4,347 SF	47	4,945 SF
8	4,800 SF	28	4,923 SF	48	4,945 SF
9	7,075 SF	29	7,491 SF	49	4,939 SF
10	4,997 SF	30	10,782 SF		
11	5,000 SF	31	7,564 SF		
12	5,000 SF	32	5,201 SF		
13	5,000 SF	33	5,201 SF		
14	5,000 SF	34	5,201 SF		
15	4,964 SF	35	5,200 SF		
16	8,976 SF	36	5,200 SF		
17	5,928 SF	37	5,200 SF		
18	5,928 SF	38	5,846 SF		
19	5,798 SF	39	8,417 SF		
20	4,941 SF	40	12,625 SF		

TRACT	AREA
DRA-1	15,698 SF
DRA-2	30,201 SF
DRA-3	15,800 SF
OPEN SPACE-1	20,648 SF
OPEN SPACE-2	4,703 SF
UTILITY TRACT	4,501 SF

LEGEND AND ABBREVIATIONS:

- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- DRA = DRAINAGE RETENTION AREA
- OR. = OFFICIAL RECORDS
- PG. = PAGE
- P.B. = PLAT BOOK

LEGEND AND ABBREVIATIONS:

- PRM = PERMANENT REFERENCE MARKER
- PRC = POINT OF REVERSE CURVE
- POB = POINT OF BEGINNING
- SEC. = SECTION
- SCM = SET CONCRETE MONUMENT
- FCM = FOUND CONCRETE MONUMENT
- FN&D = FOUND NAIL AND DISK

LEGEND AND ABBREVIATIONS:

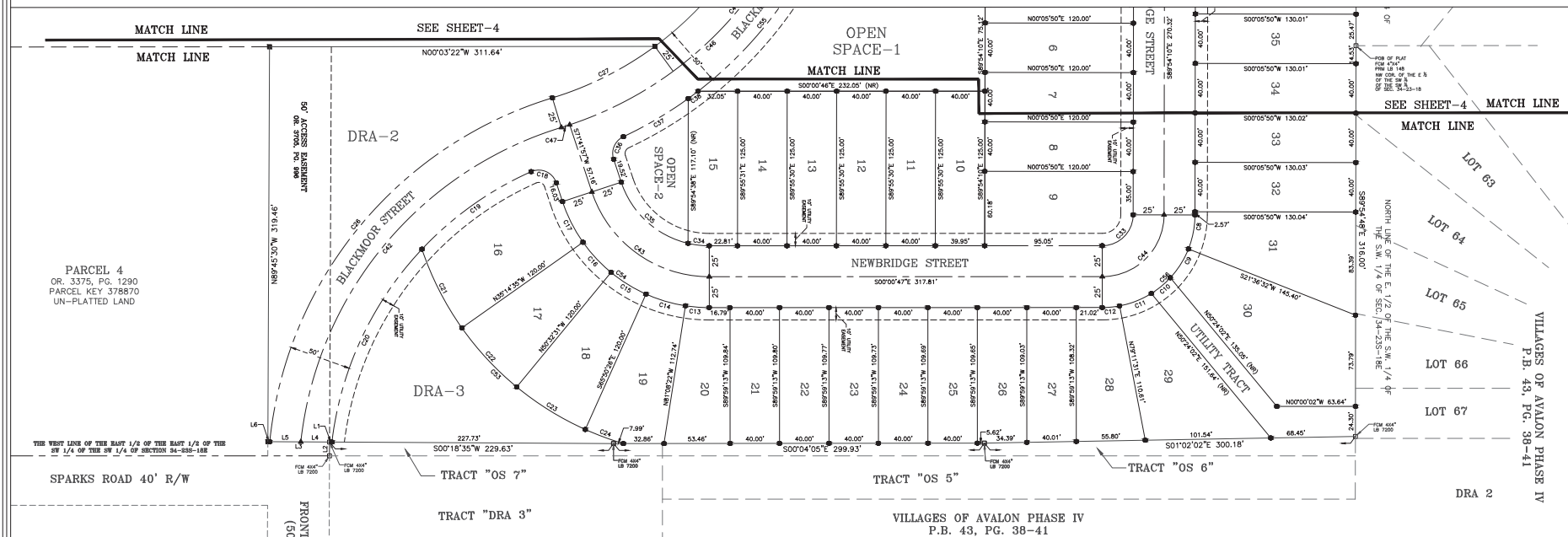
- = INDICATES FOUND 4"x4" CONCRETE MONUMENT
- = INDICATES SET 4"x4" CONCRETE MONUMENT PRM (LB 7200)
- = INDICATES SET IRON PIN AND CAP (5/8" IR LB #7200)
- ▲ = INDICATES SET NAIL AND DISK (LB #7200)
- △ = INDICATES FOUND NAIL AND DISK AS SHOWN

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

AVALON EAST

BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK :
AND PAGE :



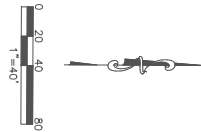
PARCEL 4
OR, 3375, PG. 1290
PARCEL KEY 375870
UN-PLATTED LAND

LINE	BEARING	LENGTH
L1	S00°18'35"W	1.90'
L2	N89°45'45"W	11.18'
L3	S00°18'35"W	49.89'
L4	S00°18'35"W	23.25'
L5	S00°18'35"W	25.12'
L6	S00°18'35"W	1.52'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	28.16'	75.00'	21°07'42"	N09°09'49"W	27.99'
C9	27.68'	75.00'	21°07'34"	N07°46'29"W	27.50'
C10	20.56'	75.00'	15°19'34"	N09°30'26"W	20.00'
C11	27.68'	75.00'	21°07'34"	N01°52'19"W	27.50'
C12	14.13'	75.00'	10°47'41"	N02°24'38"W	14.11'
C13	19.24'	125.00'	17°02'	N04°20'29"E	19.24'
C14	24.38'	125.00'	19°17'00"	N04°02'05"E	24.38'
C15	33.38'	125.00'	19°17'00"	N03°48'52"E	33.38'
C16	33.38'	125.00'	19°17'00"	N07°00'27"E	33.38'
C17	24.38'	125.00'	19°17'00"	N03°54'18"E	24.38'
C18	25.00'	15.00'	89°42'50"	S89°02'27"W	22.24'
C19	108.89'	275.00'	27°42'51"	S89°22'19"E	108.27'
C20	174.12'	275.00'	30°09'04"	S89°06'07"E	172.17'
C21	71.42'	245.00'	16°44'54"	N03°19'26"E	71.26'
C22	85.42'	245.00'	19°17'56"	N07°00'27"E	85.22'
C23	85.42'	245.00'	19°17'56"	N01°48'52"E	85.22'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C24	32.84'	245.00'	7°41'00"	N02°19'02"E	32.84'
C25	381.50'	325.00'	67°13'56"	S02°30'12"E	360.01'
C27	83.21'	275.00'	19°23'50"	N02°29'49"W	82.76'
C33	36.25'	25.00'	89°53'23"	N04°03'19"W	36.33'
C34	17.34'	75.00'	10°14'46"	N02°24'37"E	17.30'
C35	76.57'	75.00'	99°27'37"	N02°27'59"E	73.25'
C36	21.20'	125.00'	10°47'41"	N04°02'05"E	14.81'
C37	60.83'	250.00'	10°44'29"	N02°29'49"W	60.84'
C38	8.86'	225.00'	1°44'20"	N02°40'15"W	8.96'
C42	168.81'	200.00'	66°49'29"	S02°17'09"E	158.30'
C43	125.18'	100.00'	77°42'42"	N02°02'30"E	113.18'
C44	78.44'	50.00'	89°53'23"	N04°57'28"W	79.64'
C46	337.68'	200.00'	64°27'48"	N02°14'27"W	319.37'
C47	7.00'	250.00'	1°22'04"	N01°22'00"W	7.00'
C53	235.31'	245.00'	55°01'46"	N07°09'24"E	228.37'
C54	186.40'	125.00'	77°42'43"	N02°02'30"E	144.44'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C55	235.30'	225.00'	51°43'24"	N02°05'10"W	228.37'
C56	117.67'	75.00'	89°53'23"	N04°03'19"W	116.86'
C57	118.11'	75.00'	80°13'58"	S04°03'53"W	108.18'



PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER NUMBER 19 7200
966 Candlelight Blvd., Brooksville, FL 34601
Phone: (352) 796-9423 Fax: (352) 799-8359

LEGEND AND ABBREVIATIONS:
ID = IDENTIFICATION
LB = LICENSED BUSINESS
R/W = RIGHT OF WAY
DRA = DRAINAGE RETENTION AREA
OR. = OFFICIAL RECORDS
PG. = PAGE
P.B. = PLAT BOOK

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PRC = POINT OF REVERSE CURVE
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SEC = SECTION
SCM = SET CONCRETE MONUMENT
FCM = FOUND CONCRETE MONUMENT
FN&D = FOUND NAIL AND DISK

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

AVALON EAST

BEING A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23
SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK :
AND PAGE :

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	170.79'	275.00'	35°34'58"	N21°53'56"E	168.05'
C2	20.36'	275.00'	4°14'31"	N01°59'11"E	20.36'
C3	18.68'	75.00'	14°16'15"	S07°00'03"W	18.63'
C4	30.09'	75.00'	22°59'09"	S29°37'45"W	29.89'
C5	30.09'	75.00'	22°59'09"	S48°36'54"W	29.89'
C6	30.09'	75.00'	22°59'09"	S71°36'03"W	29.89'
C7	9.17'	75.00'	7°00'13"	S86°35'44"W	9.16'
C18	25.06'	15.00'	95°42'50"	S23°59'27"W	22.24'
C19	108.96'	275.00'	22°42'25"	S35°22'15"E	108.27'
C27	83.21'	275.00'	19°25'59"	N26°59'45"W	82.76'
C28	173.67'	275.00'	36°11'02"	N54°22'54"W	173.80'
C29	28.05'	15.00'	107°09'13"	S53°51'58"W	24.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	184.20'	325.00'	32°28'23"	S16°31'53"W	181.74'
C31	20.07'	15.00'	76°38'46"	S38°27'27"E	18.60'
C32	39.37'	25.00'	90°13'55"	S44°58'53"W	35.43'
C36	21.79'	15.00'	87°14'37"	S66°40'45"E	19.93'
C37	60.93'	325.00'	10°44'29"	N30°26'40"W	60.84'
C38	9.89'	325.00'	1°44'39"	N36°40'15"W	9.89'
C39	222.57'	325.00'	39°14'16"	N57°09'42"W	218.25'
C40	108.48'	300.00'	39°59'50"	N17°51'50"E	185.40'
C41	344.54'	300.00'	69°48'06"	N46°51'18"W	323.91'
C45	78.74'	50.00'	90°13'55"	S44°58'53"W	75.85'
C46	337.49'	300.00'	64°23'18"	N50°31'42"W	319.97'
C47	7.05'	300.00'	1°20'49"	N17°37'39"W	7.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C55	293.39'	325.00'	5°14'52"	N50°55'08"W	283.53'
C57	118.11'	75.00'	90°13'55"	S44°58'53"W	106.28'

PARCEL 23
OR. 2788, PG. 518
PARCEL KEY 379076
UN-PLATTED LAND

PARCEL 23.1
OR. 2999, PG. 1715
PARCEL KEY 379085
UN-PLATTED LAND

PARCEL 20
OR. 1214, PG. 783
PARCEL KEY 379058
UN-PLATTED LAND

PARCEL 20.1
OR. 3126, PG. 1246
PARCEL KEY 1011041
UN-PLATTED LAND

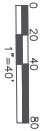
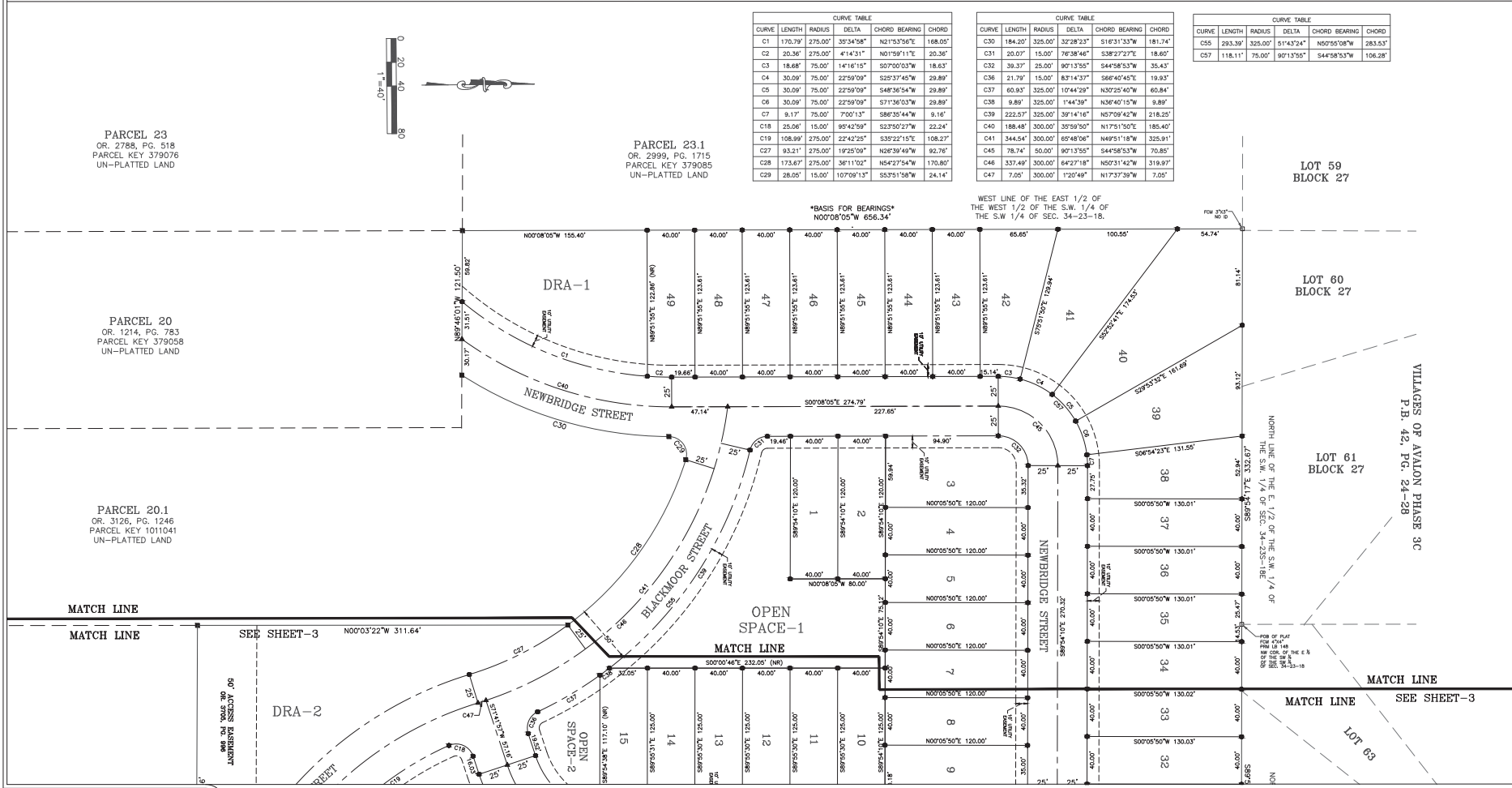
LOT 59
BLOCK 27

LOT 60
BLOCK 27

LOT 61
BLOCK 27

VILLAGES OF AVALON PHASE 3C
P.B. 42, PG. 24-28

LOT 63



MATCH LINE

SEE SHEET-3

MATCH LINE

MATCH LINE SEE SHEET-3

PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF ADOPTION NUMBER LB 7300
966 Candlelight Blvd., Brooksville, FL 34601
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