

THIRD REPLAT OF A PORTION OF

# SPRING HILL UNIT 25

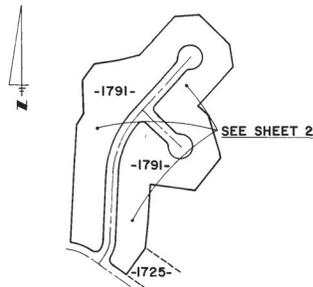
A SUBDIVISION IN SECTIONS 11 & 14, T.23S., R.17E.  
HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION

A replat of a portion of Spring Hill Unit 25 as shown in Plat Book 10, pages 61 thru 76 of the Public Records of Hernando County, Florida, and a replat of a portion of Spring Hill Unit 26 as recorded in Plat Book 10, pages 77 thru 85 of said Public Records; all land lying in Sections 11 and 14, Township 23 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

BEGIN at the Southwesterly corner of lot 9, block 1725, as shown on said plat of Spring Hill Unit 25; thence run N54°44'50"W along the Northerly right-of-way line of Bay Drive, as shown on said plat of Spring Hill Unit 25, a distance of 196.35 feet, to a point of curvature of a circular curve concave in a Southwesterly direction, and having a radius of 240.00 feet; thence Northwesterly and Westerly along the arc of said curve, a distance of 111.84 feet, subtending a central angle of 26°41'56", to a point; thence leaving said Northerly right-of-way line, run N03°47'00"E, 542.56 feet; thence N33°42'02"E, 67.01 feet; thence N03°31'24"W, 149.10 feet; thence N38°00'25"E, 95.53 feet; thence N82°26'29"E, 117.44 feet; thence N77°13'20"E, 107.73 feet; thence N44°00'57"E, 235.99 feet; thence N85°38'58"E, 120.42 feet; thence S45°59'03"E, 200.00 feet; thence S04°47'54"E, 106.30 feet; thence S44°00'57"W, 243.14 feet; thence S45°59'03"E, 62.57 feet; thence S17°45'00"E, 198.92 feet; thence S38°54'38"W, 202.93 feet; thence N80°01'57"W, 215.00 feet; thence S03°47'00"W, 180.00 feet; thence S08°02'36"W, 119.71 feet, to a point common with the Northwesterly corner of said lot 9, block 1725; thence S35°18'10"W, along the Westerly side lot line of said lot 9, 150.00 feet, to the POINT OF BEGINNING.

Containing 12.64 acres more or less.



INDEX MAP  
1" = 300'

CERTIFICATE OF APPROVAL  
BY PLANNING AND ZONING COMMISSION

This is to certify, that on MAY 10, 1977, the Hernando County Planning and Zoning Commission approved the above plat.

*Samuel R. Pearson*  
Chairman

Examined and Approved

CERTIFICATE OF APPROVAL  
BY COUNTY ATTORNEY

*Robert Bruce Shaw* 5/17/77  
County Attorney Date

Examined and Approved

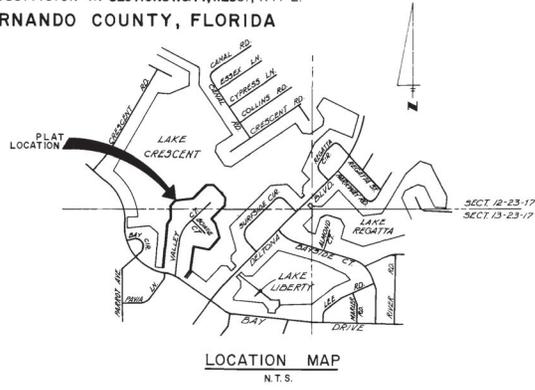
CERTIFICATE OF APPROVAL  
BY COUNTY ENGINEER

*T. W. Lamm* 5/17/77  
County Engineer Date

My Commission expires: 3/30/79

ENGINEER'S NOTE:

- All radii are 25 feet unless otherwise noted.
- Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
- Bearings and coordinates shown are grid on the Florida Coordinate System - West Zone.
- D.R.O.W. - Indicates Drainage Right-of-Way.
- All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
- - Indicates Permanent Control Point at all street centerline intersections, P.C.'s, P.T.'s, P.R.C.'s, and P.C.C.'s and not greater than 1000 feet apart.
- ⊙ - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
- - Indicates P.C., P.T., P.I., P.C.C. or P.R.C.



LOCATION MAP  
N.T.S.

JOINER OF MORTGAGEE:

WHEREAS, HERNASCO CORPORATION, a Delaware corporation, Mortgagee in that certain mortgage dated the 15th day of November, A.D. 1966, and recorded on the 25th day of November, A.D. 1966, in Official Records Book 128, Page 459, of the Public Records of Hernando County, Florida does hereby join and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedication contained in this plat.

Signed, sealed and delivered in the presence of:  
*Howard G. Sloane*  
Witness  
*Frank A. Finnerty*  
Witness

HERNASCO CORPORATION  
By *Howard G. Sloane*  
Vice-President  
*Frank A. Finnerty*  
Secretary

STATE OF NEW YORK  
COUNTY OF NEW YORK

Before me personally appeared Howard G. Sloane and Frank A. Finnerty, as Vice-President and Corp. Secretary respectively of the Hernasco Corporation to me well known and known to me to be the persons described in and who executed the Joinder of Mortgage, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 19th day of April 1977.

*Rita D. Blawie*  
Notary Public  
State of NEW YORK at Large

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the DELTONA CORPORATION, being the owner in fee simple of the lands described in the foregoing caption to this plat does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Thoroughfares and Drainage Right-of-Way shown hereon to the perpetual use of the public. Unless otherwise indicated a strip of land 10 feet wide at the rear of each and 6 feet wide at the sides of each lot is reserved to the DELTONA CORPORATION, its successors, or assigns for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements. Also, unless otherwise indicated, a strip of land 20 feet wide at all lot lines abutting and adjacent to all lakes and waterways is hereby reserved for the purpose of maintenance of that lake or waterway.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed thereto on April 11, 1977  
*Frank E. Mackle III* EXEC VICE-PRESIDENT  
*Michelle R. Garbis* CORPORATE SECRETARY  
*Christopher J. Steyer* Witness  
*Shirley Hamilton* Witness

STATE OF FLORIDA ss: THIS IS TO CERTIFY: That on April 11, 1977 before me, COUNTY OF DADE an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Frank E. Mackle III, and Michelle R. Garbis respectively Executive Vice President and Secretary of the above named Delaware corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
My commission expires: \_\_\_\_\_  
*Judith K. Alford*  
Notary Public State of Florida at Large

SURVEYORS CERTIFICATE:

I, David O. Scharr, hereby certify that I prepared this plat and that it is a correct representation of the 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 of Hernando County, Florida.

*David O. Scharr*  
Registered Land Surveyor No. 2694  
State of Florida  
Date April 11, 1977

TITLE CERTIFICATION

I hereby certify that THE DELTONA CORPORATION 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 or the State of Florida this 11th day of April 1977.

By *Lewis M. Kanner*  
Lewis M. Kanner, Attorney-At-Law

RESOLUTION:

WHEREAS this plat was on this 17th day of May 1977 submitted to the Board of County Commissioners of Hernando County, Florida, for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and the dedication of all Thoroughfares, and Drainage Rights-of-Way thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.  
Attest *Donald William Brown* Clerk  
By *Charles P. Smith* Chairman

CLERK'S CERTIFICATE

I, Donald William Brown, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 11th day of May 1977 in Plat Book 16 at Page 14 File No. 008925.  
*Donald William Brown*  
Clerk of the Circuit Court, Hernando County, Fla.

THIRD REPLAT OF A PORTION OF

# SPRING HILL UNIT 25

A SUBDIVISION IN SECTION 14, T.23 S., R.17 E.  
HERNANDO COUNTY, FLORIDA  
SHEET OF SHEETS

