

# TOMMY'S ADDITION

A REPLAT OF A SUBDIVISION OF A PORTION OF EVANS HI-PARK RECORDED IN PLAT BOOK 6, PAGE 25  
OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 1 OF 2

## DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE S.89°54'18"W, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 312.20 FEET; THENCE S.00°09'42"E, A DISTANCE OF 30.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD) ALSO BEING THE NORTH BOUNDARY OF LOT 3, EVANS HI-PARK, AS PER THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 25, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE S.00°09'32"E, ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 1,606.86 FEET; THENCE N.89°54'14"W, A DISTANCE OF 155.58 FEET TO THE WEST BOUNDARY OF SAID LOT 3; THENCE N.00°09'04"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 1,605.38 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD); THENCE N.89°33'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 155.36 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5.73 ACRES, MORE OR LESS.

## DEDICATION:

THE ABOVE LEGAL DESCRIPTION CONTAINS 5.73 ACRES MORE OR LESS.

WASH PARTNERS, LLC, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY ALL STREETS, RIGHTS-OF-WAY, PARKS, DRAINAGE CANALS AND RETENTION AREAS, 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 GRANTED TO HERNANDO COUNTY, HERNANDO COUNTY WATER & SEWER DISTRICT, 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, AND SAID OWNERS FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF HERNANDO COUNTY, FLORIDA, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATION, 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 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.

THE 4-INCH SEWER FORCE MAIN (SERVING LOT 1) IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF LOT 1. WASH PARTNERS, LLC WILL OWN AND MAINTAIN THE REVERSE FRONTAGE ROAD (ACCESS EASEMENT) WASH PARTNERS, LLC DEDICATES TO THE OWNERS, SUCCESSORS & ASSIGNS OF BOTH LOTS 1 & 2, ACCESS OVER AND ACROSS THE REVERSE FRONTAGE ROAD.

## WASH PARTNERS, LLC - Owner

NAME: KEVIN CHRISTIANSON WITNESS WITNESS

TITLE: MANAGER

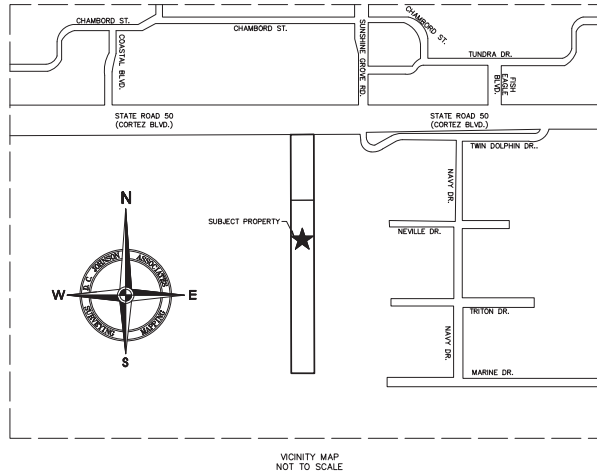
STATE OF NORTH DAKOTA, COUNTY OF CASS.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KEVIN CHRISTIANSON, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF WASH PARTNERS, LLC, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY AS THE MANAGER EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY NAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



## NOTES:

- 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE NORTH LINE OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA HAVING A GRID BEARING OF S.89°54'18"W.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE HERNANDO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.
- 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.
- ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- A 5/8" CAPPED IRON ROD INSCRIBED "D.C. JOHNSON LB 4514" SHALL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091 (9).
- THE PIPELINE EASEMENT, RECORDED IN O.R. BOOK 1030, PG. 1712, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- THE PIPELINE EASEMENT, RECORDED IN O.R. BOOK 2709, PG. 1657, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: Rylee J. Benda DATE: December 27, 2023  
COUNTY ATTORNEY

## 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  
DATE \_\_\_\_\_

## ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WASH PARTNERS, 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 PLATTED HEREON, OR SUCH PARCEL, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY, FLORIDA OR THE STATE OF FLORIDA.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

## 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  
BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATE

D.C. JOHNSON & ASSOCIATES, INC.  
CERTIFICATION OF AUTHORIZATION NO. LB 4514

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DANIEL C. JOHNSON  
PROFESSIONAL SURVEYOR & MAPPER #3653  
FLORIDA REGISTRATION #4514

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

I, \_\_\_\_\_, 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 AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS 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.

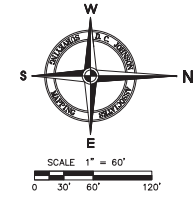
NAME \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA REGISTRATION NUMBER \_\_\_\_\_



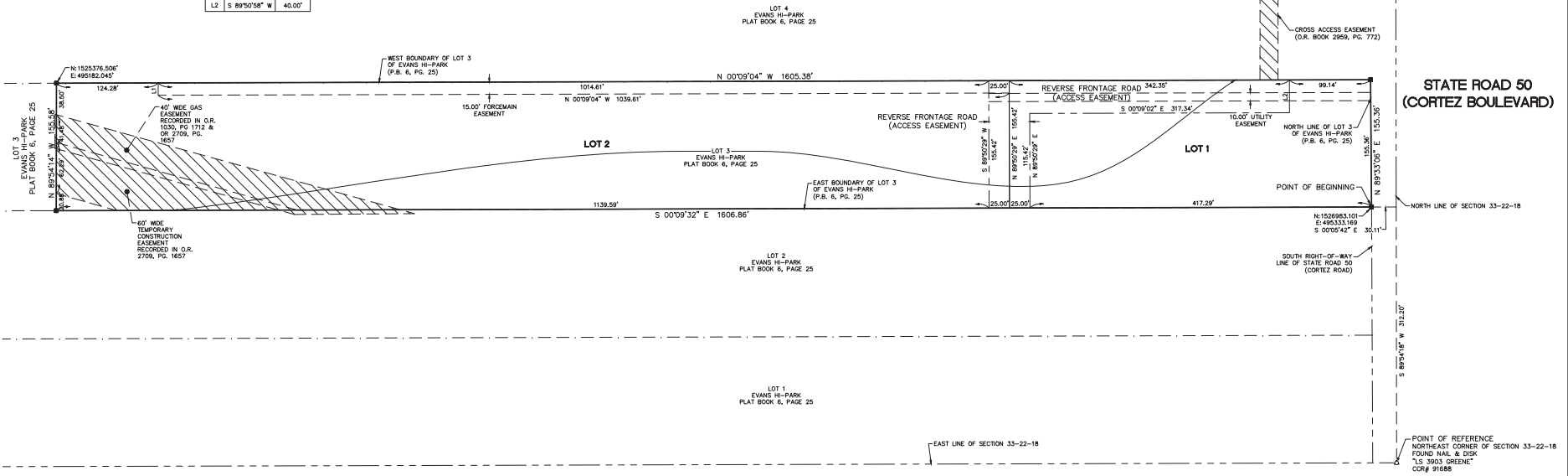
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PLAT BOOK PAGE  
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°50'56" W	15.00'
L2	S 89°50'58" W	40.00'



LEGEND

CM = CONCRETE MONUMENT

R/W = RIGHT-OF-WAY

O.R. = OFFICIAL RECORDS BOOK

P.B. = PLAT BOOK

COR = CERTIFIED CORNER RECORD

PG. = PAGE

■ = SET 4"x4" CM "LB 4514"

○ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)