

SPACE SHOP
 A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 23
 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE N.00°23'29"E., ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 103.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, PER OFFICIAL RECORDS BOOK 3305, PAGE 1619, AS RECORDED IN HERNANDO COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: (1) N.185°48'22"W., A DISTANCE OF 62.04 FEET TO A NON-TANGENT POINT OF CURVATURE; (2) WESTERLY 268.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11,611.64 FEET, A CENTRAL ANGLE OF 01°19'32", AND A CHORD BEARING AND DISTANCE OF N.88°55'59"W., 330.48 FEET TO THE WESTERLY BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.00°23'29"E., ALONG SAID WESTERLY BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 549.99 FEET; THENCE S.89°45'50"E., A DISTANCE OF 330.41 FEET TO THE WESTERLY BOUNDARY OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE S.00°23'29"E., ALONG SAID WESTERLY BOUNDARY OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 271.56 FEET; THENCE N.90°00'00"E., A DISTANCE OF 330.35 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE S.00°23'29"W., ALONG SAID EAST BOUNDARY, A DISTANCE OF 312.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.51 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE LEGAL DESCRIPTION CONTAINS 6.51 ACRES MORE OR LESS.

SIG SPRING HILL COMMERCIAL, 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 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 AND 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 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 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 DEDICATE THE 22.50 FOOT-WIDE WASTEWATER EASEMENT TO HERNANDO COUNTY WATER AND SEWER DISTRICT; 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.

SIG Spring Hill Commercial, LLC
 a Georgia limited liability company - Owner

NAME: _____ WITNESS _____ WITNESS _____
 JEFFREY L. STEIN
 TITLE: MANAGER PRINT NAME PRINT NAME

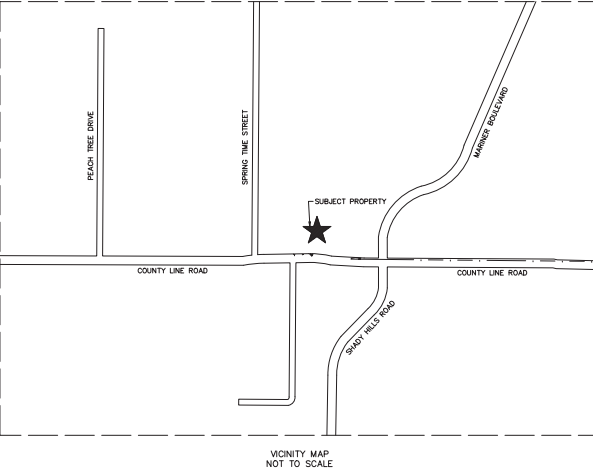
STATE OF FLORIDA, COUNTY OF HERNANDO.

ON THE _____ DAY OF _____, 2024.

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA, PERSONALLY APPEARED, JEFFREY L. STEIN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SIG SPRING HILL COMMERCIAL, 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 _____, 2024

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.
- THE FRONTAGE ROAD 50 FOOT INGRESS/EGRESS/UTILITY/DRAINAGE EASEMENT WILL BE OWNED AND MAINTAINED BY SIG SPRING HILL COMMERCIAL, LLC, ITS SUCCESSORS, HEIRS, AND ASSIGNS.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA HAVING A GRID BEARING OF S.00°23'29"W.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE HERNANDO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS I 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 STORMWATER EASEMENT RECORDED IN O.R. BOOK 4244, PG. 1753, BENEFITS THE SUBJECT PROPERTY, BUT IS NOT DEPICTED HEREON.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FEMA FIRM PANEL 12053C0316D, DATED 02/02/2012.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

BY: Victoria Anderson DATE: 06/14/24
 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 _____, 2024.

FILE NUMBER _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

CLERK OF CIRCUIT COURT DATE
 HERNANDO COUNTY, FLORIDA

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT SIG SPRING HILL COMMERCIAL, 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.

CLERK OF CIRCUIT COURT DATE
 HERNANDO COUNTY, FLORIDA

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2024, 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

I, DANIEL C. JOHNSON, 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.

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

SIGNED ON THIS _____ DAY OF _____, 2024.

DANIEL C. JOHNSON
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NUMBER NUMBER 3653

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 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
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER _____



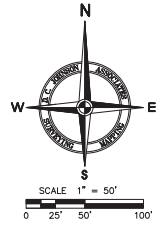
SPACE SHOP

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 23
SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1	N 85°48'23" W	62.04'
L2	N 00°33'16" E	9.18'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	268.62	11611.64	1°19'32"	N 87°39'42" W	268.61'
C2	330.49	12827.17	1°28'34"	N 88°05'59" W	330.48'
C3	103.82	11611.64	0°30'44"	N 87°15'18" W	103.82'
C4	164.80	11611.64	0°48'47"	N 87°55'04" W	164.79'
C5	50.04	12827.17	0°13'26"	N 87°28'25" W	50.03'
C6	129.76	12827.17	0°34'47"	N 87°52'30" W	129.76'
C7	150.70	12827.17	0°40'23"	N 88°30'09" W	150.70'
C8	179.79	12827.17	0°48'11"	N 87°45'48" W	179.79'

- LEGEND
- CM = CONCRETE MONUMENT
 - R/W = RIGHT-OF-WAY
 - CL = CENTERLINE
 - O.R. = OFFICIAL RECORDS BOOK
 - P.C. = POINT OF BEGINNING
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "LB 4514"
 - ⊙ = SET NAIL & DISK "LB 4514"
 - ⊙ = SECTION CORNER



PARCEL	AREA
LOT 1	157,470.776 SF
LOT 2	42,106.023 SF
LOT 3	41,165.953 SF
LOT 4	42,645.456 SF

STREET	LENGTH OF CL
FRONTAGE ROAD	660.74'

