

SHERMAN OAKS SUBDIVISION

A PORTION OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST OF THE PUBLIC RECORDS OF
HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG THE NORTH-SOUTH
CENTERLINE OF SAID SECTION 32, N.00°13'45"E., 796.30 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK C, OF RIDGE
MANOR WEST AS RECORDED IN PLAT BOOK 13, PAGE 32 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE
DEPARTING SAID NORTH-SOUTH CENTERLINE N.89°41'40"W., 81.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE
OF SHERMAN HILLS BOULEVARD (A 80 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT
OF WAY, N.89°42'00"W., 400.20 FEET; THENCE N.03°29'56"W., 19.69 FEET; THENCE N.83°41'00"W., 130.00 FEET; THENCE
S.00°29'09"E., 85.97 FEET; THENCE N.89°43'58"E., 64.54 FEET; THENCE S.00°17'50"W., 105.42 FEET; THENCE N.89°38'07"W.,
727.70 FEET; THENCE S.00°19'52"E., 171.59 FEET; THENCE N.89°36'47"W., 54.04 FEET TO A POINT ON THE EAST LINE OF
THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE ALONG SAID EAST LINE N.00°27'14"E., 18.31
FEET; THENCE DEPARTING SAID EAST LINE THENCE N.89°35'56"W., 152.36 FEET; THENCE N.00°32'19"W., 265.68 FEET; THENCE
N.89°48'21"E., 348.79 FEET TO THE SOUTHEAST CORNER OF LOT 34 OF THE AFOREMENTIONED PLAT OF RIDGE MANOR WEST;
THENCE N.00°00'20"E., 341.02 FEET TO THE SOUTHWEST CORNER OF TRACT A OF SAID PLAT OF RIDGE MANOR WEST;
THENCE ALONG THE NORTH BOUNDARY OF SAID PLAT OF RIDGE MANOR WEST, S.89°40'52"E., 1,054.95 FEET TO THE
SOUTHEAST CORNER OF LOT 54 OF SAID PLAT OF RIDGE MANOR WEST ON THE AFORESAID WESTERLY RIGHT OF WAY OF
SHERMAN HILLS BOULEVARD; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY RIGHT OF WAY
S.00°19'46"W., 528.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION CONTAINING 17.74 ACRES, MORE OR LESS.

DEDICATION:

PPG SHERMAN OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 AND PUBLIC
SERVICE PROVIDERS TO THE SUBORDINATION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND
BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE AND OPERATION OF SAID
UTILITIES AND SERVICES AND SAID OWNERS FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS 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, 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.

TRACT "A" SHOWN HEREON IS HEREBY CONVEYED AND DEDICATES TO THE PUBLIC IN GENERAL AND TO HERNANDO
COUNTY, FLORIDA, ALL ROAD, STREET AND RIGHT OF WAY AS SHOWN AND DEPICTED ON THIS PLAT AS PUBLIC RIGHT
OF WAY.

TRACT "B" AND TRACT "C" (OPEN SPACE, NATURAL VEGETATIVE BUFFER) SHOWN HEREON IS HEREBY CONVEYED TO THE
SHERMAN OAKS COMMUNITY ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHERMAN
OAKS COMMUNITY ASSOCIATION, INC. OWNER HEREBY GRANTS TO HERNANDO COUNTY GOVERNMENT AND PROVIDERS OF
LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, WATER
AND OTHER SIMILAR GOVERNMENTAL AND QUAS-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER
AND ACROSS THE TRACT "B" AND THE TRACT "C" AS SHOWN HEREON FOR INGRESS AND EGRESS TO PERFORMANCE OF
THEIR OFFICIAL DUTIES.

TRACT "C" IS HEREBY DEDICATED PUBLICLY FOR A LIFT STATION TRACT TO BE CONVEYED AND MAINTAINED BY
HERNANDO COUNTY WATER AND SEWER DISTRICT, HERNANDO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
FLORIDA. THE MAINTENANCE OF ANY VINYL FENCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER. THEIR
HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AS PER ITEM C.1.J.I.I. OF THE SHERMAN OAKS WATER
AND SEWER SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4028, PAGE 1145.

TRACT "E", TRACT "G", TRACT "I" AND TRACT "J" ARE DESIGNATED AS STORM DRAINAGE AREAS AND ARE HEREBY
CONVEYED TO THE SHERMAN OAKS COMMUNITY ASSOCIATION, INC. TO BE OWNED AND MAINTAINED BY SHERMAN OAKS
COMMUNITY ASSOCIATION, INC.

TRACT "D" IS DESIGNATED AS PARK HEREBY CONVEYED SHERMAN OAKS COMMUNITY ASSOCIATION, INC. AND IS THE
PERPETUAL MAINTENANCE OBLIGATION OF THE SHERMAN OAKS COMMUNITY ASSOCIATION, INC. OWNER HEREBY GRANTS
TO HERNANDO COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL,
MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, WATER, WASTEWATER, AND OTHER SIMILAR GOVERNMENTAL AND
QUAS-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE TRACT "D" AS SHOWN
HEREON FOR INGRESS AND EGRESS TO PERFORMANCE OF THEIR OFFICIAL DUTIES.

TRACT "H" IS DESIGNATED AS DOG PARK HEREBY CONVEYED TO THE SHERMAN OAKS COMMUNITY ASSOCIATION, INC. TO
BE OWNED AND MAINTAINED BY SHERMAN OAKS COMMUNITY ASSOCIATION, INC.

PPG SHERMAN OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JARED MOON, AS MANAGING MEMBER

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA

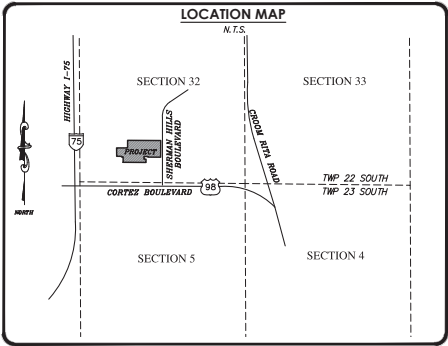
COUNTY OF HERNANDO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY JARED MOON,
AS MANAGING MEMBER OF PPG SHERMAN OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE
COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO
DID TAKE AN OATH.

NOTARY SEAL:

SIGNATURE OF NOTARY PUBLIC

PRINT NAME:



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE
SURREPLACED 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.

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT PPG SHERMAN OAKS, LLC 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 OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

DATE

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 20____, SUBMITTED TO THE BOARD OF COUNTY
COMMISSIONER, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID
COMMISSIONER; 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, CANALS, PARKS, 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.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEPUTY CLERK

CLERK'S CERTIFICATE:

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA,
HEREBY CERTIFY THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20____, FILE NO. _____,
AND RECORDED IN PLAT BOOK _____, PAGE _____.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CLERK SEAL

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

Rylee J. Benda
COUNTY ATTORNEY
HERNANDO COUNTY, FLORIDA

January 4, 2024
DATE

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.

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NUMBER _____

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF
CHAPTER 177, PART 1 FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE
HERNANDO COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL
ACCESS OF ADJACENT PARCELS.

JCH CONSULTING GROUP, INC. (Licensed Business Number LB8071)
426 S.W. 15TH STREET
OCALA, FLORIDA 34471

CHRISTOPHER J. HONSON (LICENSE NO. 138553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SEAL

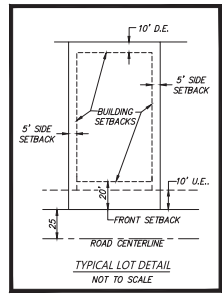
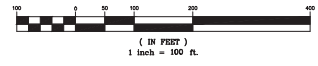


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
10000 STATE STREET, SUITE 200, OCALA, FLORIDA 34471
TEL: 352.235.1111 FAX: 352.235.1112
WWW.JCHCONSULTING.COM

SHERMAN OAKS SUBDIVISION

A PORTION OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

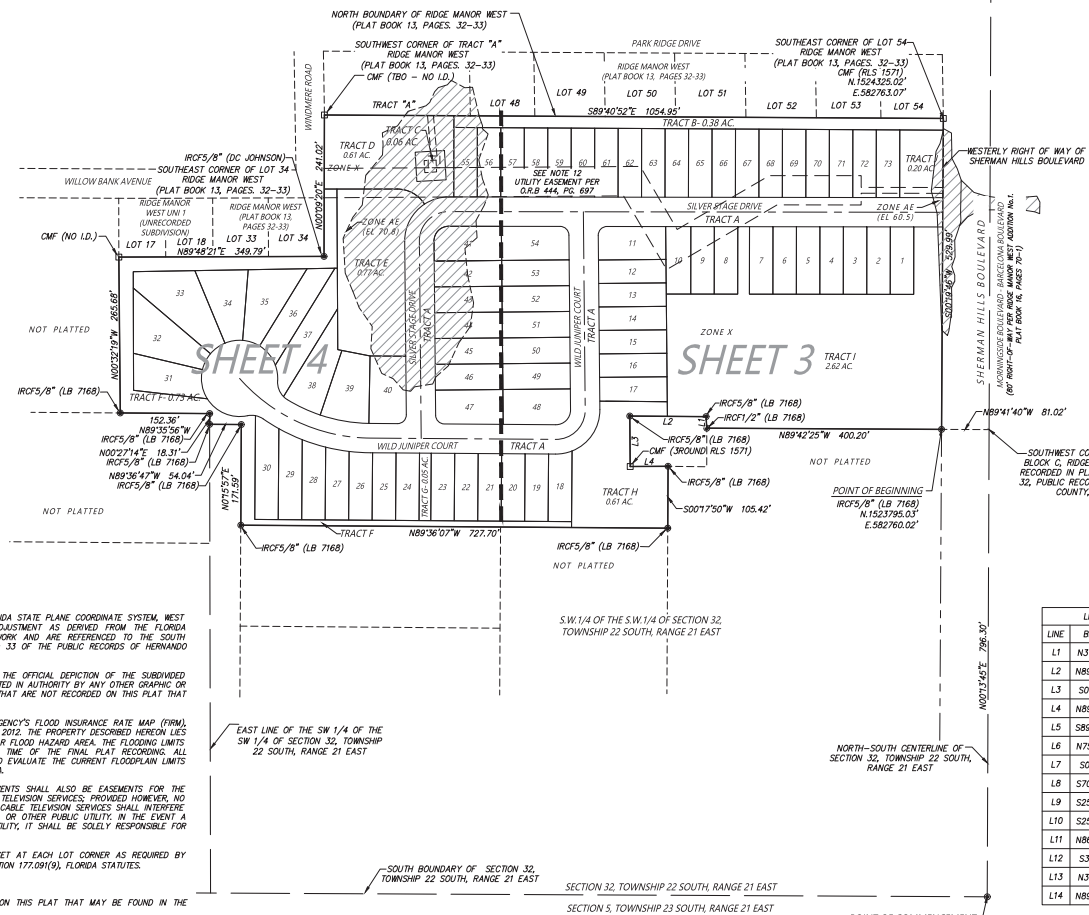
GRAPHIC SCALE



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
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 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
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 - NDF = FOUND NAIL AND DISK
 - TBO = BROKEN TOP 4"x4" CONCRETE MONUMENT
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 - PG. = PAGE
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 - D.E. = DRAINAGE EASEMENT
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 - D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT P.R.M. (LB 807)
 - = PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 807)

NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK AND ARE REFERENCED TO THE SOUTH BOUNDARY OF RIDGE MANOR WEST PLAT BOOK 13, PAGES 32 & 33 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AS BEING S89°40'52"E.
- NOTICE ADVICE: 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 BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTICE ADVICE: BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12053C0280, EFFECTIVE DATE OF FEBRUARY 2, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND ZONE "XET" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- 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 THE 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.
- A 5/8" INCH DIAMETER IRON ROD WITH CAP NO. LB 807 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(9), FLORIDA STATUTES.
- THIS PLAT CONTAINS 73 LOTS, 10 TRACTS, AND 0.42 MILES OF ROAD.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES, AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY AND NOTES SEE SHEET 2, FOR DETAIL OF DIMENSIONS SEE SHEETS 3 AND 4.
- SUBJECT TO SHERMAN OAKS HOMEOWNERS ASSOCIATION'S COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- UTILITY EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 444, PAGES 697 AND OFFICIAL RECORDS BOOK 1270, PAGE 1 ARE DEPICTED HEREON, BUT ARE BEING VACATED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT IN OFFICIAL RECORDS BOOK _____, PAGE _____ AND NO LONGER AFFECT THE SUBJECT PROPERTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°55'36"W	19.69
L2	N89°34'15"W	130.05
L3	S0°29'09"E	85.97
L4	N89°43'58"E	64.54
L5	S89°34'02"W	15.00
L6	N75°24'18"E	4.54
L7	S01°14'1"E	5.09
L8	S70°45'20"E	29.63
L9	S25°45'20"E	18.12
L10	S25°45'20"E	26.16
L11	N86°44'40"E	9.86
L12	S37°15'28"E	40.01
L13	N37°15'20"W	50.00
L14	N89°34'15"W	64.13

TRACT DESIGNATION TABLE		
NAME	AREA (ACRES)	DESIGNATION
TRACT A	2.76	PUBLIC RIGHT OF WAY
TRACT C	0.06	OPEN SPACE, NATURAL VEGETATIVE BUFFER
TRACT D	0.61	LIFT STATION
TRACT E	0.77	PARK
TRACT F	0.73	STORM DRAINAGE AREA
TRACT G	0.05	OPEN SPACE, NATURAL VEGETATIVE BUFFER
TRACT H	0.61	STORM DRAINAGE AREA
TRACT I	2.62	DOG PARK
TRACT J	0.20	STORM DRAINAGE AREA

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LAND DEVELOPMENT, SURVEYING & MAPPING
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1100 UNIVERSITY BLVD., SUITE 200
DADE CITY, FLORIDA 34724
(813) 895-4600 • FAX: (813) 895-4601 • www.jchgroup.com

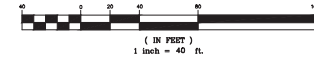
PREPARED BY: JCH CONSULTING GROUP, INC. 428 SW 15TH STREET, Ocala, FLORIDA 34471

SHERMAN OAKS SUBDIVISION

A PORTION OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

GRAPHIC SCALE



NORTH

LEGEND UNLESS OTHERWISE NOTED

- NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- EL. = ELEVATION
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF HERNANDO COUNTY
- R/W = RIGHT OF WAY LINE
- CMF = FOUND CONCRETE MONUMENT
- IRCF = FOUND IRON ROD & CAP
- NDF = FOUND NAIL AND DISK
- TBO = BROKEN TOP 4"x4" CONCRETE MONUMENT
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
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- P.R.M. = PERMANENT REFERENCE MONUMENT
- = PERMANENT REFERENCE MONUMENT
- = FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT
- = SET 4" x 4" CONCRETE MONUMENT P.R.M. (LB 8071)
- = PERMANENT CONTROL POINT
- = SET NAIL & DISC P.C.P. (LB 8071)

NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT
COMPLETE WITHOUT THE OTHERS. FOR DEDICATION,
DESCRIPTION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR
NOTES AND BOUNDARY DETAIL, SEE SHEET 2, FOR LOTS
DIMENSIONS SEE SHEETS 3 AND 4.



SHEET 3 OF 4

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	79.08	50.00	090°36'58"	71.09
C2	252.55	300.00	048°14'31"	245.16
C3	79.35	50.00	090°36'53"	71.28
C4	23.72	15.00	090°36'58"	21.33
C5	119.03	75.00	090°35'53"	106.92
C6	194.29	325.00	034°15'07"	191.41
C7	28.38	35.00	046°27'28"	27.61
C8	323.86	65.00	285°28'33"	78.71
C9	37.98	35.00	062°10'55"	36.15
C10	149.21	275.00	031°05'17"	147.39
C11	23.81	15.00	090°35'53"	21.38
C12	23.32	15.00	089°04'07"	21.04
C13	39.68	25.00	090°35'53"	35.64
C14	23.40	15.00	089°23'02"	21.10
C15	39.54	25.00	090°36'58"	35.54
C16	118.62	75.00	090°36'58"	106.63
C17	90.25	75.00	068°56'50"	84.90
C18	28.78	75.00	021°59'02"	26.60
C19	36.28	325.00	006°23'48"	36.27
C20	40.64	325.00	007°09'53"	40.61
C21	41.91	325.00	007°23'21"	41.89
C22	44.11	325.00	007°46'36"	44.08
C23	31.34	325.00	005°31'28"	31.32
C24	14.48	35.00	023°41'57"	14.37
C25	13.90	35.00	022°45'31"	13.81
C26	78.86	65.00	069°30'50"	74.11
C27	29.84	65.00	026°18'05"	29.58
C28	51.74	65.00	045°36'32"	50.39
C29	30.71	65.00	027°04'23"	30.43
C30	30.71	65.00	027°04'23"	30.43
C31	30.71	65.00	027°04'23"	30.43
C32	30.71	65.00	027°04'23"	30.43
C33	43.09	65.00	037°58'48"	42.30
C34	27.32	65.00	024°04'50"	27.12
C35	29.49	35.00	048°16'05"	26.62
C36	8.50	35.00	013°54'50"	8.48
C37	61.80	275.00	012°52'32"	61.67
C38	84.55	275.00	017°36'58"	84.22
C39	2.86	275.00	000°35'46"	2.86
C40	74.88	75.00	057°12'08"	71.81
C41	55.61	55.00	057°55'43"	53.27
C42	43.74	75.00	033°24'49"	43.12
C43	10.01	85.00	006°44'41"	10.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N3°25'56"W	19.69
L2	N89°34'15"W	130.05
L3	S0°29'09"E	85.97
L4	N89°43'58"E	64.54
L5	S89°34'02"W	15.00
L6	N75°24'18"E	4.54
L7	S07°17'41"E	5.09
L8	S70°45'20"E	29.63
L9	S25°45'20"E	18.12
L10	S25°45'20"E	26.16
L11	N86°44'40"E	9.86
L12	S3°15'26"E	40.01
L13	N3°15'20"W	50.00
L14	N89°34'15"W	64.13

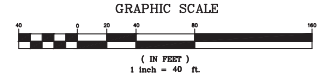
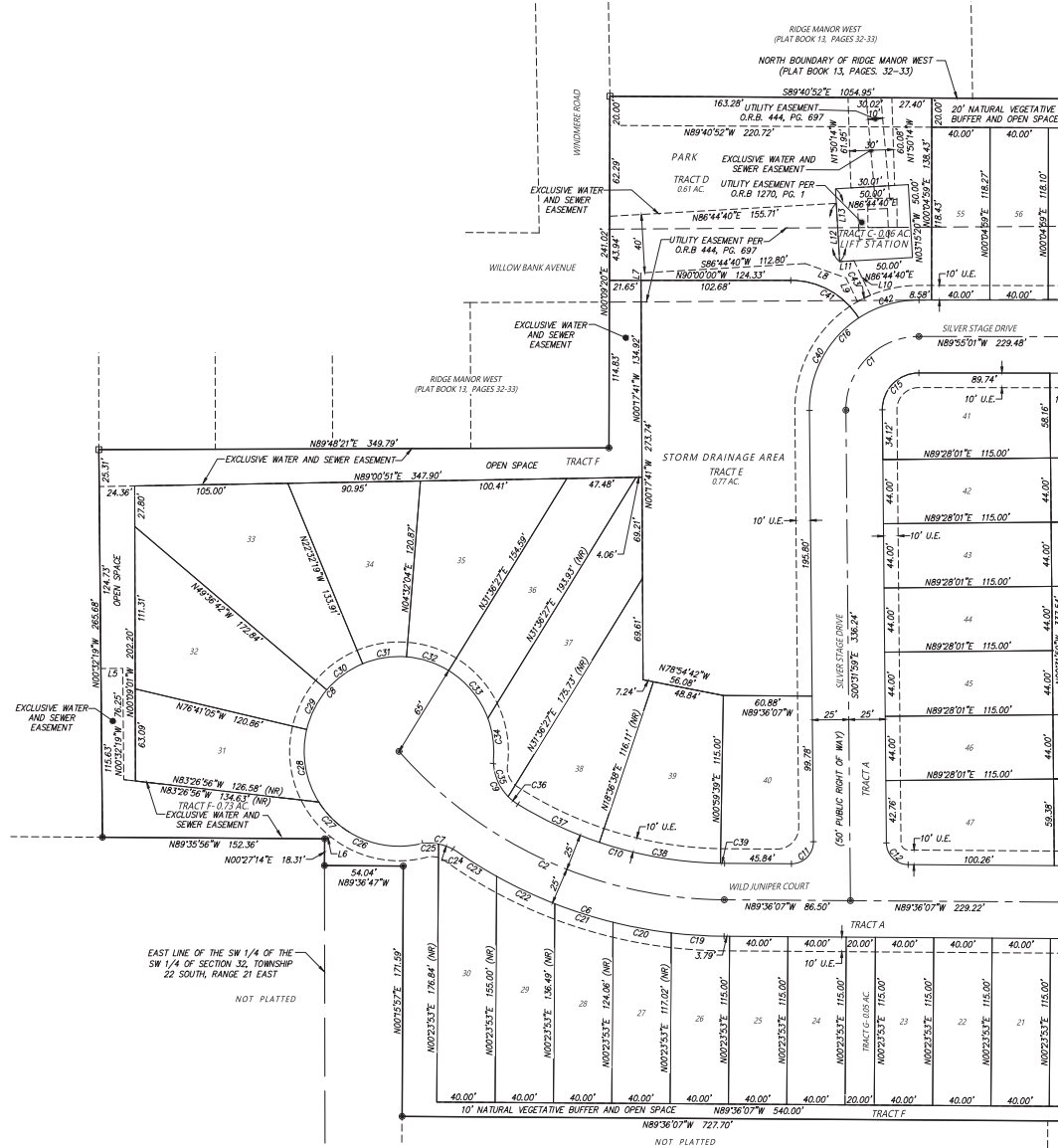
SHERMAN OAKS SUBDIVISION

A PORTION OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	79.08	50.00	090°36'58"	71.09	S44°46'30"W
C2	252.55	300.00	048°14'03"	245.16	N65°29'05"W
C3	79.35	50.00	090°36'53"	71.28	S44°55'57"W
C4	23.72	15.00	090°36'58"	21.33	S44°46'30"W
C5	119.03	75.00	090°55'53"	106.92	S44°55'57"W
C6	194.29	325.00	034°15'07"	191.41	N72°28'33"W
C7	28.38	35.00	046°27'28"	27.61	N78°34'44"W
C8	323.86	65.00	285°28'33"	78.71	N40°55'48"E
C9	37.98	35.00	062°10'55"	36.15	S27°25'23"E
C10	149.21	275.00	031°05'17"	147.39	S74°03'28"E
C11	23.81	15.00	090°55'53"	21.38	N44°55'57"E
C12	23.32	15.00	089°04'07"	21.04	S45°04'03"E
C13	39.68	25.00	090°55'53"	35.64	N44°55'57"E
C14	23.40	15.00	089°23'02"	21.10	N45°13'30"W
C15	39.54	25.00	090°36'58"	35.54	S44°46'30"W
C16	118.62	75.00	090°36'58"	106.63	N44°46'30"E
C17	90.25	75.00	068°56'50"	84.90	S33°56'26"W
C18	28.78	75.00	021°59'02"	28.60	S79°24'22"W
C19	36.28	325.00	006°23'48"	36.27	N86°24'12"W
C20	40.64	325.00	007°09'53"	40.61	N79°37'21"W
C21	41.91	325.00	007°23'21"	41.89	N72°20'44"W
C22	44.11	325.00	007°46'36"	44.08	N64°45'46"W
C23	31.34	325.00	005°31'28"	31.32	N58°06'44"W
C24	14.48	35.00	023°41'57"	14.37	N67°11'59"W
C25	13.90	35.00	022°45'31"	13.81	S89°34'17"W
C26	78.86	65.00	069°30'50"	74.11	N67°03'03"W
C27	29.84	65.00	026°18'05"	29.58	S45°26'40"E
C28	51.74	65.00	045°36'32"	50.39	N09°29'21"W
C29	30.71	65.00	027°04'23"	30.43	N26°51'06"E
C30	30.71	65.00	027°04'23"	30.43	N53°55'29"E
C31	30.71	65.00	027°04'23"	30.43	N80°59'52"E
C32	30.71	65.00	027°04'23"	30.43	S71°55'44"E
C33	43.09	65.00	037°58'48"	42.30	S39°24'09"E
C34	27.32	65.00	024°04'50"	27.12	S08°22'20"E
C35	29.49	35.00	048°16'05"	28.62	S20°27'58"E
C36	8.50	35.00	013°54'50"	8.48	S51°33'25"E
C37	61.80	275.00	012°52'32"	61.67	S64°57'06"E
C38	84.55	275.00	017°36'58"	84.22	S80°11'52"E
C39	2.86	275.00	000°35'46"	2.86	S89°18'14"E
C40	74.88	75.00	057°12'08"	71.81	N28°04'05"E
C41	55.61	55.00	057°55'43"	53.27	N61°02'09"W
C42	43.74	75.00	033°24'49"	43.12	N73°22'34"E
C43	10.01	85.00	006°44'41"	10.00	S63°43'01"W

LINE	BEARING	LENGTH
L1	N3°25'56"W	19.69
L2	N89°34'15"W	130.05
L3	S0°29'09"E	85.97
L4	N89°43'58"E	64.54
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L11	N86°44'40"E	9.86
L12	S3°15'26"E	40.01
L13	N3°15'20"W	50.00
L14	N89°34'15"W	64.13



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 Δ | = DELTA (CENTRAL ANGLE) || CH | = CHORD DISTANCE |
| CB | = CHORD BEARING |
| NO. | = NUMBER |
| EL. | = ELEVATION |
| N. | = NORTHING (STATE PLANE COORDINATES) |
| E. | = EASTING (STATE PLANE COORDINATES) |
| C | = CENTERLINE OF RIGHT OF WAY |
| O.R.B. | = OFFICIAL RECORDS OF HERNANDO COUNTY |
| R/W | = RIGHT OF WAY LINE |
| CMF | = FOUND CONCRETE MONUMENT |
| IRCF | = FOUND IRON ROD & CAP |
| NDF | = FOUND NAIL AND DISK |
| TBO | = BROKEN TOP 4"x4" CONCRETE MONUMENT |
| LB | = LICENSEE BUSINESS |
| LS | = LAND SURVEYOR |
| PLS | = PROFESSIONAL LAND SURVEYOR |
| PG. | = PAGE |
| P.B. | = PLAT BOOK |
| P.T. | = POINT OF TANGENCY |
| A.E. | = ACCESS EASEMENT |
| CMF | = FOUND CONCRETE MONUMENT |
| D.E. | = DRAINAGE EASEMENT |
| U.E. | = UTILITY EASEMENT |
| D.U.A.E. | = DRAINAGE, UTILITY, AND ACCESS EASEMENT |
| AC. | = ACRES |
| (NR) | = NOT RADIAL |
| P.C.P. | = PERMANENT CONTROL POINT |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| □ | = PERMANENT REFERENCE MONUMENT |
| ■ | = PERMANENT REFERENCE MONUMENT |
| ● | = PERMANENT REFERENCE MONUMENT |
| ○ | = FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED) |
| ● | = FOUND 4" x 4" CONCRETE MONUMENT P.R.M. (LB 8071) |
| ○ | = PERMANENT CONTROL POINT SET NAIL & DISK P.C.P. (LB 8071) |

NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, DESCRIPTION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR NOTES AND BOUNDARY DETAIL SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 3 AND 4.

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