



# KEY SHEET

# PINE BLUFF

A SUBDIVISION OF A PORTION OF SECTION 09, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :

## LOT AREA TABLE

AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE
PARCEL AREA	PARCEL AREA	PARCEL AREA	PARCEL AREA	PARCEL AREA	PARCEL AREA	PARCEL AREA
1 8,844 SF	71 8,208 SF	41 8,200 SF	81 8,200 SF	91 8,200 SF	101 8,200 SF	108 8,200 SF
2 8,130 SF	22 8,208 SF	42 8,200 SF	82 8,200 SF	92 8,200 SF	102 8,200 SF	109 8,200 SF
3 8,191 SF	23 8,208 SF	43 8,208 SF	83 8,200 SF	93 8,200 SF	103 8,200 SF	116 8,200 SF
4 8,188 SF	24 8,208 SF	44 8,208 SF	84 8,200 SF	94 8,200 SF	104 8,200 SF	117 8,200 SF
5 7,873 SF	25 8,208 SF	45 8,200 SF	85 8,200 SF	95 8,200 SF	105 8,200 SF	118 8,200 SF
6 12,753 SF	26 8,208 SF	46 8,200 SF	86 8,200 SF	96 8,200 SF	106 8,200 SF	119 8,200 SF
7 12,048 SF	27 8,208 SF	47 8,200 SF	87 8,200 SF	97 8,200 SF	107 8,200 SF	120 8,200 SF
8 7,208 SF	28 8,208 SF	48 8,200 SF	88 8,200 SF	98 8,200 SF	108 8,200 SF	121 8,200 SF
9 8,009 SF	29 8,208 SF	49 8,200 SF	89 8,200 SF	99 8,200 SF	109 8,200 SF	122 8,200 SF
10 8,009 SF	30 8,208 SF	50 8,200 SF	90 8,200 SF	100 8,200 SF	110 8,200 SF	123 8,200 SF
11 8,009 SF	31 8,208 SF	51 8,200 SF	91 8,200 SF	101 8,200 SF	111 8,200 SF	124 8,200 SF
12 8,009 SF	32 8,208 SF	52 8,200 SF	92 8,200 SF	102 8,200 SF	112 8,200 SF	125 8,200 SF
13 8,009 SF	33 8,208 SF	53 8,200 SF	93 8,200 SF	103 8,200 SF	113 8,200 SF	126 8,200 SF
14 8,009 SF	34 8,208 SF	54 8,200 SF	94 8,200 SF	104 8,200 SF	114 8,200 SF	127 8,200 SF
15 8,009 SF	35 8,208 SF	55 8,200 SF	95 8,200 SF	105 8,200 SF	115 8,200 SF	128 8,200 SF
16 8,009 SF	36 8,208 SF	56 8,200 SF	96 8,200 SF	106 8,200 SF	116 8,200 SF	129 8,200 SF
17 8,009 SF	37 8,208 SF	57 8,200 SF	97 8,200 SF	107 8,200 SF	117 8,200 SF	130 8,200 SF
18 8,009 SF	38 8,208 SF	58 8,200 SF	98 8,200 SF	108 8,200 SF	118 8,200 SF	131 8,200 SF
19 8,009 SF	39 8,208 SF	59 8,200 SF	99 8,200 SF	109 8,200 SF	119 8,200 SF	132 8,200 SF
20 8,009 SF	40 8,208 SF	60 8,200 SF	100 8,200 SF	110 8,200 SF	120 8,200 SF	133 8,200 SF

AREA TABLE	AREA TABLE	AREA TABLE	CENTERLINE TABLE
PARCEL AREA	PARCEL AREA	PARCEL AREA	SIZE
TRACT-1 (OPEN SPACE) 33,720 SF	TRACT-4 (LOT 1-10) 82,000 SF	TRACT-7 (LOT 1-10) 82,000 SF	PIPE BLUFF STREET 12' 0" WIDE
TRACT-2 (DRIVE) 148,383 SF	TRACT-5 (LOT 11-20) 82,000 SF	TRACT-8 (LOT 11-20) 82,000 SF	WUTHERLAND STREET 12' 0" WIDE
TRACT-3 (OPEN SPACE) 78,288 SF	TRACT-6 (LOT 21-30) 82,000 SF	TRACT-9 (LOT 21-30) 82,000 SF	LAURELY DRIVE 12' 0" WIDE

- LEGEND AND SYMBOLS:**
- OS = OPEN SPACE AREA
  - LS = LIFT STATION EASEMENT
  - DV = DRAINAGE & UTILITY EASEMENT
  - CPA = CONCRETE PAVEMENT AREA
  - FRAG = FRAGMENTED SURFACE
  - OR = OFFICIAL RECORDS
  - PG = PAGE
  - SEC = SECTION
  - CCR = CERTIFIED CORNER REPORT
  - ▲ = NECS-2015 PILING MARKER (AS SHOWN)
  - = INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)
  - = INDICATES SET 4"x4" CONCRETE MONUMENT PRM (LB 7200)
  - FM = FOUND CONCRETE MARKER
  - ID = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - NW = NORTHWEST
  - SW = SOUTHWEST
  - SEC = SECTION

**GENERAL NOTES:**

- THIS PLAN IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.
- THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND SHALL SUPERSEDE ALL PREVIOUS AGREEMENTS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
- ALL CORNERS SHALL BE SET AND MARKED AS SHOWN ON THESE PLANS.
- ALL EASEMENTS SHALL BE SET AND MARKED AS SHOWN ON THESE PLANS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE DEPTH SHOWN ON THESE PLANS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL STORMWATER SHALL BE COLLECTED AND DISCHARGED TO THE APPLICABLE AGENCIES.
- ALL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- ALL UTILITIES SHALL BE DEEPER THAN THE DEPTH SHOWN ON THESE PLANS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL STORMWATER SHALL BE COLLECTED AND DISCHARGED TO THE APPLICABLE AGENCIES.
- ALL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.

PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF APPROVAL NUMBER 28780  
888 Candlelight Blvd., Brooksville, FL 34601  
Phone: (888) 798-8488 Fax: (888) 798-8888

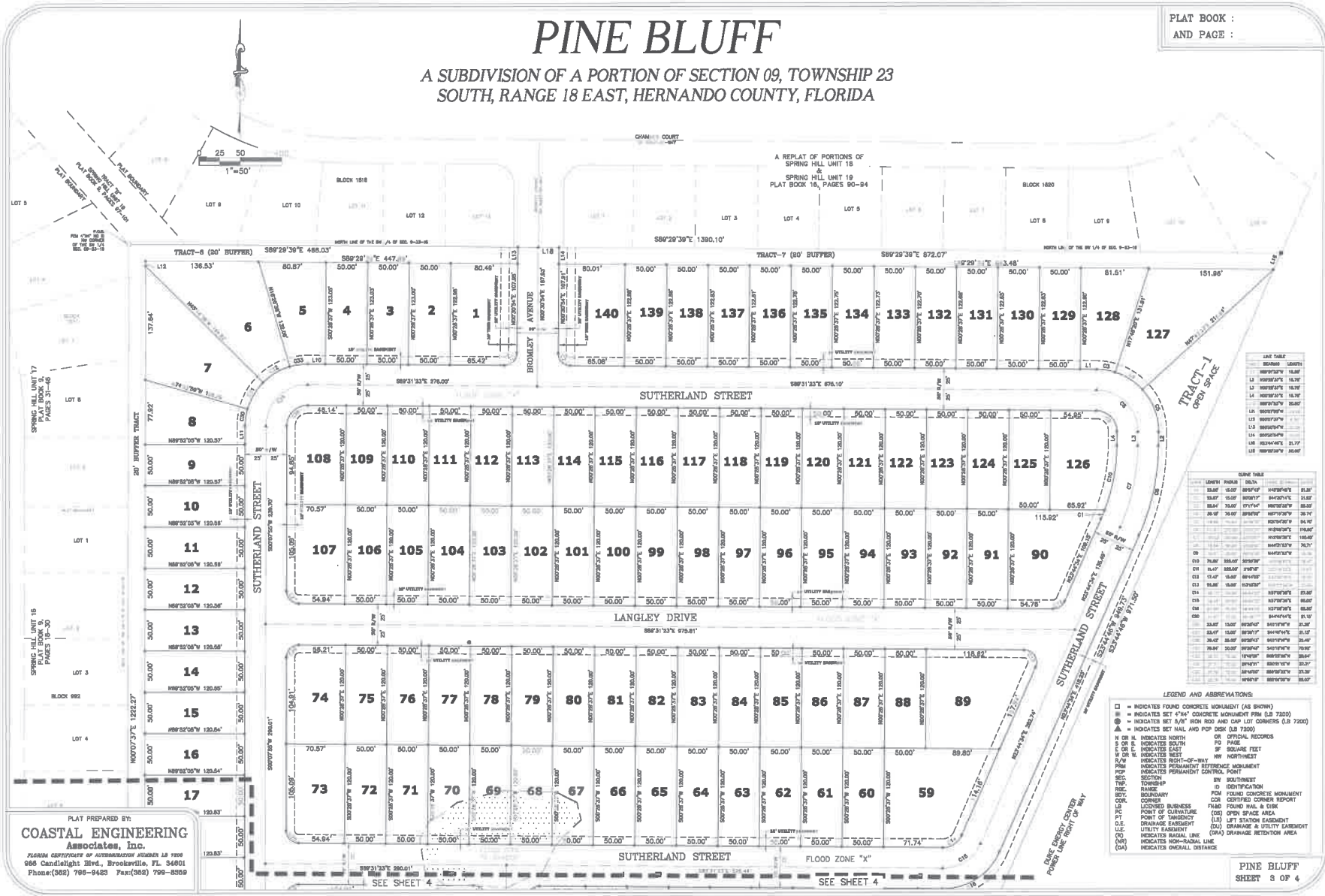


PINE BLUFF  
SHEET 2 OF 4

# PINE BLUFF

A SUBDIVISION OF A PORTION OF SECTION 09, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Associates, Inc.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LA 7200  
966 Candlelight Blvd., Brooksville, FL 34601  
Phone:(352) 786-9423 Fax:(352) 799-8359

LINE TABLE

LINE NO.	LENGTH
L1	136.53'
L2	80.57'
L3	50.00'
L4	50.00'
L5	50.00'
L6	50.00'
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LINE TABLE

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L178	50.00'

LEGEND AND ABBREVIATIONS:

- = INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)
- ⊙ = INDICATES SET 4"X4" CONCRETE MONUMENT PER (LR 7200)
- ⊙ = INDICATES SET 1/2"X1/2" IRON ROD AND CAP AT CORNER (LR 7200)
- ▲ = INDICATES SET NAIL AND PIP DISK (LR 7200)
- = INDICATES NORTH
- = INDICATES SOUTH
- = INDICATES EAST
- = INDICATES WEST
- = INDICATES POINT-OF-BUY
- = INDICATES PERMANENT REFERENCE MONUMENT
- = INDICATES PERMANENT CONTROL POINT
- SEC. = SECTION
- TOWNSHIP = TOWNSHIP
- RANGE = RANGE
- BY = BY
- DATE = DATE
- CON. = CONCRETE
- IR. = IRON
- PC. = POINT OF CURVATURE
- PT. = POINT OF TANGENCY
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- = INDICATES RADIAL LINE
- = INDICATES NON-RADIAL LINE
- (OA) = INDICATES OVERALL DISTANCE
- = IDENTIFICATION
- FOU = FOUND CONCRETE MONUMENT
- CCR = CERTIFIED CORNER REPORT
- FRM = FOUND NAIL & DISK
- = OPEN SPACE AREA
- = LEFT STATION EASEMENT
- = DRAINAGE & UTILITY EASEMENT
- = DRAINAGE RETENTION AREA

SEE SHEET 4

SEE SHEET 4

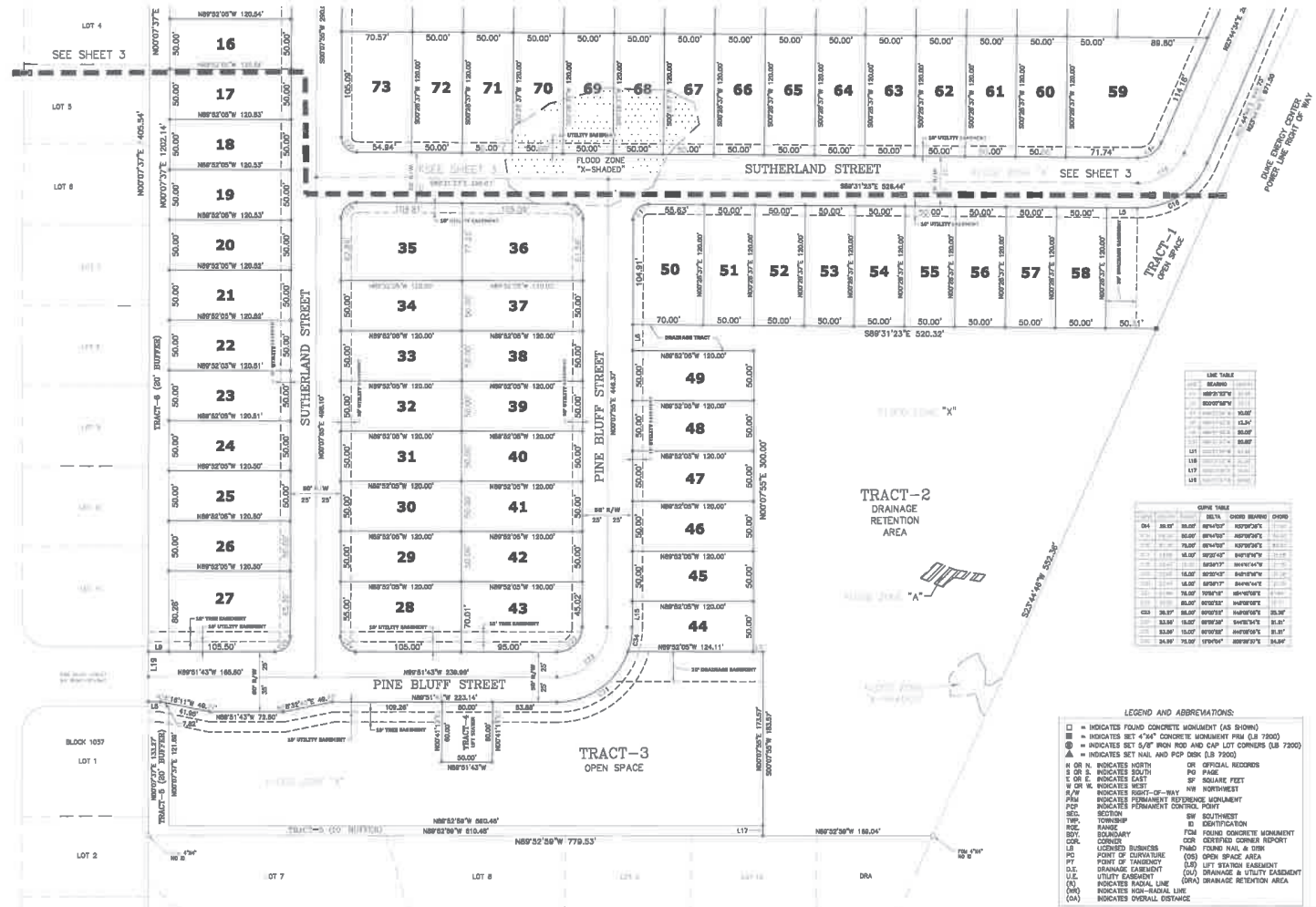
# PINE BLUFF

A SUBDIVISION OF A PORTION OF SECTION 09, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :



SPRING HILL UNIT 16  
AS SHOWN ON  
PLATS 16-20



LINE TABLE

LINE	BEARING	DISTANCE
L16	N 0° 00' 00" W	50.00
L17	N 0° 00' 00" W	50.00
L18	N 0° 00' 00" W	50.00
L19	N 0° 00' 00" W	50.00
L20	N 0° 00' 00" W	50.00

OPEN TABLE

NO.	BEARING	DISTANCE
04	N 0° 00' 00" W	50.00
05	N 0° 00' 00" W	50.00
06	N 0° 00' 00" W	50.00
07	N 0° 00' 00" W	50.00
08	N 0° 00' 00" W	50.00
09	N 0° 00' 00" W	50.00
10	N 0° 00' 00" W	50.00
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14	N 0° 00' 00" W	50.00
15	N 0° 00' 00" W	50.00
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24	N 0° 00' 00" W	50.00
25	N 0° 00' 00" W	50.00
26	N 0° 00' 00" W	50.00
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28	N 0° 00' 00" W	50.00
29	N 0° 00' 00" W	50.00
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31	N 0° 00' 00" W	50.00
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71	N 0° 00' 00" W	50.00
72	N 0° 00' 00" W	50.00
73	N 0° 00' 00" W	50.00

- LEGEND AND ABBREVIATIONS:
- = INDICATES FOUND CONCRETE MONUMENT (AS SHOWN)
  - = INDICATES SET 4"x4" CONCRETE MONUMENT (LB 1900)
  - = INDICATES SET 5/8" IRON ROD AND CAP LOT CORNERS (LB 7200)
  - ⊙ = INDICATES SET NAIL AND COP DISK (LB 7700)
  - N OR N = INDICATES NORTH
  - S OR S = INDICATES SOUTH
  - E OR E = INDICATES EAST
  - W OR W = INDICATES WEST
  - R/W = INDICATES RIGHT-OF-WAY
  - PRM = INDICATES PERMANENT REFERENCE MONUMENT
  - PCP = INDICATES PERMANENT CONTROL POINT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RANGE = RANGE
  - CO. = COUNTY
  - BOUNDARY = BOUNDARY
  - LN = LICENSED BUSINESS
  - PT = POINT OF SURVEY LINE
  - CS = CORNER
  - UT. = UTILITY EASEMENT
  - U.L. = INDICATES UTILITY LINE
  - (RM) = INDICATES NON-RADIAL LINE
  - (OA) = INDICATES OVERALL DISTANCE
  - SW = SOUTHWEST
  - SE = SOUTHEAST
  - FW = FOUND CONCRETE MONUMENT
  - CON. = CONCRETE MONUMENT REPORT
  - FNAD = FOUND NAIL & DISK
  - (OS) = OPEN SPACE AREA
  - UT. = UTILITY EASEMENT
  - (DRA) = DRAINAGE & UTILITY EASEMENT
  - (DR) = DRAINAGE RETENTION AREA
  - (DR) = INDICATES NON-RADIAL LINE
  - (OA) = INDICATES OVERALL DISTANCE

PLAT PREPARED BY:  
**COASTAL ENGINEERING**  
Association, Inc.  
FLORIDA CERTIFICATE OF ADOPTATION NUMBER LB 1900  
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