

STORYBOOK ESTATES

A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST,
HERNANDO COUNTY FLORIDA.

ABSTRACTORS CERTIFICATE:

I hereby certify that CHRISTOPHER D. SHELWELL and ROXANI G. SHELWELL are the apparent record owners of the lands hereby platted; that there are no delinquent taxes on such lands and the record title to all access roads is held by STORYBOOK ESTATES HOMEOWNERS' ASSOCIATION, INC. and/or Hernando County.

[Signature]
BY: DAVID R. CARRIER, P.A.
DAVID R. CARRIER, PRESIDENT

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

This plat has been approved and reviewed as to form.

[Signature]
County Attorney

REVISION:

Whereas, this plat was on the 27th day of NOVEMBER 2007, 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, canals, paths, 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

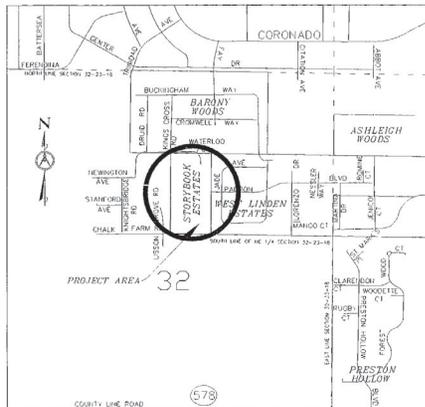
[Signature] *[Signature]*
Attest: Clerk Deputy Clerk

CLERK'S CERTIFICATE:

I, WYNNE BICHALON, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 30th DAY OF December, 2007, FILE NO. 2007-0169 AND RECORDED IN PLAT BOOK 39, PAGE(S) 40-41.

[Signature]
WYNNE BICHALON
CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

NOTES:
1. Bearings are based on the Bearing N0015°28'E on the West line of PADRON'S WEST LINDEN ESTATES, Section 32, Township 23 South, Range 18 East, HERNANDO COUNTY, FLORIDA.
2. 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 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.



VICINITY MAP
N.T.S.

JOINER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner hereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in the Official Record Book 2108, Page 1888 TO 1874, of the Public Records of Hernando County, Florida, shall be subordinated to the above dedication.

SOUTHERN COMMERCE BANK N.A.
[Signature]
RONALD BENNETT, Treasurer L. Wilson
VICE PRESIDENT

Signed, sealed and delivered in the presence of
[Signature] *[Signature]*
Sandy McInerney Sharon E. Taylor
Witness Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO

I hereby certify that this 19th day of October 2007 AD, before me personally appeared Thomas L. Wilson to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal of Hernando County, Florida, the date and year aforesaid.
My Commission expires: *[Signature]*
Sandra McInerney
Notary Public

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO

I hereby certify that this 29th day of OCTOBER 2007 AD, before me personally appeared CHRISTOPHER D. SHELWELL to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal of Hernando County, Florida, the date and year aforesaid.
My Commission expires: *[Signature]*
Notary Public

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO

I hereby certify that this 22nd day of October 2007 AD, before me personally appeared ROXANI G. SHELWELL to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal of Hernando County, Florida, the date and year aforesaid.
My Commission expires: Sep 10, 2011 *[Signature]*
Jessica Denty
Notary Public
Commission # DD 715436
Expires: SEPT 10, 2011

SURVEYOR'S CERTIFICATE:

I, WAYNE S. CALHOUN, P.S.M., 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, Hernando County, Florida.

[Signature]
Wayne S. Calhoun
Professional Surveyor and Mapper
Florida Registration No. 5356

DESCRIPTION:

STATE OF FLORIDA
COUNTY OF HERNANDO

The undersigned, owner of 1/4 of an undivided part of this plat to be known as **STORYBOOK ESTATES**, a subdivision of a portion of Section 32, Township 23 South, Range 18 East, Hernando County, Florida, the west 1/2 of the southwest 1/4 of the northeast 1/4 of Section 32, Township 23 South, Range 18 East, Hernando County, Florida, being further described as follows:

BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THEREIN BEING ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1318.12 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S89°32'16"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 657.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°15'38"W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1318.12 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N89°32'16"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS .192 ACRES ± OR LESS.

CERTIFICATION AND REHEARSAL:

The undersigned hereby certifies that CHRISTOPHER D. SHELWELL and ROXANI G. SHELWELL are the owners of the described property and that there are no other outstanding mortgages or liens, which property is hereby platted as STORYBOOK ESTATES. CHRISTOPHER D. SHELWELL and ROXANI G. SHELWELL have consented to the subdivision and subdivision of the property and do hereby reserve all roads, streets and drives shown on this plat to be common areas for the private and non-commercial use of the residents and STORYBOOK ESTATES HOMEOWNERS' ASSOCIATION, INC. (SHEWELL, et al) and for public recreation and the owners of the residential lots situated hereon, and further STORYBOOK ESTATES HOMEOWNERS' ASSOCIATION, INC. shall own and maintain all storm water management systems within the plat boundary. The owners of the residential lots within the plat boundary, including those being a part of STORYBOOK ESTATES and their respective successors, assigns, families, agents, employees, invitees, guests, licensees and lessees for ingress, egress, or recreational use to the exclusion of the public at large, provided, however, that any public subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over STORYBOOK ESTATES and/or the public and/or corporate utility companies shall have a non-exclusive right to use the utility and drainage easements shown hereon, and only for the installation and maintenance of utility and drainage facilities, and purposes incidental to the provision of such utility services thereto; and further, to include the perpetual use of the public and Hernando County, Florida, all utility easements and facilities necessary for ground water as a part of STORYBOOK ESTATES including, but not limited to, water lines, pipes, fire hydrants, otherwise shown on or built upon this plat hereon, and, Florida, for each lot, and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such utility improvements or utilities and all other facilities within the operation and maintenance of said improvements, facilities and improvements as approved by the Board of County Commissioners of the County of Hernando County, Florida, and the title to any improvements dedicated to the public or to Hernando County, Florida, if for any reason such dedication shall be after voluntarily or involuntarily vacated, voided or invalidated.

[Signature] *[Signature]*
CHRISTOPHER D. SHELWELL ROXANI G. SHELWELL

DAIED this 23rd day of OCT, 2007

STORYBOOK ESTATES

A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST,
HERNANDO COUNTY FLORIDA.

PLAT BOOK 39
AND PAGE 41

- NOTES:
1. EXEMPT THE ROAD NOT SHOWN ON THIS PLAT AND ARE FOR DRAINAGE AND/OR UTILITY PURPOSES UNLESS SHOWN OTHERWISE.
 2. EXEMPT THE ROAD NOT SHOWN ON THIS PLAT AND ARE FOR DRAINAGE AND/OR UTILITY PURPOSES UNLESS SHOWN OTHERWISE. PLAT BOOK 25, PAGES 43-44 OF PUBLIC RECORDS, HERNANDO COUNTY, FLORIDA.
 3. THIS IS A DRAINAGE AND/OR UTILITY EASEMENT OVER THE COURSE OF ALL FINISHED SURFACE AREAS.
 4. THE WATER UTILITY IMPROVEMENTS SHALL BE RECORDED TO HERNANDO COUNTY, FLORIDA AND BEING SUBJECT TO RECORD FOR MAINTENANCE OF SAID LINES, AS IN ACCORDANCE WITH THE WATER UTILITY DISTRICT ACT, CHAPTER 350, FLORIDA STATUTES, AS AMENDED.
 5. THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AT PAGE 41 OF PLAT BOOK 39, SHOW THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
 6. THE PROPERTY COVERS BY THIS PLAT IS SUBJECT TO THE SURVEY, PLAT, IMPROVEMENTS, EASEMENTS AND ENCUMBRANCES SHOWN IN RECORD PLAT BOOK 25, PAGES 43-44 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND TO ANY ENCUMBRANCES AND ENCUMBRANCES WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY.

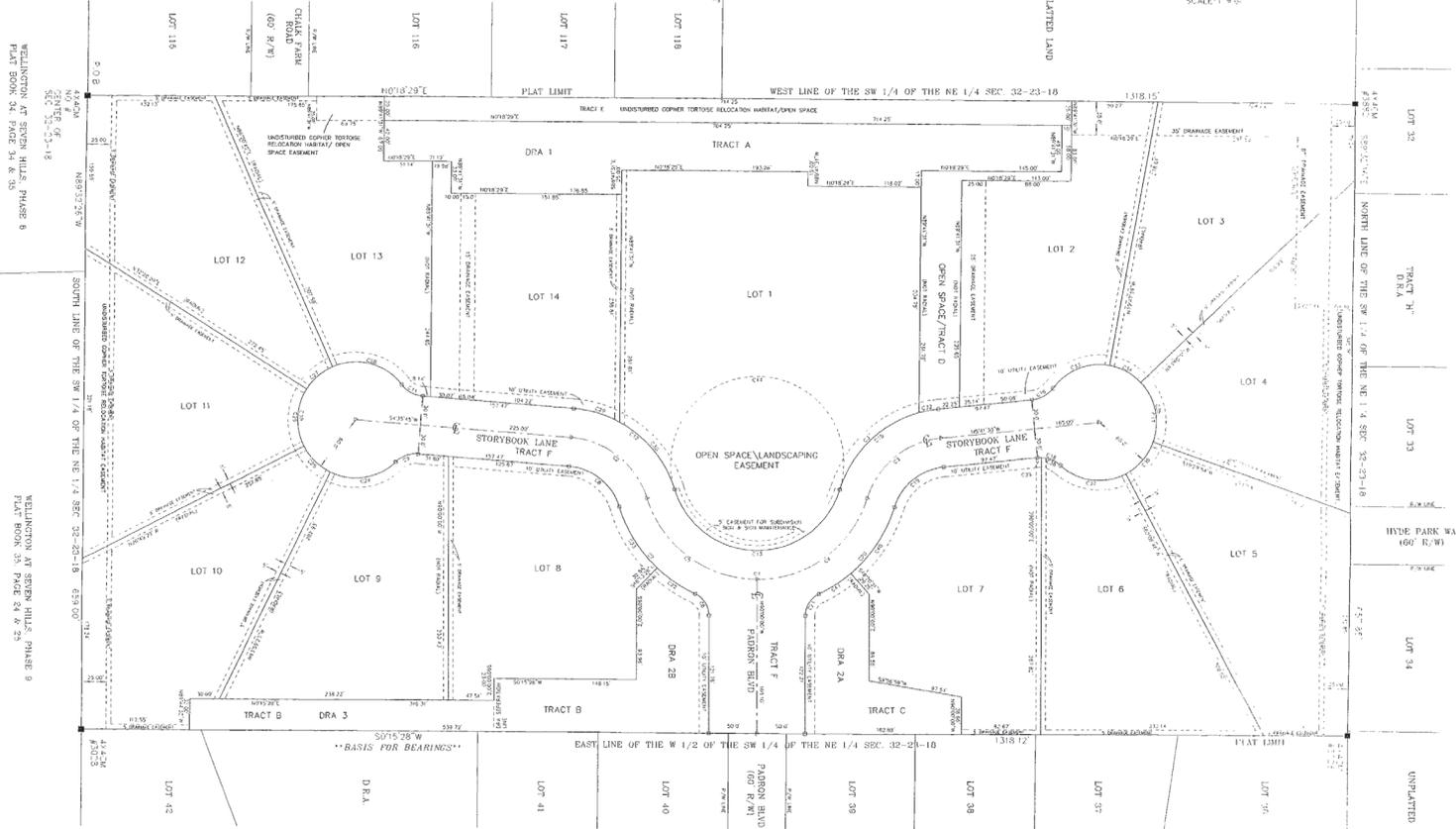
BARONY WOODS PHASE 3
(PLAT BOOK 24, PAGES 21-22)



- LEGEND
- 1. SET PERMANENT REFERENCE INSTRUMENT LB #7223
 - 2. PLAIN PERMANENT REFERENCE INSTRUMENT
 - 3. SET PERMANENT CONTROL POINT TO TAKE A BENCH MARK #7223
 - 4. EASEMENT
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BARONY WOODS PHASE 2
(PLAT BOOK 23, PAGES 26-27)

PADRON'S WEST LINDEN ESTATES
(PLAT BOOK 25, PAGES 43-44)

PLAT PREPARED BY:
ARCPPOINT
Surveying and Mapping, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7221
P.O. Box 3885 Spring Hill, FL 34771
Phone (352) 683-7722 Fax (352) 683-0495

STORYBOOK ESTATES
SHEET 2 OF 2