



# AVALON WEST, PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :  
AND PAGE :

## KEY SHEET

### LOT AREA TABLE

AREA TABLE	AREA TABLE	AREA TABLE	AREA TABLE
PARCEL	AREA	PARCEL	AREA
50	6,768 SF	125	6,250 SF
51	6,626 SF	126	6,250 SF
82	7,454 SF	127	6,250 SF
83	7,834 SF	128	6,250 SF
84	9,865 SF	129	6,250 SF
107	12,024 SF	130	6,250 SF
108	7,500 SF	131	6,250 SF
109	7,500 SF	132	6,250 SF
110	7,500 SF	133	7,042 SF
111	7,500 SF	134	7,252 SF
112	7,500 SF	135	7,375 SF
113	7,500 SF	136	7,785 SF
114	7,500 SF	137	8,515 SF
115	8,467 SF	138	14,206 SF
116	13,010 SF	139	10,424 SF
117	16,992 SF	140	8,454 SF
118	9,808 SF	141	7,365 SF
119	7,500 SF	142	6,733 SF
120	7,500 SF	143	6,246 SF
121	9,183 SF	144	6,245 SF
122	15,008 SF	145	6,245 SF
123	12,865 SF	146	9,281 SF
124	8,490 SF	147	11,509 SF
148	6,250 SF	153	11,385 SF
149	6,250 SF	154	7,883 SF
150	6,250 SF	155	7,961 SF
151	6,250 SF	156	8,063 SF
152	7,793 SF	157	8,183 SF
153	6,250 SF	158	7,667 SF
154	6,250 SF	159	6,755 SF
155	6,250 SF	160	6,754 SF
156	6,250 SF	161	6,752 SF
157	6,250 SF	162	6,751 SF
158	6,250 SF	163	6,749 SF
159	6,250 SF	164	6,747 SF
160	6,250 SF	165	6,746 SF
161	6,250 SF	166	6,773 SF
162	6,250 SF	167	6,770 SF
163	6,250 SF	168	6,768 SF
164	6,250 SF	169	6,766 SF
165	6,250 SF	170	6,764 SF

AREA TABLE
TRACT 1
TRACT 2
DRA 2

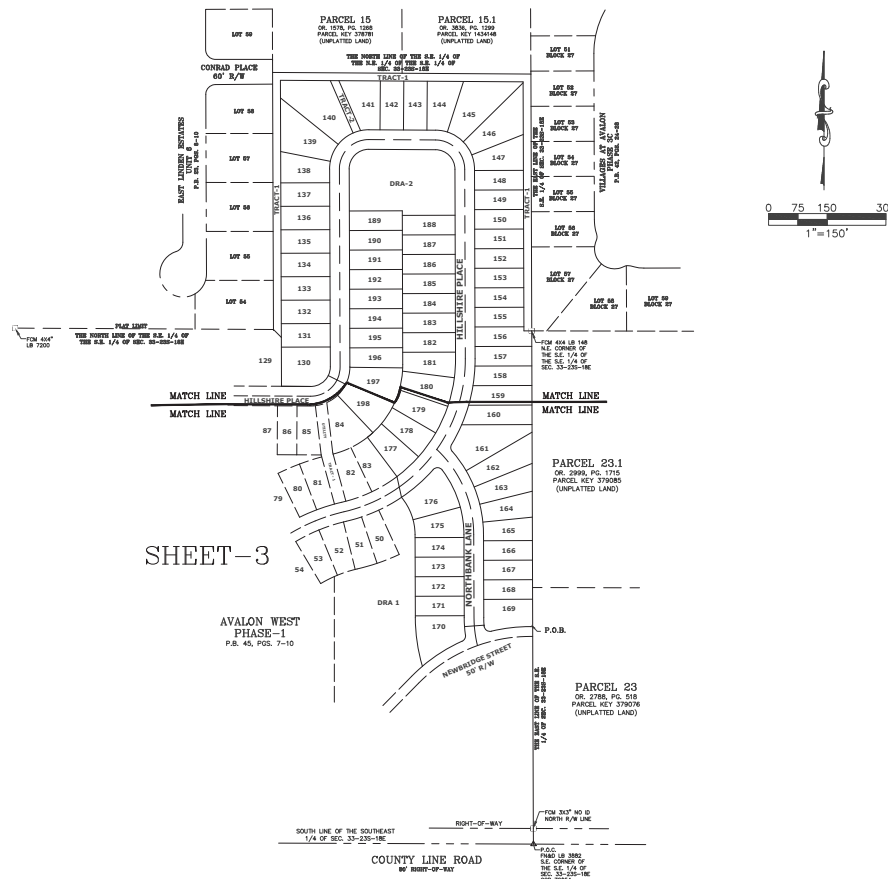
CENTERLINE TABLE	
ROAD NAME	LENGTH
HILLSHIRE PL.	1814.75 FT
NORTHBANK LN.	528.52 FT

TRACT TABLE	
TRACT	DESC.
TRACT 1	VEGETATIVE BUFFER & FENCE/LANDSCAPE MAINTENANCE TRACT
TRACT 2	BUFFER ACCESS TRACT
DRA-2	DRAINAGE RETENTION AREA

#### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). 2011 ADJUSTMENT, ESTABLISHING A BEARING OF S00°10'51"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- BASES IS ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 33-23-18 ESTABLISHING A BEARING OF N00°10'51"W. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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. THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- NORTHBANK LANE AND HILLSHIRE PLACE AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY AND ITS SUCCESSORS IN ASSHON.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE INSIDE THE 1% ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER(S) 0309-0, AND 0317-0, EFFECTIVE DATE 02/02/2012.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

### SHEET-4



### SHEET-3

AVALON WEST  
PHASE-1  
P.L. 43, PAGES 7-10

COUNTY LINE ROAD  
W/ RIGHT-OF-WAY

PLAT PREPARED BY:  
**COASTAL ENGINEERING Associates, Inc.**  
HERNANDO COUNTY OFFICE OF AUTHORIZATION NUMBER 18 7900  
908 Candlelight Blvd., Brooksville, FL 34401  
Phone:(352) 798-9423 Fax:(352) 798-8359

**LEGEND AND ABBREVIATIONS:**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
DRA = DRAINAGE RETENTION AREA  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT

**LEGEND AND ABBREVIATIONS:**  
ID = IDENTIFICATION  
LB = LICENSED BUSINESS  
OR. = OFFICIAL RECORD  
P.B. = PLAT BOOK  
P.C. = PAGE  
P.G.S. = PAGES

**LEGEND AND ABBREVIATIONS:**  
SF = SQUARE FEET  
CCR = CERTIFIED CORNER RECORD  
SEC. = SECTION  
FCM = FOUND CONCRETE MONUMENT  
FND = FOUND NAIL AND DISK  
R/W = RIGHT-OF-WAY

**LEGEND AND ABBREVIATIONS:**  
□ = FOUND CONCRETE MONUMENT  
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)  
● = FOUND NAIL AND DISK (AS SHOWN)

# AVALON WEST, PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

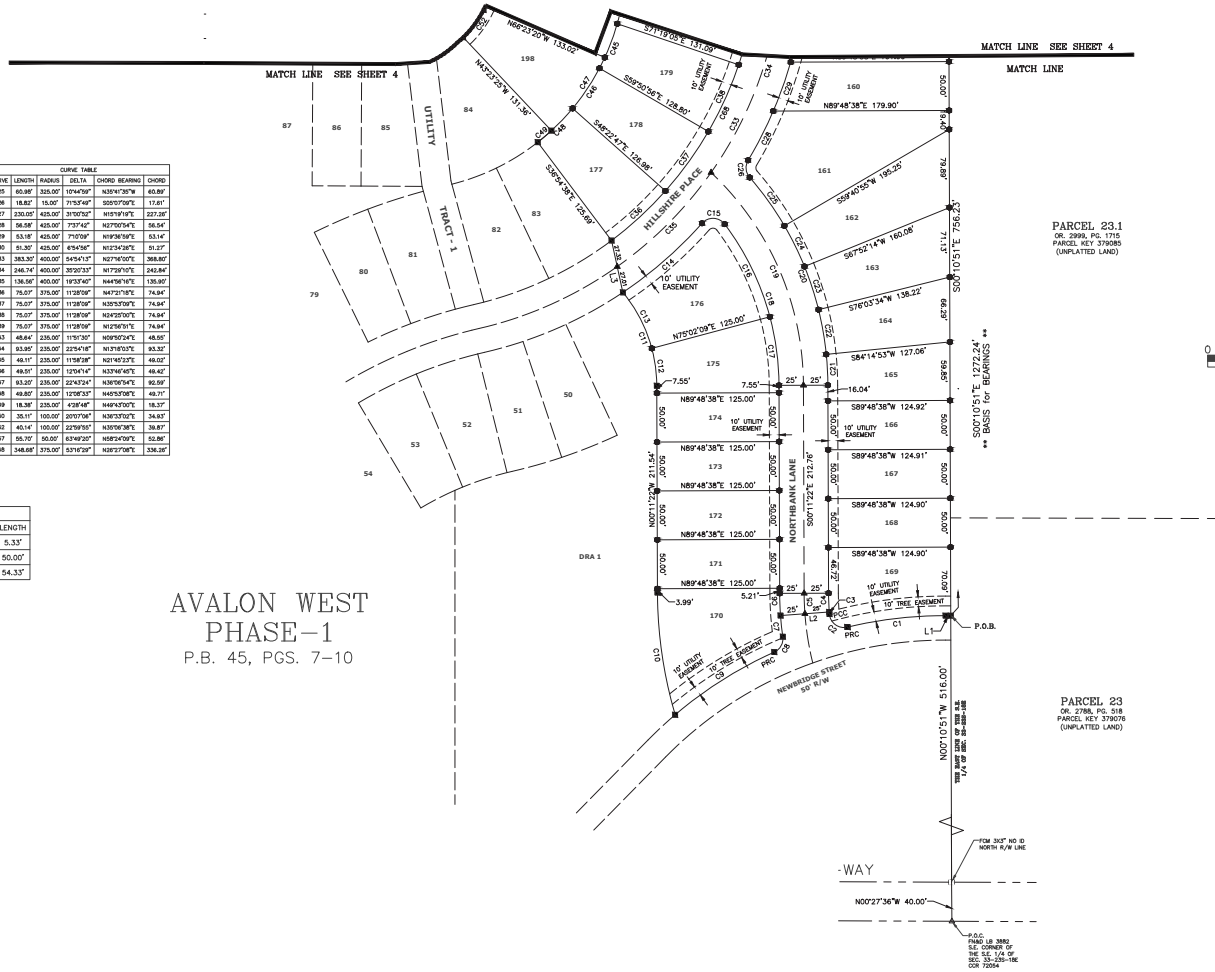
PLAT BOOK :  
AND PAGE :

CURVE	LENGTH	BEARING	DELTA	CHORD BEARING	CHORD
C1	150.00'	N89°51'22"W	5.33°	N89°51'22"W	150.00'
C2	25.89'	S89°51'22"W	5.33°	S89°51'22"W	25.89'
C3	21.14'	S89°51'22"W	5.33°	S89°51'22"W	21.14'
C4	25.32'	S89°51'22"W	5.33°	S89°51'22"W	25.32'
C5	25.89'	S89°51'22"W	5.33°	S89°51'22"W	25.89'
C6	22.68'	S89°51'22"W	5.33°	S89°51'22"W	22.68'
C7	25.78'	S89°51'22"W	5.33°	S89°51'22"W	25.78'
C8	18.32'	S89°51'22"W	5.33°	S89°51'22"W	18.32'
C9	125.00'	S89°51'22"W	5.33°	S89°51'22"W	125.00'
C10	125.00'	S89°51'22"W	5.33°	S89°51'22"W	125.00'
C11	100.00'	S89°51'22"W	5.33°	S89°51'22"W	100.00'
C12	38.68'	S89°51'22"W	5.33°	S89°51'22"W	38.68'
C13	64.82'	S89°51'22"W	5.33°	S89°51'22"W	64.82'
C14	107.98'	S89°51'22"W	5.33°	S89°51'22"W	107.98'
C15	38.52'	S89°51'22"W	5.33°	S89°51'22"W	38.52'
C16	106.53'	S89°51'22"W	5.33°	S89°51'22"W	106.53'
C17	70.81'	S89°51'22"W	5.33°	S89°51'22"W	70.81'
C18	178.80'	S89°51'22"W	5.33°	S89°51'22"W	178.80'
C19	243.81'	S89°51'22"W	5.33°	S89°51'22"W	243.81'
C20	331.87'	S89°51'22"W	5.33°	S89°51'22"W	331.87'
C21	31.49'	S89°51'22"W	5.33°	S89°51'22"W	31.49'
C22	46.40'	S89°51'22"W	5.33°	S89°51'22"W	46.40'
C23	46.40'	S89°51'22"W	5.33°	S89°51'22"W	46.40'
C24	46.40'	S89°51'22"W	5.33°	S89°51'22"W	46.40'

CURVE	LENGTH	BEARING	DELTA	CHORD BEARING	CHORD
C25	60.98'	S89°51'22"W	5.33°	S89°51'22"W	60.98'
C26	18.82'	S89°51'22"W	5.33°	S89°51'22"W	18.82'
C27	230.00'	S89°51'22"W	5.33°	S89°51'22"W	230.00'
C28	56.98'	S89°51'22"W	5.33°	S89°51'22"W	56.98'
C29	53.18'	S89°51'22"W	5.33°	S89°51'22"W	53.18'
C30	51.30'	S89°51'22"W	5.33°	S89°51'22"W	51.30'
C31	263.20'	S89°51'22"W	5.33°	S89°51'22"W	263.20'
C32	246.74'	S89°51'22"W	5.33°	S89°51'22"W	246.74'
C33	136.56'	S89°51'22"W	5.33°	S89°51'22"W	136.56'
C34	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C35	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C36	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C37	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C38	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C39	75.07'	S89°51'22"W	5.33°	S89°51'22"W	75.07'
C40	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C41	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C42	93.32'	S89°51'22"W	5.33°	S89°51'22"W	93.32'
C43	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C44	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C45	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C46	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C47	93.32'	S89°51'22"W	5.33°	S89°51'22"W	93.32'
C48	48.41'	S89°51'22"W	5.33°	S89°51'22"W	48.41'
C49	18.32'	S89°51'22"W	5.33°	S89°51'22"W	18.32'
C50	30.11'	S89°51'22"W	5.33°	S89°51'22"W	30.11'
C51	45.14'	S89°51'22"W	5.33°	S89°51'22"W	45.14'
C52	55.70'	S89°51'22"W	5.33°	S89°51'22"W	55.70'
C53	54.85'	S89°51'22"W	5.33°	S89°51'22"W	54.85'

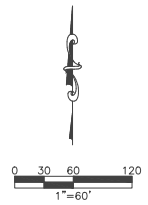
LINE	BEARING	LENGTH
L1	N89°51'22"W	5.33'
L2	S89°51'22"W	50.00'
L3	N12°18'49"W	54.33'

AVALON WEST  
PHASE-1  
P.B. 45, PGS. 7-10



PARCEL 23.1  
OR: 2999, PG. 1715  
PARCEL KEY 379265  
(UNPLATTED LAND)

PARCEL 23  
OR: 2788, PG. 518  
PARCEL KEY 379078  
(UNPLATTED LAND)



PLAT PREPARED BY:  
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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 18 7900  
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PRC = POINT OF REVERSE CURVE

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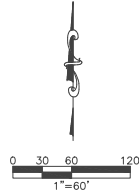
**LEGEND AND ABBREVIATIONS:**  
COR = CERTIFIED CORNER RECORD  
SEC = SECTION  
FCM = FOUND CONCRETE MONUMENT  
FN&D = FOUND NAIL AND DISK  
R/W = RIGHT-OF-WAY

**LEGEND AND ABBREVIATIONS:**  
□ = FOUND CONCRETE MONUMENT  
● = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)  
● = SET IRON PIN AND CAP (5/8"R LB #7200)  
▲ = FOUND NAIL AND DISK (AS SHOWN)  
▲ = SET NAIL AND DISK POP (LB #7200)

# AVALON WEST, PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH,  
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

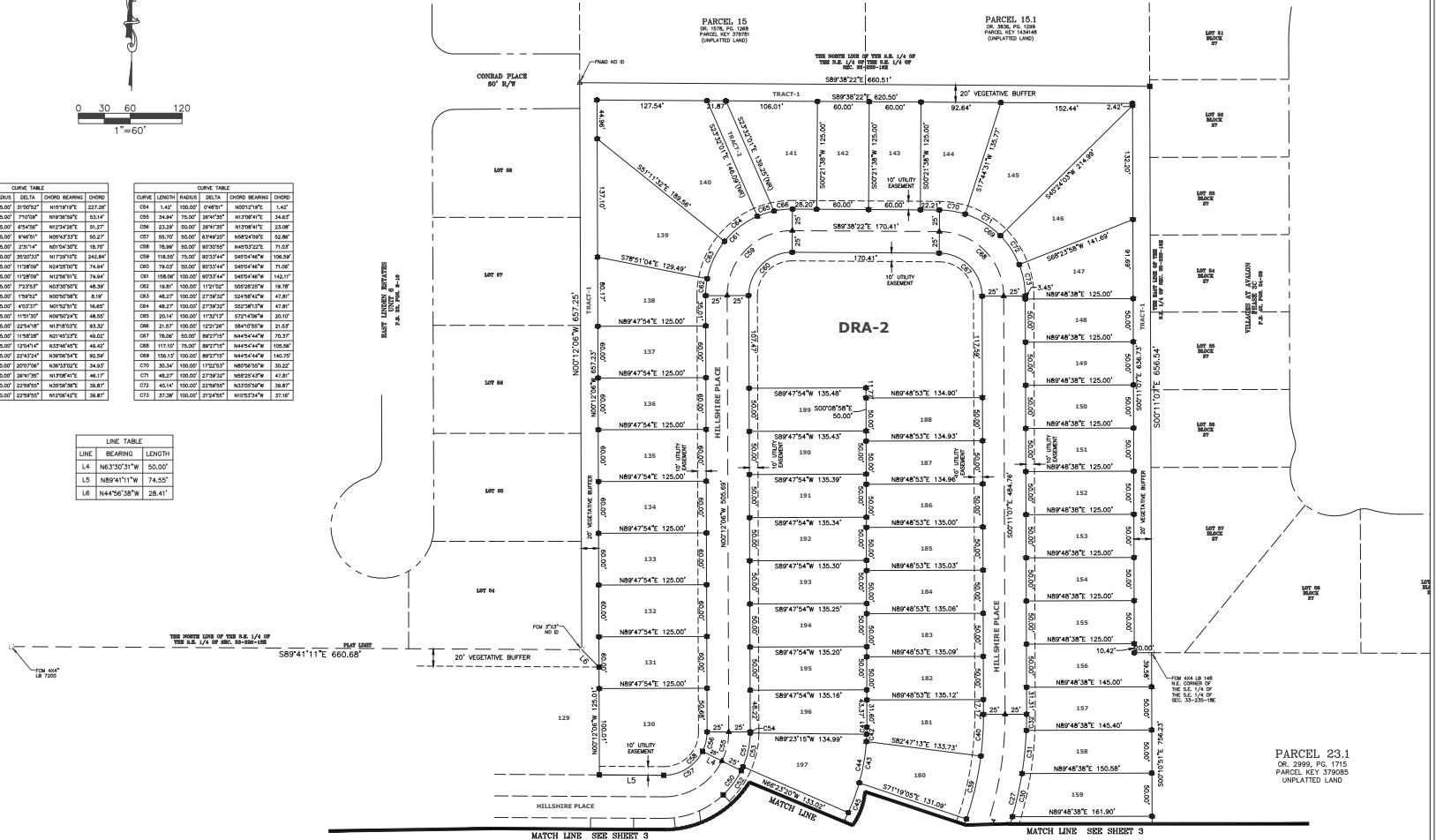
PLAT BOOK :  
AND PAGE :



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C07	235.00	425.00	3°50'30"	N89°51'00"E	227.38
C08	53.90	425.00	7°00'00"	N89°58'00"E	53.14
C09	51.30	425.00	4°50'30"	N89°54'30"E	51.37
C10	55.30	425.00	4°40'30"	N89°54'30"E	55.27
C11	18.70	425.00	2°01'14"	N89°54'30"E	18.70
C12	148.90	425.00	30°00'00"	N89°50'00"E	242.94
C13	375.00	1120.00	N84°50'00"	N84°50'00"	74.84
C14	75.00	1120.00	N84°50'00"	N84°50'00"	74.84
C15	48.42	275.00	7°23'00"	N84°50'00"	48.36
C16	81.8	235.00	1°00'00"	N84°50'00"	81.9
C17	18.80	235.00	4°02'30"	N84°50'00"	18.80
C18	48.42	235.00	1°00'00"	N84°50'00"	48.50
C19	83.80	235.00	2°24'00"	N84°50'00"	83.32
C20	48.11	235.00	1°18'28"	N84°50'00"	48.02
C21	48.30	235.00	1°00'00"	N84°50'00"	48.42
C22	53.90	235.00	2°01'14"	N84°50'00"	52.50
C23	35.10	105.00	20°07'00"	N84°50'00"	34.83
C24	46.50	105.00	28°47'30"	N84°50'00"	46.17
C25	40.10	105.00	22°00'00"	N84°50'00"	38.87
C26	40.14	105.00	22°00'00"	N84°50'00"	38.87

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C04	1.42	100.00	0°48'30"	N00°17'00"E	1.42
C05	24.64	75.00	38°47'30"	N00°10'00"E	24.63
C06	23.30	50.00	38°47'30"	N00°10'00"E	23.08
C07	55.70	50.00	87°49'20"	N89°54'00"E	58.80
C08	78.30	50.00	90°00'00"	N89°52'00"E	77.07
C09	118.00	75.00	90°00'00"	N89°54'00"E	118.00
C10	79.00	50.00	80°33'44"	S89°54'00"W	71.08
C11	158.00	100.00	80°33'44"	S89°54'00"W	142.11
C12	19.80	100.00	1°10'00"	S89°52'00"W	19.76
C13	48.37	100.00	2°39'30"	S89°48'00"W	47.81
C14	48.37	100.00	2°39'30"	S89°48'00"W	47.81
C15	25.14	100.00	1°00'00"	S89°48'00"W	25.07
C16	21.37	100.00	1°00'00"	S89°48'00"W	21.37
C17	78.04	50.00	89°21'30"	N44°54'00"W	78.37
C18	117.00	75.00	89°21'30"	N44°54'00"W	109.54
C19	158.10	100.00	89°21'30"	N44°54'00"W	149.30
C20	35.34	100.00	1°00'00"	N89°54'00"W	35.32
C21	48.37	100.00	2°39'30"	N89°54'00"W	47.81
C22	48.14	100.00	2°00'00"	N89°54'00"W	48.87
C23	37.30	100.00	2°00'00"	N89°54'00"W	37.16

LINE	BEARING	LENGTH
L4	N63°30'31"W	50.00'
L5	N89°41'11"W	74.55'
L6	N44°56'38"W	28.41'



PARCEL 23.1  
OR 2894, PG. 1715  
PARCEL KEY 379085  
UNPLATTED LAND

PLAT PREPARED BY:  
**COASTAL ENGINEERING Associates, Inc.**  
Florida certificate of authorization number 18 7900  
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P.O.C. = POINT OF COMMENCEMENT  
RA = RETENTION AREA  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
PRC = POINT OF REVERSE CURVE  
(OA) = OVERALL DISTANCE

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△ = FOUND NAIL AND DISK (AS SHOWN)  
▲ = SET NAIL AND DISK PCP (LB #7200)