

# OAK PARK ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

## LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, THENCE;  
 ALONG THE SOUTH LINE OF THE PLAT OF SPRING HILL UNIT 24 AS DESCRIBED IN PLAT BOOK 10, PAGES 84-90 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SOUTH 89°51'01" EAST, A DISTANCE OF 678.88 FEET TO A POINT, THENCE;  
 ALONG THE WEST LINE OF THE PLAT OF BARONY WOODS EAST AS DESCRIBED IN PLAT BOOK 26, PAGES 33-38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SOUTH 00°33'12" EAST, A DISTANCE OF 1314.07 FEET TO A POINT, THENCE;  
 ALONG THE NORTH LINE OF THE PLAT OF ROLLING OAKS UNIT ONE AS DESCRIBED IN PLAT BOOK 18, PAGES 73-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, NORTH 85°29'14" WEST, A DISTANCE OF 674.88 FEET TO A POINT, THENCE;  
 ALONG THE EAST LINE OF PLAT OF SPRING HILL UNIT 12 AS DESCRIBED IN PLAT BOOK 8, PAGES 74-89 AND THE PLAT OF SPRING HILL UNIT 13 AS DESCRIBED IN PLAT BOOK 9, PAGES 84-98 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, NORTH 00°49'44" WEST, A DISTANCE OF 1311.89 FEET TO THE POINT OF BEGINNING.  
 ENCOMPASSING AN AREA OF 680,020 SQUARE FEET OR 20.432 ACRES, MORE OR LESS.

## DEDICATION

OAK PARK ESTATES (PL) OWNER II, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DECLARATOR, DOES HEREBY DEDICATE THIS PLAT AND STATE THE FOLLOWING:  
 ALL STREETS AND RIGHTS-OF-WAYS AS DEPICTED HEREON ARE HEREBY DEDICATED TO HERNANDO COUNTY.  
 TRACTS 08-1, 08-2, 08-3 AND 08-4 (OPEN SPACE AREAS) AS DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT.  
 TRACT F-1 (PARK AREA) AS DEPICTED HEREON IS NOT DEDICATED TO THE PUBLIC, BUT IS HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT.  
 TRACTS B-1 AND B-2 (STORMWATER PONDS) AS DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT.  
 THE UTILITY AND SANITARY SEWER PUMP STATION 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 ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATION, 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 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 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, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS AND OTHER WATER AND SEWER 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 THEREIN, 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 WAIVED, VOIDED OR INVALIDATED.  
 IN WITNESS WHEREOF, THE SAID DECLARATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS SOLE MANAGER, ATTESTED BY HERETOFORE DULY AUTHORIZED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 (CORPORATE SEAL)

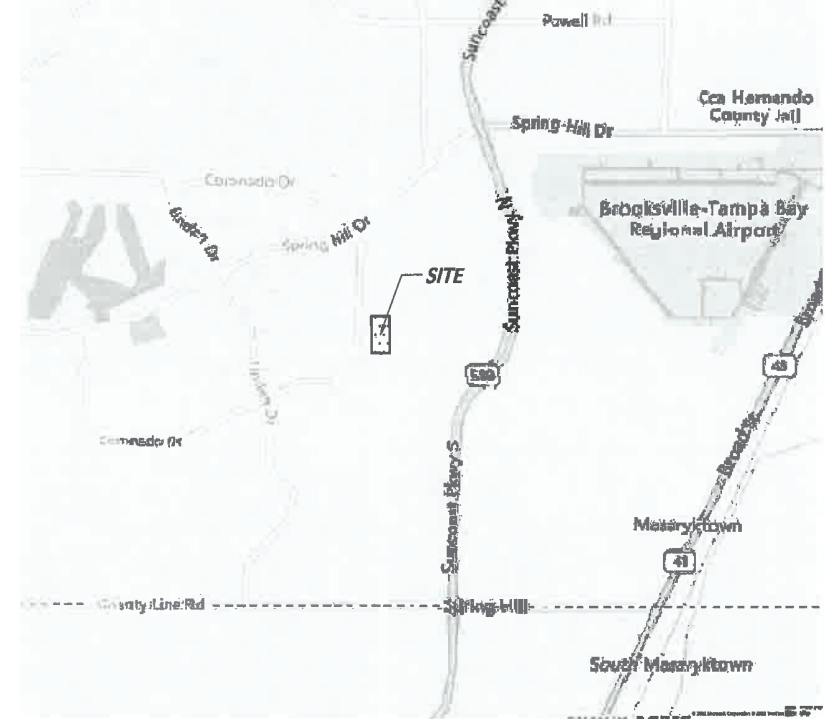
ATTEST: \_\_\_\_\_ SOLE MANAGER  
 \_\_\_\_\_ WITNESS  
 \_\_\_\_\_ WITNESS  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

BEFORE ME THE UNDERSIGNED, DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED TO ME (KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AS THE SOLE MANAGER OF OAK PARK ESTATES (PL) OWNER II, LLC, A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, AND BEING DULY SWORN, ACKNOWLEDGED THEM AND THEREBEFORE THAT HE EXECUTED THE SAME AS THE SOLE MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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 HERNANDO COUNTY.



PROJECT LOCATION MAP  
 SCALE: NOT TO SCALE  
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## GRANT OF EASEMENTS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, FIVE FEET (5') IN WIDTH ALONG EACH REAR LOT LINE AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE, ADJACENT TO THE BUILDING SITE, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE. HOWEVER, NO SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE INTICED.  
 LANDSCAPE EASEMENT: THE LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT.  
 DRAINAGE EASEMENT: THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY DECLARANT FOR FUTURE CONVEYANCE TO AN ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT.

## NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°51'01" EAST. ALL OTHER BEARINGS ARE RELATIVE THEREIN.
- ALL LINES INTERSECTING WITH A CURVE THAT ARE NOT DESIGNATED AS RADIAL "R" ARE NON-RADIAL.
- OAK PARK ESTATES (PL) OWNER II, LLC HAS AN EXCLUSIVE BULK SERVICES AGREEMENT WITH FASTUTE LOGGIX COMMUNICATIONS INC.

## CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

\_\_\_\_\_  
 COUNTY ATTORNEY  
 HERNANDO COUNTY, FLORIDA  
 DATE: 12/7/22

## SURVEYOR'S CERTIFICATION

I, GARY M. McDANIEL, HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS AN ACCURATE 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.

GARY M. McDANIEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER L17294  
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.  
 LICENSED BUSINESS NUMBER L18172, STATE OF FLORIDA.

## REVIEWING SURVEYOR'S CERTIFICATION

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 FORMAL 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 \_\_\_\_\_

## CLERK'S CERTIFICATION

I, \_\_\_\_\_ CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, FILE NO. \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

CLERK OF CIRCUIT COURT  
 HERNANDO COUNTY, FLORIDA

## ABSTRACTOR'S CERTIFICATION

I, \_\_\_\_\_ HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED. THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT THE RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

NAME \_\_\_\_\_  
 FIRM \_\_\_\_\_  
 DATE \_\_\_\_\_

## RESOLUTION

WHEREAS, THIS PLAT WAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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, 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.

ATTEST: CLERK

CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS  
 HERNANDO COUNTY, FLORIDA

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 400 N. Ashley Drive, Suite 2175  
 Tampa, FL 33602  
 T: 813.438.6100 F: 813.438.8121 www.langan.com  
 PL Certificate of Authorization No. 0000801-LS17813818

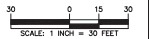
# OAK PARK ESTATES

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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	45.00'	89°35'09"	70.36'	N 42°20'40" W	83.41'
C9	70.00'	89°35'09"	109.45'	N 42°20'40" W	126.63'
C10	100.00'	89°35'09"	147.77'	N 42°20'40" W	168.18'
C11	150.00'	89°35'09"	221.65'	N 42°20'40" W	251.10'
C12	250.00'	89°35'09"	371.21'	S 44°33'08" W	413.33'
C22	70.00'	59°13'49"	72.36'	N 30°29'55" W	69.18'
C23	70.00'	39°21'50"	57.09'	N 14°51'26" W	56.66'

PLAT BOOK  
PAGE

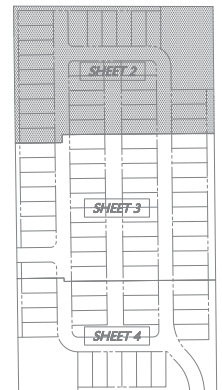
Sheet 2 of 4



## LEGEND & ABBREVIATIONS

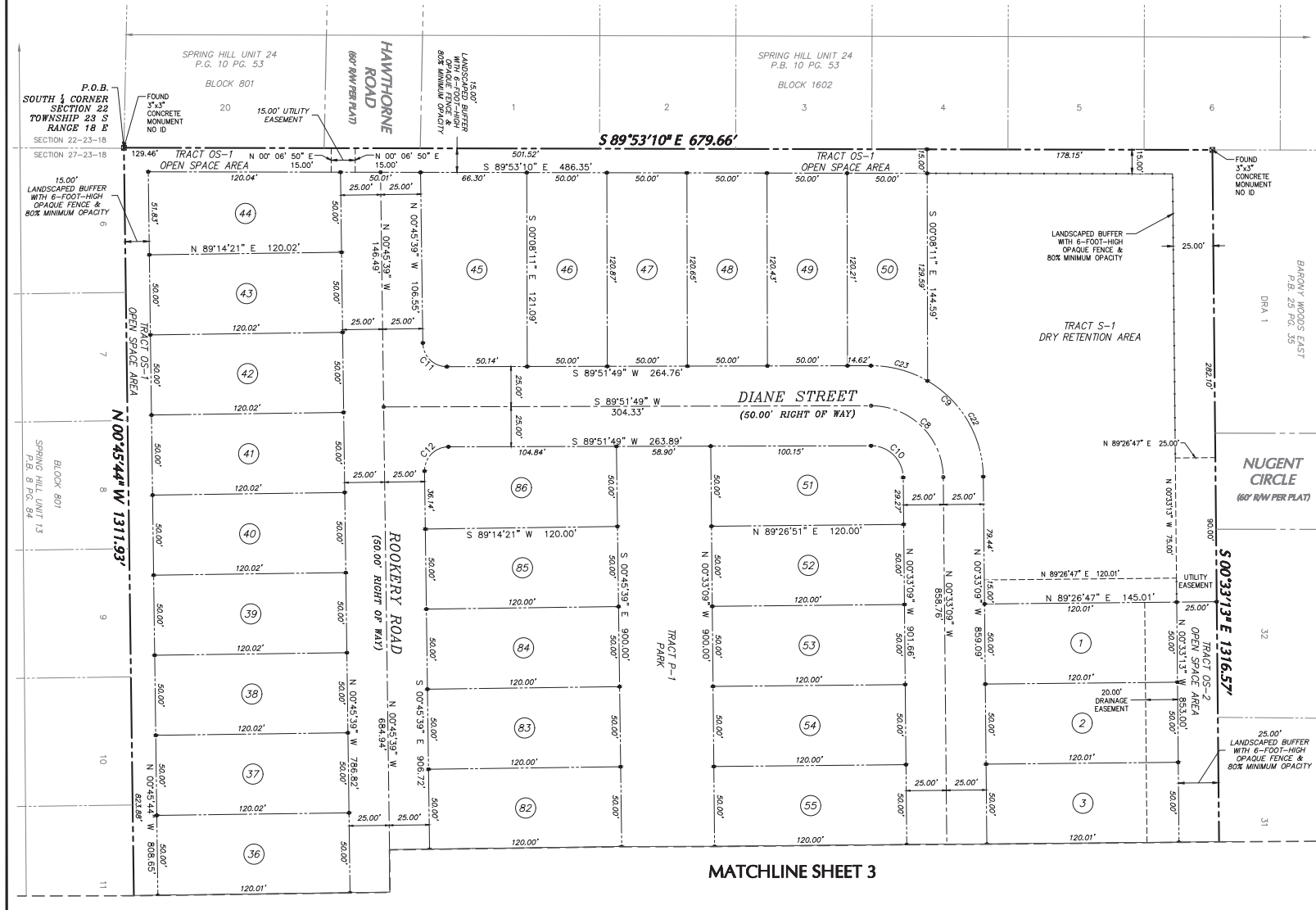
- ▣ PERMANENT REFERENCE MONUMENT (PRM)
- ⊙ PERMANENT CONTROL POINT (PCP)
- PROPERTY CORNER
- (10) LOT NUMBER
- SUBDIVISION BOUNDARY
- SUBDIVISION LINES
- EASEMENT BOUNDARY
- LANDSCAPE BUFFER
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- LB LICENSED BUSINESS
- NGS NATIONAL GEODETIC SERVICE
- NAD83 NORTH AMERICAN DATUM OF 1983
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- C CURVE NUMBER
- ENG. ENGINEERING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY

## KEY MAP (NOT TO SCALE)



**LANGAN**  
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FL Certificate of Authorization No. 00006601-000120-000000



MATCHLINE SHEET 3

Project No. 2006050402

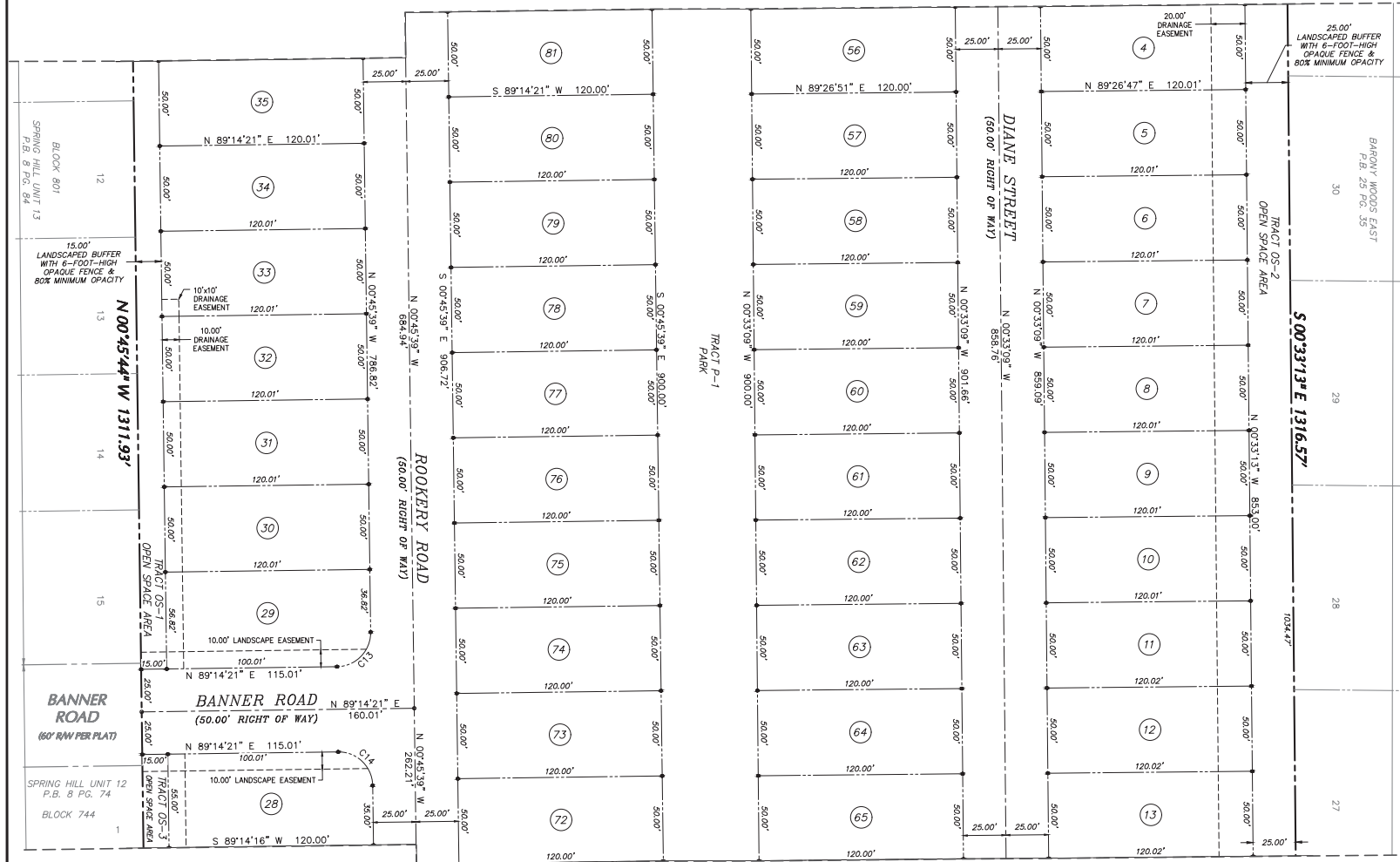
DATE: 11/20/13

# OAK PARK ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	20.00'	90°00'00"	31.42'	S 44°14'21" E	28.28'
C14	20.00'	90°00'00"	31.42'	S 45°45'59" E	28.28'

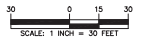
MATCHLINE SHEET 2



MATCHLINE SHEET 4

PLAT BOOK  
PAGE

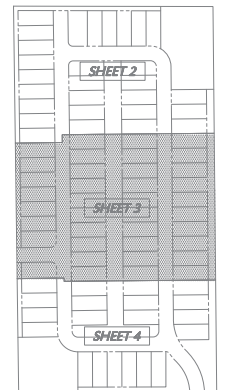
Sheet 3 of 4



## LEGEND & ABBREVIATIONS

- ◻ PERMANENT REFERENCE MONUMENT (PRM)
- ⊙ PERMANENT CONTROL POINT (PCP)
- PROPERTY CORNER
- (10) LOT NUMBER
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- P.B. PLAT BOOK
- PG. PAGE
- C CURVE NUMBER
- ENG. ENGINEERING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY

## KEY MAP (NOT TO SCALE)



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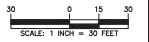
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FL Certificate of Authorization No. 00006601L00120100100

Project No. 2006059403

DATE: 1/20/09

# OAK PARK ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA



Project No. 3500059403

DATE: 11/20/18

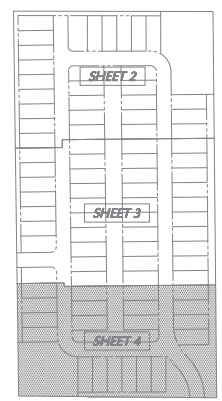
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	180.00'	42.4324°	134.22'	N 234.424° W	131.13'
C2	200.00'	42.7424°	137.52'	N 234.424° W	149.80'
C3	150.00'	42.9424°	114.97'	N 234.424° W	112.00'
C4	180.00'	43.0101°	144.57'	N 220.205° W	140.72'
C5	150.00'	43.0724°	124.80'	N 220.205° W	121.00'
C6	200.00'	43.1203°	137.00'	S 39.242° E	137.04'
C7	150.00'	43.1524°	142.00'	S 42.200° E	133.84'
C15	45.00'	89.2906°	70.19'	N 45.284° W	63.29'
C16	70.00'	89.2906°	108.18'	N 45.284° W	88.49'
C17	20.00'	89.2906°	31.20'	S 45.284° E	28.13'
C18	100.00'	89.2906°	168.92'	S 36.000° E	168.92'
C19	150.00'	89.2906°	253.48'	S 16.430° E	253.48'
C20	150.00'	73.2277°	20.40'	S 02.450° E	20.38'
C21	20.00'	89.2919°	31.26'	N 44.391° E	28.30'
C24	70.00'	144.300°	17.38'	S 08.071° E	17.33'
C25	70.00'	73.9448°	90.30'	S 52.280° E	84.25'
C26	70.00'	0.4018°	0.83'	S 89.430° E	0.83'
C27	150.00'	111.044°	3.54'	N 25.350° W	3.50'
C28	150.00'	718.05°	16.68'	N 30.405° W	16.65'
C29	150.00'	174.600°	28.25'	N 39.430° W	28.21'
C30	200.00'	174.600°	45.84'	N 38.430° W	45.70'
C31	180.00'	18.4843°	52.82'	N 38.430° W	52.63'
C32	180.00'	29.7324°	91.72'	N 13.924° W	90.77'

LINE	BEARING	DISTANCE
L1	N 00.303° W	2.50'
L2	N 00.303° E	3.14'
L3	S 00.303° W	1.88'

## LEGEND & ABBREVIATIONS

- PERMANENT REFERENCE MONUMENT (PRM)
- PERMANENT CONTROL POINT (PCP)
- PROPERTY CORNER
- LOT NUMBER
- SUBDIVISION BOUNDARY
- SUBDIVISION LINES
- EASEMENT BOUNDARY
- LANDSCAPE BUFFER
- P.O.B.
- R/W
- LB
- NGS
- NAD83
- O.R.B.
- P.B.
- PG.
- C
- ENG.
- FEMA

## KEY MAP (NOT TO SCALE)



## LANGAN

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### MATCHLINE SHEET 3

