

KENSINGTON WOODS

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3538, PAGE 908, BOOK 3538, PAGE 511, BOOK 3513, PAGE 1764 AND BOOK 3513, PAGE 1766 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID PARCEL OF LAND ALSO LYING IN SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, NORTH 00°19'00" EAST FOR A DISTANCE OF 1913.35 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, NORTH 89°59'00" WEST FOR A DISTANCE OF 1314.42 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3777, PAGE 1282; THENCE ALONG SAID EAST LINE, NORTH 00°23'23" EAST FOR A DISTANCE OF 173.07 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3777, PAGE 1282; THENCE ALONG SAID NORTH LINE AND THE SOUTH LINE OF THE SOUTH 20 FEET OF TRACT 19 (UNRECORDED BBS SUBDIVISION), NORTH 89°40'38" WEST FOR A DISTANCE OF 629.83 FEET TO THE EAST RIGHT-OF-WAY OF LUCKY LANE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID EAST RIGHT-OF-WAY OF LUCKY LANE, NORTH 00°14'26" EAST FOR A DISTANCE OF 358.51 FEET TO THE NORTH RIGHT-OF-WAY OF LUCKY LANE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY OF LUCKY LANE, NORTH 89°45'14" WEST FOR A DISTANCE OF 127.41 FEET TO THE SOUTH EASTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2900, PAGE 922; THENCE ALONG SAID SOUTHERLY LINE, NORTH 65°43'35" EAST FOR A DISTANCE OF 258.45 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2900, PAGE 922; THENCE ALONG SAID EAST LINE, NORTH 00°06'32" WEST FOR A DISTANCE OF 510.37 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1976, PAGE 16; THENCE ALONG SAID SOUTH LINE, NORTH 89°52'50" EAST FOR A DISTANCE OF 193.65 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1976, PAGE 16; THENCE ALONG SAID EAST LINE, NORTH 00°05'26" EAST FOR A DISTANCE OF 82.27 FEET TO THE SOUTH LINE OF PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1976, PAGE 16 AND OFFICIAL RECORDS BOOK 3874, PAGE 662; THENCE ALONG SAID SOUTH LINE, NORTH 89°42'05" EAST FOR A DISTANCE OF 296.09 FEET; THENCE ALONG THE SOUTH LINE OF PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3874, PAGE 662, OFFICIAL RECORDS BOOK 2316, PAGE 1275, OFFICIAL RECORDS BOOK 1012, PAGE 1294, OFFICIAL RECORDS BOOK 1012, PAGE 1292, AND OFFICIAL RECORDS BOOK 2698, PAGE 95, NORTH 89°39'13" EAST FOR A DISTANCE OF 600.76 FEET; THENCE ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3123, PAGE 433, NORTH 89°31'00" EAST FOR A DISTANCE OF 91.27 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3123, PAGE 433; THENCE ALONG SAID WEST LINE, SOUTH 00°39'38" WEST FOR A DISTANCE OF 88.48 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1670, PAGE 1324; THENCE ALONG SAID WEST LINE, SOUTH 00°18'33" WEST FOR A DISTANCE OF 624.89 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1670, PAGE 1324; THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'28" EAST FOR A DISTANCE OF 658.14 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, SOUTH 00°16'57" WEST FOR A DISTANCE OF 330.94 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST AND THE POINT OF BEGINNING.

NOTES:

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "KENSINGTON WOODS" ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KENSINGTON WOODS OF HERNANDO COUNTY ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING N00°19'09"E, AS SHOWN ON 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, FLORIDA.
- THIS PROPERTY IS CURRENTLY ZONED PDP (SF) H-21-37.
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE. ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE AE (BASE FLOOD ELEVATION 54.33), FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN), AND FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C0189D, PANEL NUMBER 0189, EFFECTIVE DATE FEBRUARY 2, 2012.
- HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), ADJUSTMENT OF 2011. STATE PLANE COORDINATES SHOWN HEREON WERE PROCESSED FROM PUBLISHED COORDINATES FOR SECTION 32, TOWNSHIP 22 SOUTH, RANGE 18 EAST.
- 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.
- LOTS 1 THROUGH 139 ARE FOR SINGLE FAMILY RESIDENCE.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED "FDC LB 6707", LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES, WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.
- 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.

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 SUPPLIED BY ANY AUTHORITY IN 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE LEGAL DESCRIPTION CONTAINS 31.88 ACRES MORE OR LESS

LUCKY LANE HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO 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 SUBDIVISION ON A NONEXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTIONS, 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 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 APPURTENANCE 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.

OWNER DOES FURTHER:

- GRANT, CONVEY AND DEDICATE TRACT "PS" AND THE LIFT STATION TO HERNANDO COUNTY WATER AND SEWER DISTRICT
- GRANT, CONVEY, AND DEDICATE TO HERNANDO COUNTY, FLORIDA, TRACT "A-1" AND TRACT "A-2" (ADDITIONAL PUBLIC RIGHT-OF-WAY OR GROVE ROAD) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.
- RESERVE LEGAL TITLE TO TRACT "B", TRACT "C", TRACT "D", TRACT "E", TRACT "F", SHOWN HEREON FOR CONVEYANCE BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT, TO THE KENSINGTON WOODS OF HERNANDO COMMUNITY ASSOCIATION, INC.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS _____ DAY OF _____, 20____.

SIGNED AND SEALED IN THE PRESENCE OF:
LUCKY LANE HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: JOSEPH C. LAFACE WITNESS WITNESS
MANAGER PRINTED NAME PRINTED NAME

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED JOSEPH C. LAFACE, AS MANAGER, TO ME KNOW TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AS MANAGER OF LUCKY LANE HOLDINGS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA, AND BEING DULY SWORN, ACKNOWLEDGE THEN AND THERE BEFORE ME THAT HE EXECUTED THE SAME AS MANAGER OF SUCH COMPANY HERETOFORE DULY AUTHORIZED BY THE MEMBERS OF THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE:

KENSINGTON WOODS OF HERNANDO COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

WITNESS WITNESS
RICHARD SACCHI WITNESS WITNESS
PRESIDENT PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA) JSS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ BY MEANS OF PHYSICAL PRESENCE, RICHARD SACCHI, AS PRESIDENT OF KENSINGTON WOODS OF HERNANDO COMMUNITY ASSOCIATION, INC. ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

JOINDER 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 THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 4281, PAGE 469, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

WITNESS WITNESS

NICHOLAS CALAMELA PRINTED NAME PRINTED NAME
VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE _____ FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT _____ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 20____, 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 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

ATTEST: _____ BY: _____
CLERK CHAIRMAN

CLERK'S CERTIFICATE:

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20____, FILE NUMBER _____, AND RECORDED IN PLAT BOOK _____, PAGE _____.

CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

SIGNED: *Rylee J. Brando* DATE: January 25, 2024
COUNTY ATTORNEY

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, DAN RUTKOSKY, 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.

DAN RUTKOSKY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 5742

SURVEYOR'S CERTIFICATE:

I, JARED T. PATENAIDE, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF 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.

BY: _____ DATE: _____

JARED T. PATENAIDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5971

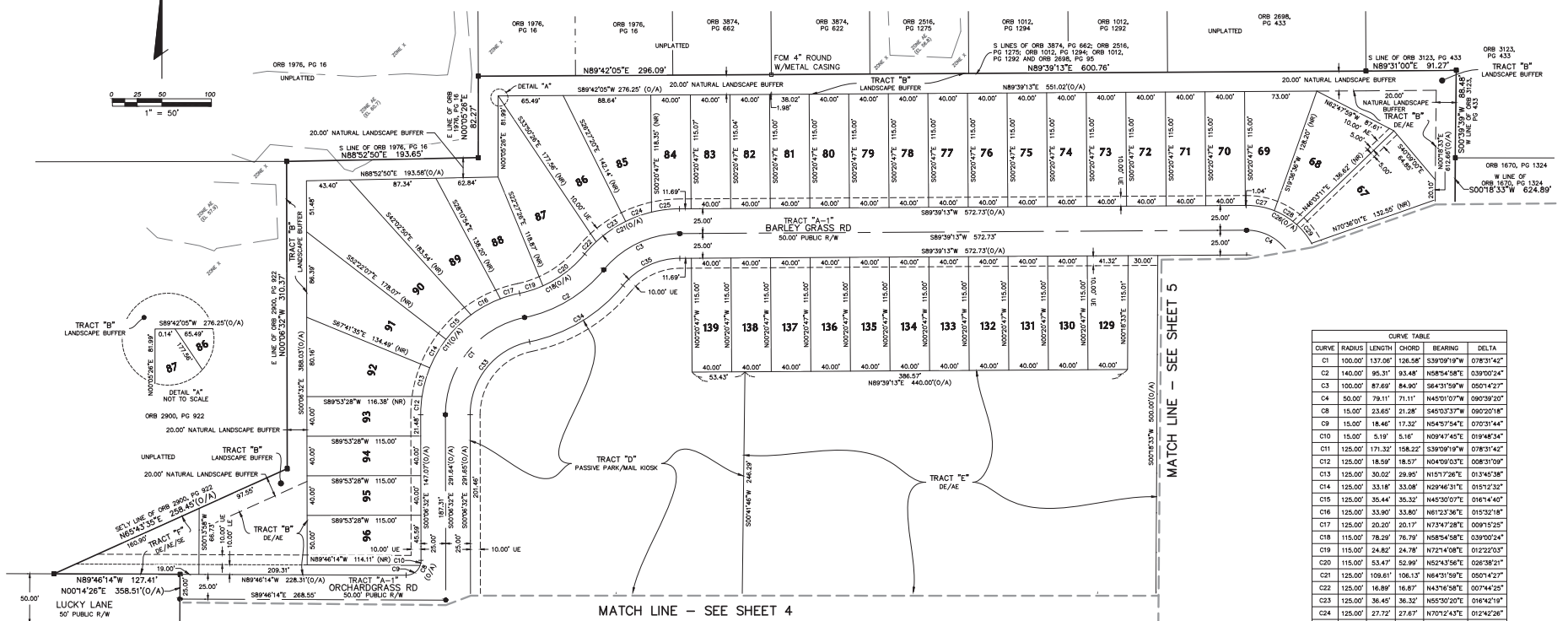
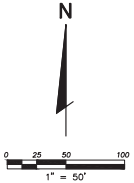
FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LS 6707
2025 AMBERFIELD DRIVE, SUITE 201
LAND O' LAKES, FLORIDA 34638



KENSINGTON WOODS

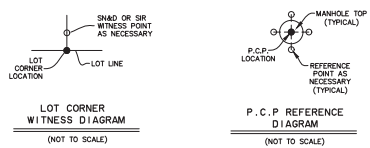
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	137.06'	126.58'	S39°39'19\"	078°31'42\"
C2	140.00'	95.31'	93.48'	N58°54'58\"	039°00'24\"
C3	100.00'	87.69'	84.90'	S64°31'59\"	050°14'27\"
C4	50.00'	79.11'	71.11'	N45°01'07\"	090°39'20\"
C8	15.00'	23.65'	21.28'	S45°03'37\"	090°20'18\"
C9	15.00'	18.46'	17.32'	N54°57'54\"	070°31'44\"
C10	15.00'	5.19'	5.16'	N09°47'45\"	019°48'34\"
C11	125.00'	171.33'	158.32'	S39°39'19\"	078°31'42\"
C12	125.00'	18.59'	18.57'	N04°59'07\"	088°31'50\"
C13	125.00'	30.02'	29.95'	N15°72'36\"	013°45'38\"
C14	125.00'	33.18'	33.08'	N29°46'31\"	015°23'32\"
C15	125.00'	35.44'	35.32'	N45°30'07\"	016°74'40\"
C16	125.00'	33.90'	33.80'	N61°23'36\"	015°32'18\"
C17	125.00'	20.20'	20.17'	N73°47'28\"	009°15'25\"
C18	115.00'	78.29'	76.79'	N58°54'58\"	039°00'24\"
C19	115.00'	24.82'	24.78'	N72°47'08\"	012°22'03\"
C20	115.00'	53.47'	52.99'	N52°43'56\"	028°38'21\"
C21	125.00'	109.61'	106.13'	N64°31'59\"	050°14'27\"
C22	125.00'	16.89'	16.87'	N43°18'58\"	007°44'25\"
C23	125.00'	36.45'	36.32'	N55°30'20\"	016°42'19\"
C24	125.00'	27.72'	27.67'	N70°12'43\"	012°42'26\"
C25	125.00'	28.55'	28.49'	N83°56'34\"	013°05'17\"
C26	75.00'	118.67'	106.67'	N45°01'07\"	060°39'20\"
C27	75.00'	26.92'	26.74'	S39°39'19\"	022°05'34\"
C28	75.00'	26.76'	26.62'	S58°02'04\"	020°26'42\"
C29	75.00'	24.25'	24.14'	S39°39'19\"	018°31'59\"
C30	75.00'	102.79'	94.93'	S39°39'19\"	078°31'42\"
C34	165.00'	112.33'	110.17'	N58°54'58\"	039°00'24\"
C35	75.00'	65.77'	63.68'	S64°31'59\"	050°14'27\"

- LEGEND:**
- ACE = ACCESS EASEMENT
 - BE = BEARING
 - CO = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CSZ = CLEAR RIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E = EASEMENT
 - ESMT = EASEMENT
 - FCM = FOUND 4\"
 - FCO = FOUND 4\" CONCRETE MONUMENT
 - FLD = FOUND 4\" CONCRETE MONUMENT \"PRM LB 6707\" (UNLESS OTHERWISE NOTED)
 - FLD = FLORIDA DESIGN CONSULTANTS
 - FDD = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FNAD = FOUND NAIL & DISK \"LB 6707\" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LB = LICENSED BUSINESS LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/A = NOT APPLICABLE
 - NGS = NATIONAL GEODETIC SURVEY
 - NR = NON-RADIAL
 - NLY = NORTHERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - D/A = OVERALL
 - ORB = OFFICIAL RECORDED BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PI = PERMANENT IDENTIFICATION NUMBER
 - PER = PERMANENT EASEMENT
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PM = PERMANENT MONUMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PS = PLUMB STATION
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4\" CONCRETE MONUMENT \"PRM LB 6707\" (UNLESS OTHERWISE NOTED)
 - (M) = LB 6707 WIT COR\" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - SR = SET 5/8\" IRON ROD AND CAP \"LB 6707\"
 - SR = SET 5/8\" IRON ROD AND CAP \"LB 6707\" (UNLESS OTHERWISE NOTED)
 - SLY = SOUTHERLY
 - SNAD = SET MAG NAIL AND DISK \"LB 6707\" (UNLESS OTHERWISE NOTED)
 - SWFWD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WVCA = WETLAND MITIGATION CONSERVATION AREA
 - = FOUND 4\" CONCRETE MONUMENT \"PRM LB 6707\" (UNLESS OTHERWISE NOTED)
 - ★ = PERMANENT CONTROL POINT (POP)
 - ★ = PERMANENT CONTROL POINT (POP) MONUMENT AS REQUIRED BY STATE STATUTE 177.091(6)(UNLESS OTHERWISE NOTED)
 - ⊕ = STATE 177.091(6)(UNLESS OTHERWISE NOTED)
 - ⊕ = NGS CONTROL POINT

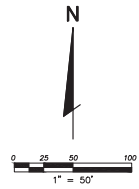


20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
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 JUNE 2023 - (2023-020A) (1190_SPC)

KENSINGTON WOODS

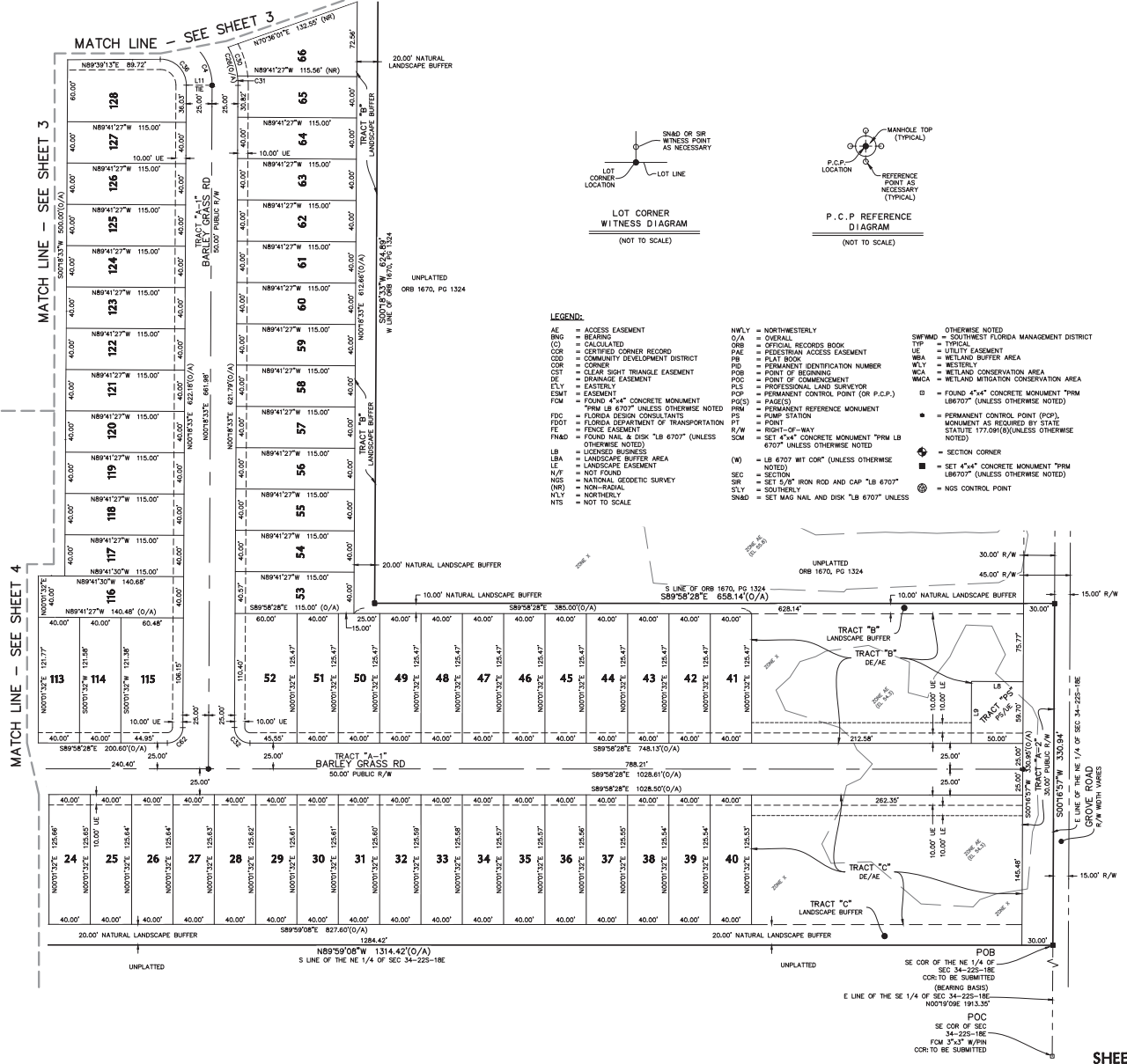
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	50.00'	79.11'	71.11'	N45°01'07"W	090°39'20"
C26	75.00'	118.67'	106.67'	N45°01'07"W	090°39'20"
C30	75.00'	29.54'	29.35'	S18°00'16"E	022°33'52"
C31	75.00'	9.20'	9.20'	S03°12'23"E	007°01'53"
C32	15.00'	23.64'	21.27'	S44°49'57"E	090°17'02"
C36	25.00'	39.56'	35.56'	N45°01'07"W	090°39'20"
O62	15.00'	23.49'	21.16'	N45°01'03"E	089°42'56"

LINE TABLE		
LINE	BEARING	LENGTH
L8	S89°58'54"E	50.00'
L9	N00°01'52"E	60.00'
L11	S89°41'27"E	25.00'



- LEGEND:**
- AE = ACCESS EASEMENT
 - AL = ALIENATION
 - BRG = BOUNDARY
 - CA = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CD = COMMUNITY DEVELOPMENT DISTRICT
 - CE = CORNER
 - CEA = CLEAR SIGHT TRIANGLE EASEMENT
 - CEM = EASEMENT
 - ETL = EAST/EST
 - ESM = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT
 - FLS = FOUND LB 6707 UNLESS OTHERWISE NOTED
 - FLS = FLORIDA DESIGN CONSULTANTS
 - FSOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - F = FENCE EASEMENT
 - FNAD = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LB = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/F = NOT FOUND
 - NS = NATIONAL GEODETIC SURVEY
 - N/R = NON-RADIAL
 - NLY = NORTHERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PER = PERMANENT ACCESS EASEMENT
 - PIB = PLAT BOOK
 - POS = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - POS(3) = PERMANENT REFERENCE MONUMENT
 - PSM = PUMP STATION
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "TRM LB 6707" UNLESS OTHERWISE NOTED
 - SWFMD = OTHERWISE NOTED
 - TFR = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMA = WETLAND MITIGATION CONSERVATION AREA
 - WUCA = WETLAND MITIGATION CONSERVATION AREA
 - W = FOUND 4"x4" CONCRETE MONUMENT "TRM LB6707" (UNLESS OTHERWISE NOTED)
 - WITCOR = PERMANENT CONTROL POINT (POP), MONUMENT AS REQUIRED BY STATE STATUTE 177.09(6)(UNLESS OTHERWISE NOTED)
 - 4" = SET 4"x4" CONCRETE MONUMENT "TRM LB 6707" UNLESS OTHERWISE NOTED
 - SECTION CORNER
 - LB 6707 WIT COR (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT "TRM LB6707" (UNLESS OTHERWISE NOTED)
 - NGS CONTROL POINT



FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.

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