

SPRING HILL UNIT 3

A SUBDIVISION IN SECTIONS 26, 27 & 28, T.23S., R.17E.
HERNANDO COUNTY, FLORIDA
SHEET 1 OF 7 SHEETS

DESCRIPTION: - Situated in Sections 26, 27 & 28, Township 23 South, Range 17 East, Hernando County, Florida, and more particularly described as follows:
Beginning at the Northwest Corner of Section 27, Township 23 South, Range 17 East, proceed S89°40'42"E 1322.94 feet along the North line of said Section 27 to the East line of the West 1/4 of the Northwest 1/4 of said Section 27, thence along this line S00°11'38"W 2683.55 feet to the North line of the South 1/4 of said Section 27, thence along this line S89°34'57"E 2645.77 feet, thence S00°11'30"W 125.00 feet, thence S00°18'19"W 60.00 feet, thence S00°25'08"W 342.22 feet, thence Southeast along a curve to the left having a radius of 445.00 feet and a central angle of 13°10'11" a distance of 101.12 feet; thence S12°36'14"E 569.20 feet; thence N77°23'45"E 396.28 feet; thence Northeast along a curve to the left having a radius of 1950.00 feet and a central angle of 18°40'03" a distance of 635.33 feet; thence N58°43'43"E 446.11 feet; thence S3°16'17"E 100.00 feet; thence S45°14'01"E 360.64 feet; thence S02°27'02"W 236.19 feet; thence S48°21'59"W 1525.00 feet;

thence N46°39'16"W 1262.07 feet, thence S67°53'18"W 1411.50 feet to the boundary of SPRING HILL UNIT 2 as recorded in P.B. _____, Pp. _____ thru _____, Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 2 the following courses: N66°34'55"W 251.23 feet, thence N07°24'08"W 570.00 feet, thence S82°35'52"W 1385.00 feet, thence West along a curve to the right having a radius of 1950.00 feet and a central angle of 24°19'31" a distance of 92.15 feet, thence N09°53'04"W 128.22 feet, thence N07°19'40"E 621.90 feet, thence N43°50'10"W 415.56 feet, thence DUE WEST 959.10 feet; thence DUE NORTH 2357.86 feet to the North line of Section 28, Township 23 South, Range 17 East; thence along this line S89°16'11"E 1079.85 feet to the Northeast Corner of said Section 28 and the Northwest Corner of Section 27, Township 23 South, Range 17 East, and the POINT OF BEGINNING, all lying and being in Hernando County, Florida and containing 339.05 acres more or less.

PLAT BOOK
AND PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this plat do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights of Way, Drainage Rights of Way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated on a monument

20 feet wide at Lot lines abutting and adjacent to all Lakes and Waterways and 10 feet wide at the rear of each lot and 6 feet wide at the sides of each lot is reserved to the THE DELTONA CORPORATION, its successors or assigns for the installation and maintenance of Utilities and Drainage Facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements, and where more than one lot is intended as a building site, or where parts of one or more lots is intended as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on February 19, 1967

By James E. Vessel Vice President
Attest: Wm. H. O'Dowd Jr. Past Secretary

ABSTRACTOR'S CERTIFICATE

I hereby certify that The Deltona Corporation is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida. This is the day of February 1967.

RESOLUTION

WHEREAS This plat was on this 20 day of Feb, 1967, submitted to the Board of County Commissioners of Hernando County for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and that the Dedication of all Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights of Way, Drainage Rights of Way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Rich. L. McLaughlin Clerk
By: James E. Vessel Chairman

CLERK'S CERTIFICATE

I, Rich. L. McLaughlin, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 20 day of February, 1967, in Plat Book 1, Pages 80 thru 86, File No. 76-3

Rich. L. McLaughlin
CLERK OF THE CIRCUIT COURT
Hernando County, Florida

STATE OF Florida COUNTY OF Dade
THIS IS TO CERTIFY, That on February 19, 1967, before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vessel and Wm. H. O'Dowd Jr., respectively Vice President and Assistant Secretary of the above named Deltona Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. James E. Vessel
NOTARY PUBLIC

My Commission Expires MARCH 9, 1970

SURVEYOR CERTIFICATE

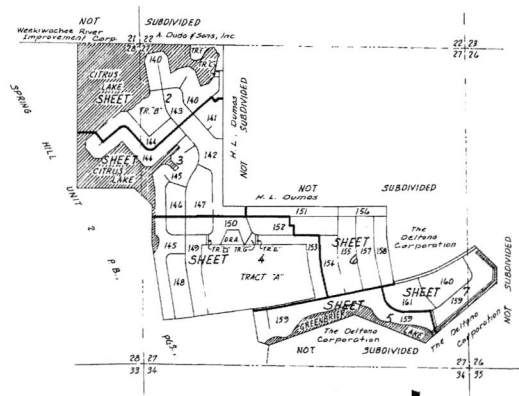
I, James R. Munn, hereby certify that I prepared this plat and that it is a correct representation of the lands platted, that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida, on the 17th day of Oct, 1960

James R. Munn
Registered Engineer No. 2282
Registered Land Surveyor No. 1232
State of Florida

ENGINEER'S NOTES:

All radii are 25 feet unless otherwise noted.
Distances on corner lots are to the intersection of black lines extended unless otherwise noted.

Bearings and coordinates shown are grid on the Florida Coordinate System West Zone.
D.R.O.W. - indicates Drainage Right-of-Way.
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
o - Indicates Permanent Reference Monuments at all street centerline intersections.



LOCATION & KEY MAP
SCALE 1"=1000'
(SHOWN INCA. DIMENSIONS)

PLAT BOOK
AND PAGE 83

SPRING HILL

UNIT 3

A SUBDIVISION IN SECTIONS 26, 27, 28, 29, R.1E.
HERNANDO COUNTY, FLORIDA

SHEET 4 OF 7 SHEETS
SCALE IN FEET
SCALE 1"=100'

