

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,

HERNANDO COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, RUN N89°33'47"E, 40.10 FEET TO THE WEST, RIGHT-OF-WAY LINE OF KETTERING ROAD, AND THE POINT OF BEGINNING, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S00°01'41"W, 120.66 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, THENCE ALONG SAID SOUTH LINE, RUN N87°39'42"W, 50.00 FEET, THENCE CONTINUE N87°39'42"W, 781.39 FEET, THENCE N00°02'02"E, 50.00 FEET, THENCE N54°36'31"E, 17.91 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 185.10 FEET, A CENTRAL ANGLE OF 48°24'50", AND A CHORD BEARING AND DISTANCE OF N09°22'25"W, 101.80 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 104.14 FEET, THENCE N32°38'18"E, 231.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 70°20'37", AND A CHORD BEARING AND DISTANCE OF N36°30'45"E, 451.28 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 455.01 FEET, THENCE N23°47'41"E, 391.30 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 70°28'42", AND A CHORD BEARING AND DISTANCE OF N07°46'40"W, 288.92 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 308.50 FEET, THENCE N28°44'45"E, 71.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 52°37'22", AND A CHORD BEARING AND DISTANCE OF N09°46'35"W, 38.42 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 38.43 FEET, THENCE N08°17'55"W, 135.08 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 87°31'45", AND A CHORD BEARING AND DISTANCE OF S80°08'23"W, 446.39 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 704.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 31°14'43", AND A CHORD BEARING AND DISTANCE OF S40°07'11"E, 8.08 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 8.18 FEET, THENCE S29°13'28"E, 80.00 FEET, THENCE N06°46'39"W, 11.79 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 19°02'40", AND A CHORD BEARING AND DISTANCE OF N07°05'23"E, 4.95 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 4.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 87°31'45", AND A CHORD BEARING AND DISTANCE OF S29°10'17"W, 23.06 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 23.07 FEET, THENCE S27°50'06"W, 33.08 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 56°23'40", AND A CHORD BEARING AND DISTANCE OF S58°01'50"W, 477.23 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 497.09 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 64°42'30", AND A CHORD BEARING AND DISTANCE OF S50°52'31"W, 434.25 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 439.89 FEET, THENCE N72°28'44"W, 90.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 04°08'00", AND A CHORD BEARING AND DISTANCE OF S53°07'18"W, 42.83 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 42.95 FEET, THENCE S12°33'37"W, 143.46 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 39°44'30", AND A CHORD BEARING AND DISTANCE OF S30°02'00"W, 281.28 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 285.28 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 17°02'37", AND A CHORD BEARING AND DISTANCE OF S39°01'00"W, 143.86 FEET, THENCE ALONG THE ARC OF SAID CURVE, RUN 144.39 FEET, THENCE N00°02'00"E, 122.25 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17, THENCE ALONG SAID WEST LINE, RUN N07°40'07"E, 103.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, RUN N00°00'24"E, 134.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SAID SECTION 17, RUN N89°39'02"E, 110.53 FEET, THENCE CONTINUE ALONG SAID NORTH LINE, S89°39'02"E, 110.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF KETTERING ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S00°01'41"W, 1324.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 110.59 ACRES MORE OR LESS.

RESOLUTION

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2012, 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 HEREON 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 _____, 2012.

FILE NUMBER _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM

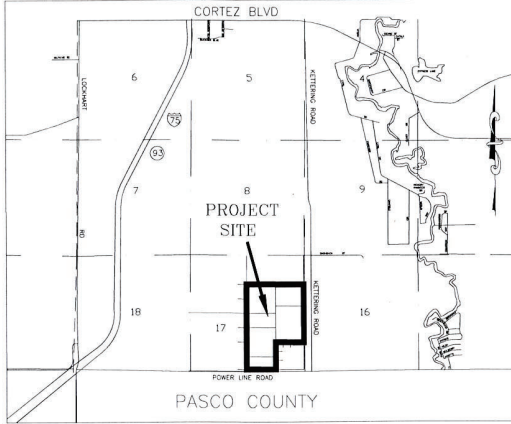
BY: _____ DATE: 12/11/12
COUNTY ATTORNEY

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATC FILE NO. 2189-6195618, AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATC FILE NO. 2189-6195618.

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: _____
DANIEL H. ROBERTS, AUTHORIZED SIGNATORY

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 04 7000
955 Commonwealth Blvd., Brooksville, FL 34601
Phone (352) 798-9423 Fax (352) 799-8356



VICINITY MAP

1. 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 S89°39'02"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. 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.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
4. 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.
5. FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT.

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

I, DANIEL J. RUTORSKY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 172, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT FOR THE COUNTY. THIS LIMITED CERTIFICATION TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 172, 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.

DANIEL J. RUTORSKY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 5742

DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

HERITAGE HOMES OF FLORIDA, INC. ("OWNER"), A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, DECLARES THAT THEY ARE THE FEE AND SIMPLE TITLE HOLDER OF THE LANDS HEREIN PLATTED, AND THE OWNER DOES HEREBY DEDICATE TO THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT ("CDD") ALL "DRAINAGE TRACTS," AND AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY ALL STREETS, RIGHTS-OF-WAYS, INCLUDING TRACT-1 AND TRACT-10 (FUTURE, R/W), AND OTHER PUBLIC AREAS, AS SET FORTH HEREON, FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE AND OPERATION OF SAID AREAS.

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 NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTION, UPGRADES, CONNECTIONS, MAINTENANCE AND OPERATION OF SAID UTILITIES AND SERVICE. IN ADDITION, THE OWNER DOES FURTHER DEDICATE TO THE CDD A NON-EXCLUSIVE PERPETUAL EASEMENT TO THE FOLLOWING:

- 1. ALL "BOUNDARY BUFFERS" AND "TREE EASEMENTS" TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE LANDSCAPING, HARDSCAPING, AND IRRIGATION IMPROVEMENTS.
- 2. ALL RIGHT-OF-WAY TRACTS FOR CDD PURPOSES.
- 3. ALL RIGHT-OF-WAY TRACTS, TRACT 8 (OPEN SPACE), AND UTILITY EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STREET LIGHT IMPROVEMENTS.

AND SAID OWNER FURTHER DOES 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 APPURTENANCES FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE, IN ITS WHOLE, ITS HEIRS, SUCCESSORS, AFFILIATES 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 ASSIGNED BY HERNANDO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE, IN ITS WHOLE, ITS HEIRS, SUCCESSORS, AFFILIATES 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 VACATED, VOIDED OR REVOKED.

AND SAID OWNER FURTHER DOES HEREBY DEDICATE, GRANT, AND CONVEY FEE TO SIMPLE TITLE TO THE "PUMP STATION TRACT" TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT TO BE OWNED AND MAINTAINED BY THE COUNTY FOR THE BENEFIT OF THE PUBLIC AS A LEFT STATION SITE.

AND SAID OWNER FURTHER DOES HEREBY DEDICATE TO THE HERNANDO COUNTY WATER AND SEWER DISTRICT, THE 30 FOOT FOREWATER EASEMENT LYING EAST OF THE PUMP STATION TRACT.

THE OWNER INTENDS TO DEDICATE AND CONVEY TRACTS 2, 3, 4, 5, 6, 7, and 8 TO THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT.

DRAINAGE TRACT-1, TRACT-2, TRACT-3, AND FUTURE RIGHT-OF-WAY TRACT 8-10 DEDICATED HEREON ARE HEREBY RESERVED TO THE OWNER FOR FUTURE DEVELOPMENT AND/OR, FOR COMMON AREA TRACTS, CONVEYANCE TO THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT OR TO THE BENTON HILLS HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE SUD DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETO, THE DULY AUTHORIZED BY ITS BOARD OF DIRECTORS, ON THE _____ DAY OF _____, 2012.

HERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION

STEVE HARDING
FLORIDA REGIONAL MANAGER
WITNESS
STATE OF _____
WITNESS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING PERSONALLY APPEARED STEVE HARDING, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION AS FLORIDA REGIONAL MANAGER OF HERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AND BEING DULY SWORN, ACKNOWLEDGED THAT AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH COMPANY HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH COMPANY AS THE ACT AND DEED OF SUCH COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CDD ACCEPTANCE AND ACKNOWLEDGMENT

BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTS THE DEDICATION AND ACKNOWLEDGES RESPONSIBILITY FOR MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH THE DEDICATION.

COMMUNITY DEVELOPMENT DISTRICT

NAME: _____ DATE: _____

NAME: CHAIR BOARD OF SUPERVISORS

NAME: _____ DATE: _____

NAME: SECRETARY

NAME: _____ DATE: _____

NAME: _____ DATE: _____

NAME: _____ DATE: _____

NAME: _____ DATE: _____

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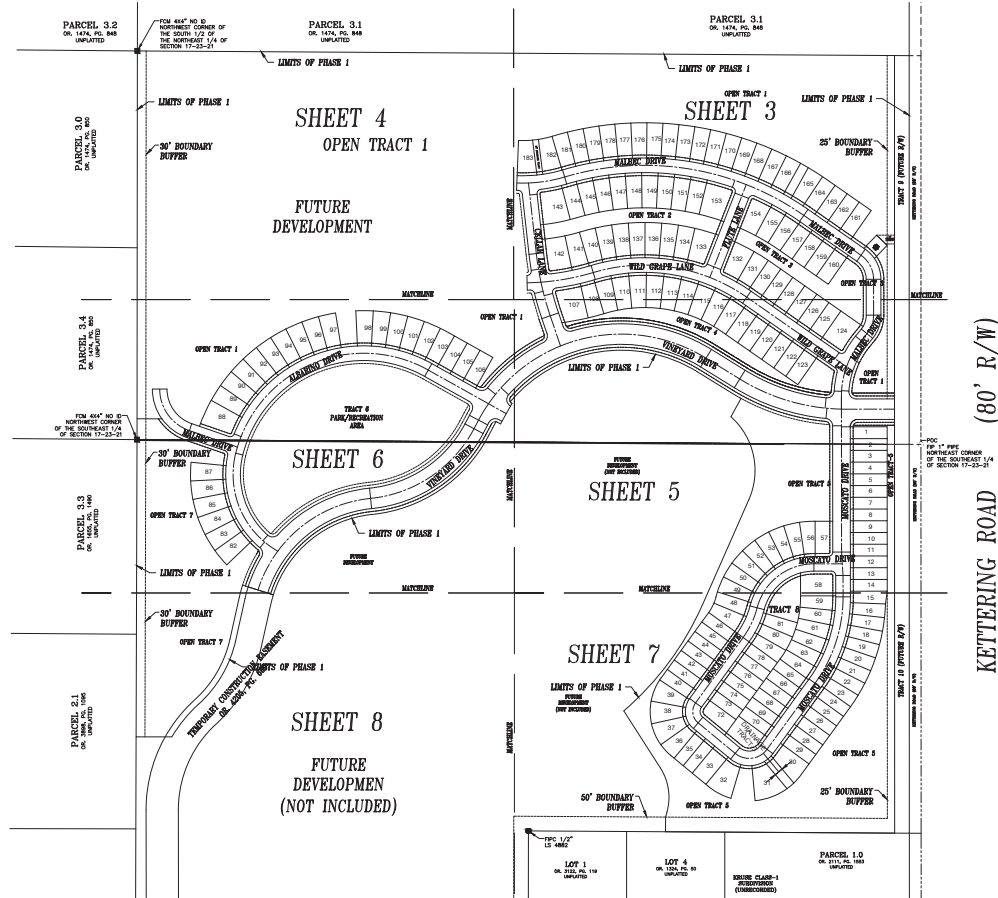
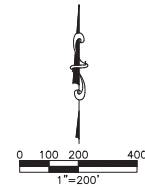
NAME: _____ DATE: _____

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA

KEY SHEET

PLAT BOOK :
AND PAGE :



GENERAL NOTES:

1. 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 S89°39'00"E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. 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.
5. 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.
6. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO LIE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AND FLOOD ZONE AE(19.2) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0156-E, EFFECTIVE DATE 01/15/2021 AND ALSO PANEL NUMBER 0158-D, EFFECTIVE DATE 02/02/2012.
7. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON RADIAL (NR).

PLAT PREPARED BY:

COASTAL ENGINEERING
Associates, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7900
966 Condrighit Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ID = IDENTIFICATION

LEGEND AND ABBREVIATIONS:

LS = LICENSED SURVEYOR
LB = LICENSED BUSINESS
OR = OFFICIAL RECORD
PG = PAGE

LEGEND AND ABBREVIATIONS:

FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIN, NO ID
FIPC = FOUND IRON PIN AND CAP
R/W = RIGHT-OF-WAY

LEGEND AND ABBREVIATIONS:

■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8" LB #7200)

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C02	55.107	1000.00	234.47°	S87°32'47"E	59.007
C03	88.817	1000.00	470.02°	S89°17'07"E	98.857
C04	40.237	875.00	737.38°	S08°07'19"E	60.247
C07	118.887	1000.00	674.41°	S12°27'34"E	118.817
C102	148.837	810.00	917.57°	N89°16'34"E	153.037
C103	405.237	810.00	389.45°	N87°38'24"E	397.877
C104	143.237	810.00	1377.24°	N81°05'40"E	142.847
C105	181.017	840.00	1272.90°	N79°32'59"E	181.167
C106	47.137	840.00	71.70°	N87°20'55"E	47.187
C107	20.387	15.00	777.00°	N82°40'10"E	18.807
C108	25.747	15.00	887.22°	N39°40'35"E	20.217
C109	25.407	15.00	877.00°	N39°40'35"E	20.407
C110	82.737	860.00	873.92°	N79°37'40"E	82.787
C111	48.807	860.00	717.00°	N79°18'35"E	48.837
C112	4.407	860.00	27.94°	N79°18'35"E	4.447
C113	54.817	860.00	970.95°	N78°03'00"E	54.937
C114	40.807	860.00	978.11°	N81°14'30"E	40.827
C115	40.807	860.00	978.11°	N87°38'49"E	40.827
C116	40.807	860.00	978.11°	N82°03'00"E	40.827
C117	40.807	860.00	978.11°	N80°37'30"E	40.827
C118	40.807	860.00	978.11°	N74°23'41"E	40.827
C119	40.807	860.00	978.11°	N82°03'00"E	40.827
C120	40.807	860.00	978.11°	N82°38'10"E	40.827
C121	44.807	860.00	4737.67°	N87°18'30"E	44.787
C124	22.707	15.00	887.74°	N87°04'47"E	20.857
C125	73.607	810.00	877.98°	N87°04'47"E	73.607
C126	58.527	810.00	4717.06°	N79°50'46"E	58.527
C127	6.707	810.00	278.78°	N72°25'54"E	6.707

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C166	49.037	805.00	723.78°	S87°40'30"E	49.037
C167	49.037	805.00	723.78°	S87°40'30"E	49.037
C168	49.037	805.00	723.78°	N89°21'14"E	49.037
C169	49.037	805.00	723.78°	N81°31'03"E	49.037
C170	49.037	805.00	723.78°	N78°13'13"E	49.037
C171	49.037	805.00	723.78°	N73°38'13"E	49.037
C172	24.237	15.00	887.10°	N84°40'17"E	21.477
C173	80.037	870.00	973.10°	N73°13'03"E	80.037
C174	56.417	805.00	723.78°	N73°13'03"E	56.417
C175	56.417	805.00	723.78°	N81°31'03"E	56.417
C176	56.417	805.00	723.78°	N89°21'14"E	56.417
C177	56.417	805.00	723.78°	N87°04'47"E	56.417
C178	56.417	805.00	723.78°	N87°40'17"E	56.417
C179	56.417	805.00	723.78°	N84°10'32"E	56.417
C180	56.417	805.00	723.78°	S89°40'14"E	56.417
C181	56.417	805.00	723.78°	S77°11'00"E	56.417
C182	33.007	200.00	720.47°	S74°23'10"E	33.007
C183	18.807	15.00	202.40°	N07°33'24"E	18.807
C184	71.007	820.00	740.17°	N07°17'35"E	71.007
C185	23.407	15.00	887.74°	S87°04'47"E	21.127
C186	21.407	15.00	877.00°	N47°19'30"E	19.877
C187	47.807	870.00	978.23°	N87°10'47"E	47.797
C188	20.007	470.00	720.40°	N87°10'47"E	20.007
C189	47.807	870.00	978.23°	N77°38'30"E	47.797
C190	1.987	470.00	871.14°	N77°38'30"E	1.987
C191	48.807	870.00	740.28°	S74°44'19"E	48.797
C192	48.707	870.00	721.74°	S77°03'30"E	48.707
C193	48.707	870.00	721.74°	S87°24'33"E	48.707

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C222	54.737	1080.00	271.74°	S89°07'50"E	54.737
C223	54.737	1080.00	271.74°	S89°07'50"E	54.737
C224	54.737	1080.00	271.74°	S89°07'50"E	54.737
C225	54.737	1080.00	271.74°	S87°44'19"E	54.737
C226	54.737	1080.00	271.74°	S89°07'50"E	54.737
C227	54.737	1080.00	271.74°	S77°30'50"E	54.737
C228	53.707	1080.00	274.78°	S74°44'19"E	53.707
C229	1.407	1080.00	274.78°	S77°30'50"E	1.407
C230	47.807	1080.00	740.91°	S77°30'50"E	47.807
C231	20.007	200.00	717.42°	N82°57'47"E	20.007
C232	48.807	870.00	740.47°	N89°10'17"E	48.807
C233	117.177	1080.00	189.47°	N82°48'47"E	118.447
C234	86.107	1080.00	973.18°	N89°24'47"E	86.107
C235	194.717	870.00	187.94°	N82°48'47"E	194.037
C236	876.797	870.00	973.18°	N89°24'47"E	867.047
C237	573.807	860.00	387.94°	N89°10'17"E	564.747
C238	86.407	860.00	974.93°	N77°10'10"E	86.407
C239	126.377	860.00	117.73°	N77°10'10"E	126.377
C240	508.347	860.00	387.17°	N89°24'47"E	501.387
C241	476.827	860.00	387.17°	N89°24'47"E	468.787
C242	126.377	860.00	117.73°	N77°10'10"E	126.377
C243	831.947	860.00	387.94°	N89°24'47"E	819.847
C244	126.377	860.00	117.73°	N77°10'10"E	126.377
C245	35.077	860.00	473.00°	N89°10'17"E	35.077
C246	173.287	860.00	897.17°	N77°10'10"E	173.287
C247	528.077	860.00	973.18°	N89°24'47"E	528.077
C248	45.117	860.00	473.00°	N89°10'17"E	45.117
C249	57.207	860.00	473.00°	N89°10'17"E	57.207

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C194	41.737	835.00	740.97°	S89°17'30"E	41.737
C195	46.117	835.00	770.02°	S89°17'30"E	46.117
C196	46.117	835.00	770.02°	S87°38'24"E	46.117
C197	46.117	835.00	770.02°	N89°16'34"E	46.117
C198	46.117	835.00	770.02°	N87°38'24"E	46.117
C199	46.117	835.00	770.02°	N83°07'19"E	46.117
C200	46.117	835.00	770.02°	N79°32'59"E	46.117
C201	53.307	835.00	747.07°	N79°32'59"E	53.307
C202	22.847	15.00	887.00°	S81°48'31"E	20.507
C203	22.847	15.00	887.00°	N82°40'35"E	20.507
C204	81.707	765.00	770.17°	N79°30'15"E	81.707
C205	57.207	765.00	770.17°	N83°07'19"E	57.207
C206	57.207	765.00	770.17°	N87°38'24"E	57.207
C207	57.207	765.00	770.17°	N89°16'34"E	57.207
C208	57.207	765.00	770.17°	N87°38'24"E	57.207
C209	57.207	765.00	770.17°	N83°07'19"E	57.207
C210	57.207	765.00	770.17°	N81°05'40"E	57.207
C211	57.207	765.00	770.17°	N79°32'59"E	57.207
C212	57.207	765.00	770.17°	N77°30'55"E	57.207
C213	57.207	765.00	770.17°	N74°23'41"E	57.207
C214	57.207	765.00	770.17°	N72°25'54"E	57.207
C215	57.207	765.00	770.17°	N69°24'47"E	57.207
C216	57.207	765.00	770.17°	N66°23'41"E	57.207
C217	57.207	765.00	770.17°	N63°22'35"E	57.207
C218	57.207	765.00	770.17°	N60°21'29"E	57.207
C219	57.207	765.00	770.17°	N57°20'23"E	57.207
C220	57.207	765.00	770.17°	N54°19'17"E	57.207

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C194	46.707	875.00	751.74°	S87°16'47"E	46.707
C195	46.707	875.00	751.74°	S89°04'40"E	46.707
C196	46.707	875.00	751.74°	S89°04'40"E	46.707
C197	46.707	875.00	751.74°	N89°07'30"E	46.707
C198	46.707	875.00	751.74°	N89°10'30"E	46.707
C199	46.707	875.00	751.74°	N87°13'30"E	46.707
C200	46.707	875.00	751.74°	N82°16'47"E	46.707
C201	46.707	875.00	751.74°	N77°19'15"E	46.707
C202	46.707	875.00	751.74°	N72°21'45"E	46.707
C203	46.707	875.00	751.74°	N67°24'15"E	46.707
C204	46.707	875.00	751.74°	N62°26'45"E	46.707
C205	46.707	875.00	751.74°	N57°29'15"E	46.707
C206	46.707	875.00	751.74°	N52°31'45"E	46.707
C207	46.707	875.00	751.74°	N47°34'15"E	46.707
C208	46.707	875.00	751.74°	N42°36'45"E	46.707
C209	46.707	875.00	751.74°	N37°39'15"E	46.707
C210	46.707	875.00	751.74°	N32°41'45"E	46.707
C211	46.707	875.00	751.74°	N27°44'15"E	46.707
C212	46.707	875.00	751.74°	N22°46'45"E	46.707
C213	46.707	875.00	751.74°	N17°49'15"E	46.707
C214	46.707	875.00	751.74°	N12°51'45"E	46.707
C215	46.707	875.00	751.74°	N7°54'15"E	46.707
C216	46.707	875.00	751.74°	N2°56'45"E	46.707
C217	46.707	875.00	751.74°	N0°59'15"E	46.707
C218	46.707	875.00	751.74°	N0°59'15"E	46.707
C219	46.707	875.00	751.74°	N0°59'15"E	46.707
C220	46.707	875.00	751.74°	N0°59'15"E	46.707

CURVE	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD
C222	83.137	765.00	872.13°	N87°30'50"E	83.607
C223	83.137	765.00	872.13°	N87°30'50"E	83.607
C224	11.387	765.00	872.13°	N87°30'50"E	11.387
C225	150.327	765.00	173.03°	N87°30'50"E	150.327
C226	86.207	805.00	497.39°	N87°14'40"E	86.207
C227	49.037	805.00	723.78°	N87°10'47"E	49.037
C228	144.807	805.00	714.07°	N87°10'47"E	144.807
C229	23.027	15.00	887.10°	S87°10'47"E	21.677
C230	23.027	15.00	887.10°	S87°10'47"E	21.677
C231	176.807	805.00	179.67°	N87°30'50"E	176.317
C232	224.127	805.00	179.67°	N87°30'50"E	223.637
C233	86.037	805.00	897.14°	N87°30'50"E	86.037
C234	86.417	805.00	723.78°	N87°10'47"E	86.417
C235	53.847	805.00	719.51°	N87°40'17"E	53.847
C236	86.107	100.00	100.00°	N87°30'50"E	86.107
C237	73.077	76.00	100.00°	N87°30'50"E	73.077
C238	126.127	126.00	100.00°	N87°30'50"E	126.127
C239	83.137	126.00	100.00°	N87°30'50"E	83.137
C240	86.517	100.00	100.00°	N87°30'50"E	86.517
C241	86.487	870.00	470.14°	S14°48'37"E	86.487

LEGEND AND ABBREVIATIONS:

- = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
- = SET IRON PIN AND CAP (5/8" R/W LB #7200)
-

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,

HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C08	248.87	585.00	24°10'44"	S09°50'41"W	248.87
C09	238.17	500.00	24°14'50"	S07°15'45"W	238.17
C01	777.28	515.00	79°52'41"	S81°40'44"W	681.23
C02	35.71	35.00	81°50'48"	N02°00'29"E	35.70
C03	514.86	500.00	124°48'41"	N07°12'22"E	478.87
C04	493.59	585.00	48°19'23"	N02°27'38"W	478.87
C05	284.38	585.00	28°44'25"	S71°10'37"E	284.38
C06	332.31	725.00	18°18'48"	S77°44'17"E	332.31
C07	118.88	1000.00	8°48'41"	S10°23'24"E	118.87
C08	365.82	660.00	30°22'31"	S72°29'14"E	365.82
C09	45.40	35.00	82°42'58"	N09°36'11"E	45.39
C100	63.87	338.00	17°11'54"	S08°17'45"W	63.87
C101	18.21	15.00	88°34'24"	N03°18'40"W	17.23
C102	44.80	585.00	4°23'18"	N03°18'28"W	44.79
C103	35.81	485.00	9°37'18"	N03°18'28"W	35.82
C104	48.40	485.00	9°58'11"	N03°20'19"W	48.40
C105	48.40	485.00	9°58'11"	N03°27'30"W	48.40
C106	48.40	485.00	9°58'11"	N03°27'30"W	48.40
C107	48.40	485.00	9°58'11"	N03°27'30"W	48.40
C108	48.40	485.00	9°58'11"	N03°27'30"W	48.40
C109	48.40	485.00	9°58'11"	N03°27'30"W	48.40
C110	44.18	485.00	8°28'39"	S79°58'10"W	44.17
C111	4.51	853.38	9°16'15"	N03°28'14"E	4.51
C112	55.34	853.38	9°16'15"	N03°28'14"E	55.33
C113	91.31	853.38	9°16'15"	N03°40'30"E	91.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C114	151.14	853.38	9°10'38"	N07°52'10"E	151.02
C115	418.44	853.38	31°17'17"	N07°52'10"E	418.41
C116	42.38	75.00	31°50'10"	N10°58'38"E	42.38
C117	68.52	105.00	38°15'24"	N10°54'16"E	67.18
C118	85.84	125.00	38°15'24"	N10°54'16"E	83.88
C119	14.80	75.00	61°15'12"	N02°00'12"E	14.79
C120	61.82	325.00	10°50'41"	S32°48'27"W	61.82
C121	102.19	300.00	19°30'58"	S02°58'28"W	102.18
C122	25.37	15.00	90°12'44"	N03°07'02"E	25.36
C123	170.05	275.00	35°25'48"	S01°28'10"W	167.30
C124	103.38	300.00	19°44'24"	S09°48'17"W	103.87
C125	40.34	25.00	99°48'58"	S42°58'37"E	38.52
C126	36.88	25.00	94°31'06"	N47°18'30"E	33.82
C127	39.27	25.00	90°00'00"	S44°58'38"W	35.38
C128	55.23	345.00	9°10'18"	S02°58'28"W	55.17
C129	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C130	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C131	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C132	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C133	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C134	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C135	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C136	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C137	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C138	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C139	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C140	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C141	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C142	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C143	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C144	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C145	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C146	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C147	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C148	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C149	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C150	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C151	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C152	55.23	345.00	9°10'18"	S01°58'18"W	55.17
C153	55.23	345.00	9°10'18"	S01°58'18"W	55.17

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C154	38.02	225.00	9°10'18"	S48°40'47"W	35.88
C155	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C156	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C157	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C158	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C159	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C160	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C161	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C162	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C163	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C164	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C165	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C166	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C167	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C168	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C169	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C170	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C171	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C172	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C173	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C174	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C175	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C176	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C177	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C178	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C179	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C180	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C181	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C182	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C183	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C184	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C185	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C186	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C187	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C188	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C189	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C190	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C191	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C192	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C193	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C194	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C195	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C196	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C197	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C198	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C199	38.02	225.00	9°10'18"	S49°30'23"W	35.88
C200	38.02	225.00	9°10'18"	S49°30'23"W	35.88

LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
FIP = FOUND IRON PIN, NO ID
R/W = RIGHT-OF-WAY

LEGEND AND ABBREVIATIONS:

■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
○ = FOUND IRON PIN & CAP (AS SHOWN)
● = SET IRON PIN AND CAP (5/8" LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

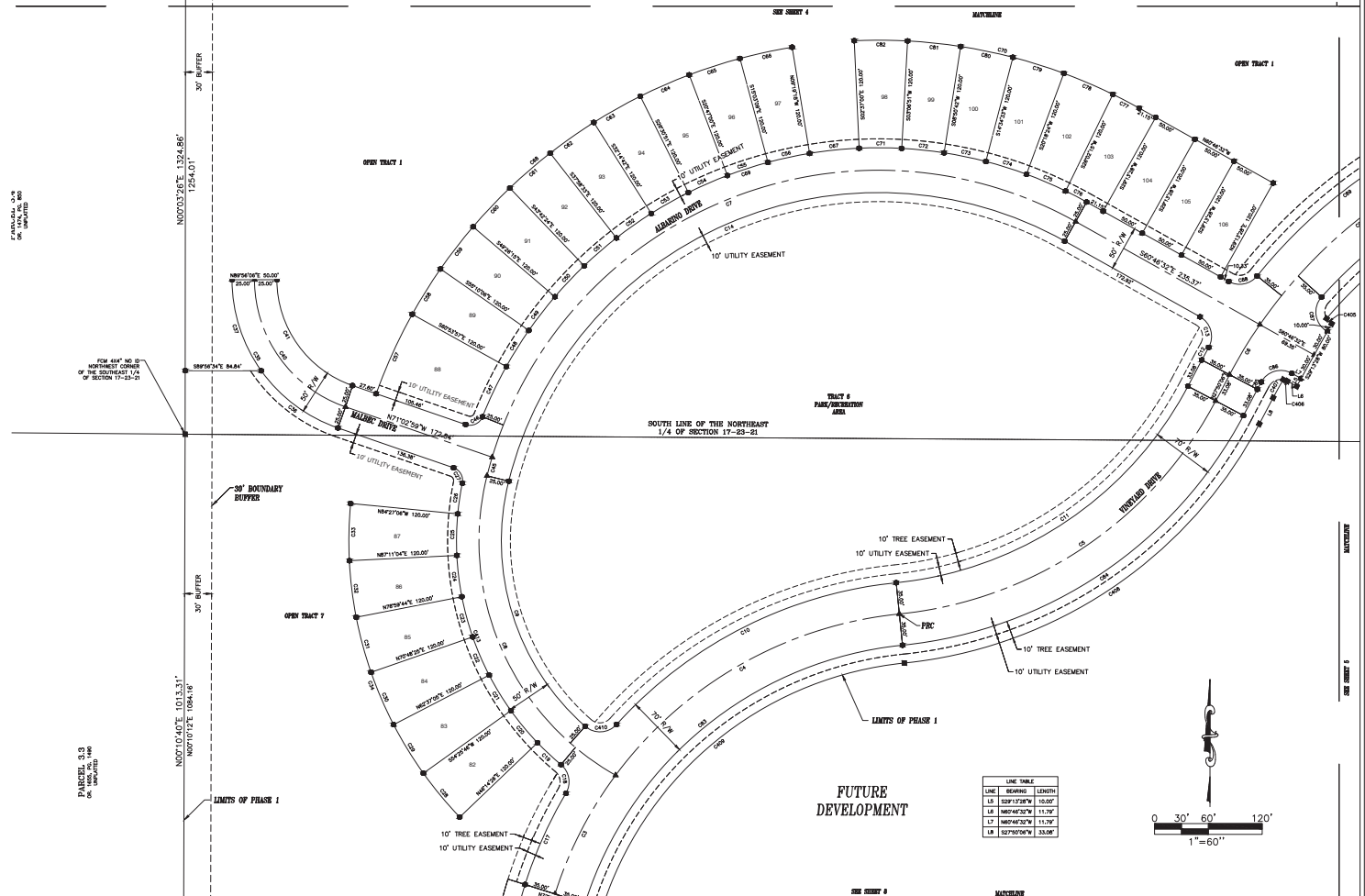
PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7000
966 Candlelight Blvd., Brooksville, FL 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA

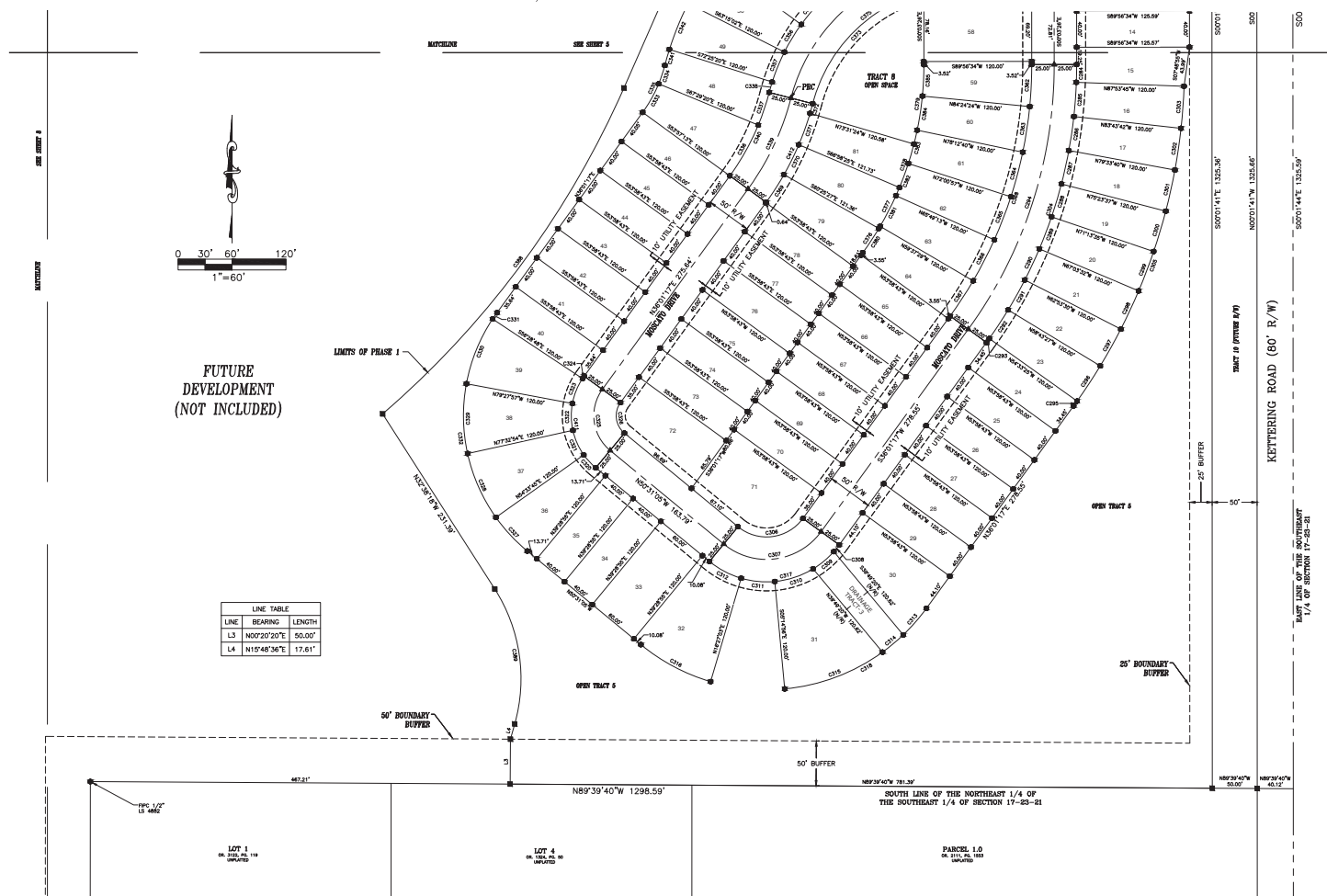
PLAT BOOK :
AND PAGE :

CURVE TABLE			
CURVE	LENGTH	BEARING	CHORD
C3	149.20'	S87°01'30"W	148.60'
C4	374.64'	S72°02'00"W	363.81'
C5	442.82'	S67°02'00"W	429.38'
C6	65.29'	S37°14'00"W	63.38'
C7	804.53'	S68°02'30"W	791.58'
C8	360.30'	S43°03'00"W	353.39'
C9	301.00'	S72°02'00"W	296.20'
C10	357.47'	S42°13'45"W	349.43'
C11	458.47'	S62°34'00"W	445.76'
C12	13.99'	S72°02'00"W	13.89'
C13	26.35'	S67°02'30"W	25.81'
C14	780.17'	S68°02'30"W	775.15'
C15	111.70'	S71°42'00"W	111.40'
C16	35.38'	S70°04'30"W	35.01'
C17	35.81'	S71°03'15"W	35.49'
C18	46.40'	S71°11'00"W	46.01'
C19	46.40'	S71°11'00"W	46.01'
C20	46.40'	S71°11'00"W	46.01'
C21	46.40'	S71°11'00"W	46.01'
C22	46.40'	S71°11'00"W	46.01'
C23	46.40'	S71°11'00"W	46.01'
C24	46.40'	S71°11'00"W	46.01'
C25	46.37'	S70°21'00"W	45.93'
C26	34.61'	S70°04'30"W	34.29'
C27	21.28'	S72°02'00"W	21.17'
C28	63.60'	S71°11'00"W	63.20'
C29	63.60'	S71°11'00"W	63.20'
C30	63.60'	S71°11'00"W	63.20'
C31	63.60'	S71°11'00"W	63.20'
C32	63.60'	S71°11'00"W	63.20'
C33	63.60'	S71°11'00"W	63.20'
C34	361.00'	S71°11'00"W	357.28'
C35	216.80'	S70°04'30"W	213.03'
C36	108.00'	S70°04'30"W	106.38'
C37	108.00'	S70°04'30"W	106.38'
C38	186.00'	S70°04'30"W	183.27'
C39	186.00'	S70°04'30"W	183.27'
C40	186.00'	S70°04'30"W	183.27'
C41	186.00'	S70°04'30"W	183.27'
C42	186.00'	S70°04'30"W	183.27'
C43	186.00'	S70°04'30"W	183.27'
C44	186.00'	S70°04'30"W	183.27'
C45	186.00'	S70°04'30"W	183.27'
C46	186.00'	S70°04'30"W	183.27'
C47	186.00'	S70°04'30"W	183.27'
C48	186.00'	S70°04'30"W	183.27'
C49	186.00'	S70°04'30"W	183.27'
C50	186.00'	S70°04'30"W	183.27'
C51	186.00'	S70°04'30"W	183.27'
C52	186.00'	S70°04'30"W	183.27'
C53	186.00'	S70°04'30"W	183.27'
C54	186.00'	S70°04'30"W	183.27'
C55	186.00'	S70°04'30"W	183.27'
C56	186.00'	S70°04'30"W	183.27'
C57	186.00'	S70°04'30"W	183.27'
C58	186.00'	S70°04'30"W	183.27'
C59	186.00'	S70°04'30"W	183.27'
C60	186.00'	S70°04'30"W	183.27'
C61	186.00'	S70°04'30"W	183.27'
C62	186.00'	S70°04'30"W	183.27'
C63	186.00'	S70°04'30"W	183.27'
C64	186.00'	S70°04'30"W	183.27'
C65	186.00'	S70°04'30"W	183.27'
C66	186.00'	S70°04'30"W	183.27'
C67	186.00'	S70°04'30"W	183.27'
C68	186.00'	S70°04'30"W	183.27'
C69	186.00'	S70°04'30"W	183.27'
C70	186.00'	S70°04'30"W	183.27'
C71	186.00'	S70°04'30"W	183.27'
C72	186.00'	S70°04'30"W	183.27'
C73	186.00'	S70°04'30"W	183.27'
C74	186.00'	S70°04'30"W	183.27'
C75	186.00'	S70°04'30"W	183.27'
C76	186.00'	S70°04'30"W	183.27'
C77	186.00'	S70°04'30"W	183.27'
C78	186.00'	S70°04'30"W	183.27'
C79	186.00'	S70°04'30"W	183.27'
C80	186.00'	S70°04'30"W	183.27'
C81	186.00'	S70°04'30"W	183.27'
C82	186.00'	S70°04'30"W	183.27'
C83	186.00'	S70°04'30"W	183.27'
C84	186.00'	S70°04'30"W	183.27'
C85	186.00'	S70°04'30"W	183.27'
C86	186.00'	S70°04'30"W	183.27'
C87	186.00'	S70°04'30"W	183.27'
C88	186.00'	S70°04'30"W	183.27'
C89	186.00'	S70°04'30"W	183.27'
C90	186.00'	S70°04'30"W	183.27'
C91	186.00'	S70°04'30"W	183.27'
C92	186.00'	S70°04'30"W	183.27'
C93	186.00'	S70°04'30"W	183.27'
C94	186.00'	S70°04'30"W	183.27'
C95	186.00'	S70°04'30"W	183.27'
C96	186.00'	S70°04'30"W	183.27'
C97	186.00'	S70°04'30"W	183.27'
C98	186.00'	S70°04'30"W	183.27'
C99	186.00'	S70°04'30"W	183.27'
C100	186.00'	S70°04'30"W	183.27'



PLAT BOOK :
AND PAGE :

CURVE	LENGTH	POSUS	DATE	CURVE	LENGTH	POSUS	DATE
0386	18.99	52.520	21/01/87	0391	16.71	52.520	21/01/87
0387	18.99	52.520	21/01/87	0392	16.71	52.520	21/01/87
0388	38.19	52.520	4/10/87	0393	38.19	52.520	4/10/87
0389	38.19	52.520	4/10/87	0394	38.19	52.520	4/10/87
0390	38.19	52.520	4/10/87	0395	38.19	52.520	4/10/87
0391	38.19	52.520	4/10/87	0396	38.19	52.520	4/10/87
0392	38.19	52.520	4/10/87	0397	38.19	52.520	4/10/87
0393	52.52	16.71	03/04/87	0400	52.52	16.71	03/04/87
0394	52.52	16.71	03/04/87	0401	52.52	16.71	03/04/87
0395	63.81	64.500	4/10/87	0402	63.81	64.500	4/10/87
0396	63.81	64.500	4/10/87	0403	63.81	64.500	4/10/87
0397	63.81	64.500	4/10/87	0404	63.81	64.500	4/10/87
0398	63.81	64.500	4/10/87	0405	63.81	64.500	4/10/87
0399	63.81	64.500	4/10/87	0406	63.81	64.500	4/10/87
0400	63.81	64.500	4/10/87	0407	63.81	64.500	4/10/87
0401	63.81	64.500	4/10/87	0408	63.81	64.500	4/10/87
0402	53.59	52.520	21/01/87	0409	53.59	52.520	21/01/87
0403	53.59	52.520	21/01/87	0410	53.59	52.520	21/01/87
0404	122.34	122.34	03/07/87	0411	122.34	122.34	03/07/87
0405	122.34	122.34	03/07/87	0412	122.34	122.34	03/07/87
0406	10.11	10.11	10/01/87	0413	10.11	10.11	10/01/87
0407	42.59	10.11	29/04/87	0414	42.59	10.11	29/04/87
0408	42.59	10.11	29/04/87	0415	42.59	10.11	29/04/87
0409	42.59	10.11	29/04/87	0416	42.59	10.11	29/04/87
0410	33.30	22.020	10/10/87	0417	33.30	22.020	10/10/87
0411	33.30	22.020	10/10/87	0418	33.30	22.020	10/10/87
0412	11.77	11.77	01/01/87	0419	11.77	11.77	01/01/87
0413	11.77	11.77	01/01/87	0420	11.77	11.77	01/01/87
0414	11.77	11.77	01/01/87	0421	11.77	11.77	01/01/87
0415	184.52	184.52	02/07/87	0422	184.52	184.52	02/07/87
0416	184.52	184.52	02/07/87	0423	184.52	184.52	02/07/87
0417	184.52	184.52	02/07/87	0424	184.52	184.52	02/07/87
0418	184.52	184.52	02/07/87	0425	184.52	184.52	02/07/87
0419	19.74	19.74	10/09/87	0426	19.74	19.74	10/09/87
0420	30.09	30.09	22/09/87	0427	30.09	30.09	22/09/87
0421	30.09	30.09	22/09/87	0428	30.09	30.09	22/09/87
0422	30.09	30.09	22/09/87	0429	30.09	30.09	22/09/87
0423	30.09	30.09	22/09/87	0430	30.09	30.09	22/09/87
0424	30.09	30.09	22/09/87	0431	30.09	30.09	22/09/87
0425	78.23	10.11	29/04/87	0432	78.23	10.11	29/04/87
0426	78.23	10.11	29/04/87	0433	78.23	10.11	29/04/87
0427	78.23	10.11	29/04/87	0434	78.23	10.11	29/04/87
0428	78.23	10.11	29/04/87	0435	78.23	10.11	29/04/87
0429	83.51	10.11	29/04/87	0436	83.51	10.11	29/04/87
0430	83.51	10.11	29/04/87	0437	83.51	10.11	



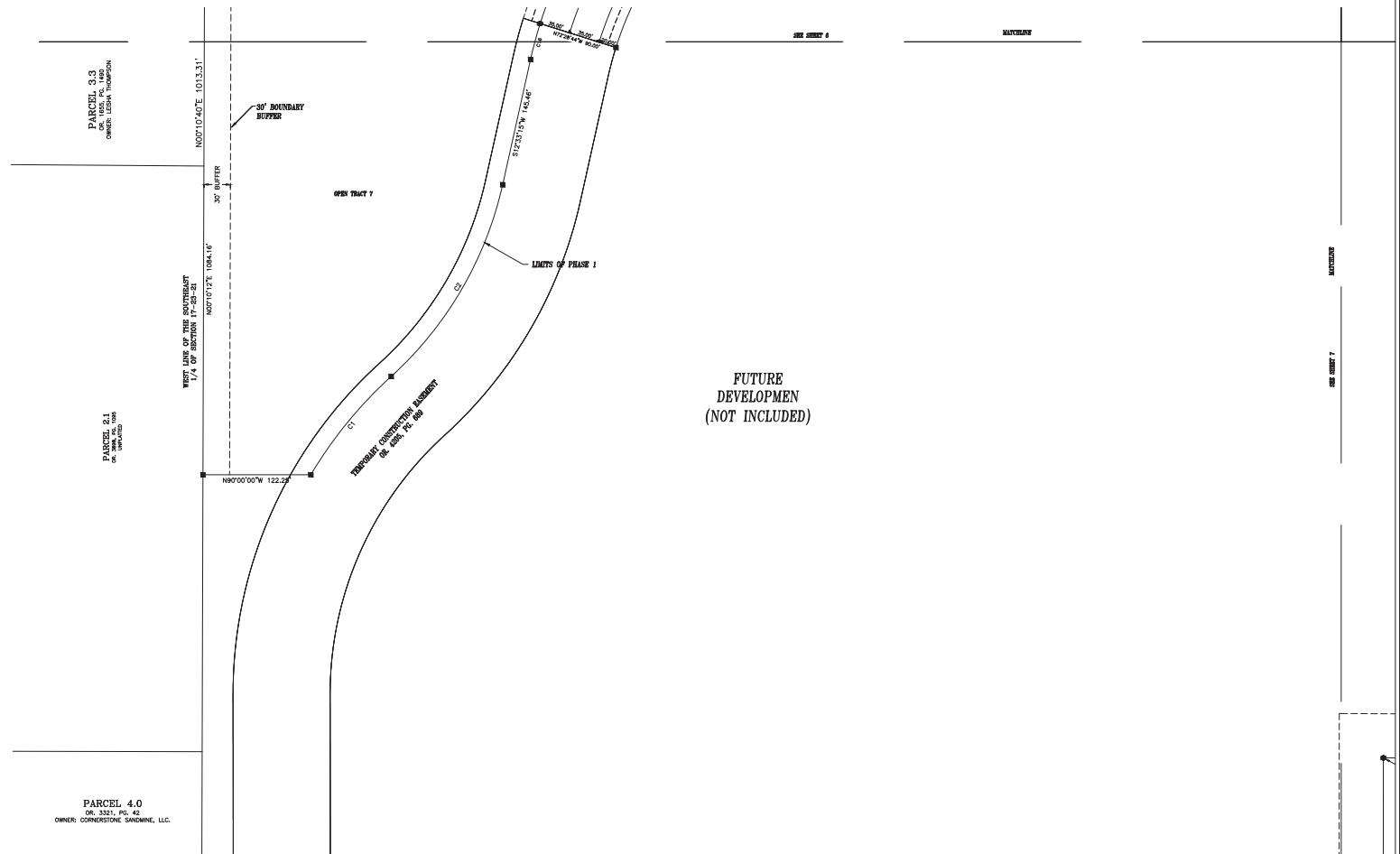
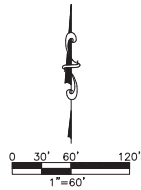
LEGEND AND ABBREVIATIONS:

□ = FOUND CONCRETE MONUMENT
■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
● = SET IRON PIN AND CAP (5/8" IR LB #7200)
▲ = SET NAIL AND DISK PCP (LB #7200)

BENTON HILLS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	143.28'	485.00'	175°53'39"	S33°18'00"W	143.88'
C2	58.50'	415.00'	30°14'00"	S33°10'00"W	59.30'
C3	42.80'	485.00'	43°58'00"	S19°00'18"W	42.87'

PARCEL 4.0
OR. 3321, PG. 42
OWNER: CORNERSTONE SANDWICH, LLC.

PLAT PREPARED BY:
COASTAL ENGINEERING
Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7200
966 Candlelight Blvd., Brooksville, FL. 34601
Phone:(352) 796-9423 Fax:(352) 799-8359

LEGEND AND ABBREVIATIONS:
 □ = FOUND CONCRETE MONUMENT
 ■ = SET 4"x4" CONCRETE MONUMENT PRM (LB #7200)
 ● = SET IRON PIN AND CAP (5/8"IR LB #7200)
 ▲ = SET NAIL AND DISK PCP (LB #7200)

LEGEND AND ABBREVIATIONS:
 OR. = OFFICIAL RECORD
 PG. = PAGE

BENTON HILLS PH-1
SHEET 8 OF 8