

SUNCOAST LANDING PHASE 2

BEING A REPLAT OF TRACT L OF SUNCOAST LANDING PHASE 1, AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE

LEGAL DESCRIPTION:

ALL OF TRACT L, SUNCOAST LANDING PHASE 1, AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT L, SUNCOAST LANDING PHASE 1, AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH, EAST, SOUTH AND WEST LINES OF SAID TRACT L, RESPECTIVELY, THE FOLLOWING ELEVON (11) COURSES: (1) SOUTH 89°44'55" EAST, FOR 424.83 FEET; (2) SOUTH 00°17'12" WEST, FOR 84.00 FEET; (3) SOUTH 89°44'55" EAST, FOR 385.50 FEET TO A POINT ON A CURVE TO THE RIGHT; (4) SOUTHEASTERLY, 23.56 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°20'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°52'22" EAST, FOR 21.21 FEET; (5) SOUTH 00°14'11" WEST, FOR 244.66 FEET; (6) SOUTH 89°02'12" EAST, FOR 5.87 FEET; (7) SOUTH 00°54'45" WEST, FOR 140.00 FEET; (8) NORTH 89°02'12" WEST, FOR 931.81 FEET; (9) NORTH 00°04'45" EAST, FOR 75.00 FEET; (10) NORTH 89°02'12" WEST, FOR 108.33 FEET; (11) NORTH 00°17'32" EAST, FOR 712.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.857 ACRES.

DEDICATION:

TRI-COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION, AS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS PLAT OF SUNCOAST LANDING PHASE 2, DOES HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY ALL STREETS AND RIGHTS-OF-WAY AS DEPICTED HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANTS, THEIR SUCCESSORS AND ASSIGNS AND GRANTED TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NONEXCLUSIVE 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 THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FINE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SERVICE STORAGE PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DESCRIBED ON THIS PLAT; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 UNTO, 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 THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES INCLUDING, BUT NOT LIMITED TO, ANY PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES (HEREIN, 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.

TRI-COUNTY DEVELOPMENT, INC. A FLORIDA CORPORATION

BY: ALEX DEER, PRESIDENT WITNESS WITNESS

STATE OF _____
COUNTY OF _____ SS

BEFORE ME THE UNDERSIGNED, AN OFFICER FULLY AUTHORIZED AND ACTING PERSONALLY APPEARED ALEX DEER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF TRI-COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA; AND BEING FULLY SWORN, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICER OF SUCH CORPORATION HERETOFORE SOLELY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH COMPANY.

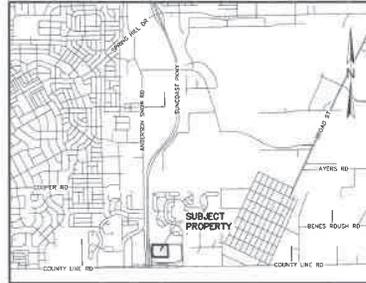
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

JOINER AND CONSENT TO DEDICATION

COSENT BANK, A FLORIDA CORPORATION, AS MORTGAGEE UNDER A CERTAIN MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF BENEFITS AS RECORDED IN OFFICIAL RECORDS BOOK 3994, PAGE 551, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, 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 SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

BY: MADE FAVOLICO, EMP. HILLSBOROUGH WITNESS WITNESS
COUNTY MARKET PRESIDENT



ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TRI-COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATED; THAT THERE ARE NO DEBENTURE TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA; AND THAT THE LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO THE COMMUNITY DECLARATION FOR SUNCOAST LANDING HOMEOWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 4169, PAGE 990 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS MAY BE AMENDED.

NAME DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

DATE 7-12-23

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2023, 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 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: CLERK CHAIRMAN

CLERK'S CERTIFICATE:

I, _____ CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA,
HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023, FILE
NUMBER _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT L, SUNCOAST LANDING PHASE 1, BEING SOUTH 89°44'55" EAST, AS SHOWN HEREON. CONTROL POSITIONS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION (REAL TIME NETWORK (RTN) SOLUTION) AND INCLUDED NATIONAL GEODETIC CONTROL STATIONS 72 658 GPS 2" AND "HERNICO 24".
- 2) A 4" x 4" CONCRETE MONUMENT (PM) HAS BEEN SET AT EACH CORNER OR CHANGE IN DIRECTION ON THE BOUNDARY OF THE LANDS BEING PLATED. A 1/2" ROD OR PIPE WITH CAP AND/OR BRAN, AND DISK INScribed WITH LB342 SHALL BE SET AT EACH LOT CORNER. POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.09(15).
- 3) THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE AS (E) (6.37) AND FLOOD ZONE X (UNSHADDED) ACCORDING TO THE PINKHASCOTTE OVER/BEAR GREEN WATERSHED STUDY PREPARED BY JORDAN AND ASSOCIATES, INC., DATED 9/2013 AND REVISED 12/2015, AS ADOPTED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS FOR ADMINISTRATIVE PURPOSES. FLOOD ZONE LINE AS SHOWN HEREON IS ACCORDING TO SAID WATERSHED STUDY. THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF FLOOD INSURANCE RATE MAP (FIRM) NUMBER 220803030S, HAVING AN EFFECTIVE DATE OF 2/2/2012. ALL FLOOD ZONE INFORMATION SHOWN ON THIS PLAT IS ACCORDING TO SAID FLOODPLAIN JUSTIFICATION REPORT AND NOT THE FLOOD INSURANCE RATE MAP. 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.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION DESCRIBED HEREON AND SHALL BE NO OTHER MEANS. NO CHANGES SHALL BE SUPPLEMENTED 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 (S. 177.09(27)).
- 5) NOTE: ALL PLATED 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 THE 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 (S. 177.35(6)(3)).
- 6) ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
- 7) EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED

PROFESSIONAL SURVEYOR AND MAPPER:

I, DANIEL RUTOSKY, 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.

DANIEL RUTOSKY DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS5742

SURVEYOR'S CERTIFICATION:

I, JOSEPH E. BECKMAN, HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATED; 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.

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.

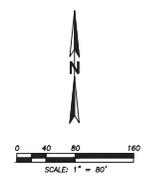
JOSEPH E. BECKMAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS7204
FLORIDA LAND DESIGN & PERMITTING, INC.
LICENSED BUSINESS # LB342
3200 STARKEY BOULEVARD
TRINITY, FL 34465



3308 STARKEY BOULEVARD
TRINITY, FLORIDA 34465
PHONE: (904) 219-2421
WWW.FLORIDALANDDESIGN.COM
FLORIDA REGISTRATION NUMBER
148-000001-0001-0000
ISSUED: 01/14/2008
EXPIRES: 01/14/2028
LICENSE # 148341

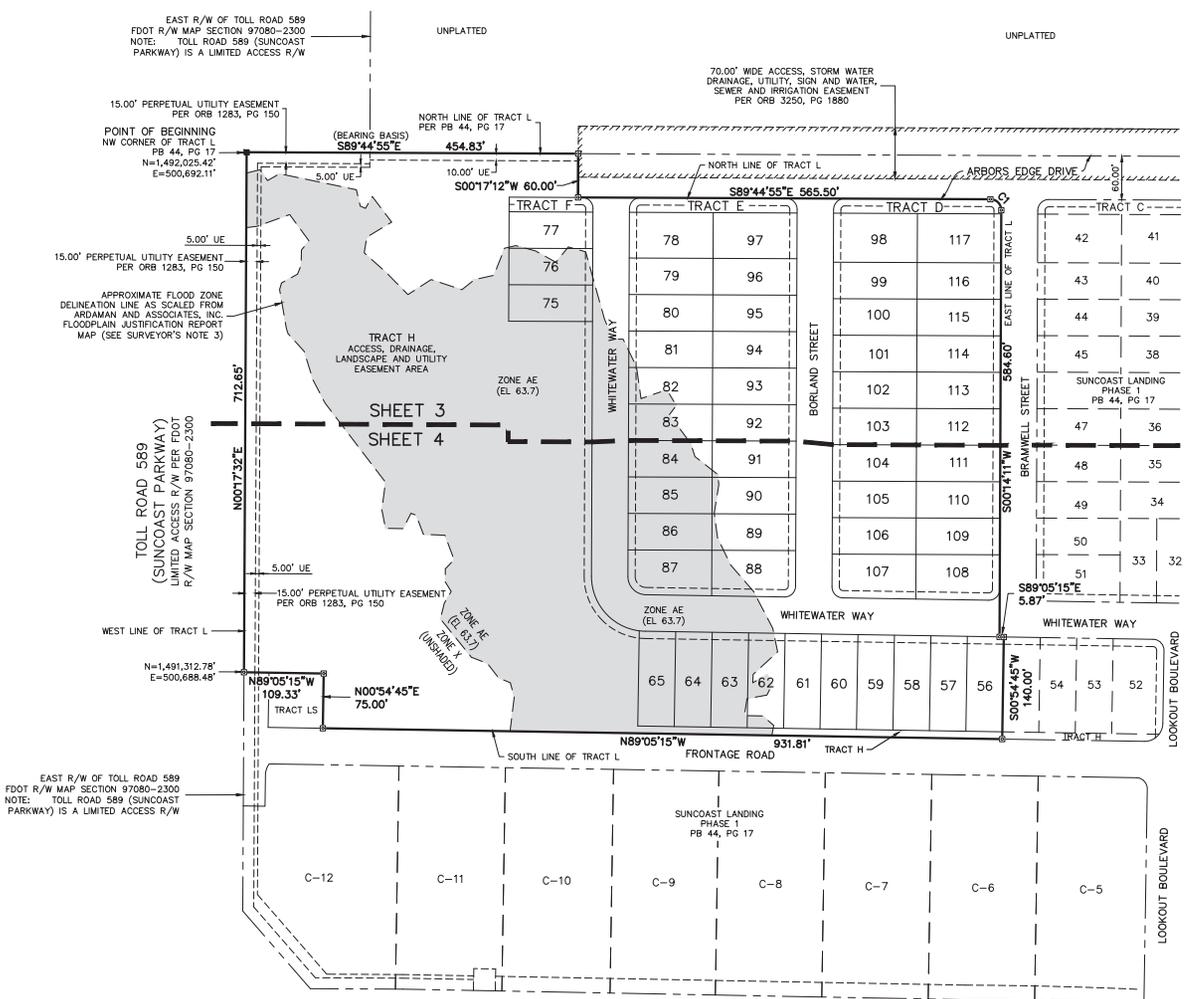
SUNCOAST LANDING PHASE 2

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	15.00'	89°59'06"	23.56'	S44°45'22"E	21.21'

- LEGEND:**
- C.R. = COUNTY ROAD
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - HOA = HOME OWNERS ASSOCIATION
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - LS = LIFT STATION
 - (NR) = NON-RADIAL
 - OA = OVERALL
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PCP = PERMANENT CONTROL POINT
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 - R/W = RIGHT-OF-WAY
 - SCM = SET CONCRETE MONUMENT
 - SND = SET NAIL AND DISC
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - = SCM 4"x4" LB8342 PRM (UNLESS OTHERWISE NOTED)
 - = FCM 4"x4" LB8342 PRM (UNLESS OTHERWISE NOTED)
 - = SND LB8342 PCP (UNLESS OTHERWISE NOTED)



KEY MAP

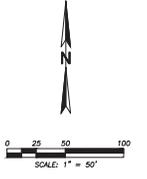
COUNTY LINE ROAD
(C.R. 57B)
PER FDOT R/W MAP
SECTION 97080-2300

3330 STARKEY BOULEVARD
TAMPA, FLORIDA 34655
PHONE: (727) 478-2421
www.floridapdp.com
E-mail: info@floridapdp.com
Engineer # CA No. 35388
Survey # LB8342

SUNCOAST LANDING PHASE 2

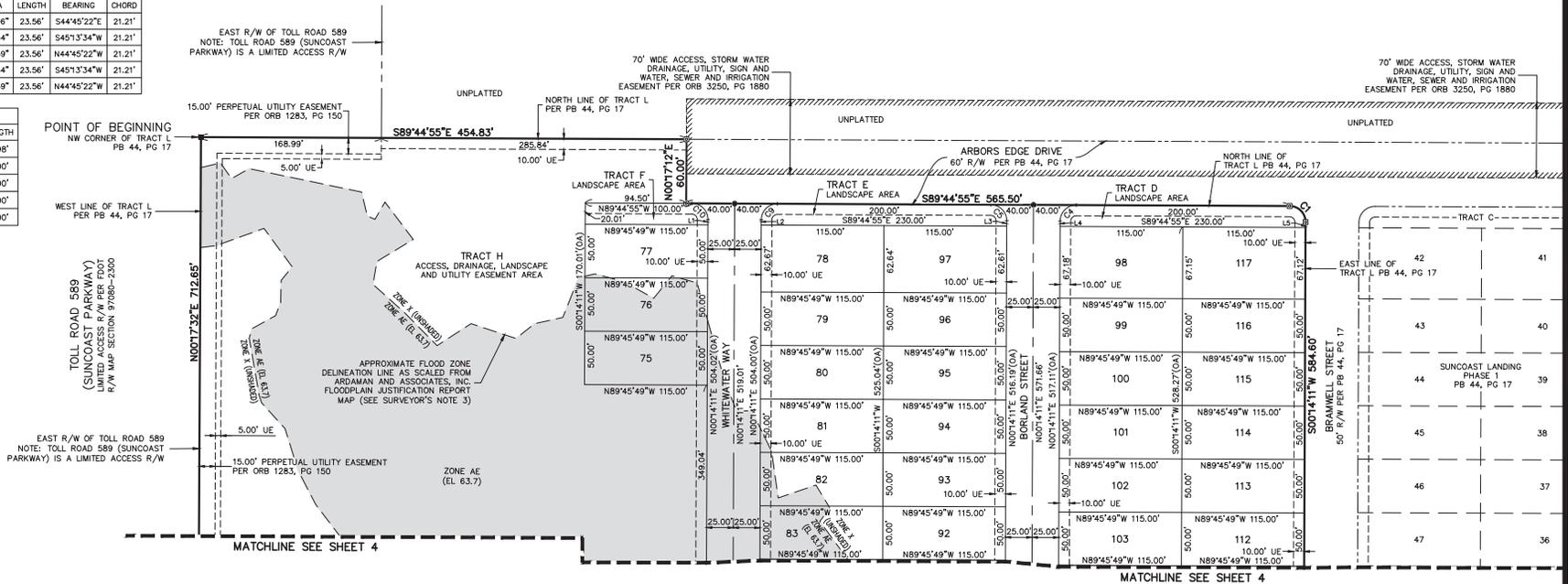
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00'	89°59'08"	23.56'	S44°45'22"E 21.21'
C4	15.00'	90°00'54"	23.56'	S45°13'34"W 21.21'
C5	15.00'	89°56'59"	23.56'	N44°45'22"W 21.21'
C9	15.00'	90°00'54"	23.56'	S45°13'34"W 21.21'
C10	15.00'	89°56'59"	23.56'	N44°45'22"W 21.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°14'11"E	4.98'
L2	N00°14'11"E	5.00'
L3	N00°14'11"E	5.00'
L4	N00°14'11"E	5.00'
L5	N00°14'11"E	5.00'



POINT OF BEGINNING
NW CORNER OF TRACT L
PB 44, PG 17

WEST LINE OF TRACT L
PER PB 44, PG 17

EAST R/W OF TOLL ROAD 589
NOTE: TOLL ROAD 589 (SUNCOAST
PARKWAY) IS A LIMITED ACCESS R/W

TOLL ROAD 589
(SUNCOAST PARKWAY)
LIMITED ACCESS R/W PER FOOT
R/W MAP SECTION 97085-2300

APPROXIMATE FLOOD ZONE
DELINEATION LINE AS SCALED FROM
ARDAMAN AND ASSOCIATES, INC.
FLOODPLAIN JUSTIFICATION REPORT
MAP (SEE SURVEYOR'S NOTE 3)

MATCHLINE SEE SHEET 4

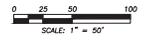
MATCHLINE SEE SHEET 4

Florida Land Design & Permitting
3330 STARBUCK BOULEVARD
TRINITY, FLORIDA 34625
PHONE: (727) 478-2421
www.floridapdp.com
E-mail: info@floridapdp.com
Engineer # CA No. 53088
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SUNCOAST LANDING PHASE 2

BEING A REPLAT OF TRACT L OF SUNCOAST LANDING PHASE 1, AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE

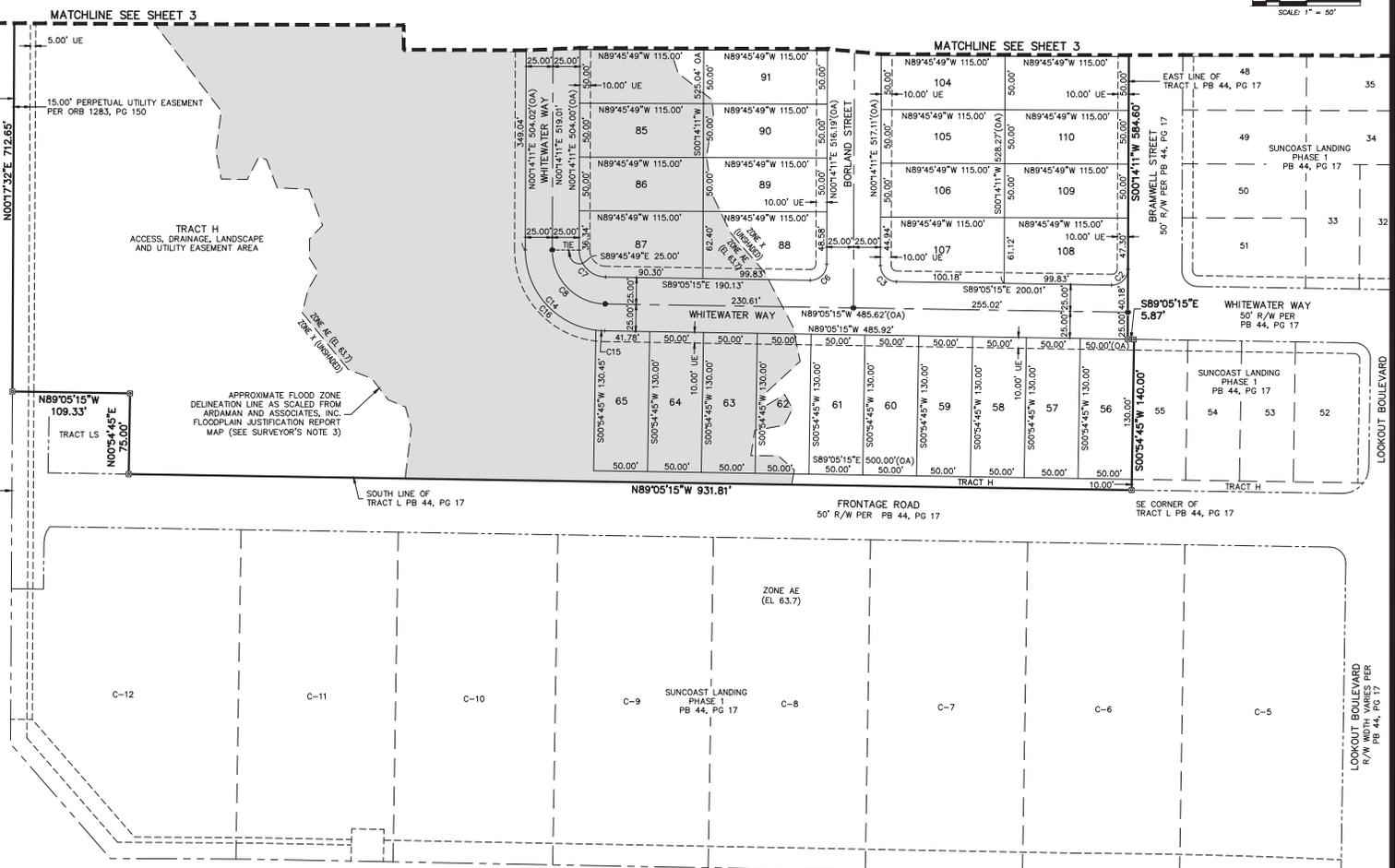


LEGEND:

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EAST R/W OF TOLL ROAD 589
NOTE: TOLL ROAD 589 (SUNCOAST PARKWAY) IS A LIMITED ACCESS R/W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C2	15.00'	90°40'32"	23.74'	N45°34'29"E	21.34'
C3	15.00'	89°19'26"	23.38'	S44°25'32"E	21.09'
C6	15.00'	90°40'34"	23.74'	N45°34'28"E	21.34'
C7	25.00'	89°19'26"	38.97'	S44°25'32"E	35.15'
C8	50.00'	89°19'26"	77.95'	S44°25'32"E	70.29'
C14	75.00'	89°19'26"	116.92'	S44°25'32"E	105.44'
C15	75.00'	6°17'20"	8.23'	S85°56'35"E	8.23'
C16	75.00'	83°02'07"	108.69'	S41°16'52"E	99.43'



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PHONE: (727) 478-2421
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COUNTY LINE ROAD
(C.R. 578)
PER FDOT R/W MAP
SECTION 97080-2300