

CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND HOMES BY WEST BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY (REFERRED TO AS THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "CALDERA PHASES 3 & 4," AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO CALDERA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), AN EASEMENT FOR ACCESS AND DRAINAGE OVER ALL AREAS DESIGNATED AS A "DRAINAGE EASEMENT" AS SHOWN HEREON.

OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY, HERNANDO COUNTY WATER AND SEWER DISTRICT AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID WATER AND SEWER UTILITIES AND SERVICES.

OWNERS HEREBY RESERVE TRACTS "B-1," "B-2," "D-1," "D-2," "D-3," "D-4," "D-5," "D-6," "R-1," "S-1," "S-2" AND "S-3" AS SHOWN HEREON FOR CONVEYANCE TO THE ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACTS SHALL BE MAINTAINED BY THE OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION OR CDD, AS APPLICABLE, FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO HERNANDO COUNTY WATER AND SEWER DISTRICT FEE SIMPLE TITLE TO TRACT "L" (LIFT STATION), TO BE OWNED AND MAINTAINED BY HERNANDO COUNTY WATER AND SEWER DISTRICT FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY FEE SIMPLE TITLE TO TRACT "A" TO BE OWNED AND MAINTAINED BY THE COUNTY FOR THE BENEFIT OF THE PUBLIC AS A PUBLIC ROADWAY.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY AND THE RESPECTIVE PUBLIC AND PRIVATE UTILITY PROVIDERS, ALL UTILITY EASEMENTS, AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE UTILITIES AND FOR OTHER PURPOSES INCIDENTAL THERETO.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER SEWER LINES AND PIPES, FIRE HYDRANTS, WELL, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSABLE PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON THE AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS PROVIDED, HOWEVER, OWNERS RESERVE, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

DRAINAGE AND UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND GRANTED TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, CONSTRUCTIONS, UPGRADES, CONNECTION, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND SAID OWNERS FURTHER DO HEREBY DEDICATE AN EASEMENT FOR THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA FOR SUCH PURPOSES, OVER AND UPON 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 APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

OWNER
PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____ (NAME) _____ (WITNESS SIGNATURE) _____ (WITNESS SIGNATURE)

(WITNESS NAME-PRINTED) (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF _____, SS
COUNTY OF _____, SS

ON _____ 20_____, BEFORE ME, _____ PERSONALLY APPEARS _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

OWNER
HOMES BY WEST BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ (NAME) _____ (WITNESS SIGNATURE) _____ (WITNESS SIGNATURE)

(WITNESS NAME-PRINTED) (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

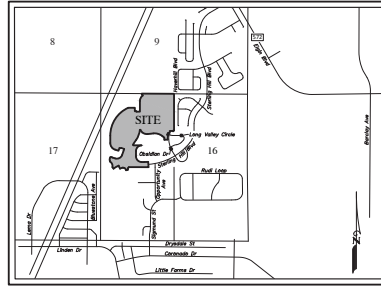
STATE OF _____, SS
COUNTY OF _____, SS

ON _____ 20_____, BEFORE ME, _____ PERSONALLY APPEARS _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE



DESCRIPTION:
A PORTION OF TRACT F-1, CALDERA PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 30 THROUGH 35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT F-1, RUN THENCE ALONG THE EASTERLY BOUNDARY THE FOLLOWING THIRTY-THREE (33) COURSES: 1) S.00°01'12"E, A DISTANCE OF 1324.75 FEET; 2) S.89°58'48"W, A DISTANCE OF 30.00 FEET; 3) S.01°01'12"E, A DISTANCE OF 28.87 FEET; 4) N.22°52'57"W, A DISTANCE OF 43.88 FEET; 5) N.8°45'47"W, A DISTANCE OF 83.86 FEET; 6) S.00°01'12"E, A DISTANCE OF 69.78 FEET; 7) S.89°58'48"W, A DISTANCE OF 50.82 FEET; 8) SOUTHWESTERLY, 29.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 112°46'18" (CHORD BEARING S.50°15'17"W, 24.88 FEET); 9) S.27°02'47"W, A DISTANCE OF 60.00 FEET; 10) EASTERLY, 19.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 02°20'48" (CHORD BEARING S.88°28'16"E, 21.91 FEET); 11) SOUTHEASTERLY, 19.84 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 70°10'01" (CHORD BEARING S.31°39'42"E, 18.50 FEET); 12) SOUTHERLY, 148.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 09°04'49" (CHORD BEARING S.02°01'54"W, 148.02 FEET); 13) S.87°15'37"W, A DISTANCE OF 125.03 FEET; 14) NORTHERLY, 67.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1060.00 FEET AND A CENTRAL ANGLE OF 03°39'40" (CHORD BEARING N.00°49'21"W, 67.72 FEET); 15) N.39°20'15"W, A DISTANCE OF 52.37 FEET; 16) NORTHWESTERLY, 64.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 05°38'22" (CHORD BEARING N.50°04'55"W, 64.84 FEET); 17) WESTERLY, 328.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 42°44'00" (CHORD BEARING N.74°38'57"W, 320.63 FEET); 18) S.84°01'00"W, A DISTANCE OF 214.55 FEET; 19) NORTHWESTERLY, 317.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 74°14'21" (CHORD BEARING N.58°51'19"W, 295.71 FEET); 20) S.89°58'48"W, A DISTANCE OF 268.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 762.73 FEET AND A CENTRAL ANGLE OF 28°18'39" (CHORD BEARING S.20°07'25"W, 385.51 FEET); 21) S.34°47'11"W, A DISTANCE OF 88.20 FEET; 22) S.34°36'27"W, A DISTANCE OF 50.00 FEET; 23) S.31°55'26"W, A DISTANCE OF 80.10 FEET; 24) S.85°12'49"E, A DISTANCE OF 29.86 FEET; 25) S.89°58'48"W, A DISTANCE OF 280.71 FEET; 26) SOUTHWESTERLY, 314.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°09'19"W, 282.84 FEET); 27) S.09°09'19"W, A DISTANCE OF 200.00 FEET; 28) SOUTHEASTERLY, 314.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.44°50'44"E, 282.84 FEET); 29) S.89°58'48"W, A DISTANCE OF 67.69 FEET; 30) EASTERLY, 143.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2010.00 FEET AND A CENTRAL ANGLE OF 04°05'51" (CHORD BEARING N.88°09'21"E, 143.72 FEET); 31) S.04°05'08"E, A DISTANCE OF 190.68 FEET; 32) N.89°58'48"W, A DISTANCE OF 404.72 FEET TO THE NORTHWEST CORNER OF PLANTATION PALMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 21 THROUGH 24, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 16, N.89°58'48"W, A DISTANCE OF 307.03 FEET; THENCE SOUTHWESTERLY, 24.34 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°45'41" (CHORD BEARING S.42°54'27"W, 24.31 FEET); THENCE SOUTHERLY, 71.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 58°19'54" (CHORD BEARING S.19°06'21"W, 88.23 FEET); THENCE S.10°03'07"E, A DISTANCE OF 19.78 FEET; THENCE S.79°23'39"W, A DISTANCE OF 70.00 FEET; THENCE N.10°03'07"E, A DISTANCE OF 19.78 FEET; THENCE NORTHWESTERLY, 71.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 58°19'54" (CHORD BEARING N.38°13'41"W, 88.23 FEET); THENCE NORTHWESTERLY, 25.50 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 11°25'21" (CHORD BEARING N.62°45'15"W, 25.87 FEET); THENCE WESTERLY, 83.85 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 57°18'38" (CHORD BEARING N.8°00'00"W, 61.66 FEET); THENCE SOUTHWESTERLY, 89.24 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 855.00 FEET AND A CENTRAL ANGLE OF 05°28'07" (CHORD BEARING S.88°02'07"W, 89.21 FEET); THENCE N.24°41'57"W, A DISTANCE OF 120.00 FEET; THENCE SOUTHWESTERLY, 214.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET AND A CENTRAL ANGLE OF 11°40'28" (CHORD BEARING S.59°27'49"W, 214.99 FEET); THENCE N.36°22'25"W, A DISTANCE OF 66.87 FEET; THENCE NORTHWESTERLY, 228.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 88°25'19" (CHORD BEARING N.22°23'26"W, 213.65 FEET); THENCE N.18°44'14"W, A DISTANCE OF 30.89 FEET; THENCE NORTHERLY, 138.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 63°02'14" (CHORD BEARING N.07°46'25"E, 133.56 FEET); THENCE N.80°37'02"E, A DISTANCE OF 36.13 FEET; THENCE EASTERLY, 42.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 64°25'24" (CHORD BEARING S.69°51'02"E, 42.45 FEET); THENCE S.7°03'44"E, A DISTANCE OF 101.33 FEET; THENCE NORTHEASTERLY, 308.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°15'09" (CHORD BEARING N.63°48'41"E, 278.50 FEET); THENCE N.19°41'06"E, A DISTANCE OF 224.13 FEET; THENCE NORTHWESTERLY, 52.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 63°06'07" (CHORD BEARING N.43°00'41"W, 14.57 FEET); THENCE N.72°03'44"W, A DISTANCE OF 67.56 FEET; THENCE SOUTHWESTERLY, 233.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°15'09" (CHORD BEARING S.63°48'41"E, 203.89 FEET); THENCE N.72°03'44"W, A DISTANCE OF 50.08 FEET; THENCE S.19°41'06"E, A DISTANCE OF 109.59 FEET; THENCE N.72°03'44"W, A DISTANCE OF 129.13 FEET; THENCE NORTHWESTERLY, 314.79 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 72°08'39" (CHORD BEARING N.59°52'25"W, 294.40 FEET); THENCE N.00°04'54"E, A DISTANCE OF 270.91 FEET; THENCE NORTHEASTERLY, 1282.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 65°18'17" (CHORD BEARING N.35°47'45"E, 1128.34 FEET); THENCE N.89°58'48"W, A DISTANCE OF 30.00 FEET; THENCE S.00°01'12"E, A DISTANCE OF 125.41 FEET; THENCE N.89°58'48"E, A DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY, 23.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°09'19"E, 23.56 FEET); THENCE N.89°58'48"E, A DISTANCE OF 120.00 FEET; THENCE N.00°01'12"W, A DISTANCE OF 380.49 FEET; THENCE NORTHEASTERLY, 233.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°15'09" (CHORD BEARING N.63°48'41"E, 203.89 FEET); THENCE N.36°35'47"W, A DISTANCE OF 62.82 FEET; THENCE N.00°21'04"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT F-1; THENCE ALONG SAID NORTHERLY BOUNDARY, S.89°35'56"E, A DISTANCE OF 1168.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.738 ACRES, MORE OR LESS.

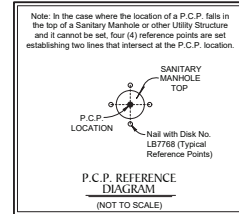
CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

DAVID MAXWELL
PROFESSIONAL LAND SURVEYOR NO. L57311
CERTIFICATE OF AUTHORIZATION NO. LB7768

NOTE:
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 INDICATED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE. 8' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE. 8' = 8.00 (IE. 7.5 + 7.50))

LOT CORNER NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.891 UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

ABTRACTORS CERTIFICATE

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. 23021629 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND HOMES BY WEST BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT, FILE NO. 23021629.

THIS THE _____ DAY OF _____, 20____.

BY: _____
NAME: _____
TITLE: _____

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 THE COUNTY; AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS, AND OTHER PUBLIC PLACES, SHOWN THEREON, ARE 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 _____

CERTIFICATE OF APPROVAL
BY COUNTY ATTORNEY _____

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM

Kyle J. Banda
COUNTY ATTORNEY _____ April 24, 2024
DATE _____

CLERK'S CERTIFICATE

I, _____, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD ON _____ DAY OF _____, 20____, FILE NO. _____ AND RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH _____.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

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

_____, _____ HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROVED 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 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.

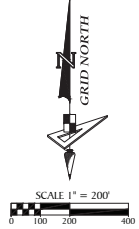
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. _____

211 Hobbs Street
Palm Bay, Florida 32909
Phone: (888) 248-8888
Fax: (813) 248-2366
Website: www.geopoint.com
Member Florida Surveyor Number LB 7768

SHEET 1 OF 7 SHEETS

CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



BASIS OF BEARINGS
 NORTH BOUNDARY OF SECTION 16,
 TOWNSHIP 23 SOUTH, RANGE 18 EAST,
 HAVING A GRID BEARING OF S 89°38'56"E,
 THE GRID BEARINGS AS SHOWN HEREON
 REFER TO THE STATE PLANE
 COORDINATE SYSTEM NORTH AMERICAN
 HORIZONTAL DATUM OF 1983 (NAD
 83-2011 ADJUSTMENT) FOR THE WEST
 ZONE OF FLORIDA.

PLAT NOTES:
 COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE
 MERCATOR STATE PLANE COORDINATE SYSTEM, THE BASIS OF GRID BEARINGS IS
 THE LEUNGEMANN UNET GPS NETWORK NORTH AMERICAN DATUM OF 1983
 (NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT), AND VERIFIED
 THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATIONS "H 594"
 AND "BOY SCOUT". THE COORDINATES ARE INTENDED FOR INFORMATIONAL
 PURPOSES ONLY.

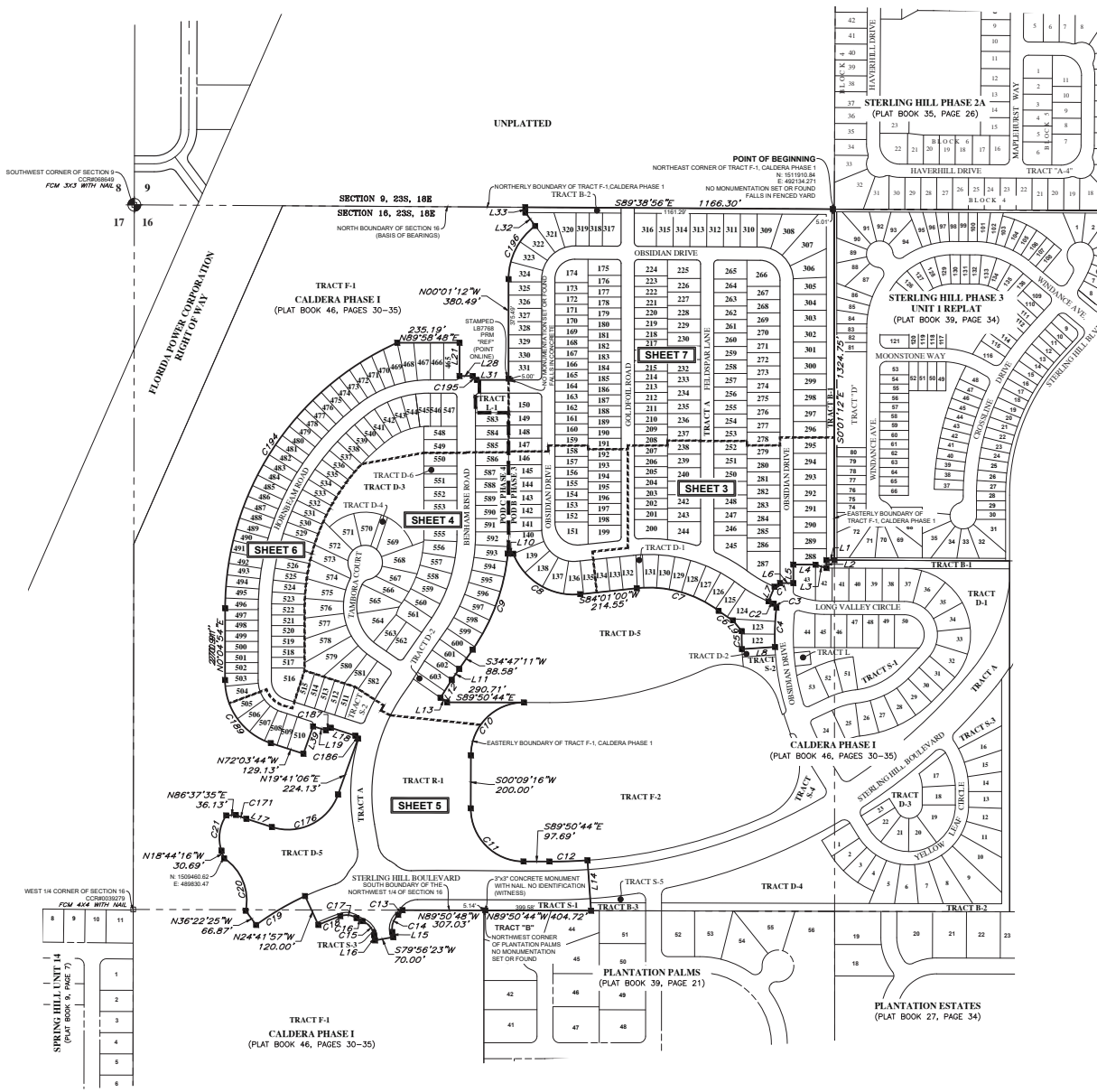
TRACT	SQUARE FEET	USE
A	786,615	PUBLIC ROADWAY, UTILITY EASEMENT
B-1	54,246	LANDSCAPE BUFFER AREA
B-2	7,227	LANDSCAPE BUFFER AREA
D-1	3,126	DRAINAGE AREA
D-2	3,785	DRAINAGE AREA
D-3	91,175	DRAINAGE AREA
D-4	3,152	DRAINAGE AREA
D-5	146,851	DRAINAGE AREA
D-6	3,750	DRAINAGE AREA
L-1	9,150	LIFT STATION
R-1	259,768	RECREATION AREA
S-1	29,513	OPEN SPACE
S-2	8,989	OPEN SPACE
S-3	2,792	OPEN SPACE

NOTE:
 ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION,
 INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION
 SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE
 FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE:
 ALL LINES INTERSECTING A CURVE ARE
 RADIAL, (R) UNLESS OTHERWISE NOTED
 AS NON-RADIAL, (NR).

NOTE: EASEMENTS, BUFFERS AND OTHER
 SUCH LABELS AND DIMENSIONS OF A PARALLEL
 NATURE AS SHOWN HEREON AND INDICATED TO
 THE NEAREST FOOT (IE. 5' UTILITY EASEMENT)
 ARE ASSUMED TO BE THE SAME DIMENSION
 EXTENDED TO THE NEAREST HUNDREDTH OF A
 FOOT WITH NO GREATER OR LESSER VALUE
 (IE. 5' = 5.001' (IE. 7.5' = 7.501'))

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP.
 - NR — Non-Radial
 - CCR — Certified Corner Record
 - U.E. — Utility Easement
 - O/A — Overall
 - C.R. — Official Records Book
 - R.W.G.E. — Retaining Wall & Grading Easement
 - FCM — Found Concrete Monument



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S89°58'48"W	30.07
L2	S00°01'12"E	29.87
L3	N72°50'33"W	43.09
L4	N89°40'47"W	83.69
L5	S00°01'12"E	69.79
L6	S89°58'48"W	50.07
L7	S22°45'36"W	60.07
L8	S88°16'57"W	125.93
L9	N89°29'15"W	52.37
L10	S89°58'48"W	20.62
L11	S34°38'27"W	50.09
L12	S31°58'28"W	80.19
L13	S55°12'40"E	29.69
L14	S34°00'00"E	100.69
L15	N10°10'37"E	19.39
L16	N10°53'37"W	19.73
L17	S72°03'44"E	101.07
L18	N73°03'44"W	97.50
L19	N73°03'44"W	50.09
L21	S00°01'12"E	125.41
L28	N89°58'48"E	50.07
L31	N89°58'48"E	100.07
L32	N38°35'47"W	62.87
L33	N60°27'14"E	20.69
L39	S10°41'06"W	108.59

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	15.00	112°46'18"	29.62	24.98	S66°21'07"W
C2	535.00	2°20'48"	21.91	21.91	S68°21'07"E
C3	15.00	76°10'01"	19.94	18.50	S01°30'42"E
C4	835.00	0°04'49"	148.18	148.02	S02°01'54"W
C5	1950.00	3°39'42"	67.73	67.72	N00°49'21"W
C6	660.00	5°38'22"	84.96	64.94	N69°04'05"W
C7	440.00	42°42'05"	328.18	320.62	N74°28'57"W
C8	240.00	74°14'21"	317.48	255.71	N69°14'49"W
C9	782.75	29°18'36"	369.73	365.51	S20°07'25"W
C10	200.00	90°00'00"	314.16	282.84	S45°50'49"W
C11	200.00	90°00'00"	314.16	282.84	S45°50'49"E
C12	2010.00	4°05'51"	143.75	143.72	N88°50'21"E
C13	130.00	10°43'41"	24.34	24.31	S42°54'27"W
C14	70.00	58°19'54"	71.27	68.23	S19°50'21"W
C15	70.00	58°19'54"	71.27	68.23	N30°13'34"W
C16	150.00	11°29'51"	25.92	25.87	N62°40'57"W
C17	70.00	52°19'59"	63.86	61.69	N43°00'00"W
C18	935.00	5°28'07"	80.24	80.21	S68°52'07"W
C19	1055.00	11°40'58"	214.98	214.59	S59°27'49"W
C20	190.00	88°25'18"	228.89	213.60	N22°23'28"W
C21	150.00	53°02'14"	138.85	133.60	N07°48'52"E
C171	550.00	4°25'24"	42.48	42.45	S69°51'02"E
C176	200.00	88°15'00"	308.09	278.50	N63°48'41"E
C186	15.00	58°08'07"	15.21	14.57	N43°02'41"W
C187	15.00	88°15'00"	23.10	20.89	S69°48'41"W
C188	250.00	7°28'09"	314.79	264.49	N59°52'29"W
C194	1100.00	65°45'37"	1262.51	1194.34	N32°57'43"E
C196	15.00	50°00'00"	15.00	15.21	S45°01'12"E
C198	250.00	53°29'20"	233.10	224.70	N26°41'31"E

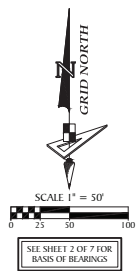
GeoPoint
 Surveying, Inc.

211 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2356
 www.geopointsurvey.com
 Hernando Survey Number LB 7768

SHEET 2 OF 7 SHEETS

CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

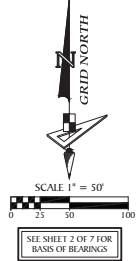


NO.	BEARING	LENGTH
L1	S89°58'48"W	30.00'
L2	S00°01'12"E	28.87'
L3	N72°52'57"W	43.00'
L4	N89°42'47"W	83.88'
L5	S00°01'12"E	69.79'
L6	S89°58'48"W	50.00'
L7	S52°45'08"W	60.00'
L8	S88°15'57"W	125.00'
L9	N39°20'15"W	52.37'



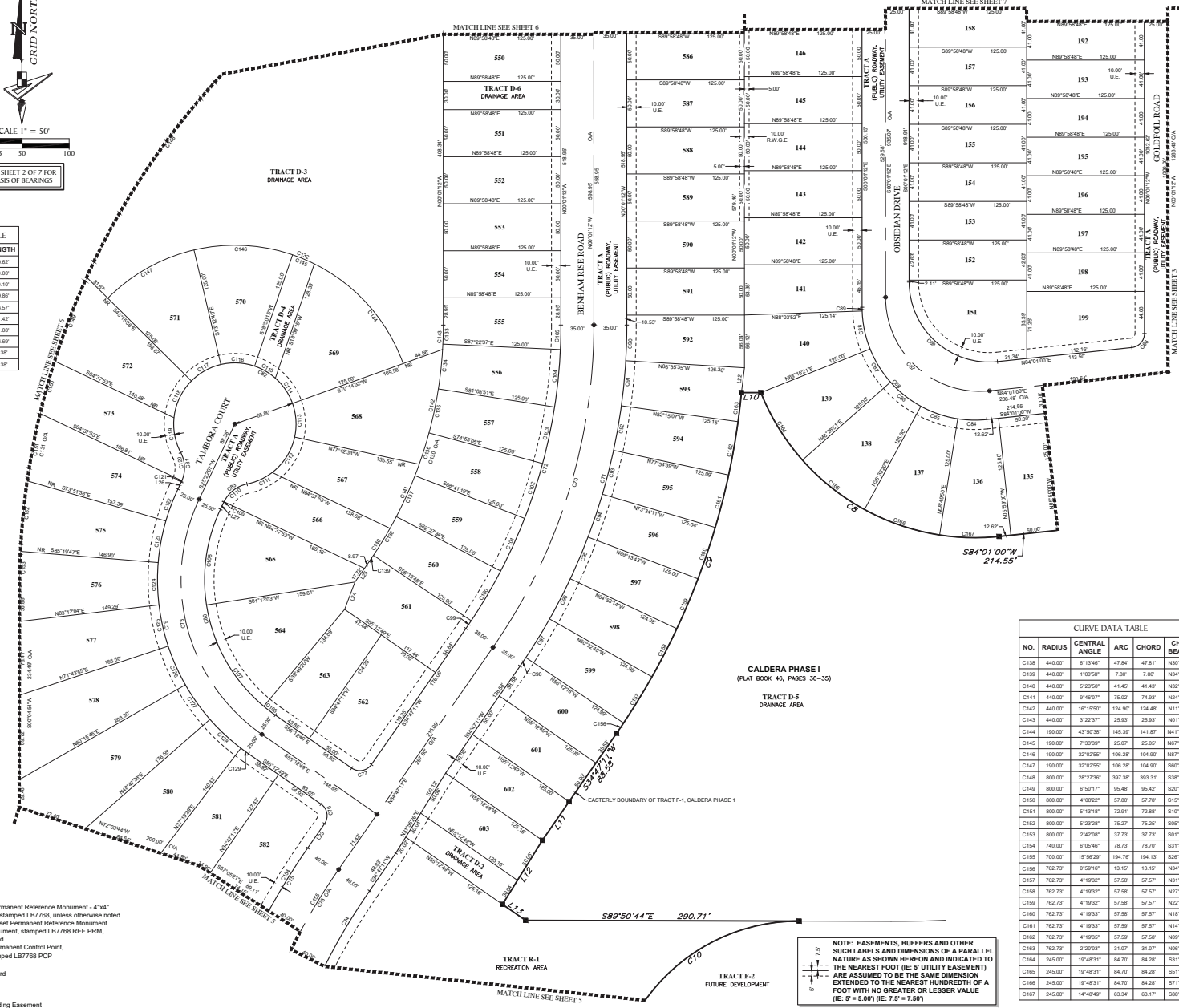
CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



LINE DATA TABLE

NO.	BEARING	LENGTH
L10	S89°58'48"W	20.62
L11	S34°36'27"W	50.00
L12	S31°52'52"W	80.12
L13	S55°12'42"E	29.86
L22	N69°58'48"E	26.57
L23	S34°47'17"W	31.42
L24	N20°42'42"E	31.08
L25	S34°47'17"W	26.89
L26	S29°22'07"W	8.38
L27	S29°22'07"W	8.38



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C8	245.02	74°14'21"	317.49	295.71	N58°14'49"W
C9	762.72	29°16'38"	389.73	385.51	S20°07'25"W
C10	250.00	100°00'00"	314.16	262.44	S48°00'00"W
C16	15.00	84°02'12"	22.02	20.08	N41°09'54"E
C27	100.00	95°57'48"	167.49	148.59	S48°00'00"E
C68	120.00	95°57'48"	200.98	178.30	S48°00'00"E
C69	85.00	95°57'48"	142.30	126.30	S48°00'00"E
C70	600.00	34°48'23"	364.49	358.91	N17°22'59"E
C71	635.00	34°48'23"	385.79	379.85	N17°22'59"E
C72	865.00	34°48'23"	543.23	537.98	N17°22'59"E
C73	700.00	44°56'47"	547.90	534.02	S12°21'47"W
C74	660.00	44°56'47"	518.29	505.31	S12°21'47"W
C75	140.00	12°58'00"	167.50	167.14	S23°18'07"W
C76	15.00	90°00'00"	23.56	21.21	N10°12'49"W
C77	15.00	90°00'00"	23.56	21.21	N70°47'10"E
C78	200.00	80°34'56"	281.29	258.67	S14°59'21"E
C79	225.00	80°34'56"	316.49	291.00	S14°59'21"E
C80	175.00	80°34'56"	246.12	226.34	S14°59'21"E
C81	35.00	53°07'48"	32.46	31.30	N01°11'47"W
C82	65.00	288°19'27"	324.79	78.00	N64°37'53"W
C83	35.00	53°07'48"	32.46	31.30	S23°18'07"W
C84	120.00	14°48'48"	31.02	30.34	S28°34'32"E
C85	120.00	19°48'31"	41.49	41.28	S37°15'52"E
C86	120.00	19°48'31"	41.49	41.28	S51°27'34"E
C87	120.00	19°48'31"	41.49	41.28	S31°38'54"E
C88	120.00	19°48'31"	41.49	41.28	N11°50'33"E
C89	120.00	15°45'56"	4.01	4.11	S02°58'42"E
C90	635.00	3°29'37"	37.98	37.07	N01°41'37"E
C91	635.00	4°20'28"	48.11	48.10	N09°34'39"E
C92	635.00	4°20'28"	48.11	48.10	N28°03'24"E
C93	635.00	4°20'28"	48.11	48.10	N41°19'32"E
C94	635.00	4°20'28"	48.11	48.10	N48°38'03"E
C95	635.00	4°20'28"	48.11	48.10	N22°56'31"E
C96	635.00	4°20'28"	48.11	48.10	N27°17'00"E
C97	635.00	4°20'28"	48.11	48.10	N31°37'38"E
C98	635.00	0°59'29"	10.59	10.59	N31°17'39"E
C99	665.00	1°09'58"	10.02	10.02	N34°18'42"E
C100	665.00	6°13'46"	61.43	61.40	N39°39'19"E
C101	665.00	6°13'46"	61.43	61.40	N24°25'24"E
C102	665.00	6°13'46"	61.43	61.40	N48°11'59"E
C103	665.00	6°13'46"	61.43	61.40	N11°58'02"E
C104	665.00	6°13'46"	61.43	61.40	N68°44'19"E
C105	665.00	2°38'30"	26.00	26.00	N01°18'05"E
C106	175.00	5°02'10"	15.38	15.38	S52°41'45"E
C107	175.00	41°23'43"	126.43	123.70	S29°28'48"E
C108	175.00	34°09'04"	104.31	102.77	S08°17'39"W
C109	35.00	0°49'27"	0.40	0.40	S23°44'15"W
C110	35.00	52°22'21"	31.99	30.89	S22°18'49"W
C111	65.00	6°13'46"	61.43	61.40	N48°11'59"E
C112	65.00	40°08'10"	45.50	44.57	N32°20'32"E
C113	65.00	32°02'55"	36.39	35.89	N23°44'59"W
C114	65.00	28°47'06"	32.69	32.31	N34°08'01"W
C115	65.00	22°37'12"	25.68	25.50	N69°51'09"W
C116	65.00	32°02'55"	36.39	35.89	N67°11'13"W
C117	65.00	32°02'55"	36.39	35.89	S62°45'52"W
C118	65.00	38°47'27"	44.01	43.17	S25°20'41"W
C119	65.00	33°42'39"	38.24	37.69	S10°54'22"E
C120	35.00	59°14'47"	30.69	29.59	N42°22'47"W
C121	35.00	2°24'00"	1.47	1.47	N24°00'00"E
C122	225.00	11°28'00"	45.04	44.96	S10°24'17"W
C123	225.00	11°28'00"	45.04	44.96	S01°03'32"E
C124	225.00	11°28'00"	45.04	44.96	S01°03'32"E
C125	225.00	11°28'00"	45.04	44.96	S11°32'00"E
C126	225.00	11°28'00"	45.04	44.96	S24°00'00"E
C127	225.00	11°28'00"	45.04	44.96	S35°28'18"E
C128	225.00	11°28'00"	45.04	44.96	S48°59'27"E
C129	225.00	2°30'27"	9.97	9.87	S28°58'45"E
C130	440.00	34°48'23"	287.29	283.20	N17°22'59"E
C131	800.00	52°45'09"	736.59	710.82	S28°22'29"W
C132	190.00	119°30'48"	383.02	321.38	N77°30'52"W
C133	440.00	2°38'30"	20.30	20.30	N01°18'05"E
C134	440.00	6°13'46"	47.84	47.81	N05°44'16"E
C135	440.00	6°13'46"	47.84	47.81	N11°58'02"E
C136	440.00	6°13'46"	47.84	47.81	N18°11'48"E
C137	440.00	6°13'46"	47.84	47.81	N24°25'24"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C138	440.00	6°13'46"	47.84	47.81	N30°30'19"E
C139	440.00	1°00'58"	7.80	7.80	N41°18'42"E
C140	440.00	5°23'50"	41.45	41.43	N32°00'16"E
C141	440.00	9°48'07"	75.02	74.90	N24°30'18"E
C142	440.00	16°15'50"	124.90	124.48	N11°29'20"E
C143	440.00	3°22'37"	25.93	25.90	N01°40'06"E
C144	190.00	43°50'38"	145.30	141.87	N41°40'47"W
C145	190.00	7°37'39"	25.07	25.05	N69°22'59"W
C146	190.00	32°02'55"	106.28	106.00	N67°11'59"W
C147	190.00	32°02'55"	106.28	106.00	S69°45'52"W
C148	800.00	28°27'38"	397.38	393.31	S38°38'15"W
C149	800.00	6°59'17"	66.48	66.42	S20°57'18"W
C150	800.00	4°18'22"	57.80	57.78	S15°27'59"W
C151	800.00	5°13'18"	72.91	72.88	S10°47'09"W
C152	800.00	5°23'28"	75.27	75.20	S09°28'48"W
C153	800.00	2°42'08"	37.73	37.73	S01°25'58"W
C154	740.00	6°05'46"	76.79	76.70	S31°44'18"W
C155	700.00	19°59'17"	154.76	154.12	S26°49'48"W
C156	762.72	5°59'16"	13.10	13.10	N24°10'05"E
C157	762.72	4°19'32"	57.58	57.57	N21°38'14"E
C158	762.72	4°19'32"	57.58	57.57	N27°17'09"E
C159	762.72	4°19'32"	57.58	57.57	N22°57'37"E
C160	762.72	4°19'32"	57.58	57.57	N18°58'05"E
C161	762.72	4°19'32"	57.58	57.57	N14°18'25"E
C162	762.72	4°19'32"	57.58	57.58	N09°38'52"E
C163	762.72	2°29'53"	31.07	31.07	N06°59'09"E
C164	245.00	19°49'31"	34.70	34.28	S31°38'54"E
C165	245.00	19°49'31"	34.70	34.28	S51°27'24"E
C166	245.00	19°49'31"	34.70	34.28	S71°15'52"E
C167	245.00	14°48'48"	63.34	63.17	S88°34'35"E

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE. 6' = 5.00" (IE. 7.5' = 7.50")

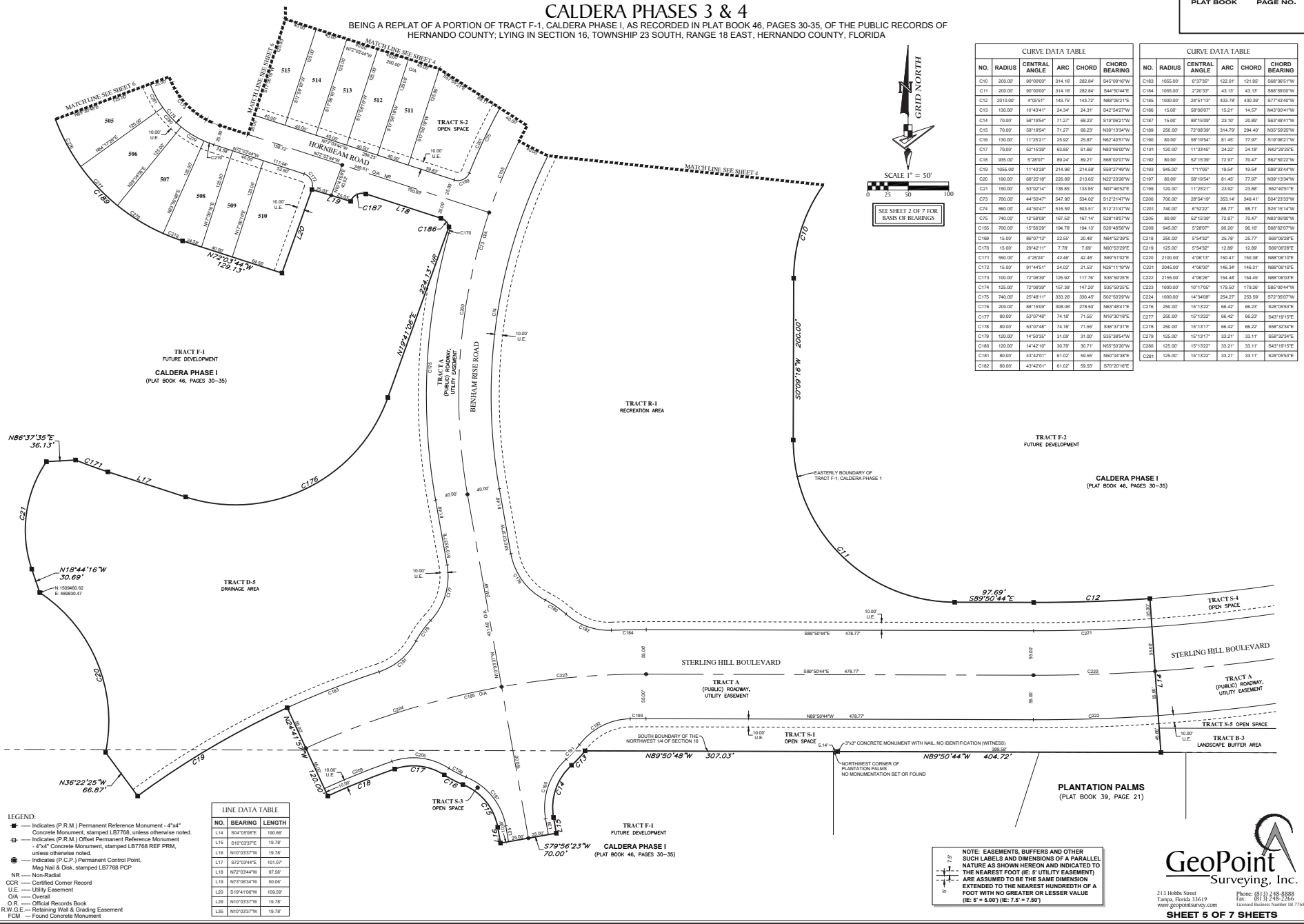
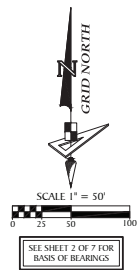
LEGEND:
 --- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768, unless otherwise noted.
 --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF. P.M., unless otherwise noted.
 --- Indicates (P.C.P.) Permanent Control Point, Mag. Nail & Disk, stamped LB7768 P.C.P.
 NR --- Non-Radial
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 SHEET 4 OF 7 SHEETS

CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

CURVE DATA TABLE					CURVE DATA TABLE						
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C10	200.00	90°00'00"	314.16	282.84	S45°09'18"W	C183	1055.00	6°37'30"	122.01	121.90	S88°36'51"W
C11	200.00	90°00'00"	314.16	282.84	S44°50'44"E	C184	1055.00	2°20'33"	43.13	43.13	S88°59'00"W
C12	2010.00	4°00'51"	143.70	143.72	N88°09'21"E	C185	1000.00	24°51'13"	433.78	430.39	S77°42'40"W
C13	130.00	52°42'41"	24.38	24.37	S42°54'27"W	C186	15.00	88°09'00"	15.21	14.97	N42°02'44"W
C14	70.00	58°19'54"	71.27	68.23	S19°02'01"W	C187	15.00	88°19'59"	23.10	23.89	S82°04'41"W
C15	70.00	58°19'54"	71.27	68.23	N39°13'34"W	C188	250.00	27°08'39"	314.79	294.42	N05°02'52"W
C16	130.00	11°25'21"	25.92	25.87	N82°40'51"W	C189	80.00	88°19'54"	81.45	77.97	S19°59'21"W
C17	70.00	52°45'39"	63.85	61.66	N83°09'00"W	C190	120.00	11°33'45"	54.22	24.18	N42°29'25"E
C18	655.00	5°28'07"	89.24	89.21	S88°02'07"W	C191	80.00	52°19'39"	72.97	70.47	S62°32'22"W
C19	1055.00	11°40'28"	214.89	214.59	S89°27'49"W	C193	945.00	1°11'05"	19.54	19.54	S88°33'44"W
C20	190.00	88°25'18"	226.89	213.65	N22°23'26"E	C197	80.00	88°19'54"	81.45	77.97	N39°13'34"W
C21	150.00	53°02'14"	138.85	133.95	N07°48'52"E	C199	120.00	11°25'21"	23.92	23.88	S62°40'51"E
C23	700.00	44°50'47"	547.00	534.02	S12°21'47"W	C200	750.00	28°54'19"	353.16	349.41	S84°23'33"W
C24	880.00	44°50'47"	516.60	503.31	S12°21'47"W	C201	740.00	6°52'22"	48.77	48.71	S22°15'41"W
C25	740.00	12°58'08"	187.50	187.14	S28°18'07"W	C205	80.00	82°10'30"	72.97	70.47	N83°09'00"W
C165	750.00	10°58'29"	194.78	194.13	S28°48'54"W	C209	945.00	2°38'07"	50.20	50.18	S88°12'07"W
C169	15.00	88°07'13"	22.55	20.49	N84°52'39"E	C218	250.00	0°54'32"	25.78	25.77	S69°09'28"E
C170	15.00	20°42'11"	7.78	7.69	N00°10'20"E	C170	125.00	0°54'32"	12.89	12.89	S69°09'28"E
C171	550.00	4°20'24"	42.46	42.40	S69°51'02"E	C219	2100.00	4°08'13"	150.41	150.38	N88°09'10"E
C172	15.00	91°44'51"	24.02	21.53	N20°11'19"W	C221	2045.00	4°06'00"	148.34	148.31	N88°09'16"E
C173	100.00	72°08'39"	125.92	117.70	S35°09'25"E	C222	2155.00	4°06'20"	154.48	154.40	N88°09'03"E
C174	125.00	72°08'39"	137.30	147.20	S35°09'25"E	C223	1000.00	10°17'09"	179.60	179.50	S85°30'44"W
C175	740.00	24°04'10"	333.26	330.45	S22°52'29"W	C224	1000.00	14°34'08"	254.27	253.59	S72°30'07"W
C176	200.00	88°15'00"	308.00	278.50	N83°40'41"E	C276	250.00	15°13'22"	66.42	65.27	S28°05'25"E
C177	80.00	33°07'48"	74.18	71.50	N18°30'48"E	C277	250.00	15°13'22"	66.42	65.23	S43°19'15"E
C178	80.00	33°07'48"	74.18	71.50	S38°37'31"E	C278	250.00	15°13'17"	66.42	65.22	S58°32'34"E
C179	120.00	14°02'30"	31.09	31.00	S35°38'54"W	C279	125.00	15°13'17"	33.21	33.11	S58°32'34"E
C180	120.00	14°42'10"	30.79	30.71	N65°50'20"W	C280	125.00	15°13'22"	33.21	33.11	S43°19'15"E
C181	80.00	43°42'01"	81.02	69.50	N50°04'38"E	C281	125.00	15°13'22"	33.21	33.11	S28°05'25"E
C182	80.00	43°42'01"	81.02	69.50	S70°20'16"E						



LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768, unless otherwise noted.
- ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ⊙ Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP.
- NR --- Non-Radial
- CDK --- Certified Corner Record
- U.E. --- Utility Easement
- O.A. --- Overall
- C.R. --- Official Records Book
- R.W.G.E. --- Retaining Wall & Grading Easement
- FCM --- Found Concrete Monument

NO.	BEARING	LENGTH
L14	S54°00'00"E	100.66'
L15	S10°03'37"W	19.78'
L16	N10°03'37"W	19.78'
L17	S72°03'44"E	101.07'
L18	N72°03'44"W	97.59'
L19	N72°03'44"W	99.00'
L20	S19°41'06"W	100.92'
L29	N10°03'37"W	19.78'
L30	N10°03'37"W	19.78'

GeoPoint
Surveying, Inc.

211 Hobbs Street
Lampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Recorded Deed Number LB 7748

SHEET 5 OF 7 SHEETS

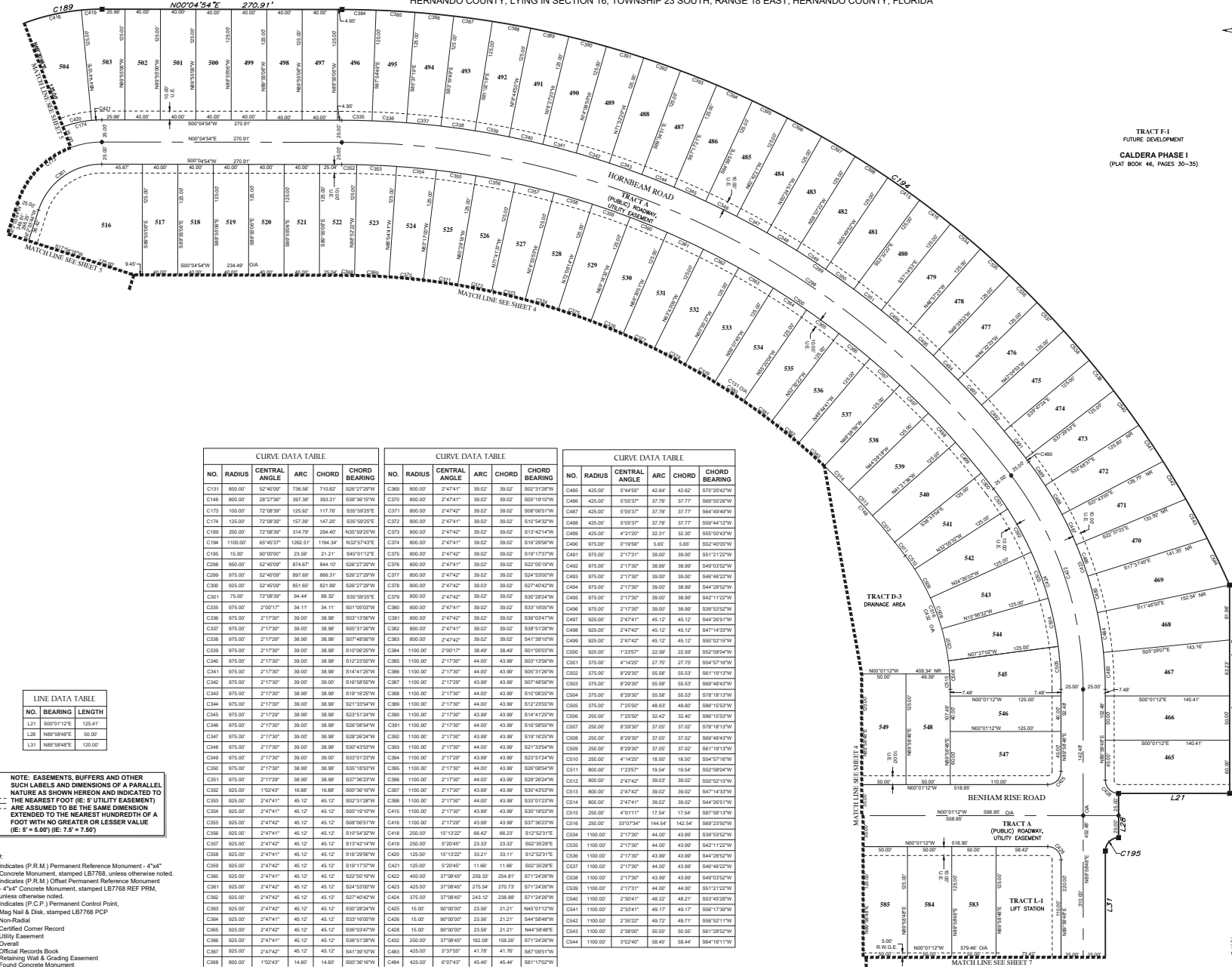
CALDERA PHASES 3 & 4

BEING A REPLAT OF A PORTION OF TRACT F-1, CALDERA PHASE I, AS RECORDED IN PLAT BOOK 46, PAGES 30-35, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



SCALE 1" = 50'
0 25 50 100

TRACT F-1
FUTURE DEVELOPMENT
CALDERA PHASE I
(PLAT BOOK 46, PAGES 30-35)



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C131	800.00	52°45'00"	736.56	710.82	S50°27'30"W
C148	800.00	28°27'30"	397.38	393.31	S38°38'15"W
C173	100.00	72°08'30"	125.02	117.78	S35°59'20"E
C174	125.00	72°08'30"	157.30	147.20	S35°59'20"E
C189	250.00	72°08'30"	314.79	294.40	N35°59'20"W
C194	1100.00	65°49'27"	1262.51	1194.34	N32°57'49"E
C198	15.00	90°00'00"	23.56	21.21	S48°01'17"E
C208	550.00	52°45'00"	874.67	844.10	S30°27'30"W
C209	975.00	52°45'00"	889.69	866.31	S30°27'30"W
C200	925.00	52°45'00"	851.65	821.89	S30°27'30"W
C301	75.00	72°08'30"	94.44	88.32	S35°59'20"E
C335	975.00	2°00'17"	34.11	34.11	S61°05'03"W
C336	975.00	2°17'30"	39.00	38.99	S33°13'36"W
C337	975.00	2°17'30"	39.00	38.99	S55°31'26"W
C338	975.00	2°17'30"	38.99	38.99	S37°48'56"W
C339	975.00	2°17'30"	39.00	38.99	S10°00'29"W
C340	975.00	2°17'30"	39.00	38.99	S12°23'56"W
C341	975.00	2°17'30"	39.00	38.99	S14°47'23"W
C342	975.00	2°17'30"	39.00	38.99	S16°58'09"W
C343	975.00	2°17'30"	38.99	38.99	S19°10'25"W
C344	975.00	2°17'30"	38.99	38.99	S21°13'54"W
C345	975.00	2°17'30"	38.99	38.99	S23°15'24"W
C346	975.00	2°17'30"	39.00	38.99	S25°08'54"W
C347	975.00	2°17'30"	39.00	38.99	S26°28'24"W
C348	975.00	2°17'30"	39.00	38.99	S27°48'54"W
C349	975.00	2°17'30"	39.00	38.99	S29°09'24"W
C350	975.00	2°17'30"	38.99	38.99	S30°29'54"W
C351	975.00	2°17'30"	38.99	38.99	S31°50'24"W
C352	925.00	1°02'43"	15.88	15.88	S30°38'16"W
C353	925.00	2°47'41"	45.12	45.12	S30°31'08"W
C354	925.00	2°47'41"	45.12	45.12	S30°19'10"W
C355	925.00	2°47'42"	45.12	45.12	S30°06'51"W
C356	925.00	2°47'41"	45.12	45.12	S19°54'32"W
C357	925.00	2°47'42"	45.12	45.12	S19°42'14"W
C358	925.00	2°47'41"	45.12	45.12	S19°29'56"W
C359	925.00	2°47'42"	45.12	45.12	S19°17'38"W
C360	925.00	2°47'41"	45.12	45.12	S19°05'20"W
C361	925.00	2°47'42"	45.12	45.12	S18°53'02"W
C362	925.00	2°47'41"	45.12	45.12	S18°40'44"W
C363	925.00	2°47'42"	45.12	45.12	S18°28'26"W
C364	925.00	2°47'41"	45.12	45.12	S18°16'08"W
C365	925.00	2°47'42"	45.12	45.12	S18°03'50"W
C366	925.00	2°47'41"	45.12	45.12	S17°51'32"W
C367	925.00	2°47'42"	45.12	45.12	S17°39'14"W
C368	925.00	2°47'41"	45.12	45.12	S17°26'56"W
C369	925.00	2°47'42"	45.12	45.12	S17°14'38"W
C370	925.00	2°47'41"	45.12	45.12	S17°02'20"W
C371	925.00	2°47'42"	45.12	45.12	S16°50'02"W
C372	925.00	2°47'41"	45.12	45.12	S16°37'44"W
C373	925.00	2°47'42"	45.12	45.12	S16°25'26"W
C374	925.00	2°47'41"	45.12	45.12	S16°13'08"W
C375	925.00	2°47'42"	45.12	45.12	S16°00'50"W
C376	925.00	2°47'41"	45.12	45.12	S15°48'32"W
C377	925.00	2°47'42"	45.12	45.12	S15°36'14"W
C378	925.00	2°47'41"	45.12	45.12	S15°23'56"W
C379	925.00	2°47'42"	45.12	45.12	S15°11'38"W
C380	925.00	2°47'41"	45.12	45.12	S14°59'20"W
C381	925.00	2°47'42"	45.12	45.12	S14°47'02"W
C382	925.00	2°47'41"	45.12	45.12	S14°34'44"W
C383	925.00	2°47'42"	45.12	45.12	S14°22'26"W
C384	925.00	2°47'41"	45.12	45.12	S14°10'08"W
C385	925.00	2°47'42"	45.12	45.12	S13°57'50"W
C386	925.00	2°47'41"	45.12	45.12	S13°45'32"W
C387	925.00	2°47'42"	45.12	45.12	S13°33'14"W
C388	925.00	2°47'41"	45.12	45.12	S13°20'56"W
C389	925.00	2°47'42"	45.12	45.12	S13°08'38"W
C390	925.00	2°47'41"	45.12	45.12	S12°56'20"W
C391	925.00	2°47'42"	45.12	45.12	S12°44'02"W
C392	925.00	2°47'41"	45.12	45.12	S12°31'44"W
C393	925.00	2°47'42"	45.12	45.12	S12°19'26"W
C394	925.00	2°47'41"	45.12	45.12	S12°07'08"W
C395	925.00	2°47'42"	45.12	45.12	S11°54'50"W
C396	925.00	2°47'41"	45.12	45.12	S11°42'32"W
C397	925.00	2°47'42"	45.12	45.12	S11°30'14"W
C398	925.00	2°47'41"	45.12	45.12	S11°17'56"W
C399	925.00	2°47'42"	45.12	45.12	S11°05'38"W
C400	925.00	2°47'41"	45.12	45.12	S10°53'20"W
C401	925.00	2°47'42"	45.12	45.12	S10°41'02"W
C402	925.00	2°47'41"	45.12	45.12	S10°28'44"W
C403	925.00	2°47'42"	45.12	45.12	S10°16'26"W
C404	925.00	2°47'41"	45.12	45.12	S10°04'08"W
C405	925.00	2°47'42"	45.12	45.12	S9°51'50"W
C406	925.00	2°47'41"	45.12	45.12	S9°39'32"W
C407	925.00	2°47'42"	45.12	45.12	S9°27'14"W
C408	925.00	2°47'41"	45.12	45.12	S9°14'56"W
C409	925.00	2°47'42"	45.12	45.12	S9°02'38"W
C410	925.00	2°47'41"	45.12	45.12	S8°50'20"W
C411	925.00	2°47'42"	45.12	45.12	S8°38'02"W
C412	925.00	2°47'41"	45.12	45.12	S8°25'44"W
C413	925.00	2°47'42"	45.12	45.12	S8°13'26"W
C414	925.00	2°47'41"	45.12	45.12	S8°01'08"W
C415	925.00	2°47'42"	45.12	45.12	S7°48'50"W
C416	925.00	2°47'41"	45.12	45.12	S7°36'32"W
C417	925.00	2°47'42"	45.12	45.12	S7°24'14"W
C418	925.00	2°47'41"	45.12	45.12	S7°11'56"W
C419	925.00	2°47'42"	45.12	45.12	S6°59'38"W
C420	925.00	2°47'41"	45.12	45.12	S6°47'20"W
C421	1250.00	5°20'40"	11.66	11.66	S60°35'08"E
C422	400.00	37°08'45"	259.33	254.81	S17°24'58"W
C423	425.00	37°08'45"	275.54	270.73	S17°24'58"W
C424	375.00	37°08'45"	243.12	238.88	S17°24'58"W
C425	15.00	90°00'00"	23.56	21.21	N45°01'12"E
C426	15.00	90°00'00"	23.56	21.21	S44°58'48"E
C428	15.00	90°00'00"	23.56	21.21	N44°58'48"E
C429	250.00	37°08'45"	262.38	199.29	S17°24'58"W
C430	425.00	5°37'50"	41.78	41.78	S87°00'00"W
C431	425.00	5°37'43"	45.48	45.48	S87°17'02"W

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C369	800.00	2°47'41"	39.02	39.02	S50°27'30"W
C370	800.00	2°47'41"	39.02	39.02	S50°19'10"W
C371	800.00	2°47'42"	39.02	39.02	S50°06'51"W
C372	800.00	2°47'41"	39.02	39.02	S10°54'32"W
C373	800.00	2°47'42"	39.02	39.02	S10°42'14"W
C374	800.00	2°47'41"	39.02	39.02	S10°29'56"W
C375	800.00	2°47'42"	39.02	39.02	S10°17'38"W
C376	800.00	2°47'41"	39.02	39.02	S10°05'20"W
C377	800.00	2°47'42"	39.02	39.02	S9°53'02"W
C378	800.00	2°47'41"	39.02	39.02	S9°40'44"W
C379	800.00	2°47'42"	39.02	39.02	S9°28'26"W
C380	800.00	2°47'41"	39.02	39.02	S9°16'08"W
C381	800.00	2°47'42"	39.02	39.02	S9°03'50"W
C382	800.00	2°47'41"	39.02	39.02	S8°51'32"W
C383	800.00	2°47'42"	39.02	39.02	S8°39'14"W
C384	800.00	2°47'41"	39.02	39.02	S8°26'56"W
C385	800.00	2°47'42"	39.02	39.02	S8°14'38"W
C386	800.00	2°47'41"	39.02	39.02	S8°02'20"W
C387	800.00	2°47'42"	39.02	39.02	S7°50'02"W
C388	800.00	2°47'41"	39.02	39.02	S7°37'44"W
C389	800.00	2°47'42"	39.02	39.02	S7°25'26"W
C390	800.00	2°47'41"	39.02	39.02	S7°13'08"W
C391	800.00	2°47'42"	39.02	39.02	S7°00'50"W
C392	800.00	2°47'41"	39.02	39.02	S6°48'32"W
C393	800.00	2°47'42"	39.02	39.02	S6°36'14"W
C394	800.00	2°47'41"	39.02	39.02	S6°23'56"W
C395	800.00	2°47'42"	39.02	39.02	S6°11'38"W
C396	800.00	2°47'41"	39.02	39.02	S5°59'20"W
C397	800.00	2°47'42"	39.02	39.02	S5°47'02"W
C398	800.00	2°47'41"	39.02	39.02	S5°34'44"W
C399	800.00	2°47'42"	39.02	39.02	S5°22'26"W
C400	800.00	2°47'41"	39.02	39.02	S5°10'08"W
C401	800.00	2°47'42"	39.02	39.02	S4°57'50"W
C402	800.00	2°47'41"	39.02	39.02	S4°45'32"W
C403	800.00	2°47'42"	39.02	39.02	S4°33'14"W
C404	800.00	2°47'41"	39.02	39.02	S4°20'56"W
C405	800.00	2°47'42"	39.02	39.02	S4°08'38"W
C406	800.00	2°47'41"	39.02	39.02	S3°56'20"W
C407	800.00	2°47'42"	39.02	39.02	S3°44'02"W
C408	800.00	2°47'41"	39.02	39.02	S3°31'44"W
C409	800.00	2°47'42"	39.02	39.02	S3°19'26"W
C410	800.00	2°47'41"	39.02	39.02	S3°07'08"W
C411	800.00	2°47'42"	39.02	39.02	S2°54'50"W
C412	800.00	2°47'41"	39.02	39.02	S2°42'32"W
C413	800.00	2°47'42"	39.02	39.02	S2°30'14"W
C414	800.00	2°47'41"	39.02	39.02	S2°17'56"W
C415	800.00	2°47'42"	39.02	39.02	S2°05'38"W
C416	800.00	2°47'41"	39.02	39.02	S1°53'20"W
C417	800.00	2°47'42"	39.02	39.02	S1°41'02"W
C418	800.00	2°47'41"	39.02	39.02	S1°28'44"W
C419	800.00	2°47'42"	39.02	39.02	S1°16'26"W
C420	800.00	2°47'41"	39.02	39.02	S1°04'08"W
C421	1250.00	5°20'40"	11.66	11.66	S60°35'08"E
C422	400.00	37°08'45"	259.33	254.81	S17°24'58"W
C423	425.00	37°08'45"	275.54	270.73	S17°24'58"W
C424	375.00	37°08'45"	243.12	238.88	S17°24'58"W
C425	15.00	90°00'00"	23.56	21.21	N45°01'12"E
C426	15.00	90°00'00"	23.56	21.21	S44°58'48"E
C428	15.00	90°00'00"	23.56	21.21	N44°58'48"E
C429	250.00</				

