

# CALDERA PHASE I

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 PHASE I", 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", "B-3", "D-1", "D-2", "D-3", "D-4", "D-5", "S-1", "S-2", "S-3", "S-4" AND "S-5" 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 THE HERNANDO COUNTY WATER AND SEWER DISTRICT FEE SIMPLE TITLE TO TRACT "L" (LIFT STATION), TO BE OWNED AND MAINTAINED BY THE 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 "X" TO BE OWNED AND MAINTAINED BY THE COUNTY FOR THE BENEFIT OF THE PUBLIC AS A PUBLIC ROADWAY.

OWNERS DO HEREBY RESERVE AND RETAIN OWNERSHIP OF TRACTS "F-1" & "F-2".

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 PURPOSES 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, 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 NONEXCLUSIVE 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 INTO 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 \_\_\_\_\_ )  
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)

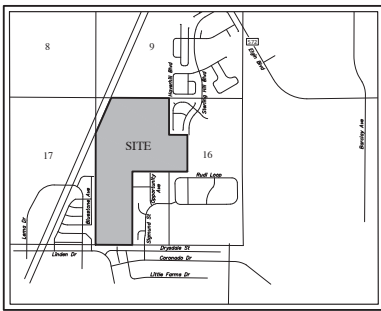
### OWNERS ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_ )  
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.

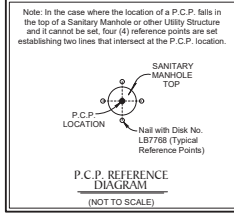
\_\_\_\_\_  
SIGNATURE



DESCRIPTION:  
A parcel of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

**BEGIN** at the Southwest corner of said Section 16, run thence along the West boundary of the Southwest 1/4 of said Section 16, N 00°34'S/E, a distance of 2045.92 feet to the West 1/4 corner thereof; thence along the West boundary of the Northwest 1/4 of aforesaid Section 16, N 00°52'28"E, a distance of 1378.68 feet; thence departing said West boundary, N 23°44'23"E, a distance of 1356.29 feet to a point on the North boundary of said Section 16; thence along said North boundary, S 89°30'50"E, a distance of 2083.07 feet to the Northwest corner of STERLING HILL PHASE 5 UNIT 1 REPLAT, according to the plat thereof, as recorded in Plat Book 39, Page 34, of the Public Records of Hernando County, Florida; thence along the Westerly and Southerly boundary thereof, respectively, the following two (2) courses: 1) S 15°20'12"E, a distance of 1324.75 feet; 2) S 89°40'47"E, a distance of 661.42 feet to the Northwest corner of BARRINGTON AT STERLING HILL, UNIT 1, according to the plat thereof, as recorded in Plat Book 43, Page 15, of the Public Records of Hernando County, Florida; thence along the Westerly boundary thereof and the Westerly boundary of BARRINGTON AT STERLING HILL, UNIT 2, according to the plat thereof, as recorded in Plat Book 43, Page 44, of the Public Records of Hernando County, Florida, respectively, S 00°00'45"E, a distance of 1324.50 feet to a point on the Northerly boundary of PLANTATION ESTATES, according to the plat thereof, as recorded in Plat Book 27, Page 34, of the Public Records of Hernando County, Florida; thence along said Northerly boundary, N 89°51'01"W, a distance of 860.89 feet to the Northeast corner of PLANTATION PALMS, according to the plat thereof, as recorded in Plat Book 39, Page 21, of the Public Records of Hernando County, Florida; thence along the Northerly and Westerly boundary thereof, the following two (2) courses: 1) N 89°50'47"W, a distance of 1324.16 feet; 2) S 00°01'17"W, a distance of 2649.82 feet to a point on the South boundary of said Section 16; thence along said South boundary, N 89°40'43"W, a distance of 1326.88 feet to the POINT OF BEGINNING.

Containing 253.679 acres, more or less.



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' = 5.00" (IE: 7.5' = 7.50"))

LOT CORNER NOTE:  
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED 177.091 (8), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### CERTIFICATE OF 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 \_\_\_\_\_, 2023.

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

### ABSTRACTOR'S CERTIFICATE

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. 23051629 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. 23051629.

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.

\_\_\_\_\_  
COUNTY ATTORNEY  
January 12, 2024  
DATE

### 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 \_\_\_\_\_, 20\_\_\_\_, FILE NO. \_\_\_\_\_ AND RECORDED I PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.

CLERK OF CIRCUIT COURT  
HERNANDO COUNTY, FLORIDA

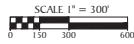
### CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER

I, \_\_\_\_\_, 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 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 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 RUTKOSKY  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. \_\_\_\_\_

# CALDERA PHASE I

LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



**BASIS OF BEARINGS**

SOUTH BOUNDARY OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HAVING A GRID BEARING OF N. 89° 47' 43" W, 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.

**TRACT DESIGNATION TABLE**

TRACT	SQUARE FEET	USE
A	377,683	(PUBLIC) ROADWAY, UTILITY EASEMENT
B-1	24,499	LANDSCAPE BUFFER AREA
B-2	65,538	LANDSCAPE BUFFER AREA
B-3	6,209	LANDSCAPE BUFFER AREA
D-1	93,992	DRAINAGE AREA
D-2	3,750	DRAINAGE AREA
D-3	23,335	DRAINAGE AREA
D-4	113,293	DRAINAGE AREA
D-5	499,842	DRAINAGE AREA
F-1	8,611,395	FUTURE DEVELOPMENT AREA
F-2	795,642	FUTURE DEVELOPMENT AREA
L-1	3,012	LIFT STATION
S-1	36,121	OPEN SPACE
S-2	13,686	OPEN SPACE
S-3	20,869	OPEN SPACE
S-4	46,731	OPEN SPACE
S-5	5,336	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.

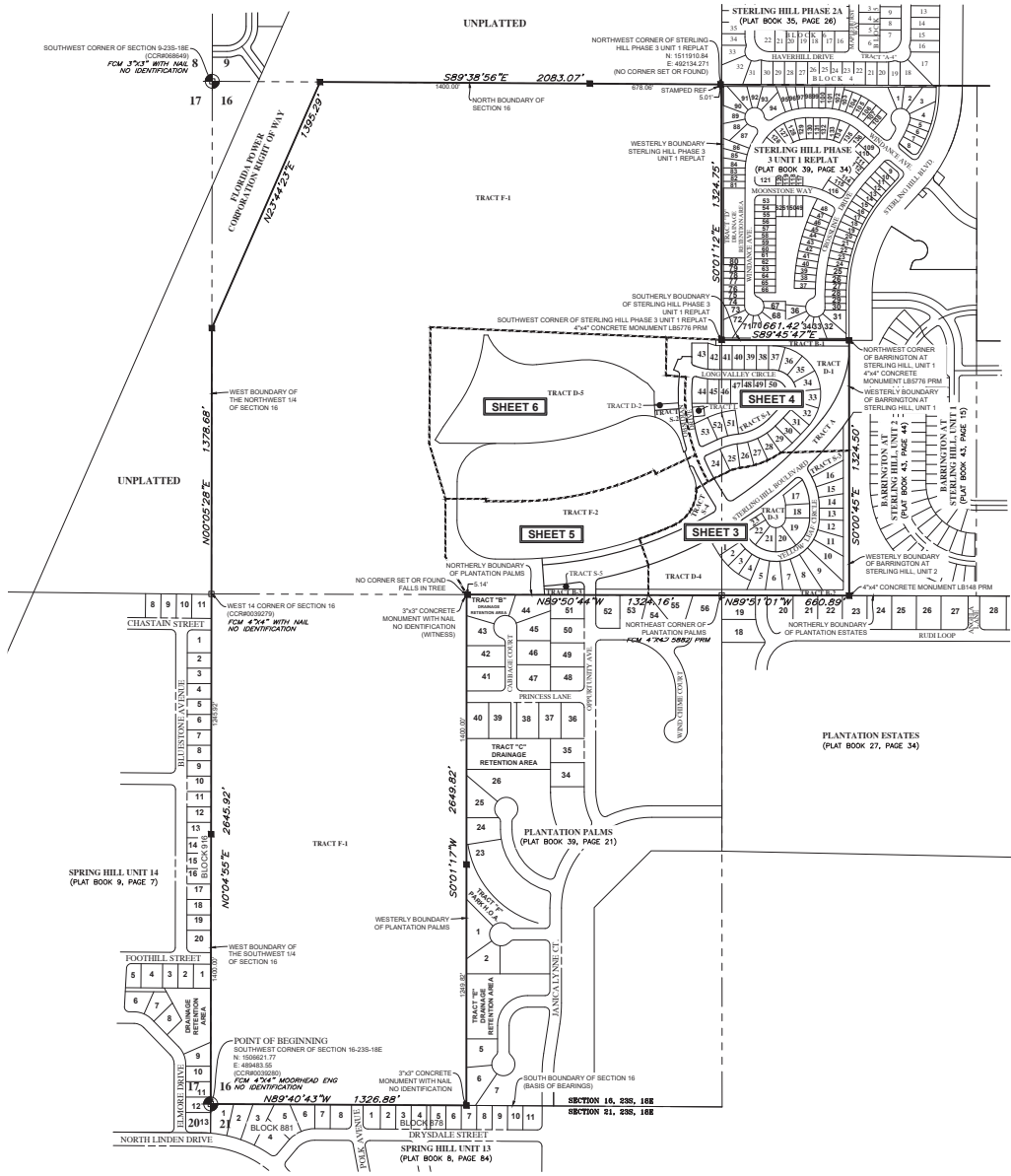
**NOTE:** ALL LINES INTERSECTING A CURVE ARE RADIAL, (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

**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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 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 PRM, unless otherwise noted.
- ⊙ — Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- ⊕ — Indicates (HOA) Side Yard Drainage and Access Easement (See Detail on this Sheet)
- (NR) — Non-Radial
- FCM — Found Concrete Monument
- C.S.T. — Clear Sight Triangle
- U.E. — Utility Easement
- Q.A. — Overall
- D.A.E. — Drainage and Access Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District



**GeoPoint**  
Surveying, Inc.

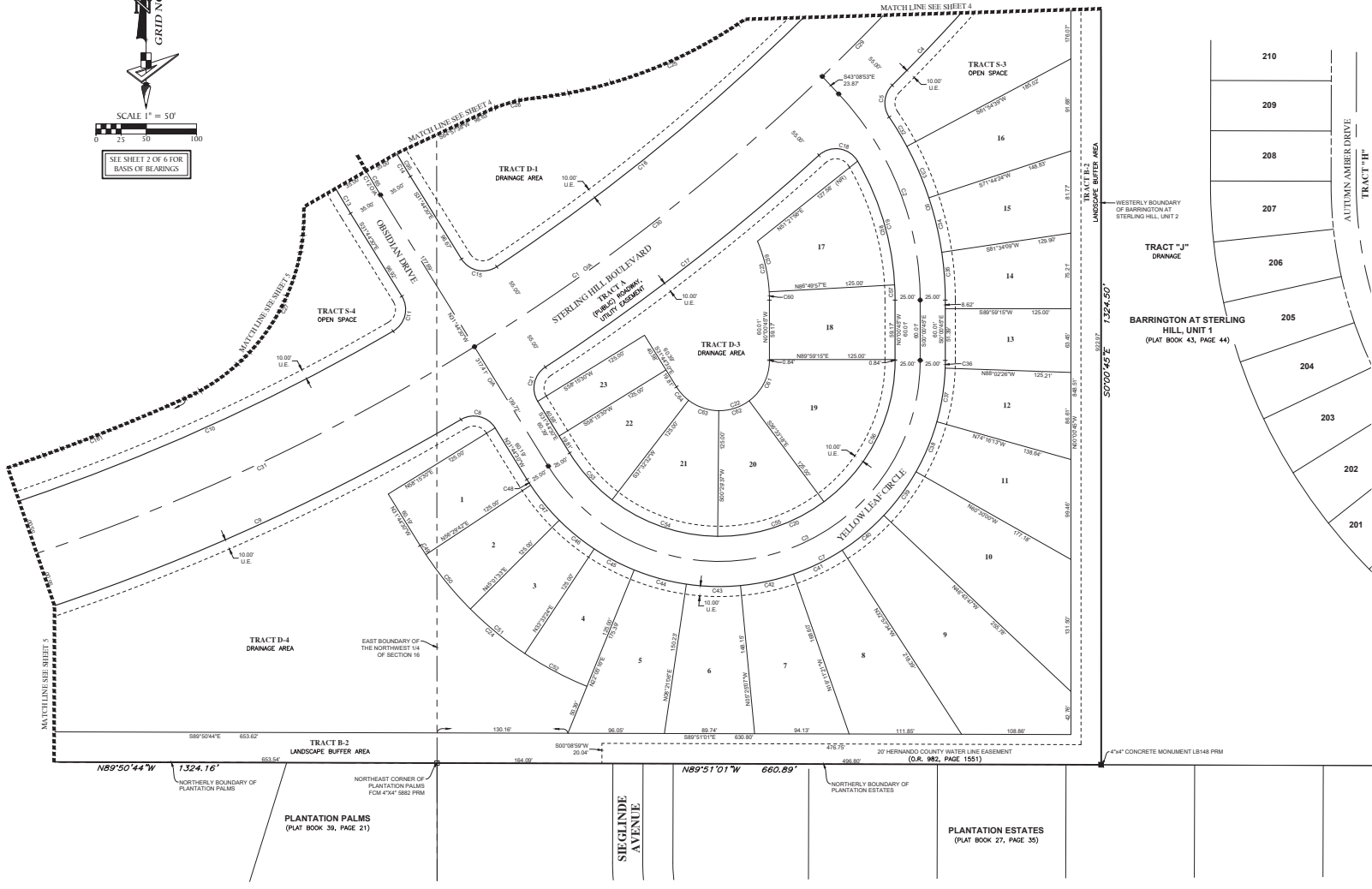
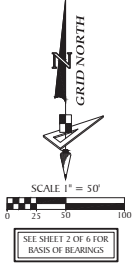
213 Hobbs Street  
Tampa, Florida 33619  
www.geoipsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2366  
Recorded Deed Number LB 7748

# CALDERA PHASE I

LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE NO.



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING
C1	2100.00	27°11'40"	1333.44	1684.64
C2	300.00	43°08'00"	225.86	220.50
C3	200.00	148°18'18"	517.56	344.70
C4	2150.00	6°13'44"	234.28	234.10
C5	25.00	79°04'16"	34.50	31.83
C6	325.00	34°34'25"	193.28	190.44
C7	225.00	148°18'15"	562.26	432.80
C8	25.00	88°47'58"	38.75	34.98
C9	2150.00	18°49'28"	708.00	704.82
C10	2040.00	28°12'58"	855.77	827.57
C11	25.00	81°34'48"	39.98	35.84
C12	900.00	37°38'12"	591.40	580.87
C13	935.00	7°58'40"	129.69	129.58
C14	865.00	9°08'18"	137.48	137.32
C15	25.00	91°49'27"	40.07	35.91
C16	2645.00	17°40'40"	630.96	628.48
C17	2150.00	9°09'53"	344.70	344.37
C18	25.00	102°08'40"	44.57	38.90
C19	275.00	32°10'38"	184.84	183.17
C20	175.00	148°18'12"	453.87	336.67
C21	25.00	88°34'22"	38.65	34.81
C22	50.00	148°18'15"	129.39	96.19
C23	150.00	23°00'08"	60.22	55.82
C24	350.00	38°10'14"	220.95	217.30
C25	450.00	38°39'18"	303.60	297.87
C26	150.00	18°55'28"	49.54	46.37
C27	200.00	91°48'08"	328.49	287.25
C28	2150.00	7°24'18"	271.38	271.16
C29	2150.00	11°38'54"	439.18	438.38
C30	2150.00	21°13'12"	777.76	773.32
C31	325.00	8°59'40"	34.02	34.00
C32	325.00	8°49'40"	55.75	55.69
C33	325.00	8°49'40"	55.75	55.69
C34	325.00	8°49'40"	55.75	55.69
C35	325.00	8°25'00"	47.75	47.71
C36	225.00	1°58'19"	7.74	7.74
C37	225.00	13°48'13"	54.08	53.95
C38	225.00	13°48'13"	54.08	53.95
C39	225.00	13°48'13"	54.08	53.95
C40	225.00	13°48'13"	54.08	53.95
C41	225.00	13°48'13"	54.08	53.95
C42	225.00	13°48'13"	54.08	53.95
C43	225.00	13°48'13"	54.08	53.95
C44	225.00	13°44'10"	53.94	53.81
G45	225.00	11°28'00"	45.04	44.96
G46	225.00	11°28'00"	45.04	44.96
G47	225.00	11°28'00"	45.04	44.96
G48	225.00	1°45'08"	6.92	6.92
G49	350.00	1°45'48"	10.77	10.77
G50	350.00	11°28'00"	70.06	69.94
G51	350.00	11°28'00"	70.06	69.94
G52	350.00	11°28'00"	70.06	69.94
G53	175.00	20°42'58"	63.27	62.93
G54	175.00	37°02'55"	113.19	111.20
G55	175.00	37°02'55"	113.19	111.20
G56	175.00	37°02'55"	113.19	111.20
G57	175.00	37°02'55"	113.19	111.20
G58	175.00	37°02'55"	113.19	111.20
G59	175.00	37°02'55"	113.19	111.20
G60	150.00	3°09'18"	8.20	8.20
G61	50.00	53°27'28"	46.65	44.96
G62	50.00	37°02'55"	32.33	31.77
G63	50.00	37°02'55"	32.33	31.77
G64	50.00	20°42'58"	18.08	17.98
G65	865.00	11°31'23"	151.00	150.70
G66	865.00	1°48'14"	26.79	26.79
C44	2010.00	20°08'47"	704.75	703.12

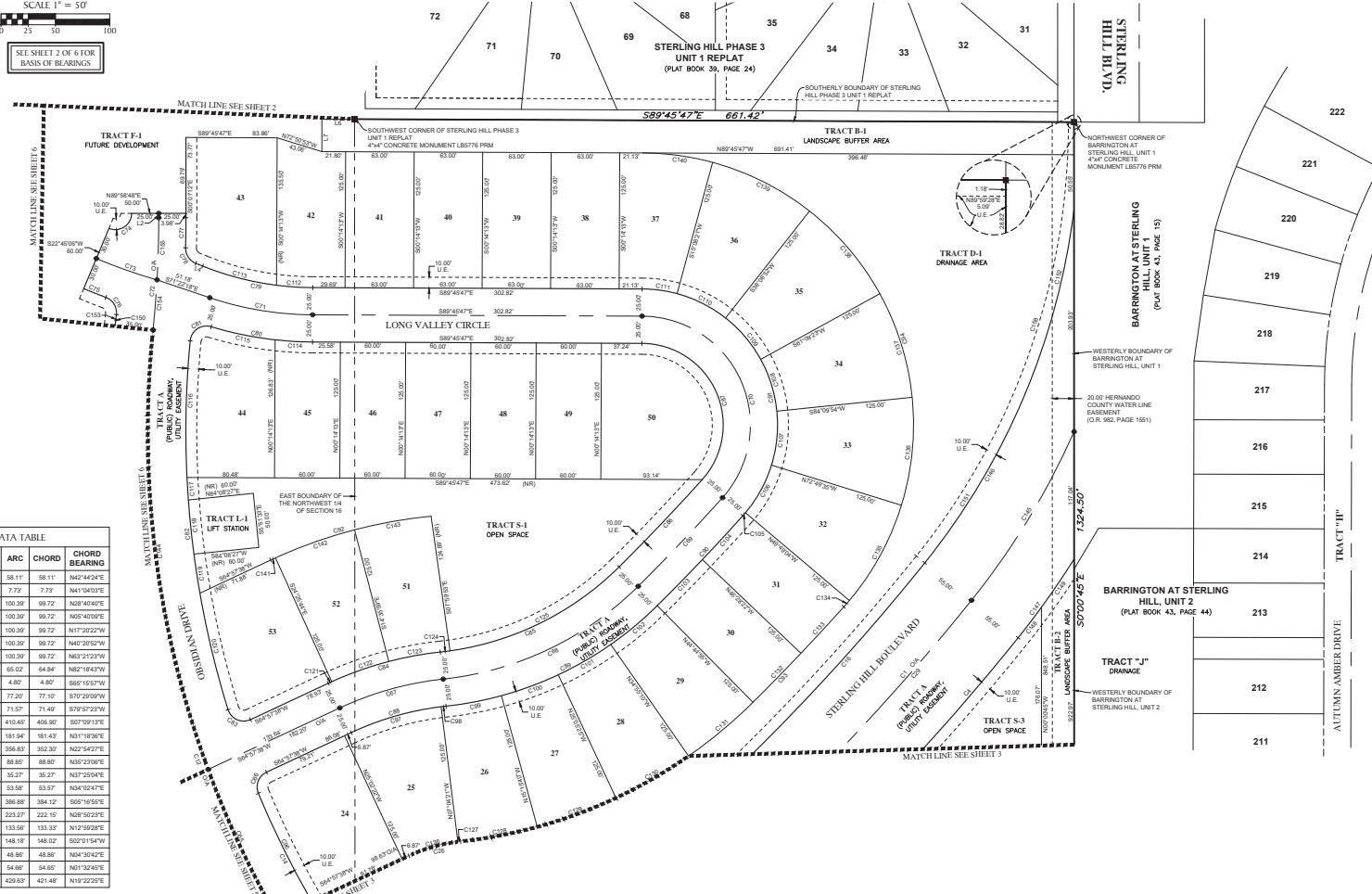
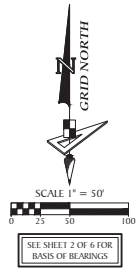
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  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (NR) — Non-Radius
  - FCM — Found Concrete Monument
  - CCR — Certified Corner Record
  - U.E. — Utility Easement
  - O/A — Overall
  - O.R. — Official Records Book

**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: 5' = 5.00) (IE: 7.5' = 7.50)**

**GeoPoint Surveying, Inc.**  
 211 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
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 www.geopointsurvey.com  
 Licensed Business Number LB 7748

# CALDERA PHASE I

LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C133	2115.00	1°34'28"	58.11'	58.11'	N42°44'24"E
C134	250.00	1°46'18"	7.73'	7.73'	N41°54'03"E
C135	250.00	23°03'51"	100.39'	99.72'	N68°44'04"E
C136	250.00	23°03'51"	100.39'	99.72'	N05°40'09"E
C137	250.00	23°03'51"	100.39'	99.72'	N17°30'22"W
C138	250.00	23°03'51"	100.39'	99.72'	N49°20'52"W
C139	250.00	23°03'51"	100.39'	99.72'	N83°21'23"W
C140	250.00	1°54'50"	65.02'	64.84'	N85°18'47"E
C141	450.00	0°38'36"	4.80'	4.80'	S91°19'57"W
C142	450.00	0°49'48"	7.72'	7.71'	S79°20'09"W
C143	450.00	0°06'43"	71.57'	71.49'	S79°27'23"W
C144	450.00	26°07'48"	410.45'	408.90'	S09°09'13"E
C145	700.00	14°53'25"	181.94'	181.43'	N31°18'36"E
C146	645.00	31°41'51"	356.83'	352.39'	N25°24'27"E
C147	755.00	0°44'34"	88.85'	88.80'	N85°23'06"E
C148	755.00	2°49'55"	35.27'	35.27'	N87°30'24"E
C149	755.00	4°03'25"	53.56'	53.52'	N84°02'14"E
C150	935.00	23°42'28"	386.88'	384.12'	S05°16'52"E
C151	945.00	19°49'50"	223.27'	222.12'	N89°50'22"E
C152	645.00	11°51'53"	133.56'	133.33'	N19°28'28"E
C153	935.00	0°04'49"	148.18'	148.02'	S02°01'54"W
C154	1000.00	2°47'50"	48.88'	48.88'	N84°39'42"E
C155	1000.00	3°07'50"	54.68'	54.68'	N01°32'45"E
C156	635.00	38°49'50"	420.67'	421.48'	N19°22'29"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.  
 ○ - - - - - Non-Radii.  
 FCM - - - - - Found Concrete Monument  
 CCR - - - - - Certified Corner Record  
 U.E. - - - - - Utility Easement  
 O/A - - - - - Overall  
 O.R. - - - - - Official Records Book

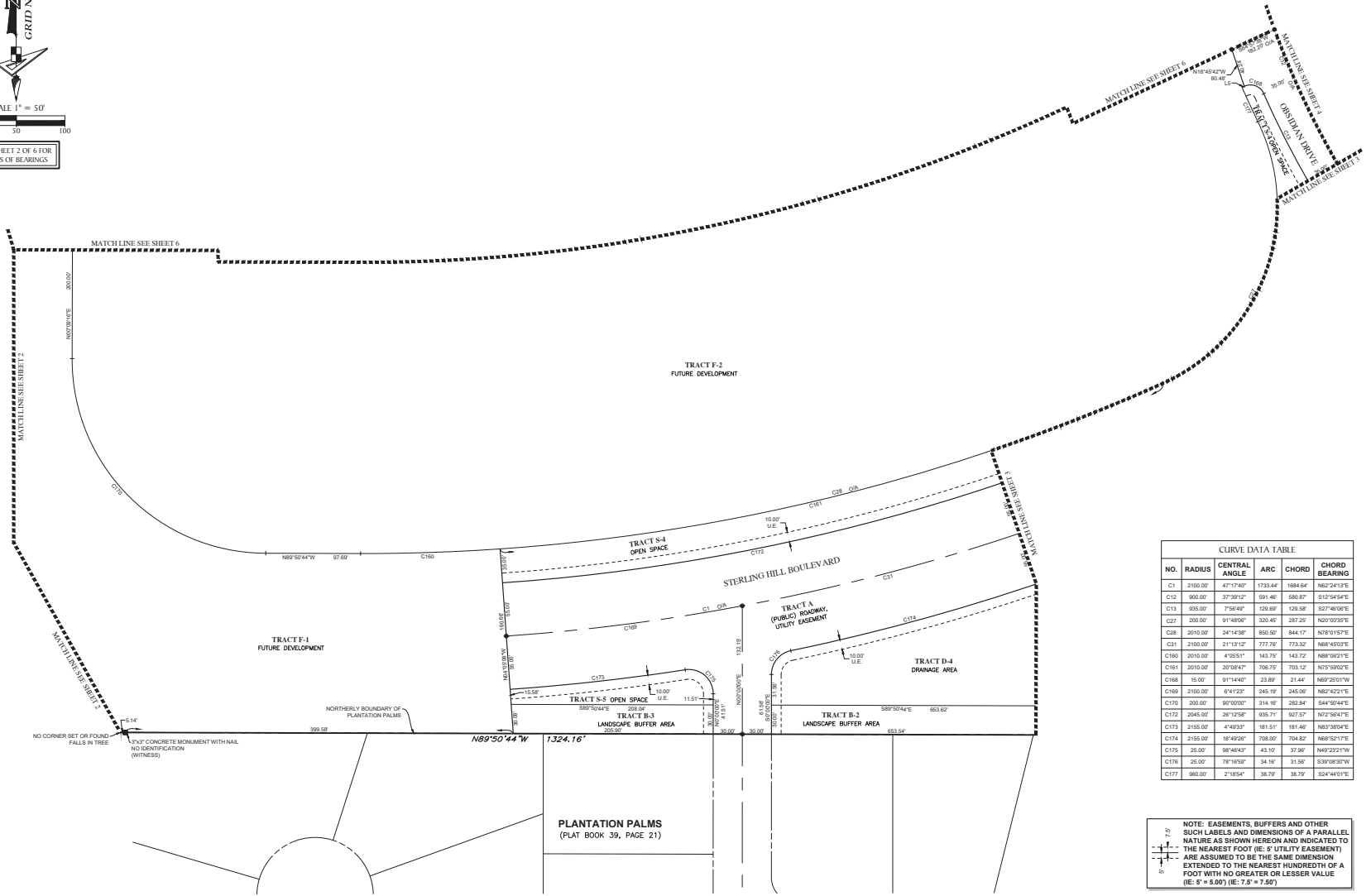
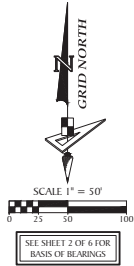
**NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.8' = 7.80')**

NO.	BEARING	LENGTH
L2	N00°01'21"W	3.69'
L4	S88°08'57"E	6.80'
L6	S89°38'48"W	30.90'
L7	S00°01'12"E	29.87'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2100.00	47°17'40"	1753.44'	1684.64'	N62°24'13"E
C4	2105.00	6°13'44"	234.28'	234.16'	N41°02'14"E
C12	500.00	37°39'12"	561.48'	580.87'	S12°54'54"E
C14	865.00	9°09'18"	137.48'	137.32'	S27°11'21"E
C16	2045.00	17°40'40"	635.99'	628.46'	N47°35'43"E
C25	450.00	38°39'18"	303.60'	297.87'	N64°33'22"E
C26	150.00	18°55'26"	49.64'	49.32'	S74°25'21"W
C29	2100.00	7°24'11"	271.33'	271.15'	N42°27'28"E
C35	500.00	11°13'23"	161.00'	160.70'	S25°58'04"E
C36	15.00	87°35'50"	22.93'	20.76'	S21°05'43"W
C37	300.00	18°52'26"	96.09'	98.64'	S74°25'21"W
C38	300.00	38°39'18"	202.40'	198.58'	N64°33'22"E
C39	1965.00	3°16'38"	112.37'	112.36'	N43°35'28"E
C70	100.00	131°42'57"	228.89'	182.51'	N23°54'18"W
C71	300.00	18°23'29"	96.30'	95.88'	S80°34'02"E
C72	1000.00	9°55'53"	103.62'	103.48'	N02°56'45"E
C73	505.00	6°42'51"	56.18'	56.15'	S70°36'20"E
C74	15.00	112°44'48"	26.52'	24.98'	N80°21'27"E
C75	535.00	2°29'48"	21.91'	21.91'	S68°25'18"E
C76	15.00	76°10'01"	19.94'	19.90'	N31°30'42"W
C77	1025.00	1°52'41"	27.43'	27.63'	N00°45'09"E
C78	15.00	69°40'28"	18.24'	17.14'	S33°18'44"E
C79	275.00	21°58'50"	103.74'	103.13'	S78°57'22"E
C80	325.00	18°16'28"	94.58'	94.25'	S81°25'34"E
C81	15.00	101°24'51"	26.59'	25.22'	S88°12'24"W
C82	865.00	22°43'22"	345.05'	348.81'	S08°51'43"E
C83	15.00	97°40'08"	25.97'	22.61'	S88°01'08"E
C84	325.00	18°55'26"	107.34'	106.80'	S74°25'21"W
C85	275.00	38°39'18"	185.53'	182.03'	N64°33'22"E
C86	1940.00	3°16'38"	110.94'	110.90'	N43°35'28"E
C87	75.00	131°42'58"	172.42'	136.88'	N23°54'18"W
C88	275.00	18°55'26"	90.83'	90.42'	S74°25'21"W
C89	325.00	38°39'18"	219.20'	215.13'	N64°33'22"E
C90	1990.00	3°16'38"	113.80'	113.79'	N43°35'28"E
C91	125.00	131°42'58"	287.26'	228.13'	N23°54'18"W
C92	450.00	19°30'09"	153.88'	152.81'	S74°44'29"W
C93	2115.00	3°16'38"	120.80'	120.84'	N43°35'28"E
C94	350.00	131°42'58"	574.72'	455.27'	N23°54'18"W
C96	865.00	7°20'05"	110.73'	110.66'	S28°18'14"E
C97	275.00	17°58'01"	86.23'	85.88'	S73°58'39"W
C98	275.00	0°57'25"	4.59'	4.59'	S89°24'22"W
C99	325.00	9°08'44"	51.88'	51.82'	N77°18'42"E
C100	325.00	9°49'49"	55.75'	55.69'	N69°49'28"E
C101	325.00	9°49'49"	55.75'	55.69'	N39°59'44"E
C102	325.00	9°49'49"	55.75'	55.69'	N09°09'08"E
C103	1990.00	1°42'21"	92.28'	92.25'	N44°22'18"E
C104	1990.00	1°34'28"	54.68'	54.68'	N42°44'24"E
C105	125.00	1°48'10"	3.80'	3.80'	N41°04'03"E
C106	125.00	23°03'51"	50.20'	49.86'	N28°40'40"E
C107	150.00	23°03'51"	60.20'	49.86'	N08°40'09"E
C108	125.00	23°03'51"	50.20'	49.86'	N17°20'22"W
C109	125.00	23°03'51"	50.20'	49.86'	N49°20'52"W
C110	125.00	23°03'51"	50.20'	49.86'	N83°21'23"W
C111	125.00	19°45'09"	52.31'	52.12'	N67°18'09"W
C112	275.00	6°32'27"	32.39'	32.37'	S80°17'04"E
C113	275.00	14°39'22"	70.30'	70.15'	S75°28'59"E
C114	325.00	6°04'48"	34.49'	34.47'	S86°43'32"E
C115	325.00	10°35'39"	60.09'	60.01'	S78°23'10"E
C116	865.00	8°19'56"	126.81'	125.70'	S01°20'09"W
C117	865.00	1°22'20"	20.71'	20.71'	S03°31'01"E
C118	865.00	3°18'44"	50.01'	50.00'	S00°51'13"E
C119	865.00	2°24'13"	36.29'	36.28'	S08°43'02"E
C120	865.00	7°18'06"	102.23'	110.16'	S73°24'18"E
C121	325.00	0°28'36"	3.48'	3.48'	S88°15'37"W
C122	325.00	9°49'49"	55.75'	55.69'	S70°29'59"W
C123	325.00	8°29'03"	48.12'	48.08'	S79°38'39"W
C124	275.00	1°52'57"	9.04'	9.04'	N82°58'38"E
C125	275.00	36°49'21"	176.80'	174.48'	N63°38'55"E
C126	150.00	17°58'01"	47.64'	46.84'	S73°58'39"W
C127	150.00	0°57'25"	2.51'	2.51'	S83°24'22"W
C128	450.00	9°08'44"	71.83'	71.78'	N79°18'42"E
C129	450.00	9°49'49"	77.20'	77.10'	N09°09'08"E
C130	450.00	9°49'49"	77.20'	77.10'	N39°59'44"E
C131	450.00	9°49'49"	77.20'	77.20'	N69°09'08"E
C132	2115.00	1°42'08"	62.84'	62.84'	N44°22'18"E

# CALDERA PHASE I

LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING	
C1	2100.00'	47°17'40"	1733.44'	1684.64'	N62°24'31"E
C12	900.00'	37°39'12"	591.46'	580.87'	S12°54'54"E
C13	395.00'	7°58'00"	129.89'	139.98'	S27°46'08"E
C17	200.00'	51°48'56"	150.45'	187.25'	N20°10'35"E
C18	2010.00'	24°14'38"	850.50'	844.17'	N78°01'51"E
C19	2100.00'	21°13'12"	777.78'	773.32'	N68°45'03"E
C160	2010.00'	4°55'51"	143.75'	143.72'	N88°08'21"E
C161	2010.00'	20°08'47"	706.75'	703.12'	N75°59'02"E
C168	15.00'	91°14'40"	23.89'	21.44'	N69°25'01"W
C169	2100.00'	6°41'23"	245.19'	245.09'	N82°42'21"E
C170	200.00'	90°00'00"	314.16'	285.84'	S44°50'44"E
C172	2045.00'	20°12'56"	693.71'	637.57'	N72°56'47"E
C173	2155.00'	4°49'33"	181.51'	181.46'	N87°38'36"E
C174	2155.00'	18°48'26"	758.00'	704.82'	N68°52'17"E
C175	25.00'	98°48'43"	43.10'	37.86'	N49°23'21"W
C176	25.00'	78°18'59"	34.16'	31.56'	S39°08'30"W
C177	900.00'	2°18'54"	38.79'	38.79'	S24°44'01"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 HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 6' x 6.00) (IE: 7.5' x 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 PRM, unless otherwise noted.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - (NR) — Non-Radial
  - FCM — Found Concrete Monument
  - CCR — Certified Corner Record
  - U.E. — Utility Easement
  - O/A — Overall
  - O.R. — Official Records Book

LINE DATA TABLE		
NO.	BEARING	LENGTH
LS	N48°57'38"E	2.59'

**GeoPoint**  
Surveying, Inc.

2113 Hobbs Street  
Lampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2366  
Licenses: Surveyor Number LB 7748  
Recorded Deed Number LB 7748

**SHEET 5 OF 6 SHEETS**

# CALDERA PHASE I

LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

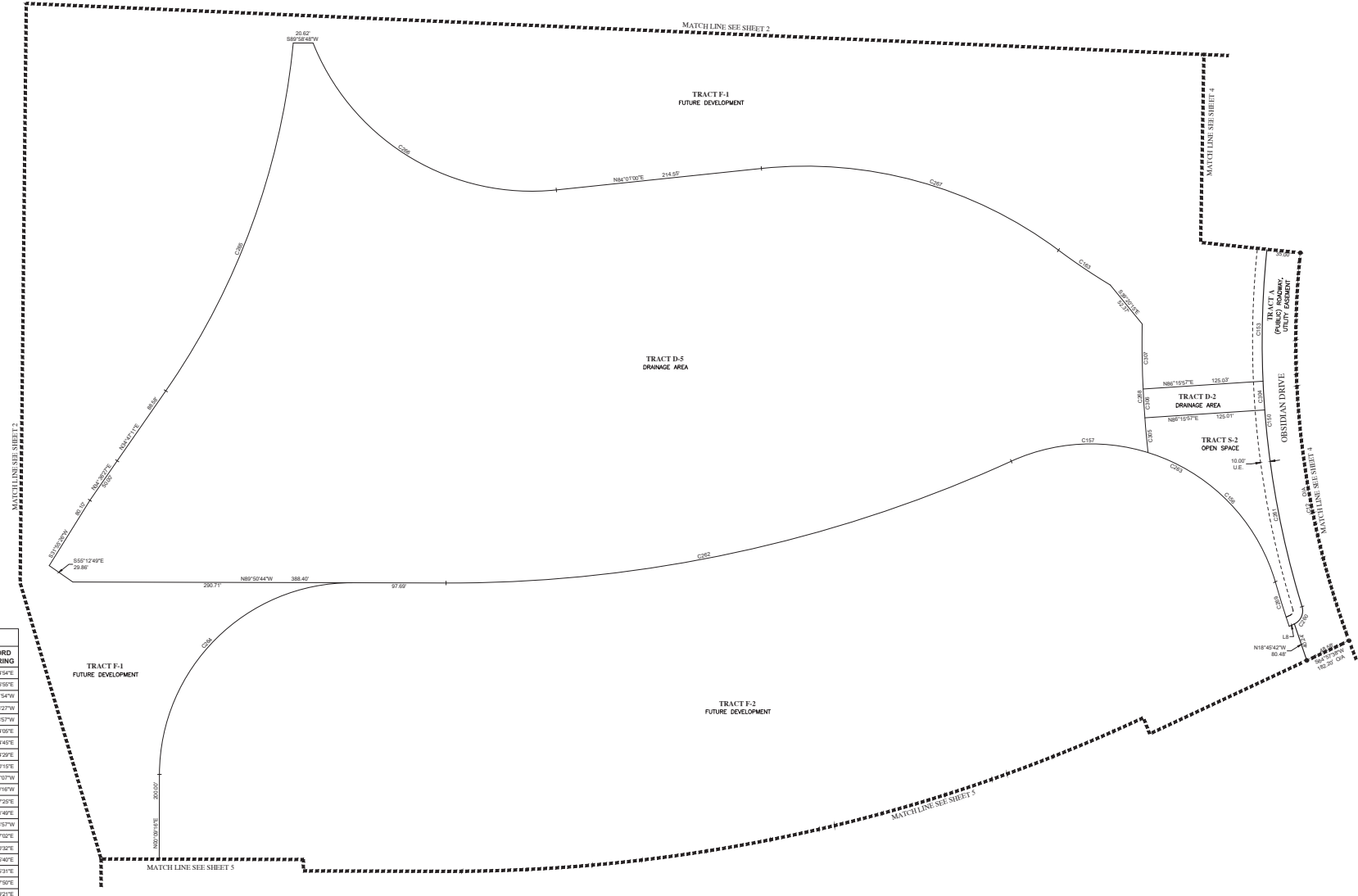
PLAT BOOK PAGE NO.



SCALE 1" = 50'

SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
1A	S84°52'38"W	5.89



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C12	900.00	37°39'12"	591.49	580.87	S12°54'54"E
C150	935.00	23°42'20"	386.86	384.12	S66°16'50"E
C153	935.00	9°04'49"	148.18	148.02	S02°01'54"W
C156	200.01	58°17'52"	196.53	188.71	N44°33'27"W
C157	200.01	41°47'20"	145.88	142.07	S86°23'37"W
C183	680.00	1°39'22"	64.96	64.94	S90°00'00"E
C260	15.00	82°05'46"	21.40	10.70	N23°54'42"E
C281	935.00	12°47'19"	208.69	208.26	S10°44'29"E
C282	1410.00	24°38'02"	606.22	601.56	N75°50'19"E
C283	200.01	68°05'12"	342.40	332.10	N65°27'07"W
C284	200.00	90°00'00"	314.16	282.84	S45°09'18"W
C285	762.73	29°16'36"	389.73	385.51	N20°07'25"E
C286	345.00	74°14'21"	317.45	295.71	S58°51'49"E
C287	440.00	42°44'05"	338.18	320.63	N74°38'37"W
C288	1060.00	7°15'07"	134.13	134.04	S02°37'02"E
C289	980.00	2°53'26"	48.40	48.40	S11°20'32"E
C304	935.00	1°52'19"	30.00	30.00	S03°25'49"E
C305	1060.00	1°58'03"	36.40	36.40	S01°19'31"E
C306	1060.00	1°37'18"	30.00	30.00	S03°27'30"E
C307	1060.00	3°39'40"	67.73	67.72	S00°49'21"E

**LEGEND:**

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- O/A Overall
- O.R. Official Records Book

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