

PARK RIDGE VILLAS

A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH,
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, RUN N89°51'27"W, 320.00 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID WEST LINE, RUN N00°17'30"E, 177.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (C.R. #578) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, RUN N00°17'30"E, 484.00 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE, RUN N89°54'01"W, 316.41 FEET; THENCE S00°10'35"W, 492.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (C.R. #578); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S87°11'45"W, 155.89 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AND THE EAST BOUNDARY LINE OF ARKAYS PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 63 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID LINE, RUN N00°12'44"E, 1153.50 FEET TO THE NORTH BOUNDARY LINE OF SAID ARKAYS PARK SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY LINE, RUN N89°56'36"W, 124.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF ARKAYS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'35"E, 459.80 FEET TO THE PC OF A CURVE TO THE LEFT; SAID CURVE BEING CONVEX TO THE WEST HAVING A CENTRAL ANGLE OF 28°44'29", A RADIUS OF 349.65 FEET, AND A CHORD BEARING AND DISTANCE OF N14°12'40"W, 173.38 FEET; THENCE ALONG THE ARC OF SAID CURVE 75.40 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE, RUN N85°23'37"E, 730.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD ANDERSON SNOW ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S00°14'21"W, 1620.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SUNDOAST PARKWAY (U.S. HIGHWAY #889); THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN S4°03'53"W, 237.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (C.R. #578); THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN N89°51'50"W, 132.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.91 ACRES MORE OR LESS.

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 COMMISSIONERS, 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 THEREON 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 _____, 2023. 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: *[Signature]* DATE: *2/28/23*
COUNTY ATTORNEY

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT TRI COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION, AND COCENT BANK, A FLORIDA BANKING CORPORATION ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE HOME OWNERS ASSOCIATION, HERNANDO COUNTY, OR THE STATE OF FLORIDA.

DATE _____

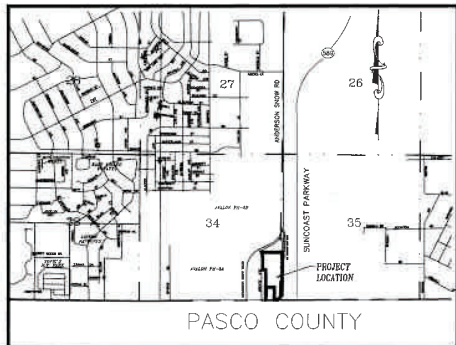
CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, DANIEL S. RUTKOSKY, 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 ACTING HERETO AS AN AGENT FOR THE COUNTY. THIS LIMITED CERTIFICATION TO FADAL 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.

PROFESSIONAL SURVEYOR AND MAPPER DATE
FLORIDA REGISTRATION NUMBER 15 5742

PLAT PREPARED BY:
COASTAL ENGINEERING Associates, Inc.

Florida Certificate of Authorization Number LP 7200
806 Chandleridge Blvd., Bradenton, FL 34209
Phone: (852) 796-0423 Fax: (852) 796-8559



VICINITY MAP
NOT TO SCALE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS OF BEARING LINE IS ALONG THE WEST RIGHT-OF-WAY LINE OF SUNDOAST PARKWAY, AND OLD ANDERSON SNOW ROAD HAVING A BEARING OF S00°14'21"W.
3. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.
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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

TRI COUNTY DEVELOPMENT, INC., A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED HEREON AS PARK RIDGE VILLAS, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1) THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE PUBLIC, THE PURCHASERS, AND HERNANDO COUNTY (THE "COUNTY") ALL STREETS, RIGHTS-OF-WAY, PARKS, DRAINAGE CANALS AND RETENTION AREAS, AND OTHER PUBLIC AREAS AS DESCRIBED HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND ARE GRANTED TO THE 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 INCLUDING DRAINAGE 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 HERNANDO COUNTY WATER AND SEWER DISTRICT WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES ON 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 ITSELF, ITS 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 UNLIT SUCH AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES AS ASSIGNED BY HERNANDO COUNTY, FLORIDA. FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PARK RIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), 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 REVOKATED.
- 2) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS, AND UNDER ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, AS SHOWN HEREON, TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS 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 UNLIT SUCH AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES AS ASSIGNED BY HERNANDO COUNTY, FLORIDA. FURTHER, THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PARK RIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), 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 REVOKATED.
- 3) OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE COUNTY FEE SIMPLE TITLE TO TRACT 1S-11, TO BE OWNED AND MAINTAINED BY THE COUNTY FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE.
- 4) PARK TRACT-1, PARK TRACT-2, DRA-1, DRA-2, TRACT EA-1, TRACT UF-1, TRACT OS-1, AND TRACT OS-2 AS SHOWN HEREON, ARE HEREBY HEREBY GRANTED AND CONVEYED TO THE ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. THE AFORESAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED BY THE ASSOCIATION. SUCH TRACTS ARE HEREBY MADE SUBJECT TO ANY AND ALL EASEMENTS EXPRESSLY DEDICATED TO PUBLIC USE, AS SHOWN ON THIS PLAT, AND AS APPLICABLE TO SUCH TRACTS FOR THE PURPOSES SO STATED.
- 5) OWNER DOES HEREBY GRANT AND CONVEY A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS, AND UNDER ALL ROADWAYS, AND ALSO UNDER AND UNDER ALL OF TRACT UF-1, AS SHOWN HEREON, TO HERNANDO COUNTY WATER AND SEWER DISTRICT, FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING AND REPLACING GROUND LEVEL, ABOVEGROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES.

TRI COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION

BY: ALEX R. DEEB, PRESIDENT WITNESS WITNESS

STATE OF _____

COUNTY OF _____
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED ALEX R. DEEB, 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 DULY SWORN, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICER OF SUCH CORPORATION HERETOFORE DULY 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
MY COMMISSION EXPIRES: _____

JUNIOR AND CONSENT TO DEDICATION - PARK RIDGE VILLAS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED 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, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 459, PAGE(S) 444-447 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

COCENT BANK, A FLORIDA BANKING CORPORATION

SIGNATURE _____ MADE FARECLOTH _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS _____ (SEAL)

WITNESS _____ (SEAL)

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MADE FARECLOTH, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JUNIOR AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE _____ FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I SCOTT M. OSBORNE, HEREBY CERTIFY THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

BY: SCOTT M. OSBORNE DATE: _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6028

PARK RIDGE VILLAS
SHEET 1 OF 2

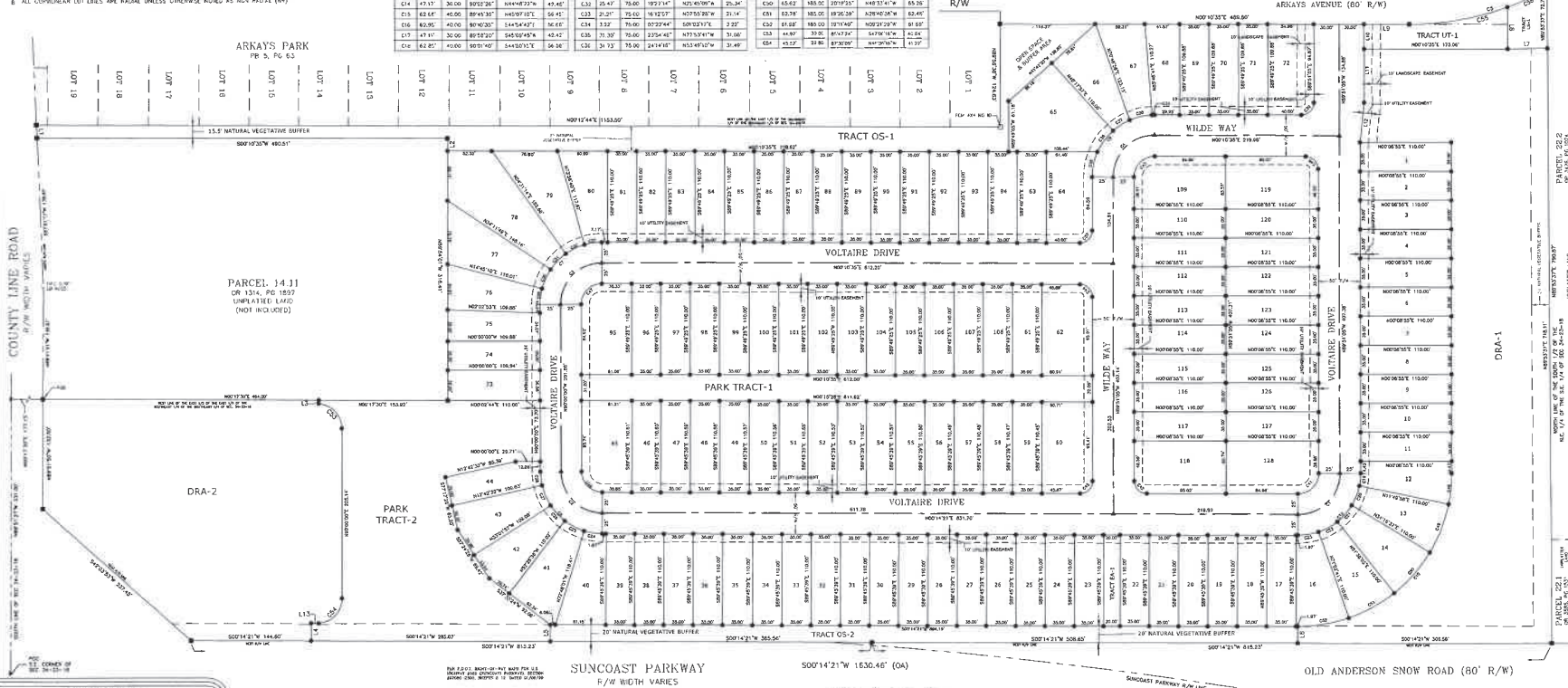
PARK RIDGE VILLAS

A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH,
RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK :
AND PAGE :

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (FLAC 83). 2011 ADJUSTMENT BEARINGS SHOWN HEREON ARE GRID BEARINGS.
 - BOUNDARIES OF BEARING LINES TO ADJACENT PLATS RIGHT-OF-WAY LINES OF HIGHWAYS, AND OTHER MILLAGE SHOWN HEREON ARE BEING SHOWN FOR INFORMATION ONLY.
 - BEARINGS AND DISTANCES OF BEARING LINES TO ADJACENT PLATS RIGHT-OF-WAY LINES OF HIGHWAYS, AND OTHER MILLAGE SHOWN HEREON ARE BEING SHOWN FOR INFORMATION ONLY.
 - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - ADJUSTMENTS TO BEARINGS AND DISTANCES OF BEARING LINES TO ADJACENT PLATS RIGHT-OF-WAY LINES OF HIGHWAYS, AND OTHER MILLAGE SHOWN HEREON ARE BEING SHOWN FOR INFORMATION ONLY.
 - ALL PLATTED QUANTITY STATEMENTS SHALL PROVIDE THAT QUANTITIES SHALL ALSO BE DEPENDENT FOR THE CONTINUATION, MAINTENANCE, AND OPERATION OF SUCH UTILITIES SERVICES PROVIDED, HOWEVER, NO SUCH CONTINUATION, MAINTENANCE, AND OPERATION OF SUCH UTILITIES SERVICES SHALL ALTER THE RIGHTS AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A SERVICE FROM SUCH COMPANY SERVICES THE FACILITIES OF SUCH UTILITY SHALL BE SAFELY RELOCATED FOR THE BENEFIT OF SUCH SERVICE SHALL NOT APPLY TO THESE POINTS EXISTING UNABLE TO BE DEFINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE. A FLOOD HAZARD STUDY OF THE SUBDIVISION FLOODING AS DETERMINED FROM THE LEGAL INSURANCE RATE MAP COMBINED WITH THE NATIONAL FLOOD INSURANCE RATE MAP, UNLESS OTHERWISE NOTED, MAY REVEAL FLOOD HAZARD, UNLESS OTHERWISE NOTED, AND SHOULD BE REFERRED TO THE COUNTY ENGINEER.
 - ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED ON THIS PLAN.

CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE		
STATION	CHORD BEARING	CHORD DISTANCE	STATION	CHORD BEARING	CHORD DISTANCE	STATION	CHORD BEARING	CHORD DISTANCE	STATION	CHORD BEARING	CHORD DISTANCE
C1	78.52	56.00	S012°22'N	52.37	52.37	C37	33.82	10.80	S10°20'W	102.07	23.72
C2	78.52	56.00	S012°22'N	52.37	52.37	C38	21.70	21.60	S11°48'W	142.51	31.67
C3	78.52	56.00	S012°22'N	52.37	52.37	C39	23.57	10.80	S09°20'W	144.52	21.67
C4	78.52	56.00	S012°22'N	52.37	52.37	C40	23.00	10.80	S09°20'W	144.52	21.67
C5	178.00	112.00	S00°00'W	112.00	112.00	C41	28.25	10.80	S09°20'W	144.52	21.67
C6	117.50	75.00	S01°30'W	112.00	112.00	C42	23.54	10.80	S09°20'W	144.52	21.67
C7	118.54	74.00	S00°20'W	112.00	112.00	C43	39.02	10.80	S09°20'W	144.52	21.67
C8	47.14	30.00	S00°00'W	112.00	112.00	C44	23.83	10.80	S09°20'W	144.52	21.67
C9	117.83	75.00	S00°00'W	112.00	112.00	C45	13.50	10.80	S09°20'W	144.52	21.67
C10	209.83	185.00	S00°00'W	112.00	112.00	C46	28.17	10.80	S09°20'W	144.52	21.67
C11	47.14	30.00	S00°00'W	112.00	112.00	C47	29.25	10.80	S09°20'W	144.52	21.67
C12	117.83	75.00	S00°00'W	112.00	112.00	C48	37.27	10.80	S09°20'W	144.52	21.67
C13	47.08	30.00	S00°00'W	112.00	112.00	C49	47.70	10.80	S09°20'W	144.52	21.67
C14	47.17	30.00	S00°00'W	112.00	112.00	C50	45.62	10.80	S09°20'W	144.52	21.67
C15	42.16	30.00	S00°00'W	112.00	112.00	C51	45.78	10.80	S09°20'W	144.52	21.67
C16	42.27	30.00	S00°00'W	112.00	112.00	C52	45.62	10.80	S09°20'W	144.52	21.67
C17	47.11	30.00	S00°00'W	112.00	112.00	C53	44.87	10.80	S09°20'W	144.52	21.67
C18	42.27	30.00	S00°00'W	112.00	112.00	C54	45.22	10.80	S09°20'W	144.52	21.67



PLAT PREPARED BY
COASTAL ENGINEERING Associates, Inc.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LR 7100
959 Candlelight Blvd., Brooksville, FL 34601
Phone (352) 796-9423 Fax (352) 799-8359

LEGEND AND ABBREVIATIONS:
 PGB = POINT OF BEGINNING
 PCC = POINT OF CURVATURE
 EN = END OF NEAREST ADJACENT AREA
 PERM = PERMANENT EASEMENT OR RIGHT-OF-WAY
 PLS = POINT OF BEGINNING OF CURVE
 LS = LOT STRIP TRACT
 UT = UTILITY TRACT

LEGEND AND ABBREVIATIONS:
 ID = IDENTIFICATION
 LE = LEGAL EASEMENT
 OD = OFFICIAL RECORD
 PE = PAGE
 PLS = POINT OF BEGINNING OF CURVE
 OS = OPEN SPACE AREA
 LA = EASEMENT ACCESS TRACT

LEGEND AND ABBREVIATIONS:
 SEC = SECTION
 FCM = FOUND CONCRETE MONUMENT
 FPM = FOUND IRON PIN AND CAP
 R/W = RIGHT-OF-WAY
 CA = OVERALL DISTANCE
 NR = NON RADIAL LINE

LEGEND AND ABBREVIATIONS:
 1" = FOUND CONCRETE MONUMENT
 2" = SET 4"x4" CONCRETE MONUMENT FROM (L# #200)
 3" = SET IRON PIN AND CAP (5/8" DIA #200)
 C = FOUND IRON PIN AND CAP (AS SHOWN)
 4" = SET IRON AND BRASS PCC (L# #200)
 5" = DESCRIPTIVE POINT