

WHITING ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

LEGAL DESCRIPTION:

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27; thence N.89°40'28"W., 40.00 feet along the Southerly boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 27 to the Westerly right-of-way line of ANDERSON SNOW ROAD and to the POINT OF BEGINNING; thence continue N.89°40'28"W., 1275.88 feet along said Southerly boundary line to the Southwest corner of Southeast 1/4 of said Section 27, said point also being the Northwest corner of CROWN POINTE, as recorded in Plat Book 36, Pages 14 and 15, of the Public Records of Hernando County, Florida, said point also being the Southeast corner of ROLLING OAKS - UNIT 1, as recorded in Plat Book 15, Pages 73-75, of the Public Records of Hernando County, Florida, and said point also being the Northeast corner of VILLAGES AT AVALON PHASE 2A, as recorded in Plat Book 38, Pages 27-30, of the Public Records of Hernando County, Florida; thence N.00°01'50"E., 1329.30 feet along the Westerly boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 27, said line also being the Easterly boundary of said ROLLING OAKS - UNIT 1; thence S.55°18'57"E., 680.45 feet along the Northerly boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 27 to the Easterly boundary line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 27; thence S.00°04'18"W., 1285.37 feet along said Easterly boundary line to the Northerly boundary line of the South 60.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 27; thence S.89°40'28"E., 420.81 feet along said Northerly boundary line to said Westerly right-of-way line of ANDERSON SNOW ROAD; thence S.00°05'51"W., 60.00 feet along said Westerly right-of-way line to the POINT OF BEGINNING.

The above legal description contains 20.96 acres more or less.

HDP Whiting Estates, LLC, a Delaware limited liability company (the "Owner"), certifies that it is the fee simple owner of the lands herein platted, and does hereby make the following dedications:

- Owner hereby grants, conveys, and dedicates to the public in general and to Hernando County, Florida (the "County") all roads, streets and rights-of-way as shown and depicted on this plat as "Public R/W" for the perpetual use of the general public.
- Owner hereby dedicates to public use the non-exclusive Drainage Easement over Tract "A" Drainage Area as shown hereon. Owner reserves the right to convey Tract "A" (Drainage Area) and Tract "B" (Park Area) to a Homeowners' Association ("Association") for perpetual ownership and maintenance.
- Owner hereby dedicates to public use all Drainage Easements (Public) shown hereon. Maintenance of the drainage facilities with said Drainage Easements (Public) shall be the responsibility of Hernando County.
- Owner hereby dedicates to the perpetual use of the public and Hernando County, Florida, all lands upon which or within which water and sewer system improvements or facilities exist; and further do hereby dedicate to the perpetual use of the Hernando County Water and Sewer District water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other 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 until 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 itself, its heirs, 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 to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.
- Owner reserves for itself and successors and assigns in title to Lots 21 through 30, inclusive, a perpetual non-exclusive easement in and to the Drainage Easement (Private), as shown hereon, for the benefit of the owners of such Lots. The Drainage Easement (Private) is not dedicated to the public, and maintenance of the portion thereof located within each Lot will be the responsibility of the owner of such Lot or the Association if so designated by Owner pursuant to separate instrument.
- Owner hereby grants, conveys, and dedicates to all providers of telephone, electric, cable television, cable data, water, sewer, and other public and quasi-public utilities, a non-exclusive easement over, across and through the areas designated hereon as Utility Easement (Public), for the construction, installation, and maintenance of utility facilities and related purposes.

IN WITNESS WHEREOF, the said Owner has caused its name and corporate seal to be affixed hereto, on the ____ day of _____, 20____ (Corporate Seal)

OWNER: HDP Whiting Estates LLC, a Delaware limited liability company

BY: _____
Jeffrey D. Thorson, Vice President



Witness: _____

Print Name: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____, JEFFREY D. THORSON, VICE PRESIDENT OF HDP WHITING ESTATES LLC, APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, WHO IS [] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC:

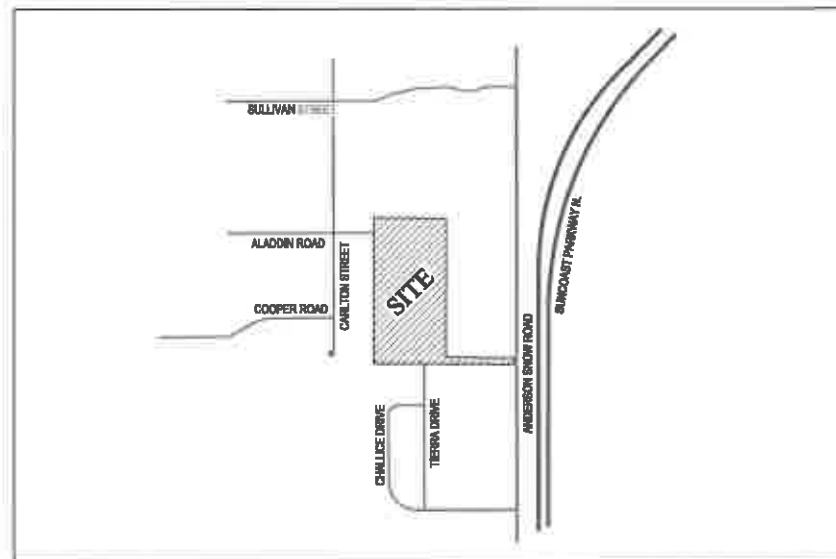
SIGN: _____ (SEAL)

PRINT: _____

TITLE OR RANK: _____

SERIAL NUMBER, IF ANY: _____

MY COMMISSION EXPIRES: _____



LOCATION MAP
HERNANDO COUNTY, FLORIDA
SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST

ABSTRACTOR'S CERTIFICATE:

I hereby certify that HDP Whiting Estates LLC, a Delaware limited liability company is the apparent record owner 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 Hernando County or the State of Florida.

Bergio Coarls, VP & Operations Manager
Old Republic National Title Insurance Company

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 this County, and that the dedication of all roads, streets, rights-of-way 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

Chairman _____ Attest: Clerk _____

**CERTIFICATE OF APPROVAL
BY COUNTY ATTORNEY**

This plat has been reviewed and approved as to form.

County Attorney

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 in Plat Book _____, Pages _____.

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, 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.

Professional Surveyor and Mapper

Florida Registration Number _____

SURVEYOR'S CERTIFICATE:

I, Scott R. Fowler, hereby certify that this plat has been prepared under my direction and supervision and that it is a correct representation of the 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.

SCOTT R. FOWLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6185

LANDMARK ENGINEERING & SURVEYING CORPORATION
6515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913



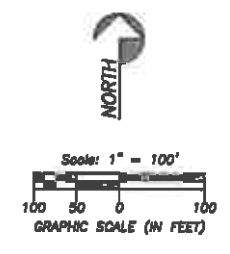
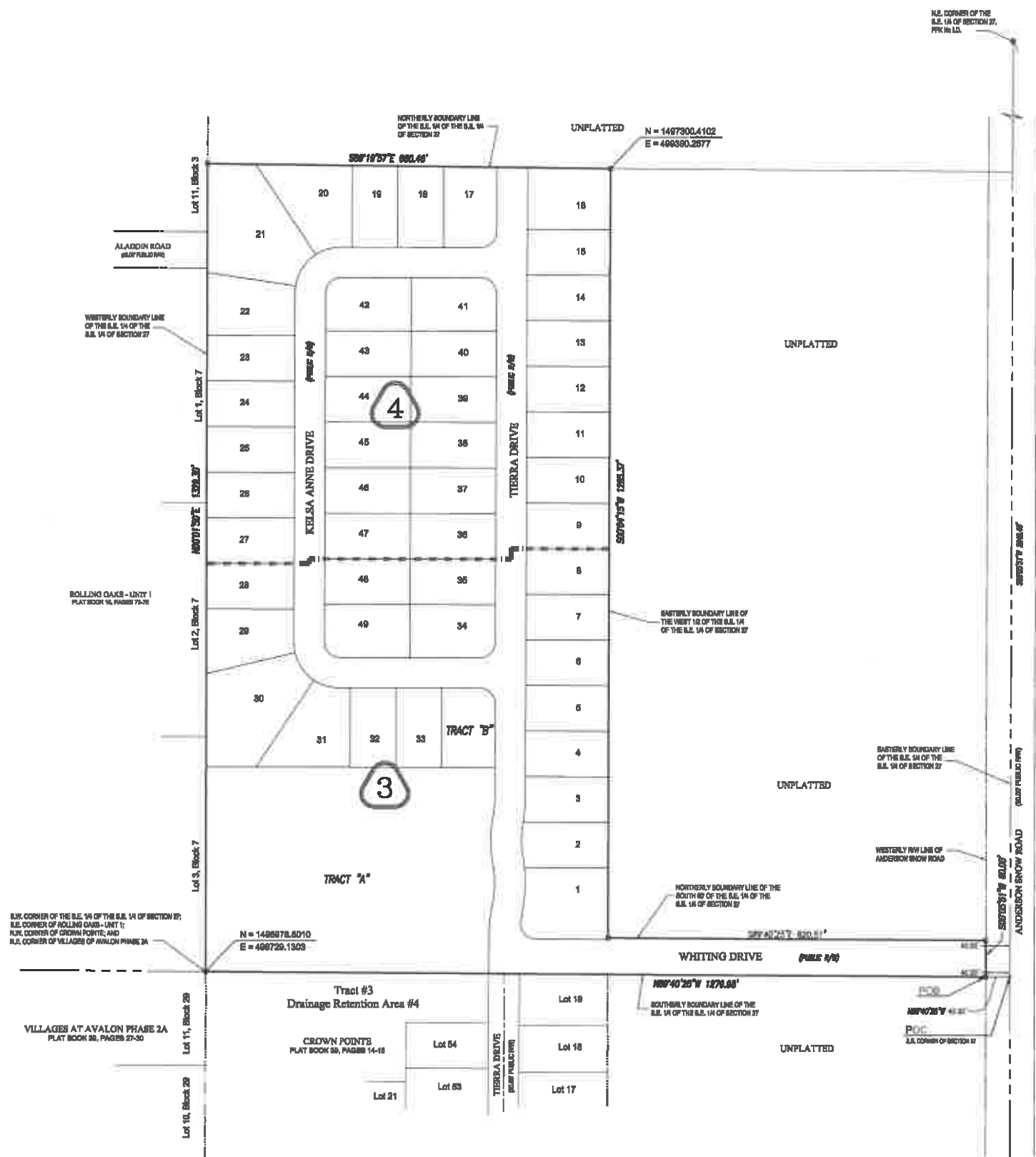
6515 Palm River Road | Tampa, Florida 33619
(813) 881-7941 | (813) 884-1882 (fax)
www.lmsco.com | L.B. # 3913

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

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HERNANDO COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



BOOK OF BEARINGS:
EASTERN BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEARS S89°18'57"E, (1000)

- LEGEND**
- FOUND 4" CONCRETE MONUMENT PER LB 3013 (UNLESS OTHERWISE NOTED)
 - SET 4" CONCRETE MONUMENT PER LB 3013
 - SET PK. NAIL & DISK PER LB 3013
 - FOUND PK. NAIL & DISK PER LB 3013
 - PERMANENT CONTROL POINT SET LB 3013 PK. NAIL & DISK



SEE SHEET 2 FOR GENERAL NOTES AND KEY MAP.

- DBI = HIGH-WATER
- DI = DITCH
- PI = RECORDED PLAT INFORMATION
- CA = CENTERLINE
- DA = OPEN ALL
- DAV = DIST-OF-VEG
- CCN = CROWN CORNER RECORD
- CCS = CROWN CORNER TRIMMED
- S.E. = DRAINAGE EASEMENT
- SPC = DRAINAGE PROTECTION CURBSTONE
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FRM = FOUND PK. NAIL
- FRND = FOUND NAIL & DISK
- LR = LINED DRAINAGE
- HR = UNLINED DRAINAGE
- MASS = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.S. = OPEN OPEN SPACE
- O.R. = OFFICIAL RECORD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- SET = SETTING
- SN&D = SET NAIL & DISK LB 3013
- SPF&D = SOUTHWEST FLORIDA SURVEYING CORPORATION
- TP = TYPICAL

3 - STREET NUMBER

GENERAL NOTES:

THE SUBDIVISION SUBJECT TO THE FOLLOWING:
THE DECLARATION OF RESIDENTIAL RESTRICTIONS RECORDED IN O.R. BOOK 3890, PAGE 1148.
THE SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 3890, PAGE 1152, AS RE-RECORDED IN O.R. BOOK 3897, PAGE 981.
THE COLLATERAL ASSIGNMENT OF RIGHTS UNDER OPTION AGREEMENT RECORDED IN O.R. BOOK 3890, PAGE 1152.

NOTE:

PRIVATE DRAINAGE EASEMENTS ALONG THE BACK PROPERTY LINES OF LOTS 21 THROUGH 30 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

FLOOD ZONE:

THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12858C0280, EFFECTIVE DATE 2-25-2019. COMMUNITY NO. 180110 PANEL 0325 D.

TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
"A"	DRAINAGE AREA; DRAINAGE EASEMENT (PUBLIC); UTILITY EASEMENT (PUBLIC)
"B"	PARK AREA (PRIVATE); UTILITY EASEMENT (PUBLIC)

KEY MAP

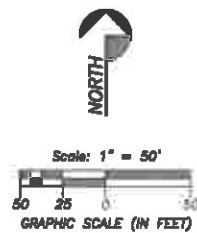
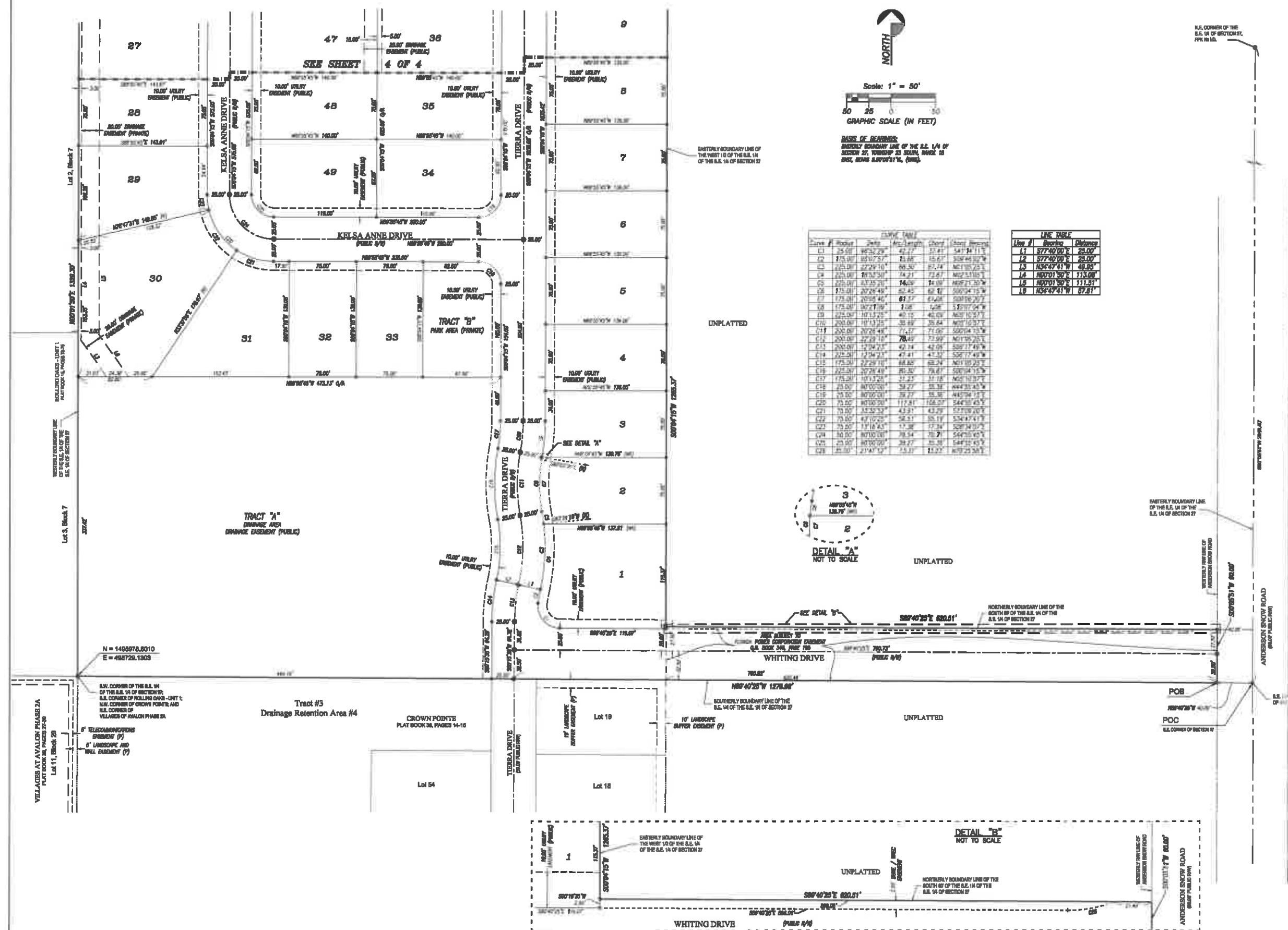
LANDMARK
Engineering & Surveying Corporation

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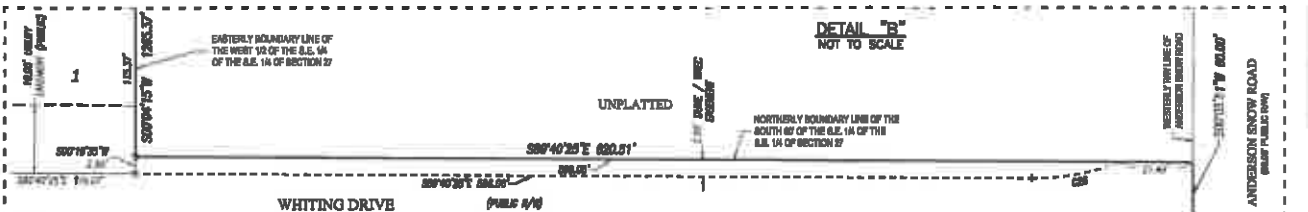
PLAT BOOK: _____ PAGE: _____



BASIS OF BEARINGS:
BASIS OF BEARINGS: EASTERLY BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEARS S89°03'11"W, (1988).

Line #	Bearing	Distance
1	S77°40'00"E	28.00'
2	S77°40'00"E	28.00'
3	N54°47'41"W	48.00'
4	N00°01'30"E	113.00'
5	N00°01'30"E	111.51'
6	N54°47'41"W	87.81'

Line #	Bearing	Distance
1	S77°40'00"E	28.00'
2	S77°40'00"E	28.00'
3	N54°47'41"W	48.00'
4	N00°01'30"E	113.00'
5	N00°01'30"E	111.51'
6	N54°47'41"W	87.81'



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FOR LB 3013 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FOR LB 3013
 - SET 2" IRON NAIL & DISK FOR LB 3013
 - FOUND 2" IRON NAIL & DISK FOR LB 3013
 - PERMANENT CONTROL POINT SET LB 3013 FOR NAIL & DISK
- POINT OF COMMENCEMENT AND POINT OF BEGINNING ON CURVE
- MARK LINE
 - MONUMENT'S (M) --- BOUNDARY BEARING TO
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
- SEE SHEET 2 FOR GENERAL NOTES AND KEY MAP.
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POI = POINT OF INTERSECTION
 - POA = POINT OF ANGLE
 - POE = POINT OF ENTRY
 - POD = POINT OF DEPARTURE
 - POF = POINT OF FLEXURE
 - POG = POINT OF GRAVITY
 - POH = POINT OF HORIZONTAL CURVE
 - POI = POINT OF INTERSECTION
 - POJ = POINT OF JUNCTION
 - POK = POINT OF KNOT
 - POL = POINT OF LATERAL CURVE
 - POM = POINT OF MIDDLE
 - PON = POINT OF NORTHERLY CURVE
 - POO = POINT OF ORIGIN
 - POP = POINT OF PIVOT
 - POQ = POINT OF QUARTER
 - POR = POINT OF REVERSE CURVE
 - POS = POINT OF SOUTHERLY CURVE
 - POT = POINT OF TANGENT
 - POU = POINT OF UMBEL
 - POV = POINT OF VERTICAL CURVE
 - POW = POINT OF WESTERLY CURVE
 - POX = POINT OF X-CURVE
 - POY = POINT OF Y-CURVE
 - POZ = POINT OF Z-CURVE

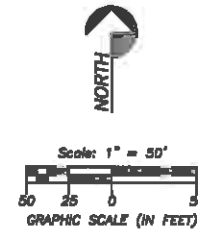
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HERNANDO COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



BASE OF BEARINGS:
SOUTHERLY BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BOWEN SURVEY 1/2", (1982).

- LEGEND**
- FOUND 4 1/2" CONCRETE MONUMENT FROM LB 3913 (ELECTRIC COOPERATIVE NOTES)
 - SET 4 1/2" CONCRETE MONUMENT FROM LB 3913
 - SET PY NAIL & DISK FROM LB 3913
 - FOUND PY NAIL & DISK FROM LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PY NAIL & DISK

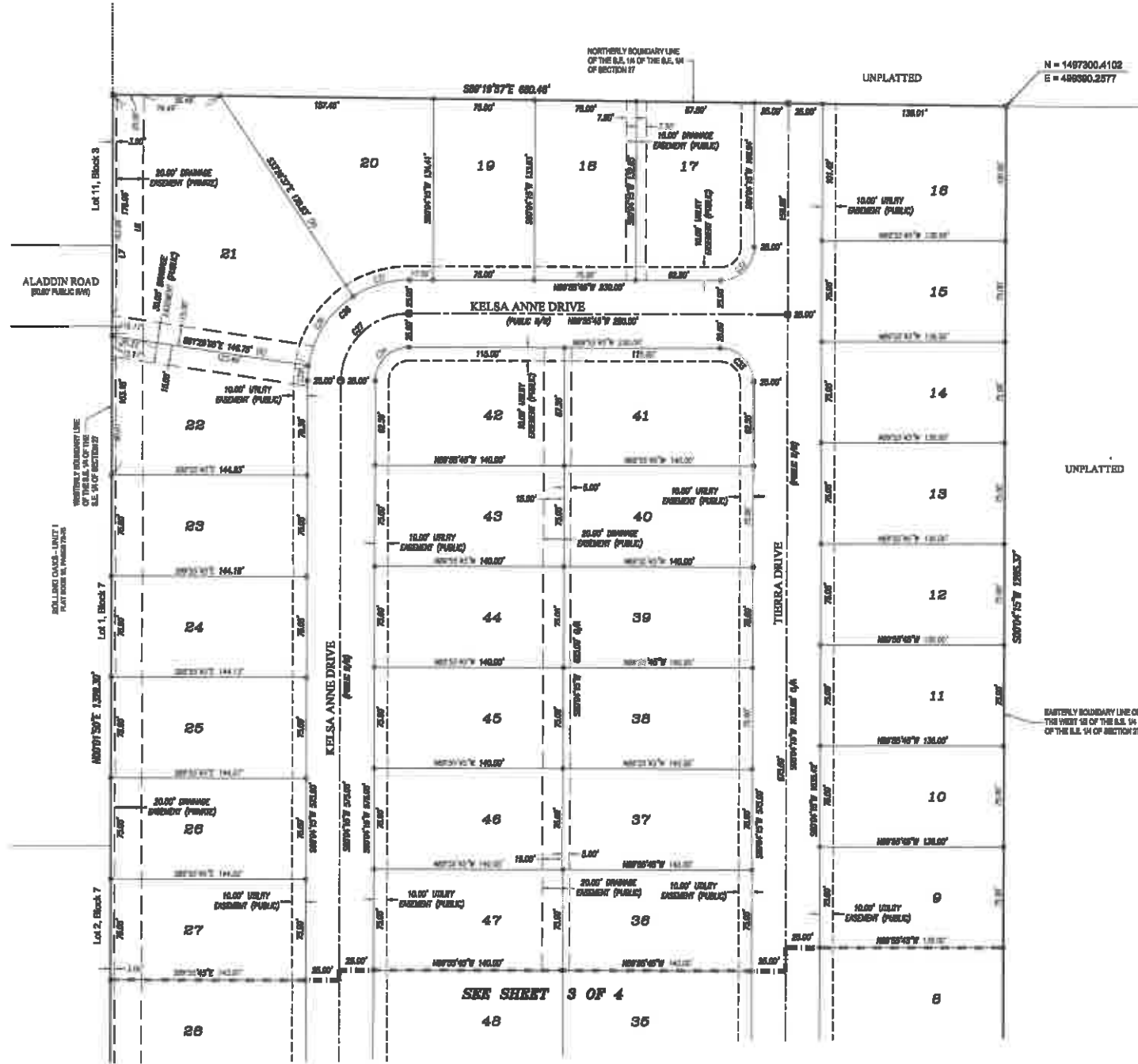
- PORT OF CURVE LINE AND POINT OF TANGENCY ON CURVE
- NORTH LINE
- BEARING AND DISTANCE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

SEE SHEET 2 FOR GENERAL NOTES AND KEY MAP.

- DN = NON-NONAL
- DN = NONAL
- DP = DECEASED PLAT INFORMATION
- CP = CONDUIT
- QA = QUAD AL
- QA = QUAD AL
- R/R = RIGHT-OF-WAY
- CR = CORNER RECORD
- CS = CLEAR RIGHT TRAVEL
- GE = GEORGRAPHIC EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN = FOUND PY NAIL
- FN&D = FOUND PY NAIL & DISK
- LI = LEGALLY BOUND
- NA = NEIGHBORING JURISDICTION
- NS = NORTH AMERICAN DATUM YEAR 1112 = NOT TO SCALE
- OS = OPEN GREEN SPACE
- OS = OFFICE RECORD
- PE = POINT OF EASEMENT
- PCP = POINT OF COMPLETION
- PCP = PERMANENT CONTROL POINT
- PR = PERMANENT REFERENCE MONUMENT
- SD = SECTION
- SD&D = SET NAIL & DISK LB 3913 SURVEY = SURVEYED FLORIDA BURN IMPROVEMENT DISTRICT
- TP = TYPICAL
- WEC = WFLA/DOCKETS WEB ELECTRIC COOPERATIVE, INC.

Curve #	Radius	Delta	Chord Length	Area	Chord Bearing
C27	30.00	29.00	52.47	1.67	S69.04°W
C28	75.00	30.00	117.17	11.11	S59.04°W
C29	75.00	37.50	135.59	20.94	S59.04°W
C30	75.00	47.50	151.24	31.47	S59.04°W
C31	75.00	57.50	164.55	43.52	S59.04°W
C32	75.00	67.50	175.77	57.69	S59.04°W
C33	75.00	77.50	185.20	73.60	S59.04°W
C34	75.00	87.50	193.27	91.82	S59.04°W

Line #	Bearing	Distance
17	N00°01'50"E	179.45
18	N00°01'50"E	182.26



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