

CORTEZ CROSSING PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 37
PAGE 56

LEGAL DESCRIPTION:
STATE OF FLORIDA:
COUNTY OF HERNANDO:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "CORTEZ CROSSING PHASE TWO", A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE N 89° 28' 46" W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, 924.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 27° 39' 19" E 18.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5579.58 FEET, A DELTA OF 05° 02' 30", A CHORD BEARING OF N 25° 08' 04" E AND A CHORD OF 490.82 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 490.98 FEET TO THE NORTHEAST CORNER OF LOT 15, CORTEZ CROSSING, PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 40 AND 41, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N 87° 50' 40" W, ALONG THE NORTH BOUNDARY OF SAID LOT 15, 409.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 AND THE CURVED EASTERLY RIGHT OF WAY LINE OF NATURE COAST BOULEVARD, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET, A DELTA OF 01° 54' 30", A CHORD BEARING OF N 01° 12' 05" E AND A CHORD OF 24.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 24.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N 00° 14' 49" E 202.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 745.00 FEET, A DELTA OF 38° 16' 10", A CHORD BEARING OF N 19° 22' 55" E AND A CHORD OF 488.41 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 497.61 FEET TO THE POINT OF TANGENCY, (3) N 38° 31' 00" E 159.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 680.00 FEET, A DELTA OF 38° 30' 28", A CHORD BEARING OF N 19° 15' 45" E AND A CHORD OF 435.28 FEET; THENCE ALONG THE ARC OF SAID CURVE (4) 443.58 FEET TO THE POINT OF TANGENCY, (5) N 00° 00' 32" E 104.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 350.00 FEET, A DELTA OF 36° 37' 54", A CHORD BEARING OF N 18° 18' 25" W AND A CHORD OF 226.26 FEET; THENCE ALONG THE ARC OF SAID CURVE (6) 230.16 FEET TO THE POINT OF TANGENCY, (7) N 36° 37' 22" W 65.23 FEET; THENCE N 00° 14' 50" E 216.81 FEET; THENCE S 89° 45' 10" E 421.87 FEET TO THE CURVED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75; SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5469.58 FEET, A DELTA OF 00° 08' 57", A CHORD BEARING OF S 03° 26' 22" W AND A CHORD OF 14.24 FEET; THENCE ALONG THE ARC OF SAID CURVE 14.24 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 02° 13' 55" E 683.46 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5579.58 FEET, A DELTA OF 12° 08' 00", A CHORD BEARING OF S 16° 33' 48" W AND A CHORD OF 1178.13 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 1178.32 FEET TO THE POINT OF BEGINNING. CONTAINING 17.85 ACRES, MORE OR LESS.

DEDICATION

IN CONJUNCTION WITH THIS PLAT OF CORTEZ CROSSING PHASE TWO, THE DECLARANT GRANTS AND RESERVES THE FOLLOWING EASEMENTS AND TRACT, THE NAME, WIDTH AND DIMENSIONS OF WHICH ARE DESIGNATED ON THE PLAT FOR THE FOLLOWING USES AND PURPOSES:

THE EASEMENTS AS DESIGNATED ON THE PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND GRANTED TO HERNANDO COUNTY AND PUBLIC UTILITY SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE-GROUND AND BELOW-GROUND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY AND OTHER SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY SEWER, ELECTRICAL DRAINAGE, TELEPHONE AND ELECTRONIC COMMUNICATIONS, WITH THE NORMAL APPURTENANT PIPES, LINES, WIRES, POLES, BRACES, TRANSFORMERS AND REQUIRED EQUIPMENT FOR PROVIDING THE SERVICES. THE DECLARANT RESERVES THE RIGHT TO GRANT EASEMENTS AND EASEMENT USES IN ADDITION TO THOSE NOTED.

TRACT "E" IS FOR THE RETENTION OF STORM WATER RUNOFF. THESE TRACTS AS DESIGNATED ON THE PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS 20th DAY OF April, 2006.

OWNER: HERNANDO INVESTMENTS, INC.

Clifford E. Manuel, Jr., PRESIDENT
Gary E. Schraut, SECRETARY
Sumner M. Green, WITNESS FOR BOTH
Kendrick A. Dield, WITNESS FOR BOTH

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 20th DAY OF April, 2006 A.D., BEFORE ME PERSONALLY APPEARED CLIFFORD E. MANUEL, JR., PRESIDENT AND GARY E. SCHRAUT, SECRETARY TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Karen K. Szynszak
NOTARY PUBLIC

MY COMMISSION EXPIRES:

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 14 DAY OF April, 2006.

OWNER: MARY C. SANDRINI, AS TRUSTEE FOR THE MARY C. SANDRINI TRUST

Mary C. Sandrini, 4/14/06
MARY C. SANDRINI

James J. Giffell
WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

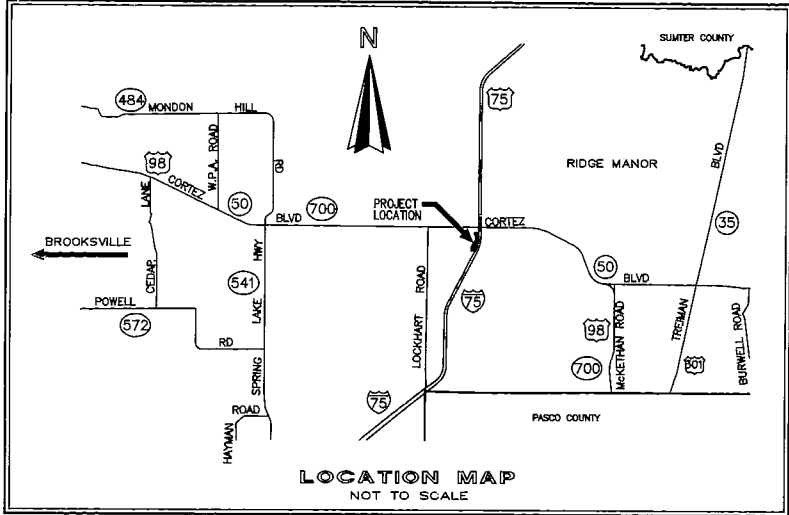
I HEREBY CERTIFY ON THIS 14 DAY OF April, 2006 A.D., BEFORE ME PERSONALLY APPEARED MARY C. SANDRINI TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

James J. Giffell
NOTARY PUBLIC

MY COMMISSION EXPIRES:

James E. Goodfellow
Notary Public - State of Florida
Commission # 00292738
Bonds by Notary Public Act



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 SUPPLANTED 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 HERNANDO COUNTY.

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKVILLE, FLORIDA 34801
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 16 DAY OF May, 2006, 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 SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
Patricia L. Halbrant, CLERK
Aimee B. Rowden, CHAIRMAN

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT HERNANDO INVESTMENTS, INC. AND MARY C. SANDRINI 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 HERNANDO COUNTY OR THE STATE OF FLORIDA.

TR
FOR: THE HOGAN LAW FIRM
THOMAS S. HOGAN, JR.
DATE: 4-20-06

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.
William D. Greene, COUNTY ATTORNEY
DATE: 5/17/06

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 23 DAY OF May, 2006 A.D., FILE NO. 2006-44009 AND RECORDED IN PLAT BOOK 37, PAGES 56-57.

Patricia L. Halbrant, Deputy Clerk
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, WILLIAM D. GREENE, HEREBY CERTIFY THAT I PREPARED THIS PLAT 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.

William D. Greene
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3903

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

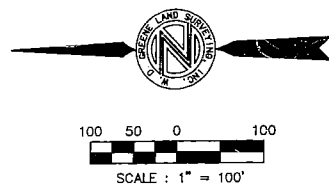
"I, J. ERIC CORRINGTON, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE 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."

J. Eric Corringham, 4/21/06
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

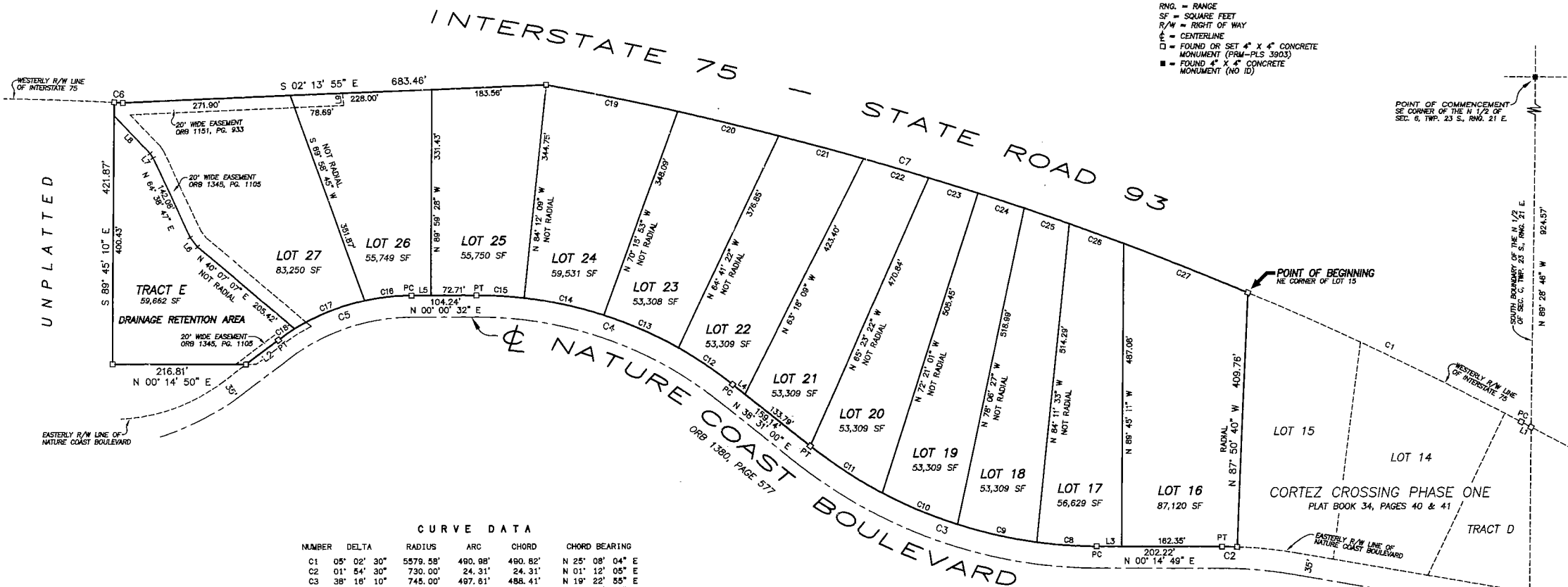
CORTEZ CROSSING PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 37
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LEGEND
 C1 = CURVE NUMBER (SEE CURVE DATA)
 L1 = LINE NUMBER (SEE LINE DATA)
 ORB = OFFICIAL RECORD BOOK
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 SEC. = SECTION
 TWP. = TOWNSHIP
 RNG. = RANGE
 SF = SQUARE FEET
 R/W = RIGHT OF WAY
 CL = CENTERLINE
 □ = FOUND OR SET 4" X 4" CONCRETE MONUMENT (PRM-PLS 3903)
 ■ = FOUND 4" X 4" CONCRETE MONUMENT (NO ID)



CURVE DATA

NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	05° 02' 30"	5579.58'	490.98'	490.82'	N 25° 08' 04" E
C2	01° 54' 30"	750.00'	24.31'	24.31'	N 01° 12' 05" E
C3	38° 18' 10"	745.00'	497.61'	488.41'	N 19° 22' 55" E
C4	38° 30' 28"	860.00'	443.58'	435.28'	N 19° 15' 45" E
C5	36° 37' 54"	360.00'	230.16'	226.26'	N 18° 18' 25" W
C6	00° 08' 57"	5469.58'	14.24'	14.24'	S 03° 28' 22" W
C7	12° 06' 00"	5579.58'	1178.32'	1176.13'	S 16° 33' 46" W
C8	07° 28' 54"	745.00'	97.28'	97.21'	N 03° 59' 16" E
C9	10° 03' 12"	745.00'	130.72'	130.55'	N 12° 45' 20" E
C10	10° 03' 58"	745.00'	130.89'	130.72'	N 22° 48' 55" E
C11	10° 40' 08"	745.00'	138.72'	138.52'	N 33° 10' 57" E
C12	09° 08' 28"	860.00'	105.30'	105.19'	N 33° 56' 46" E
C13	11° 19' 34"	860.00'	130.46'	130.24'	N 23° 42' 47" E
C14	11° 28' 05"	860.00'	131.72'	131.50'	N 12° 19' 56" E
C15	08° 36' 28"	860.00'	78.11'	78.07'	N 03° 18' 43" E
C16	12° 09' 11"	360.00'	78.36'	78.22'	N 06° 04' 03" W
C17	19° 21' 24"	360.00'	121.62'	121.04'	N 21° 49' 21" W
C18	05° 07' 19"	360.00'	32.18'	32.17'	N 34° 03' 42" W
C19	02° 12' 51"	5579.58'	215.82'	215.80'	S 11° 37' 14" W
C20	01° 43' 13"	5579.58'	167.51'	167.51'	S 13° 35' 16" W
C21	01° 28' 57"	5579.58'	141.13'	141.13'	S 15° 10' 20" W
C22	01° 07' 29"	5579.58'	109.52'	109.52'	S 16° 27' 33" W
C23	00° 50' 48"	5579.58'	82.39'	82.39'	S 17° 28' 41" W
C24	00° 48' 08"	5579.58'	76.13'	76.13'	S 18° 16' 08" W
C25	00° 47' 13"	5579.58'	76.62'	76.62'	S 19° 03' 46" W
C26	00° 56' 58"	5579.58'	92.45'	92.45'	S 19° 55' 53" W
C27	02° 12' 28"	5579.58'	214.95'	214.94'	S 21° 30' 35" W

LINE DATA

LINE	BEARING	DISTANCE
L1	N 27° 39' 19" E	18.10'
L2	N 38° 37' 22" W	65.23'
L3	N 00° 14' 49" E	39.87'
L4	N 38° 31' 00" E	25.35'
L5	N 00° 00' 32" E	31.53'
L6	N 52° 22' 57" E	19.12'
L7	N 55° 14' 20" E	9.05'
L8	N 45° 46' 53" E	85.15'
L9	N 84° 54' 20" E	20.02'

NOTES

- THE BEARINGS SHOWN ARE BASED ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HAVING A BEARING OF N 89° 28' 46" W.
- ALL LOTS SHALL CARRY AN EASEMENT FOR DRAINAGE AND/OR UTILITIES 10.00 FEET WIDE ADJACENT TO ALL FRONT AND REAR LOT LINES AND 5.00 FEET WIDE ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.

NOTICE
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PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
 600 WEST JEFFERSON STREET
 BROOKSVILLE, FLORIDA 34601
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CORTEZ CROSSING
 PHASE TWO
 SHEET 2 OF 2