ROYAL HIGHLANDS, UNIT NO. 6

A SUBDIVISION OF A PORTION OF SECTIONS 31, 32, TWP. 21 S., RGE. 18 E. & 5,6,7, TWP. 22 S., RGE. 18 E. & 12, TWP. 22 S., RGE. 17 E.

HERNANDO COUNTY, FLORIDA

DESCRIPTION:

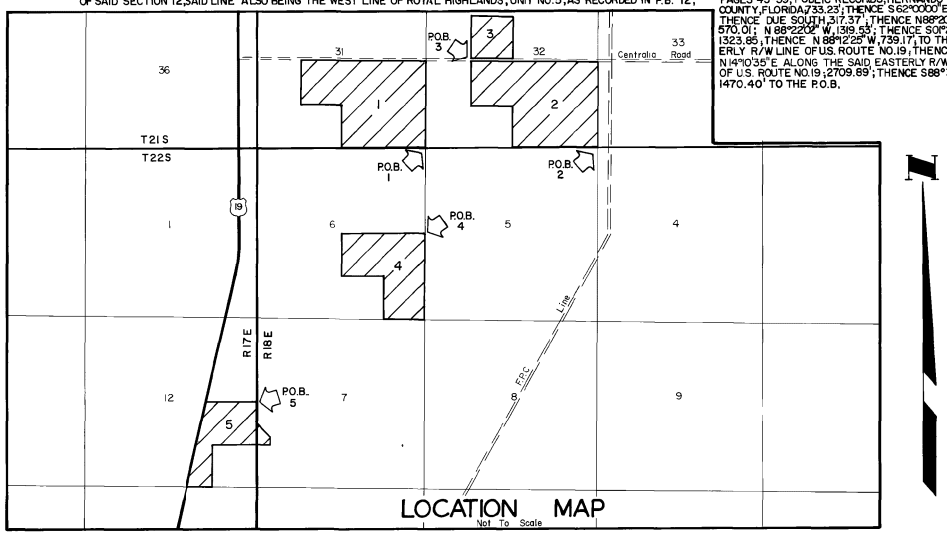
PARCEL 1: BEGINNING AT THE SE CORNER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N 88°33'32" W, ALONG THE SOUTH LINE OF SAID SECTION 31, 2633.87'; THENCE N 01°20'31" E, 1557.84', THENCE N 88°35'54" W, 1315.90'; THENCE N 01°22'49" E, 1293.58'; TO THE SOUTHERLY R/W LINE OF CENTRALIA ROAD (A 66.00' R/W); THENCE S 88°26'53" E, ALONG THE SAID SOUTHERLY R/W LINE OF CENTRALIA ROAD, 3957.00' TO A POINT ON THE EAST LINE OF SAID SECTION 31; THENCE S 01°30'16" W, ALONG THE SAID EAST LINE OF SECTION 31, 2842.85 TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT THE SE CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N 88°30'09" W, 1347.30'; THENCE S 01°25'53" W, 49.12' TO THE NE CORNER OF LOT 7, BLOCK 209, ROYAL HIGHLANDS, UNIT NO. 4, AS RECORDED IN PLAT BOOK 12, PAGES 33-44; THENCE ALONG THE NORTH LINE OF SAID ROYAL HIGHLANDS, UNIT NO. 4, THE FOLLOWING BEARINGS AND DISTANCES; DUE WEST 281.86; DUE SOUTH 50.90'; DUE WEST, 400.00'; DUE NORTH 100.00'; DUE WEST 500.00'; DUE SOUTH, 77.14'; DUE WEST, 170.00'; N 27°38'09" W, 128.75'; THENCE, LEAVING THE SAID NORTH LINE OF ROYAL HIGHLANDS, UNIT NO. 4, GO S 88°30'13" E 85.00'; THENCE N 0°27'04" E, 1536.40'; THENCE N 87°59'47" W, 1322.58'; THENCE N01°28'42" E, 1281.08, TO THE SOUTHERLY R/W LINE OF CENTRALIA ROAD (A 66.00' R/W); THENCE S87°54'16" E, ALONG THE SAID SOUTHERLY R/W LINE OF CENTRALIA ROAD 3959.50, TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE S 0°8'1.49" W, ALONG THE SAID EAST LINE OF SECTION 32, 2787.85' TO THE POINT OF BEGINNING.

PARCEL 3 COMMENCING AT THE SE CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N 01°15'49" E, ALONG THE EAST LINE OF SECTION 32, 2787.85', TO THE SOUTHERLY R/W LINE OF CENTRALIA ROAD (A 66.00' R/W), THENCE N 87°54'16" W ALONG THE SAID SOUTHERLY R/W LINE OF CENTRALIA ROAD, 3959.50' THENCE N01°28'40" E A DISTANCE OF 66.02' TO THE POINT OF BEGINNING, LYING ON THE NORTHERLY R/W LINE OF SAID CENTRALIA ROAD; CONTINUE THENCE N01°28'40" E, 1281.13'; S 87°48'58" E, 1321.38'; THENCE S 01°27'04" W, 1279.09', TO THE NORTHERLY R/W LINE OF CENTRALIA ROAD; THENCE N87°54'16" W ALONG THE NORTHERLY R/W LINE OF CENTRALIA ROAD; 1321.96' TO THE POINT OF BEGINNING.

PARCEL 4 BEGINNING AT THE NE CORNER OF THE SE 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY FLORIDA, SAID POINT ALSO BEING THE SW CORNER OF LOT 4, BLOCK 182, ROYAL HIGHLANDS UNIT NO. 4, AS RECORDED IN PLAT BOOK 12, PAGES 33-44, PUBLIC RECORDS, HERNANDO COUNTY, FLORIDA, GO THENCE DUE EAST, ALONG THE SOUTH LINE OF SAID LOT 4, 217.27', THENCE S14°02'10" W, 116.34' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 14°02'10", A RADIUS OF 300', A TANGENT DISTANCE OF 36.93', A CHORD BEARING AND DISTANCE OF S 07°01'05" W, 73.31'; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 73.49', THENCE DUE SOUTH, 1423.31' TO A P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 15°00'00", A RADIUS OF 250', A TANGENT DISTANCE OF 32.91', A CHORD BEARING AND DISTANCE OF S 07°30'00" E, 65.26, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.45'; THENCE S 15°00'00" E 148.00'; S 75°00'00" W, 140.39' TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 33°00'00", A RADIUS OF 100.00' A TANGENT DISTANCE OF 29.62', A CHORD BEARING AND DISTANCE OF S 58°30'00" W 56.80', THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.60'; THENCE S 42°00'00" W, 106.45'; THENCE S 48°00'00" E, 54.44'; THENCE S 15°00'00" E, 600.00', TO THE NW COR. OF LOT 31, BLOCK 184, ROYAL HIGHLANDS, UNIT NO. 5 AS RECORDED IN PLAT BOOK 12, PAGES 45-59, PUBLIC RECORDS, HERNANDO COUNTY, FLORIDA; CONTINUE THENCE S 15°00'00" E, 220.04'; THENCE DUE SOUTH, 15.75'; THENCE DUE WEST, 905.00'; THENCE DUE NORTH, 200.00'; THENCE DUE WEST, 770.00'; THENCE DUE NORTH, 44.51'; TO A POINT ON THE SOUTH LINE OF SEC. 6; THENCE S88°26'57" E, 675'; N01°07'18" E, 1330.31'; N88°28'36" W, 1295.15'; N01°11'48" E, 1329.66'; THENCE S88°30'16" E, 2612.11'; TO THE P.O.B.

PARCEL 5 BEGINNING AT THE NE CORNER OF THE SE 1/4 OF SECTION 12 TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE S 01°46'41" W, ALONG THE EAST LINE OF SAID SECTION 12, SAID LINE ALSO BEING THE WEST LINE OF ROYAL HIGHLANDS, UNIT NO. 5, AS RECORDED IN P.B. 12, PAGES 45-59, PUBLIC RECORDS, HERNANDO COUNTY, FLORIDA 733.23'; THENCE S 62°00'00" E 624.57'; THENCE DUE SOUTH, 317.37'; THENCE N88°20'00" W; 570.01'; N 88°22'02" W, 1319.53'; THENCE S01°29'50" W, 1323.95, THENCE N 88°12'25" W, 739.17, TO THE EASTERLY R/W LINE OF U.S. ROUTE NO. 19, THENCE N14°10'35" E ALONG THE SAID EASTERLY R/W LINE OF U.S. ROUTE NO. 19; 2709.89'; THENCE S88°31'34" E 1470.40' TO THE P.O.B.



LOCATION MAP
Not To Scale

DEDICATION:

ROYAL PALM BEACH COLONY INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS ROYAL HIGHLANDS, UNIT NO. 6, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY, HERETOFORE AUTHORIZED BY ITS' BOARD OF DIRECTORS ON THIS 4 DAY OF Dec 1971.

ATTEST: Steven Gordon SECRETARY — Herbert L. Kaplan PRESIDENT

COUNTY OF HERNANDO — STATE OF FLORIDA:

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AND THEY BEING DULY SWORN ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December 1971.

MY COMMISSION EXPIRES March 15, 1974 — Jill Goldstuck NOTARY PUBLIC.

SURVEYOR'S CERTIFICATE:

I, RICHARD W. BOWRING, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECTION AND SUPERVISION; THAT P.R.M.'S HAVE BEEN SET AS INDICATED HEREON; THAT IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES WITH ALL THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA ON DEC. 16, 1971

FOR GULF LAND SURVEYORS, INC.: — FLORIDA REGISTERED LAND SURVEYOR

CERTIFICATE NO. 2314

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY INC. 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 THIS 20th DAY OF December 1971.

GULF COAST ABSTRACT COMPANY — BY: C. A. Copley MANAGER

RESOLUTION:

WHEREAS THIS PLAT WAS ON THE 20th DAY OF December 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF 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, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

ATTEST: Harold William Brown CLERK — BY: Murray B. Snoble CHAIRMAN

CLERK'S CERTIFICATE:

I, HAROLD WILLIAM BROWN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 20th DAY OF December 1971, FILE NO. 9867, AND RECORDED IN PLAT BOOK 12, PAGES 67-79

CLERK OF CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA: Harold William Brown

JOINDER AND CONSENT TO DEDICATION:

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 IT'S MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICAL RECORD BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: HERNASCO CORPORATION

STATE OF: Fla. — Richard M. White, Attorney in fact

COUNTY OF: Dade

THIS IS TO CERTIFY, THAT ON December 17, 1971 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Richard M. White TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE his FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: November 23, 1974 — Sally Lou Underwood NOTARY PUBLIC.

Approved Dec. 20, 1971 — J. M. Nortenge, Co. Eng.

Approved Dec. 20th, 1971 — [illegible]

PREPARED BY:

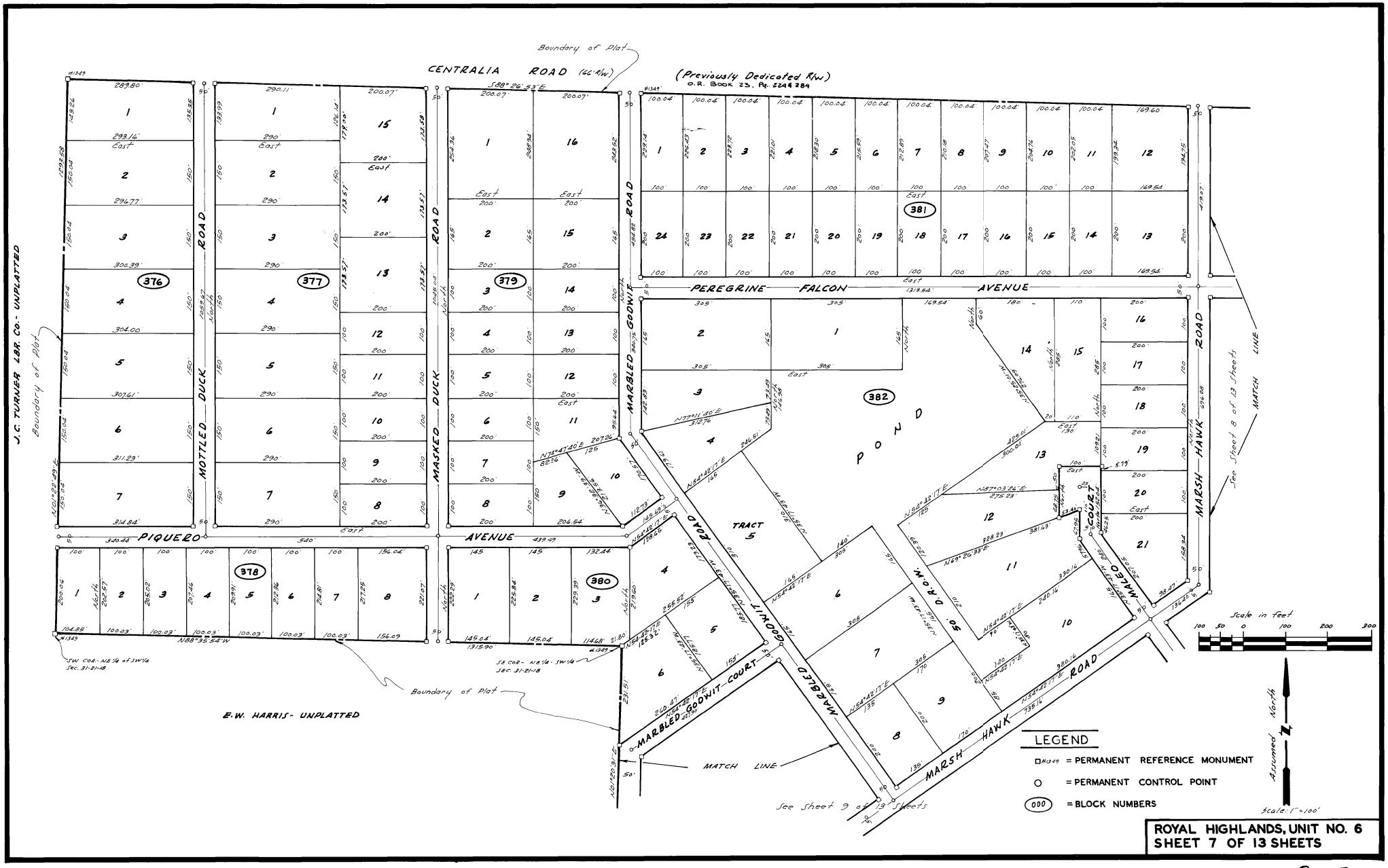
GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE: DEC. 16, 1971

NOTE-EASEMENTS:

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE: A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATER FRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

SHEET 1 OF 13 SHEETS



ROYAL HIGHLANDS, UNIT NO. 6
SHEET 7 OF 13 SHEETS