

SPRING HILL UNIT 21

*Approved Sept. 6, 1968
E. J. Mansel, County Engineer*

PLAT BOOK 9
AND PAGE 17

A SUBDIVISION IN SECTIONS 14, 22, 23, 25, 26, 27, 23 S., R. 17 E.

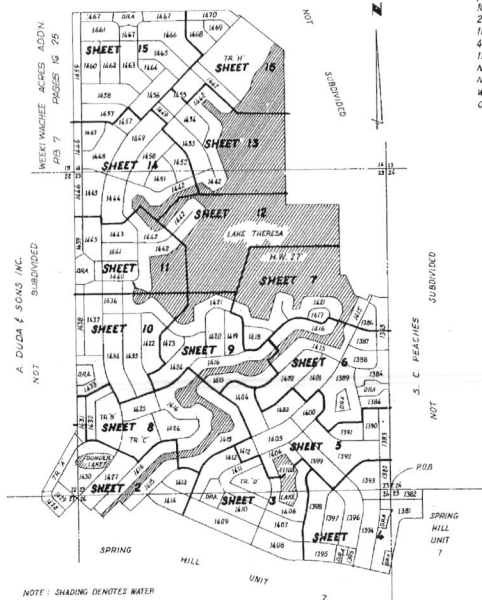
HERNANDO COUNTY, FLORIDA
SHEET 1 OF 16 SHEETS

DESCRIPTION - situated in Sections 14, 22, 23, 25, 26 & 27, Township 23 South, Range 17 East, Hernando County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of Section 25, Township 23 South, Range 17 East, proceed along the North line of said Section 25 889°38'44" E 497.12 feet to the boundary of SPRING HILL UNIT 7 as recorded in Plat Book 8, Pages 11 thru 26, Public Records of Hernando County, Florida; thence along said boundary of SPRING HILL UNIT 7 the following courses: S 00°21'16" W 410.00 feet; thence Southwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N 89°38'44" W 248.54 feet; thence Southwesterly along a curve to the left having a radius of 15000 feet and a central angle of 78°41'30" a distance of 176.56 feet; thence S 11°39'46" W 8017 feet; thence Northwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N 78°20'15" W 703.19 feet; thence westerly along a curve to the left having a radius of 239000 feet and a central angle of 11°39'46" a distance of 669.60 feet; thence DUE WEST 167.54 feet; thence Northwesterly along a curve to the right having a radius of 370.00 feet and a central angle of 23°17'21" a distance of 150.45 feet; thence N 65°32'09" W 2163.49 feet; thence DUE WEST 167.54 feet; thence Northwesterly along a curve to the right having a radius of 22°34'11" a distance of 169.38 feet; thence N 44°07'58" W 197.36 feet; thence S 45°52'02" W 450.93 feet; thence N 44°07'58" W 225.00 feet; thence S 45°52'02" W 390.00 feet; thence N 44°07'58" W 260.00 feet; thence S 45°52'02" W 1022 feet; thence Northwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N 44°07'58" W

305.00 feet; thence S 45°52'02" W 465.00 feet; thence Southwesterly along a curve to the left having a radius of 995.00 feet and a central angle of 7°43'40" a distance of 3000 feet; thence N 44°07'58" W 379.00 feet; thence N 00°17'14" E 1212 feet to the North line of Section 27, Township 23 South, Range 17 East and the South line of Section 22, Township 23 South, Range 17 East; thence, leaving the boundary of said SPRING HILL UNIT 7, proceed along the South line of said Section 22 889°38'44" E 2027 feet; thence W 82°15'51" E 1119.14 feet to the West line of Section 23, Township 23 South, Range 17 East; thence N 00°22'58" E 4320.28 feet to the Northwest corner of said Section 23 and the Southwest corner of Section 14, Township 23 South, Range 17 East; thence N 00°20'54" E 2647.47 feet along the West line of said Section 14 to the West 1/4 corner of said Section 14; thence S 89°45'56" E 2635.13 feet along the North line of the South 1/4 of said Section 14 to the center of said Section 14; thence S 45°21'28" E 158.03 feet; thence N 44°38'32" E 3224.07 feet; thence S 45°21'28" E 1099.00 feet; thence DUE SOUTH 233000 feet; thence DUE EAST 902.20 feet; thence DUE SOUTH 110105 feet; thence DUE EAST 100.00 feet; thence S 26°10'18" E 421.73 feet; thence S 62°19'27" E 175.00 feet; thence N 27°40'03" E 153.00 feet; thence S 69°19'31" E 170.00 feet; thence S 89°42'19" E 159.20 feet to the East line of Section 23, Township 23 South, Range 17 East; thence along this line S 00°17'41" W 316.66 feet to the Southeast corner of said Section 23 and the Northeast corner of Section 26, Township 23 South, Range 17 East and the Northwest corner of Section 25, Township 23 South, Range 17 East and the Point of beginning, oil lying and being in Hernando County, Florida, and containing 906.34 acres, more or less.

D. C. BARTLETT
NOT SUBDIVIDED



LOCATION & KEY MAP
SCALE 1" = 1000'

ENGINEERS' NOTES:

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines extended unless otherwise noted. Bearings and coordinates shown are on the Florida Coordinate System - West Zone. D.R.O.W. - Indicates Drainage Right-of-Way. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted. o - Indicates Permanent Reference Monument at all street centerline intersections.

On water front lots, distances on site lot lines are to the traverse line, and the additional distance from the traverse line to the mean high water line is 10 feet, more or less, unless otherwise noted.

RESOLUTION

WHEREAS this plat was on this 16th day of Sept 1968, submitted to the Board of County Commissioners of Hernando County 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 Hernando County, Florida, and the dedication of all Throughfares, Lakes, Waterways, Waterway Maintenance Rights of way, Drainage Rights of way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: *Barbara McGee* Clerk
By: *Merwyn R. South* Chairman

CLERK'S CERTIFICATE

I, *Barbara McGee*, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 16th day of September, 1968, and that it is the original of the plat as filed. File No. 1882.

Attest: *Barbara McGee* Clerk of the Circuit Court
Hernando County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this plat does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Throughfares, Lakes, except Founder Lake & Elida Lake, Waterways, Waterway Maintenance Rights of way, Drainage Rights of way and Drainage Retention Areas shown hereon to the perpetual use of the public, unless otherwise indicated a strip of land 10 feet wide of lot lines abutting and adjacent to all lakes and waterways and 10 feet wide of the rear of each lot and 6 feet wide of the sides of each lot is reserved to THE DELTONA CORPORATION, its successors or assigns for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: said lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements. Founder Lake and Elida Lake are hereby dedicated to the joint use of the abutting owners and said owners shall have the right to full access, use and enjoyment of said lakes for swimming, fishing, boating and other lawful uses. Also the waters of said lakes are hereby dedicated to the governing municipal authority for the purpose of permitting unlimited activity in the installation and maintenance required in the drainage of the land covered by this plat and adjacent areas. Unless otherwise indicated an easement 20 feet wide of lot lines abutting and adjacent to said lakes is reserved to THE DELTONA CORPORATION its successors or assigns for the installation and maintenance of utilities and drainage facilities.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested by the officers named below and corporate seal to be affixed hereto on 23rd day of April 1968

By: *James E. Vensel*
James E. Vensel Vice President

Attest: *Win H. O'Dowd Jr.*
Win H. O'Dowd Jr. ASST. Secretary

STATE OF Florida COUNTY OF Dade
THIS IS TO CERTIFY that on April 23, 1968, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vensel and Win H. O'Dowd Jr., respectively Vice President and ASST. Secretary of the above named Delaware Corporation authorized to do business in the State of Florida to me known to be the individuals and officers described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date
Melby Doran Mulvihill
NOTARY PUBLIC

My commission expires _____
SURVEYOR CERTIFICATE
I, *James R. Mansel*, hereby certify that I prepared this plat and that it is a correct representation of the lands plotted, 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 of Hernando County, Florida on the 17th day of October, 1962.

Attest: *James R. Mansel*
Registered Land Surveyor
Florida Certificate No. 1434
Date 4-26-68

ABSTRACTOR'S CERTIFICATE
I hereby certify that THE DELTONA CORPORATION is the apparent record owner of the lands hereby plotted; that there are no subsequent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida this 16th day of September, 1968.
By: *W. A. E. Epley*
Coast Abstract Company

PLAT BOOK 4
AND PAGE 15

Note:
On water front (65' distances on side lot lines are to the traverse line and the additional distance from the traverse line to the mean high water line is 10 ft., more or less, unless otherwise noted.

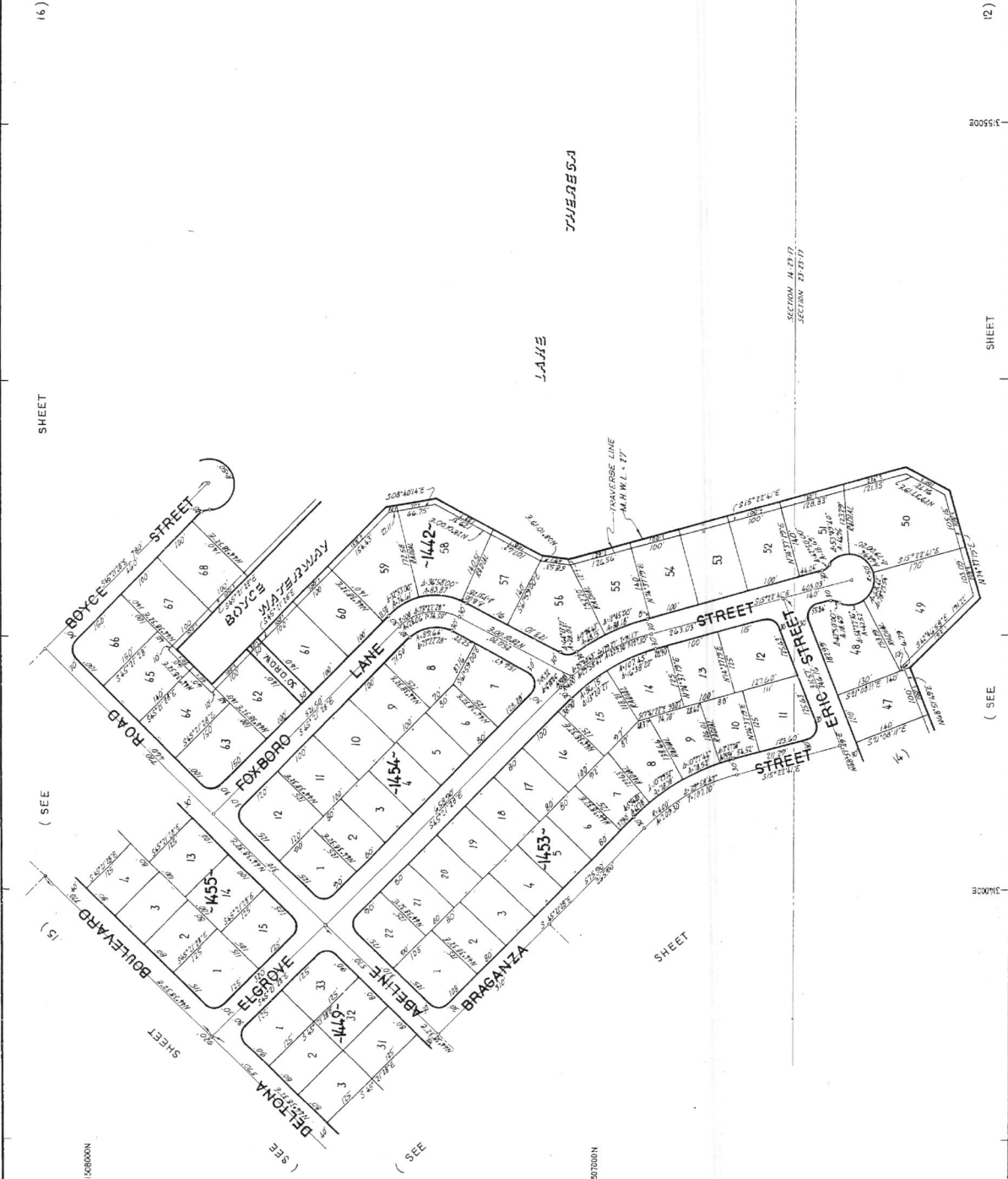


SPRING HILL UNIT 21

A SUBDIVISION IN SECTIONS 14, 22, 23, 25, 26 & 27, T. 23 S., R. 17 E.
HERNANDO COUNTY, FLORIDA

SHEET 13 OF 16 SHEETS
SCALE IN FEET
SCALE 1"=100'

PART OF THIS PLAT (NOT SUBDIVIDED)
DUE SOUTH 2350



(16)

SHEET

(SEE

BOULEVARD

SHEET

(SEE

J. LAKE

J. LAKE

SECTION 14, 22, 23, 25, 26 & 27, T. 23 S., R. 17 E.

(12)

SHEET

(SEE

J. LAKE

SHEET

(SEE