

MICHELLE'S HALF ACRES

A REPLAT OF LOT 52 AND TRACT B WYNSOR PLACE, A SUBDIVISION AS RECORDED IN PLAT BOOK 41, PAGES 46-48, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, AND LYING WITHIN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION

STATE OF FLORIDA:
COUNTY OF HERNANDO:
LOT 52 AND TRACT B OF WYNSOR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 46 THROUGH 48, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 52 OF WYNSOR PLACE, A PLATTED SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 41, PAGES 46, 47 AND 48, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 89°58'20" EAST ALONG THE NORTH LINE OF SAID LOT 52 AND THE SOUTH RIGHT OF WAY LINE OF HILLARY STREET A DISTANCE OF 316.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE 90°00'00"; THENCE RUN SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 52 AND THE WEST RIGHT OF WAY LINE OF SUNSET WOODS DRIVE; THENCE SOUTH 00°01'40" WEST ALONG SAID LINE A DISTANCE OF 358.00 FEET TO THE SOUTH LINE OF SAID LOT 52; THENCE RUN NORTH 89°58'20" WEST ALONG SAID SOUTH LINE A DISTANCE OF 175.00 FEET TO THE EAST LINE OF SAID TRACT B; THENCE LEAVING SAID SOUTH LINE OF LOT 52 RUN ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID TRACT B THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 00°01'40" WEST A DISTANCE OF 100.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE 47°08'38"; THE CHORD BEARING AND DISTANCE BEING SOUTH 23°35'59" WEST, 75.98 FEET; THENCE RUN SOUTHWESTERLY 78.17 FEET ALONG THE ARC OF SAID CURVE TO THE END OF SAID CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 47°10'18" WEST RUN SOUTH 45°00'00" WEST A DISTANCE OF 80.00 FEET; THENCE RUN RADIALLY NORTH 61°36'44" WEST A DISTANCE OF 316.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE 52°38'30"; THENCE FROM A TANGENT BEARING OF NORTH 28°23'16" EAST RUN NORTHERLY 55.13 FEET ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF BELL HOLLOW COURT TO A POINT; THENCE FROM A TANGENT BEARING OF NORTH 24°15'14" WEST AND LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN NORTH 65°44'46" EAST ALONG THE WEST LINE OF SAID TRACT B A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 29°41'14" EAST ALONG THE WEST LINE OF TRACT B AND THE WEST LINE OF SAID LOT 52 A DISTANCE OF 212.89 FEET TO THE WEST LINE OF SAID LOT 52; THENCE RUN NORTH 00°01'40" EAST ALONG SAID WEST LINE A DISTANCE OF 180.00 FEET TO POINT OF BEGINNING. 4.59 ACRES MORE OR LESS.

DEDICATION

FISHER LINK DEVELOPMENT, LLC., THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO HERNANDO COUNTY THE DRAINAGE RETENTION AREA TRACT 1, IN COMBINATION WITH THE PORTION TRACT B, WYNSOR PLACE, AS RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, PLAT BOOK 41, PAGES 46-48, AND PREVIOUSLY DEDICATED TO HERNANDO COUNTY TO FORM TRACT 1B, IN ADDITION THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, SUCCESSORS AND GRANTS TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER SYSTEM IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT, WATER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO WATER SERVICE LINES OR OTHER WATER 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, WATER 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, INCLUDED BUT NOT LIMITED TO THE PRIVATE UTILITY 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 VOIDED OR INVALIDATED.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS _____ DAY OF _____, 2023.

OWNER : FISHER LINK DEVELOPMENT, LLC

MICHELLE M. CARLIN, MANAGER

WITNESS WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

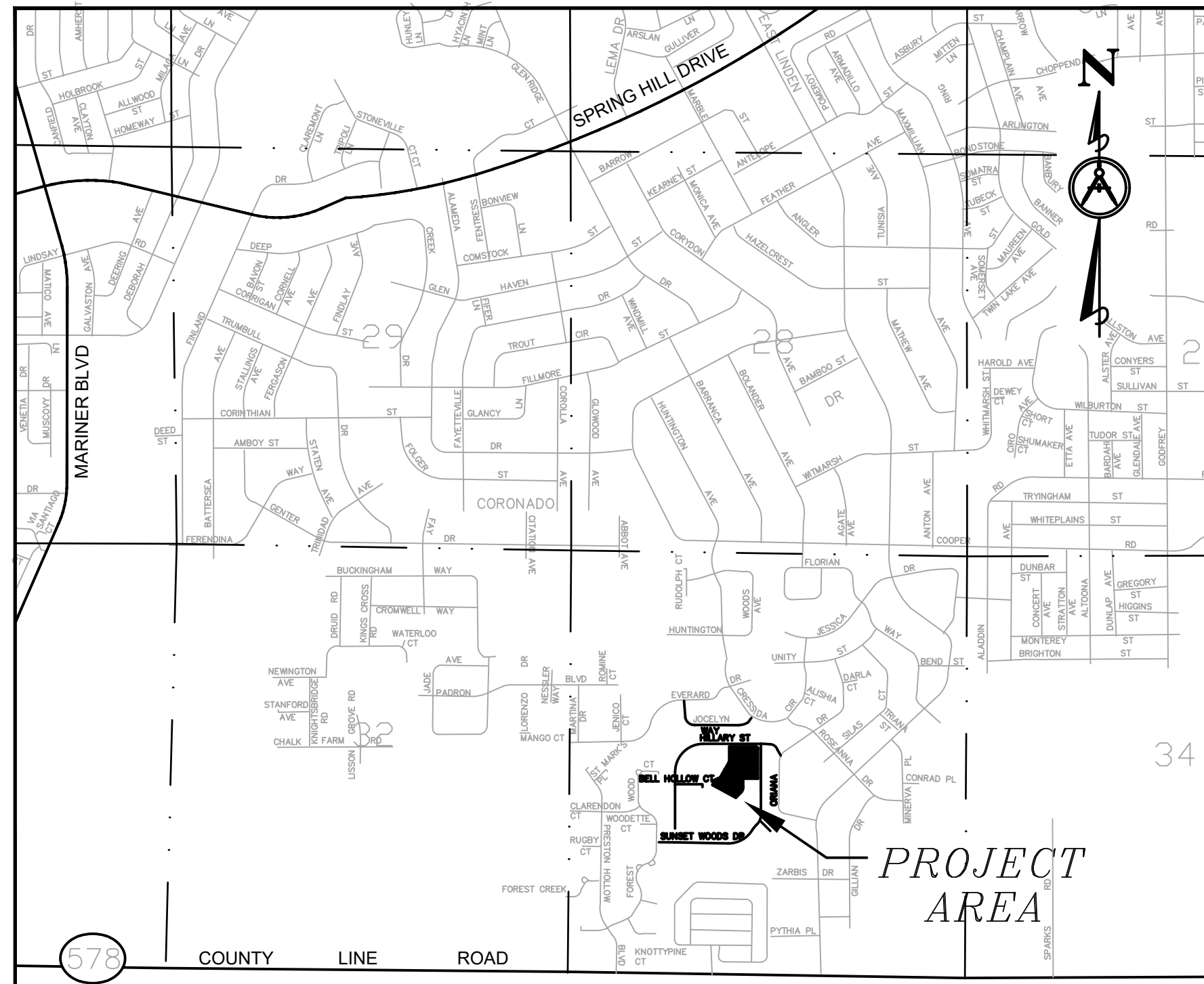
I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2007 A.D., BEFORE ME PERSONALLY APPEARED ANDREW COLOMBINO TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



LOCATION MAP
NOT TO SCALE

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 THIS COUNTY.

NOTE

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 THE 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.

NOTE

LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED BY NON RADIAL (NR). LINES COINCIDENTAL WITH CURVES ARE TANGENT UNLESS OTHERWISE NOTED BY NON TANGENT (NT).

NOTE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD MAP PANEL NUMBER 12053C0309D DATED 02/02/2012, THIS SITES SITUATED IN A ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE _____ DAY OF _____, 2023, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORDING 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

CHAIRMAN JOHN ALLOCCO ATTEST: CLERK

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT FISHER LINK DEVELOPMENT, LLC 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.

NAME TITLE
COMPANY DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

COUNTY ATTORNEY DATE

CLERK'S CERTIFICATE:

I, DOUG CHARVOT, JR., CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023 A.D., FILE NO. _____ AND RECORDED IN PLAT BOOK _____, PAGES _____.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

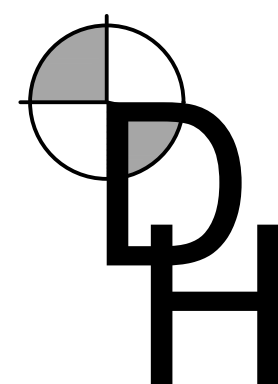
I, DONALD L. HOLT, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

DONALD LEE HOLT
PROFESSIONAL FLORIDA LAND SURVEYOR AND MAPPER #3989
7 MARYLAND PLAZA #906 SAINT LOUIS, MISSOURI 63108
314-797-3278
donholtsurveying@gmail.com

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, 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."

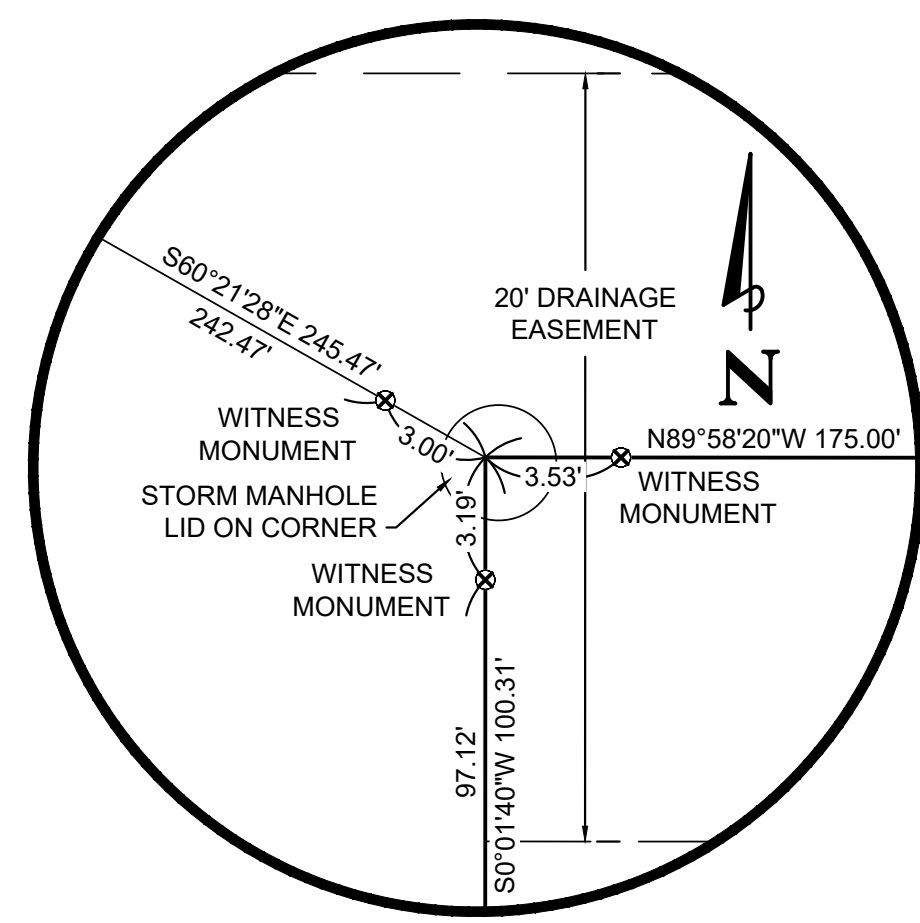
PREPARED BY:
DONALD L. HOLT, PLS
LS #3989
PROFESSIONAL LAND SURVEYOR AND MAPPER
7 MARYLAND PLAZA #906
SAINT LOUIS, MISSOURI 63018, (314) 797-3278



PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER _____

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DETAIL
SCALE: 1" = 5'

LEGEND AND ABBREVIATIONS

- FOUND 1/2" IRON ROD AND CAP, LB5232, PRM
- ⊙ FOUND 1/2" IRON ROD AND CAP, LB3009, PRM
- ⊙ FOUND 1/2" IRON ROD AND CAP, LB6009, PRM
- FOUND 1/2" IRON ROD, NO ID, PRM
- ⊠ FOUND 4"X4" CONCRETE MONUMENT, LB3882, PRM
- ⊙ FOUND 1/2" IRON ROD AND CAP, LS3989, PRM, WITNESS MONUMENT
- FOUND NAIL AND DISK, LS3989
- L ARC LENGTH
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- C CHORD LENGTH
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- PG PAGE OR PAGES
- PRM PERMANENT REFERENCE MONUMENT
- PB PLAT BOOK
- PLS PROFESSIONAL LAND SURVEYOR
- R RADIUS
- ROW RIGHT OF WAY
- NR NON RADIAL LINE
- PREVIOUS LOT LINES

BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF SUNSET WOODS DRIVE HAVING A BEARING OF S0°01'40"W TO MATCH UNDERLYING PLAT OF WYNDSOR PLACE AS RECORDED IN PLAT BOOK 41, PAGES 46 THROUGH 48 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

NOTICE

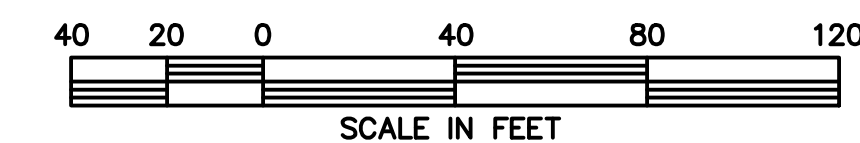
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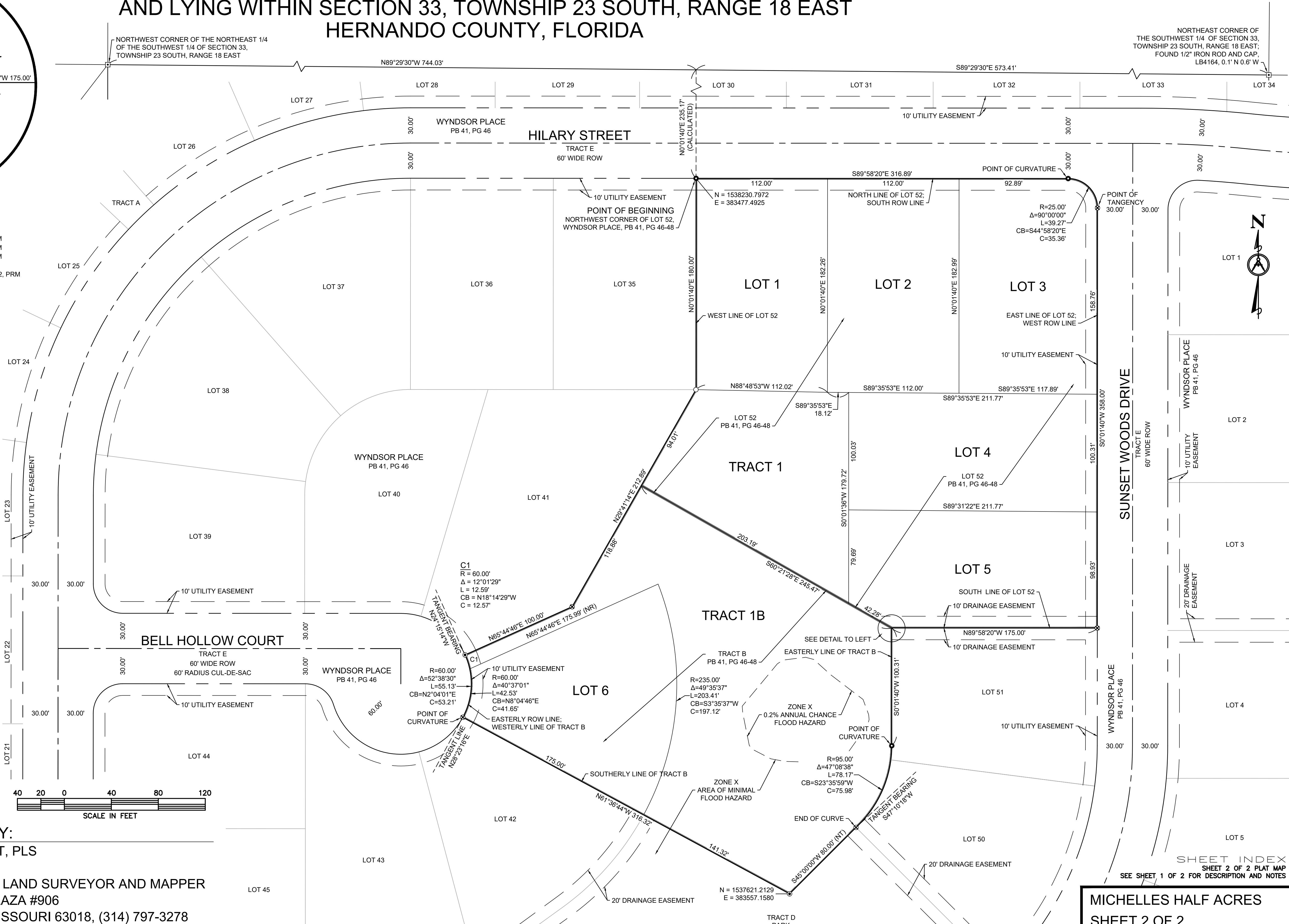
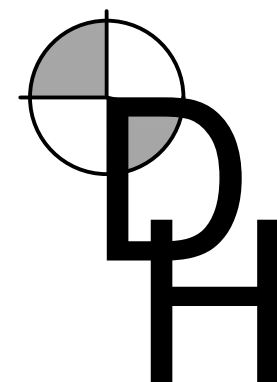
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PREPARED BY:

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SHEET INDEX
SHEET 2 OF 2 PLAT MAP
SEE SHEET 1 OF 2 FOR DESCRIPTION AND NOTES

MICHELLES HALF ACRES
SHEET 2 OF 2