TIDAL WAVE - LECANTO

A PLAT IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE LANDS DESCRIBED PER OFFICIAL RECORDS BOOK 3291, PAGE 1346 THROUGH 1349 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE COINCIDENT WITH THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 28, S 89°52'32" W A DISTANCE OF 89.85 FEET TO A POINT COINCIDENT WITH THE FORMER WESTERLY RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD 491; THENCE DEPARTING SAID NORTH BOUNDARY, COINCIDENT WITH SAID FORMER WESTERLY RIGHT-OF-WAY BOUNDARY, S 23°26'25" W A DISTANCE OF 1391.63 FEET TO A POINT COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WEST PARKVILLE STREET PER TERRACE PRESCRIPTIVE ROAD PLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PRESCRIPTIVE PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE DEPARTING SAID FORMER WESTERLY RIGHT-OF-WAY BOUNDARY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, N 88°16'29" W A DISTANCE OF 53.99 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 1, S & L PROPERTIES PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 98 THROUGH 100 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD 491, SAID WESTERLY RIGHT-OF-WAY BOUNDARY ALSO BEING THE WESTERLY BOUNDARY OF THE RESERVATION FOR PARCEL 415, AS RECORDED IN OFFICIAL RECORDS BOOK 2325, PAGE 1576 THROUGH 1579 INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY FOR THE FOLLOWING TWO (2) COURSES; 1.) S 23°26'25" W A DISTANCE OF 282.82 FEET TO THE POINT OF BEGINNING; 2.) THENCE S 23°26'25" W A DISTANCE OF 1094.18 FEET TO A POINT COINCIDENT WITH A LINE BEING 142.40 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, COINCIDENT WITH SAID PARALLEL LINE, S 89°13'56" W A DISTANCE OF 112.05 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID PARALLEL LINE, COINCIDENT WITH SAID WEST BOUNDARY, N 00°57'57" E A DISTANCE OF 1284.27 FEET TO A POINT COINCIDENT WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WEST PARKVILLE STREET; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY, S 88'16'29" E A DISTANCE OF 219.04 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF LOT 1, OF THE AFORESAID S & L PROPERTIES PARCEL PLAT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, COINCIDENT WITH SAID WEST BOUNDARY, S 01°41'56" W A DISTANCE OF 210.25 FEET TO A POINT COINCIDENT WITH THE SOUTH BOUNDARY OF SAID LOT 1; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID SOUTH BOUNDARY FOR THE FOLLOWING TWO (2) COURSES: 1.) S 88'12'14" E A DISTANCE OF 70.30 FEET; 2.) THENCE S 76'10'10" E A DISTANCE OF 249.93 FEET TO A TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 393947.90 SQUARE FEET, 9.044 ACRES, MORE OR LESS.

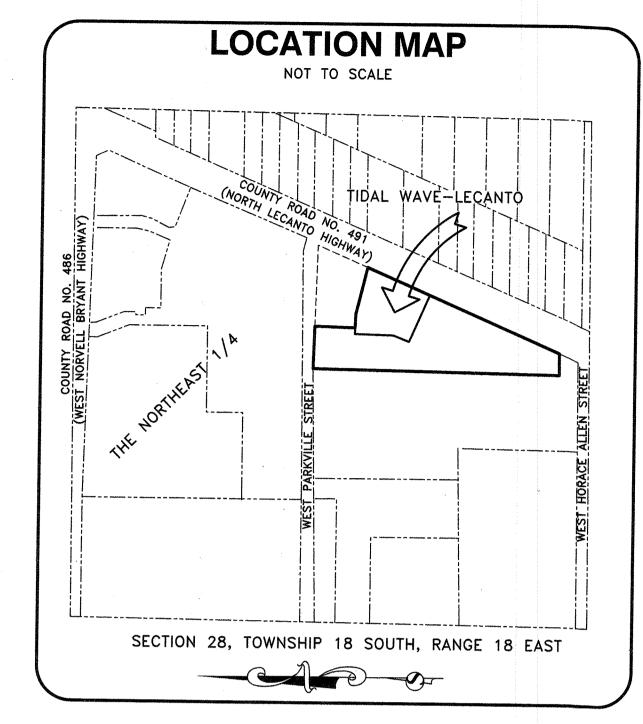
Licensed Business Number 7340 email: sbrown@survtechsolutions.com

http://www.survtechsolutions.com

PROJECT NO. 221596

APPROVAL OF OFFICIALS:		
W O Come	e .	
BY: I any Jeven	, COUNTY ENGINEER	
BY: Maryl Jensen	DIRECTOR OF PUBLIC WORKS	
	The second of th	
BY: SW. DVF	DIRECTOR OF ENVIRONMENTAL HEALTH	
pv. De lut		
	, DIRECTOR OF LAND DEVELOPMENT	
APPROVED AS TO FORM		
BY:		
D11.	DENISE A. DYMOND LYN, COUNTY ATTORNEY	
COUNTY SURVEYOR'S CERTIFICAT	F OF REVIEW	
CONTONNETT TO CHAPTER 177, PART 1, OF THE FLOR	VEYOR AND MAPPER, EMPLOYED BY CITRUS COUNTY, FLORIDA, AND I HAVE REV RIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WI	THE RECURRENCE OF CHAPT
177, PART 1, FLORIDA STATUTES, AND CHAPTER 11.03	5 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE.	
, , , , , , , , , , , , , , , , , , ,		THORK T. THOMAS
DATE: NAY 30, 2023	BY:	7
	MARK T. THOMAS	No. 5151
	PROFESSIONAL SURVEY AND MAPPER NO. 5151 CITRUS COUNTY SURVEY SECTION CHIEF	MORIDA
		William .
COUNTY COMMISION'S APPROVAL:		
THE FOREGOING DEDICATION.	COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE	PUBLIC RECORDS AND ACCEPTS
BY: FOR ANGELA VICK	BY:	
CLERK OF THE CIRCUIT OF COURT CHAIRMAN OF 1	RUTHIE DAVIS SCHLABACH THE BOARD	
CLERK'S ACCEPTANCE:		
OLLING ACCEPTANCE.		
I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORM	S WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND TH	AT SAID PLAT HAS BEEN FILED I
FILE NO.	OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA AT, ON	, 2023
	in the second of	
BY:		
FOR ANGELA VICK CLERK OF THE CIRCUIT OF COURT		
SURVTECH SOLUTIONS 10220 U.S. Highway 92 East	, INC.	
Tampa, FL 33610 phone: (813)-621-4929		

SEE SHEET 2 FOR GRAPHIC DEPICTION OF TIDAL WAVE-LECANTO SEE SHEET 3 FOR EASEMENT DETAILS



GENERAL NOTES:

- 1. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (ADJUSTMENT 2011), AND WERE DETERMINED WITH REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OBTAINED USING THE REAL TIME NETWORK BASE STATIONS OWNED AND OPERATED BY FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FROM WHICH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD NO. 491 AS SHOWN AND MONUMENTED HEREON BEARS S 23°26'25" W; PARCEL AREAS (IN UNITS OF SQUARE FEET AND ACRES) SHOWN HEREON REFLECT GROUND VALUES.
- 2. THIS PLAT HAS BEEN PERFORMED WITH THE BENEFIT OF TITLE POLICY, PER TITLE COMMITMENT NO. 2108599FL-A ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF APRIL 27, 2022 AT 8:00 AM.
- A. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF S & L PROPERTIES PARCEL, AS RECORDED IN PLAT BOOK 20, PAGE 98-100, PUBLIC RECORDS CITRUS COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 2627, PAGE 1515-1526; OFFICIAL RECORDS BOOK 2627, PAGE 1527-1542; OFFICIAL RECORDS BOOK 2684, PAGE 1358-1373; OFFICIAL RECORDS BOOK 3208, PAGE 285-305; OFFICIAL RECORDS BOOK 3242, PAGE 525-5247, PUBLIC RECORDS CITRUS COUNTY, FLORIDA.

DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS; OFFICIAL RECORDS BOOK 3293, PAGE 1708-1726, PUBLIC RECORDS CITRUS COUNTY, FLORIDA.

- 3. THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONES: "X", "AE" & "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, 1% CHANCE (BY DETAILED METHODS)(BFE-BASE FLOOD ELEVATIONS DETERMINED) & 1% CHANCE (NO HYDRAULIC ANALYSES) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12017C0213D (FIRM) AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120063, PANEL 0213, SUFFIX D, EFFECTIVE DATE: SEPTEMBER 26, 2014, THE LIMITS OF WHICH ARE SHOWN HEREON AS DETERMINED FROM DIGITAL FLOOD INSURANCE MAP (DFIRM) DATA AS PROVIDED BY THE GEOGRAPHIC INFORMATION SYSTEMS DIVISION OF THE CITRUS COUNTY DEPARTMENT OF SYSTEMS MANAGEMENT.
- 4. APPROXIMATE LOCATION OF FLOOD ZONES SHOWN HEREON WERE SCALED FROM FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY).
- 5. SITE IMPROVEMENTS, UTILITIES, AND STORMWATER RUNOFF FOR TIDAL WAVE-LECANTO SHALL BE THE SUBJECT OF SEPARATE SITE PLAN APPLICATIONS TO CITRUS COUNTY IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CITRUS COUNTY LAND DEVELOPMENT
- 6. THERE ARE NO RIGHTS-OF-WAY, ALLEYS, PARKS, AND / OR OTHER PUBLIC SPACES RESULTING FROM THE PROPOSED DIVISION OF PROPERTY SHOWN HEREON.
- 7. THERE APPEARS TO BE NO EXISTING SURFACE WATER BODIES, WETLANDS, STREAMS AND CANALS WITHIN THE PROPOSED SUBDIVISION.
- 8. NO NEW STREETS OR WATER RETENTION AREAS HAVE BEEN CREATED BY THIS PLAT.
- 9. PARCEL BEING PLATTED ARE REQUIRED TO CONNECT TO CENTRAL WATER, CENTRAL SEWER AND FIRE FLOW SERVICE VIA FACILITIES OWNED, OPERATED, AND MAINTAINED BY THE UTILITY DIVISION OF THE CITRUS COUNTY WATER RESOURCES DEPARTMENT.
- 10. COUNTY ROAD NO. 491 (NORTH LECANTO HIGHWAY) AND WEST PARKVILLE STREET ARE PUBLICLY MAINTAINED RIGHTS-OF-WAY.
- 11. FUNCTIONAL ACCESS TO PARCEL BEING PLATTED SHALL FROM CR-491 NORTH LECANTO HIGHWAY.
- 12. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 13. THE 36.20 FOOT WIDE ACCESS EASEMENT SHALL BE PRIVATELY MAINTAINED BY THE OWNERS OF LOT 2 AND LOT 3.
- 14. SUBJECT PROPERTY LANDSCAPE BUFFERS WILL BE IN ACCORDANCE WITH CITRUS COUNTY LAND DEVELOPMENT CODE. LANDSCAPE BUFFERS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE DEPARTMENT OF GROWTH MANAGEMENT, LAND DEVELOPMENT DIVISION PRIOR TO SUBMITTING FOR BUILDING/DEVELOPMENT APPLICATIONS.

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.

OWNERS DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, TWAS PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND OLP RS PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS LOCATED IN CITRUS COUNTY, FLORIDA, HEREON DESCRIBED, HAVE CAUSED "TIDAL WAVE - LECANTO" TO BE CREATED AND THAT NO NEW ROADS ARE BEING DEDICATED OR CREATED AS PART OF THIS PLAT. CITRUS COUNTY, FLORIDA, SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, UTILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS THE INGRESS AND EGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY, FIRE, AND SIMILAR SERVICES.

THE BUFFER EASEMENT IS HEREBY CREATED FOR THE BENEFIT OF THE LOTS OWNERS. SAID EASEMENT IS NOT DEDICATED TO THE PUBLIC, AND WILL BE PRIVATELY MAINTAINED BY THE OWNER(S), ITS(THEIR) ASSIGNS AND ITS(THEIR) SUCCESSORS IN TITLE.

SIGNED AND ATTESTED TO BY THE PERSONS NAMED BELLOW HERETO ON THIS 18 DAY OF ADVIL

NOTARY ACKNOWLEDGMENT: STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF APVIL AS MANAGER OF TWAS PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT DEED FOR THE USES AND PROPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

COMMISSION NUMBER: W-D0534769

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF April AS MANAGER OF OLP RS PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT DEED FOR THE USES AND PROPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

ANGELA MARIE SCHNELLE MY COMMISSION # HH 332352 EXPIRES: March 12, 2027

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TWAS PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND OLP RS PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY ARE THE RECORD OWNERS OF THE LANDS HEREBY PLATTED; THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS; THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY CITRUS COUNTY OR THE STATE OF FLORIDA; AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD CONCERNING THE PROPERTY OTHER THAN AS SHOWN AND THERE ARE NO ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING SAID LANDS & SEE SEPORATE TOURS

RECORDED IN OFFICIAL RECORDS Book 3385, PAGES 578-580, PR CCF

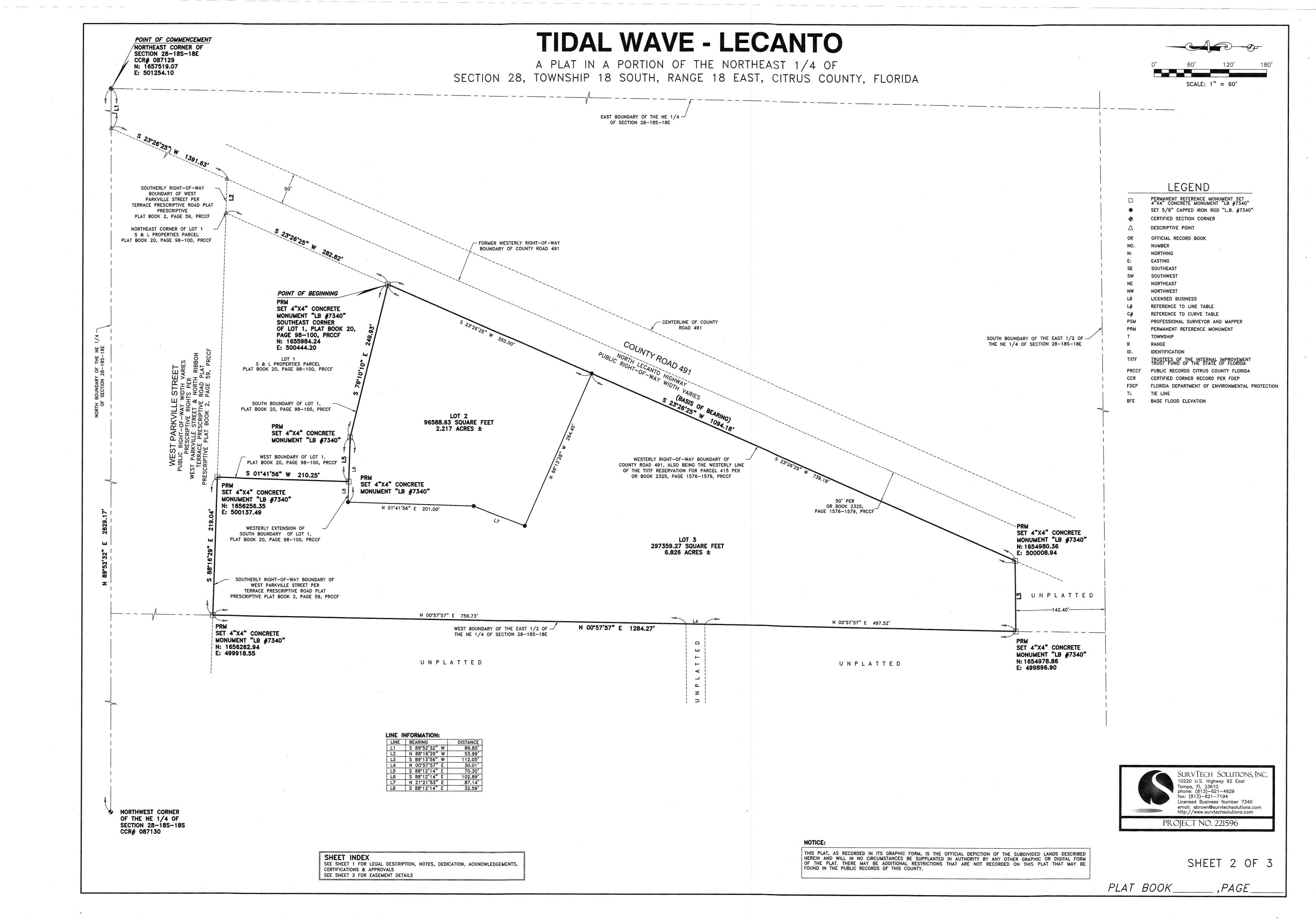
FOR: COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN

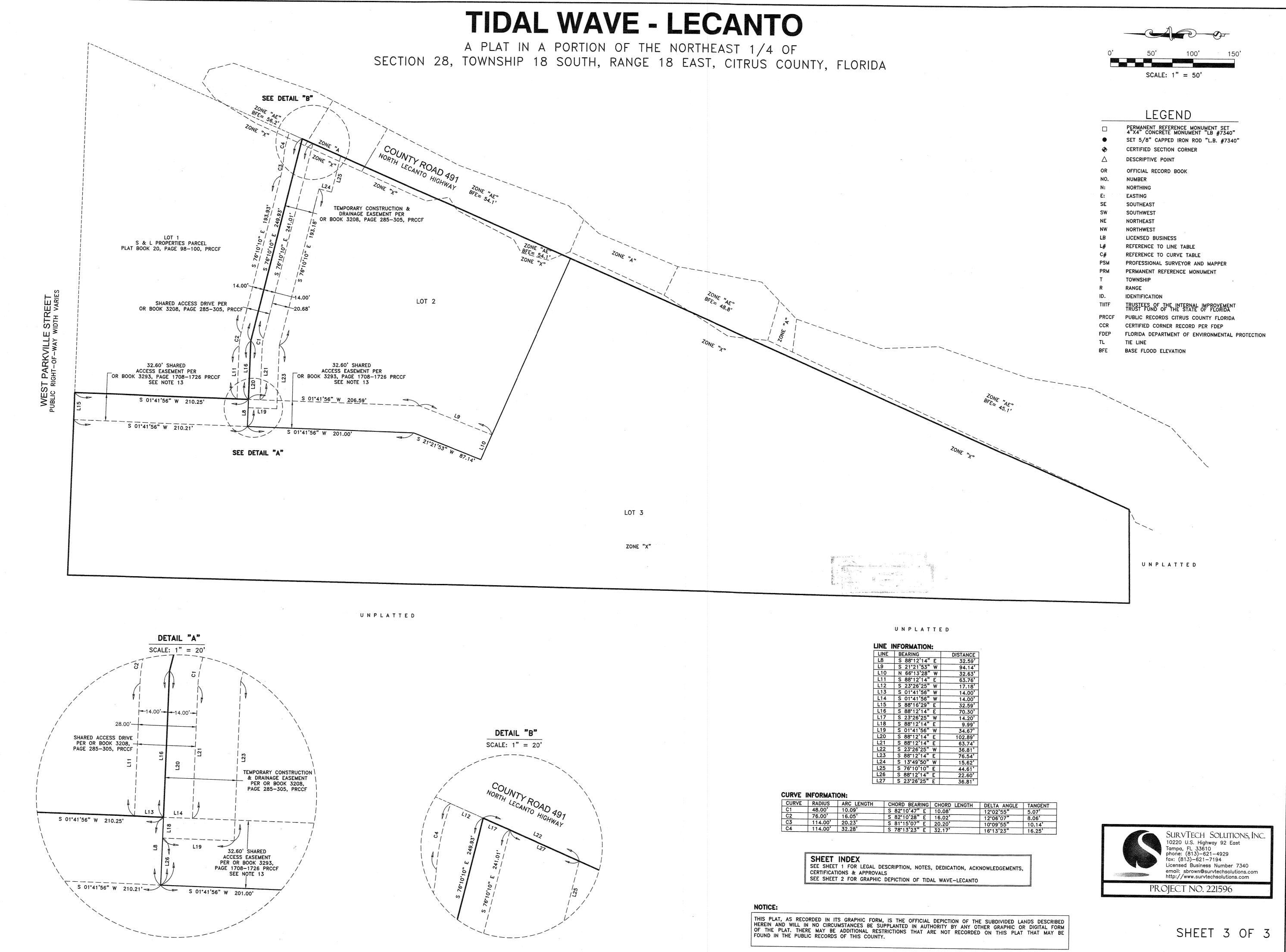
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF TIDAL WAVE - LECANTO IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 16TH DAY OF FEBRUARY 2023, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CITRUS COUNTY LAND DEVELOPMENT CODE SECTION

PROFESSIONAL SURVEY AND MAPPER NO. 6516 CERTIFICATE OF AUTHORIZATION NO. LB 7340 10220 U.S. HIGHWAY 92 EAST TAMPA, FL 33610

SHEET 1 OF 3





PLAT BOOK_____,PAGE_