

# PINE RIDGE ESTATES

A REPLAT OF TRACTS T-23 AND T-24  
 PINE RIDGE UNIT ONE - PLAT BOOK 8, PAGES 25 - 36  
 AND TRACTS T-23 AND T-32  
 PINE RIDGE UNIT TWO - PLAT BOOK 8, PAGES 37 - 50  
 AND TRACTS T-10, T-12, T-13 AND PART OF T-14  
 PINE RIDGE UNIT THREE - PLAT BOOK 8, PAGES 51 - 67  
 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA  
 SECTIONS 3, 4, 6, 7, 9 & 19, TOWNSHIP 18 SOUTH, RANGE 18 EAST

### LEGAL DESCRIPTION

TRACTS T-23 AND T-24 IN THE SUBDIVISION KNOWN AS PINE RIDGE UNIT ONE, AS RECORDED AMONG THE OFFICIAL RECORDS OF CITRUS COUNTY, FLORIDA IN PLAT BOOK 8, PAGES 25 THROUGH 36 SAID TRACTS BEING LOCATED IN SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

TRACTS T-23 AND T-32 IN THE SUBDIVISION KNOWN AS PINE RIDGE UNIT TWO, AS RECORDED AMONG THE OFFICIAL RECORDS OF CITRUS COUNTY, FLORIDA IN PLAT BOOK 8, PAGES 37 THROUGH 50 SAID TRACTS BEING LOCATED IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

TRACTS T-10, T-12, T-13 AND T-14 IN THE SUBDIVISION KNOWN AS PINE RIDGE UNIT THREE, AS RECORDED AMONG THE OFFICIAL RECORDS OF CITRUS COUNTY, FLORIDA IN PLAT BOOK 8, PAGES 51 THROUGH 67 SAID TRACTS BEING LOCATED IN SECTIONS 3, 4 AND 9, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA.

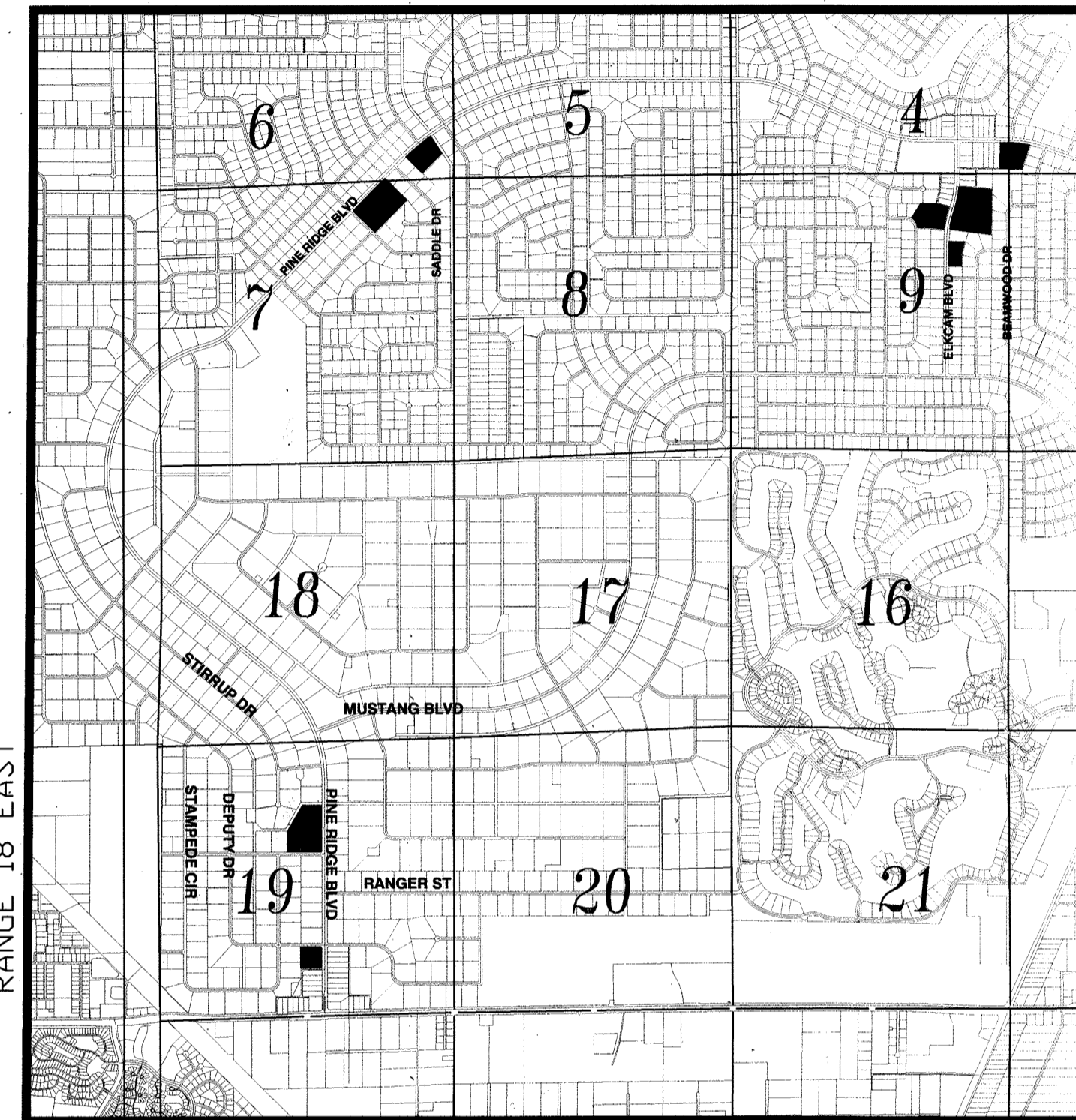
LESS AND EXCEPT FROM TRACT T-14 THE FOLLOWING: COMMENCE AT THE SOUTHWEST BOUNDARY CORNER OF SAID TRACT T-14, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ELKCAM BOULEVARD AS SHOWN ON SAID PLAT, THENCE RUN N 0°32'15" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 467.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,950.00 FEET AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE CONTINUE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'26" AND AN ARC DISTANCE OF 233.95 FEET TO THE NORTHWEST BOUNDARY CORNER OF THE AFORESAID TRACT T-14, SAID POINT BEARS N 82°35'19" W FROM THE CENTER OF THE CIRCLE OF SAID CURVE, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE N 82°35'19" E ALONG THE NORTHERN BOUNDARY THEREOF, A DISTANCE OF 350.00 FEET TO THE NORTHEAST BOUNDARY CORNER OF SAID TRACT T-14, THENCE S 14°48'49" W ALONG THE EASTERLY BOUNDARY LINE THEREOF, A DISTANCE OF 197.60 FEET, THENCE LEAVING SAID EASTERLY BOUNDARY LINE N 89°27'45" W, A DISTANCE OF 312.77 FEET TO THE POINT OF BEGINNING. CONTAINING 1.64 ACRES OF LAND, MORE OR LESS.

### GENERAL NOTES:

1. BEARINGS ARE ON AN ASSUMED BEARING OF N.90°00'00"W. ON THE SOUTH LINE OF TRACT T-32, PINE RIDGE UNIT TWO RECORDED IN PLAT BOOK 8, PAGES 37-50, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
2. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
3. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
4. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120063, MAP NUMBER 12017C, PANEL NUMBERS 0211D, EFFECTIVE DATE 09/26/2014.
5. THESE SITES HAVE A DESIGNATION OF RUR/PDO AND USES ARE AS OUTLINED WITHIN THE ADOPTED PINE RIDGE MASTER PLAN.
6. THIS SUBDIVISION IS SERVED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS, AND CITRUS COUNTY PUBLIC WATER SYSTEM.
7. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. COORDINATES AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1999 ADJUSTMENT.
9. ALL DISTANCES AS SHOW HEREON ARE GROUND DISTANCES.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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 ON THE PUBLIC RECORDS OF CITRUS COUNTY.

TOWNSHIP 18 SOUTH



VICINITY MAP NOT TO SCALE



966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423  
 3703 East Forest Drive Inverness, FL 34453 352-344-2016  
 EB-0000142  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

### APPROVAL OF COUNTY OFFICIALS

BY: \_\_\_\_\_, COUNTY ENGINEER  
 BY: \_\_\_\_\_, DIRECTOR OF PUBLIC WORKS  
 BY: G.W. Bryant, DIRECTOR OF ENVIRONMENTAL HEALTH  
 BY: \_\_\_\_\_, DIRECTOR OF LAND DEVELOPMENT  
 APPROVED AS TO FORM AND SUBSTANCE  
 BY: \_\_\_\_\_, DENISE A. DYMOND LYN, COUNTY ATTORNEY

### OWNER'S DEDICATION

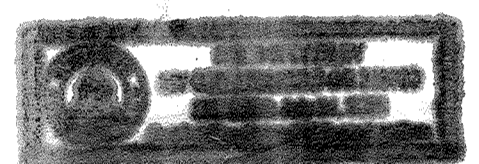
KNOW ALL MEN BY THESE PRESENTS, THAT BRENTWOOD FARMS LLC, A DELAWARE LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THE ATTACHED PLATS ENTITLED PINE RIDGE ESTATES, LOCATED IN CITRUS COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; THAT THE EXISTING AND PROPOSED UTILITY EASEMENTS AS SHOWN OR NOTED ARE GRANTED TO CITRUS COUNTY AND TO THE APPROPRIATE UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES. THERE ARE NO NEW ROADS BEING DEDICATED OR CREATED AS PART OF THIS PLAT.

IN WITNESS WHEREOF, BRENTWOOD FARMS LLC, A DELAWARE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID PARTNERSHIP.

WITNESS: Cathy Rider SIGNATURE  
 CATHY RIDER PRINTED NAME  
 WITNESS: Stephen Hallett SIGNATURE  
 Stephen Hallett PRINTED NAME  
 BY: Stephen A. Tamposi SIGNATURE  
 STEPHEN A. TAMPOSI, PRESIDENT FOR: BRENTWOOD FARMS LLC

BEFORE ME THIS DAY PERSONALLY APPEARED STEPHEN A. TAMPOSI, PRESIDENT OF BRENTWOOD FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND DID / DID NOT TAKE AN OATH.

BY: Harold Spalding DATE: June 25, 2020  
 NOTARY PUBLIC - STATE OF FLORIDA FLORIDA CERTIFICATE NO. 66343799



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PINE RIDGE ESTATES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AS SHOWN WERE IN PLACE AS OF FEBRUARY 03, 2020 AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035

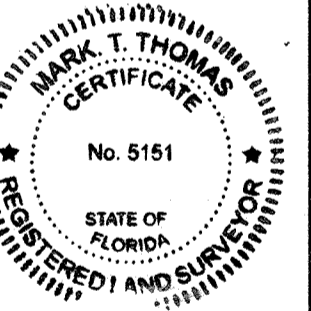
BY: Gary W. Smith DATE: MAY 29, 2020  
 GARY W. SMITH, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. LS 4577



### COUNTY SURVEYOR'S APPROVAL

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CITRUS COUNTY, FLORIDA AND I HAVE REVIEWED THE SURVEY AND PLAT OF PINE RIDGE ESTATES FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENT OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 11.035 OF THE CITRUS COUNTY LAND DEVELOPMENT CODE.

BY: Mark Thomas DATE: July 1, 2020  
 MARK THOMAS, PSM #5151  
 STATE OF FLORIDA  
 CITRUS COUNTY SURVEY SECTION CHIEF



### ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT BRENTWOOD FARMS LLC, A DELAWARE LLC, IS THE OWNER OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS; THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY THE PUBLIC AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD CONCERNING THIS PROPERTY OTHER THAN AS SHOWN.

BY: Eric D. Abel DATE: June 25, 2020  
 ERIC D. ABEL, VICE PRESIDENT  
 MANATEE TITLE LLC.

### COMMISSIONERS APPROVAL

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
 ANGELA VICK, CLERK OF THE CIRCUIT COURT  
 BRIAN J. COLEMAN, CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS

### CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_ OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT \_\_\_\_\_ AM/PM ON \_\_\_\_\_, 2020. FILE NUMBER: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ANGELA VICK  
 CLERK OF THE CIRCUIT COURT

Attachment: Mylar scan (11537 - PLT-20-03 Pine Ridge Estates)

**SEE SHEET 4**

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 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA  
 SECTIONS 3, 4, 6, 7, 9 & 19, TOWNSHIP 18 SOUTH, RANGE 18 EAST

## INDEX SHEET

**SEE SHEET 5**

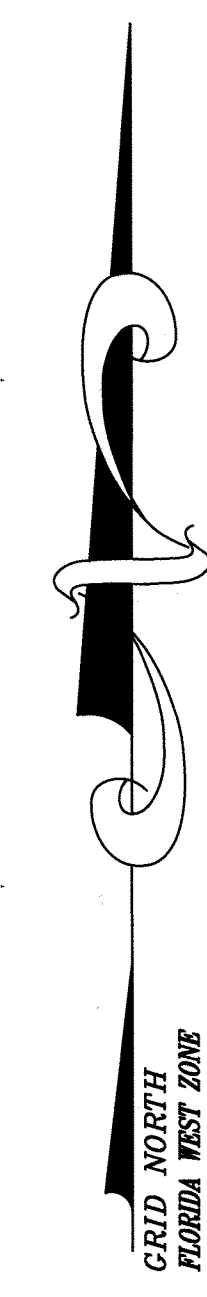
PINE RIDGE UNIT ONE PLAT  
 BOOK 8, PAGES 25 - 36  
 PUBLIC RECORDS OF  
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**SEE SHEET 3**

PINE RIDGE UNIT THREE  
 PLAT BOOK 8, PAGES 51 - 67  
 PUBLIC RECORDS OF  
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**SEE SHEET 6**

PINE RIDGE UNIT TWO PLAT  
 BOOK 8, PAGES 37 - 50  
 PUBLIC RECORDS OF  
 CITRUS COUNTY, FLORIDA



NOT TO SCALE

PLAT PREPARED BY

**Coastal** Engineering  
 Planning  
 Surveying  
 Environmental  
 Construction Management  
 engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive  
 Brooksville, FL 34601 Inverness, FL 34453  
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PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

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- ABBREVIATIONS**
- SP1 : STATE PLANE COORDINATE TABLE NUMBER
  - L1 : LINE TABLE NUMBER
  - C1 : CURVE TABLE NUMBER
  - PLS : PROFESSIONAL LAND SURVEYOR
  - O.R. : OFFICIAL RECORD BOOK
  - PRCCF : PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
  - LB : LICENSED BUSINESS
  - R/W : RIGHT-OF-WAY
  - PRC : POINT OF REVERSE CURVATURE
  - PC : POINT OF CURVE
  - PT : POINT OF TANGENT
  - PSM : PROFESSIONAL SURVEYOR AND MAPPER
- LEGEND**
- : INDICATES SET PERMANENT REFERENCE MONUMENT  
4" x 4" CONCRETE MONUMENT (PRM LS4577)
  - : INDICATES EXISTING PERMANENT REFERENCE MONUMENT  
FOUND 4" x 4" CONCRETE MONUMENT (MARKED AS SHOWN)
  - ⊙ : INDICATES PROPOSED PERMANENT CONTROL POINT (PCP)  
SET NAIL & DISK OR 4" CONC. MONUMENT (LB 7200)  
(TO BE SET WITHIN 1 YEAR OF THE RECORDING OF PLAT)
  - : INDICATES EXISTING PROPERTY CORNER  
FOUND 5/8" IRON ROD & CAP  
(PLAIN UNLESS OTHERWISE SHOWN)
  - : INDICATES PROPOSED PROPERTY CORNER  
SET 5/8" IRON ROD & CAP (LB 7200)  
(SET PRIOR TO EXPIRATION OF IMPROVEMENT AGREEMENT)

STATE PLANE COORDINATES TABLE

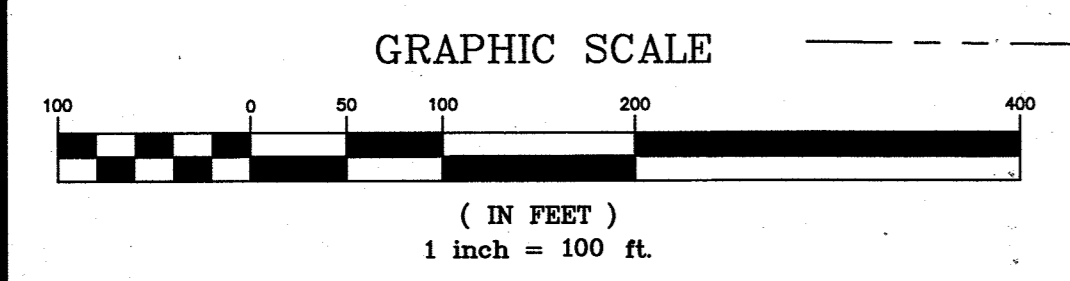
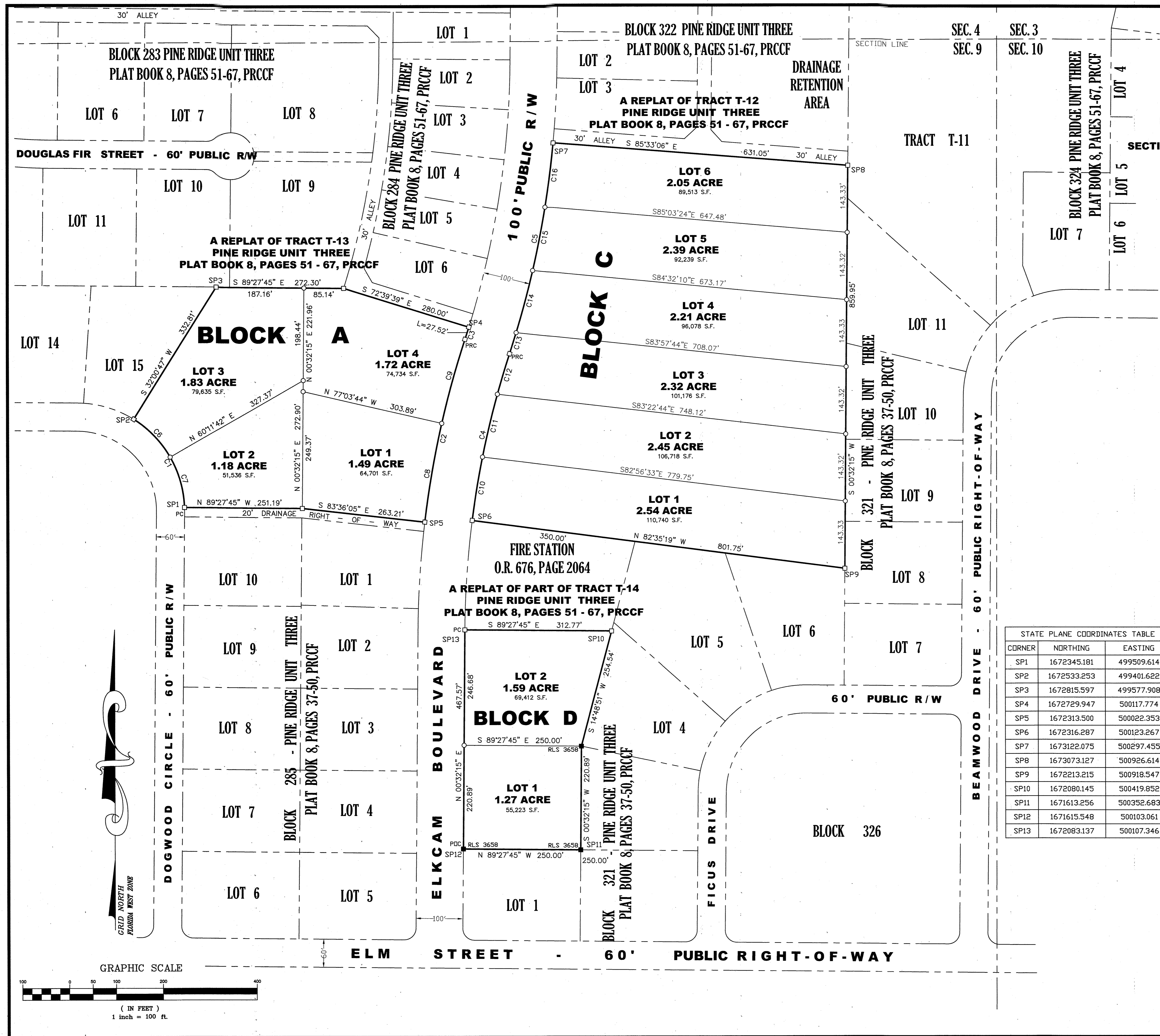
CORNER	NORTHING	EASTING
SP1	1672345.181	499509.614
SP2	1672533.253	499401.622
SP3	1672815.597	499577.908
SP4	1672729.947	500117.774
SP5	1672313.500	500022.353
SP6	1672316.287	500123.267
SP7	1673122.075	500297.455
SP8	1673073.127	500926.614
SP9	1672213.215	500918.547
SP10	1672080.145	500419.852
SP11	1671613.256	500352.683
SP12	1671615.548	500103.061
SP13	1672083.137	500107.346

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	226.26'	230.00'	56°21'51"	N29°48'18"W	217.25'
C2	400.38'	2050.00'	11°11'25"	S12°33'09"W	399.74'
C3	27.52'	1950.00'	0°48'31"	N17°44'37"E	27.52'
C4	365.40'	1950.00'	10°44'11"	S12°46'47"W	364.86'
C5	460.15'	2050.00'	12°51'39"	N11°43'03"E	459.18'
C6	113.13'	230.00'	28°10'56"	N43°53'46"W	111.99'
C7	113.13'	230.00'	28°10'56"	N15°42'50"W	111.99'
C8	213.97'	2050.00'	5°58'49"	S09°56'51"W	213.87'
C9	186.41'	2050.00'	5°12'36"	S15°32'34"W	186.35'
C10	137.59'	1950.00'	4°02'34"	S09°25'58"W	137.56'
C11	137.59'	1950.00'	4°02'34"	S13°28'32"W	137.56'
C12	90.21'	1950.00'	2°39'03"	S16°49'21"W	90.21'
C13	47.38'	2050.00'	1°19'27"	N17°29'09"E	47.38'
C14	137.59'	2050.00'	3°50'44"	N14°54'03"E	137.57'
C15	137.59'	2050.00'	3°50'44"	N11°03'19"E	137.57'
C16	137.59'	2050.00'	3°50'44"	N07°12'35"E	137.56'

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PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



A REPLAT OF TRACT T-10  
PINE RIDGE UNIT THREE  
PLAT BOOK 8, PAGES 51 - 67, PRCCF

**PINE RIDGE ESTATES**

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C17	420.43'	1950.00'	12°21'12"	N83°17'09"W	419.62'
C18	83.19'	1950.00'	2°26'39"	N88°14'25"W	83.18'
C19	141.21'	1950.00'	4°08'56"	N84°56'38"W	141.18'
C20	196.04'	1950.00'	5°45'36"	N79°59'21"W	195.96'

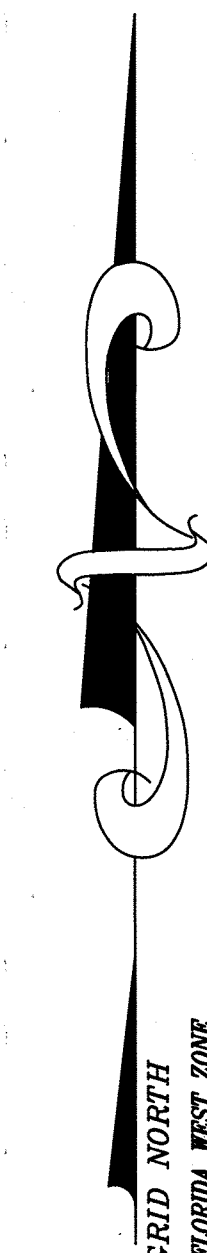
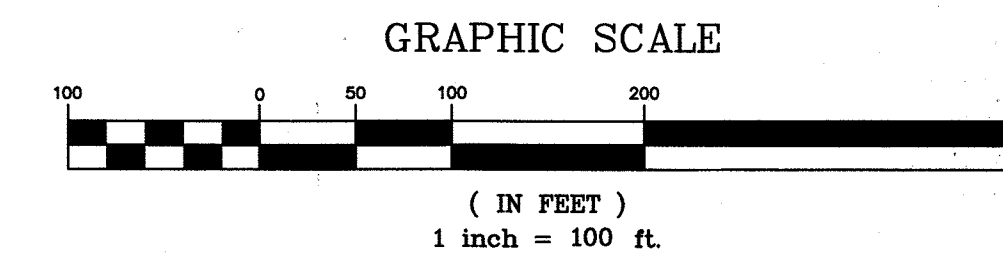
STATE PLANE COORDINATES TABLE		
CORNER	NORTHING	EASTING
SP14	1673467.606	501088.400
SP15	1673967.584	501093.091
SP16	1673917.117	501659.822
SP17	1673463.637	501511.369

ABBREVIATIONS

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- PSM : PROFESSIONAL SURVEYOR AND MAPPER

LEGEND

- : INDICATES SET PERMANENT REFERENCE MONUMENT  
4"x 4" CONCRETE MONUMENT (PRM LS4577)
- : INDICATES EXISTING PERMANENT REFERENCE MONUMENT  
FOUND 4"x 4" CONCRETE MONUMENT (MARKED AS SHOWN)
- ⊙ : INDICATES PROPOSED PERMANENT CONTROL POINT (PCP)  
SET NAIL & DISK OR 4" CONC. MONUMENT (LB 7200)  
(TO BE SET WITHIN 1 YEAR OF THE RECORDING OF PLAT)
- : INDICATES EXISTING PROPERTY CORNER  
FOUND 5/8" IRON ROD & CAP  
(PLAIN UNLESS OTHERWISE SHOWN)
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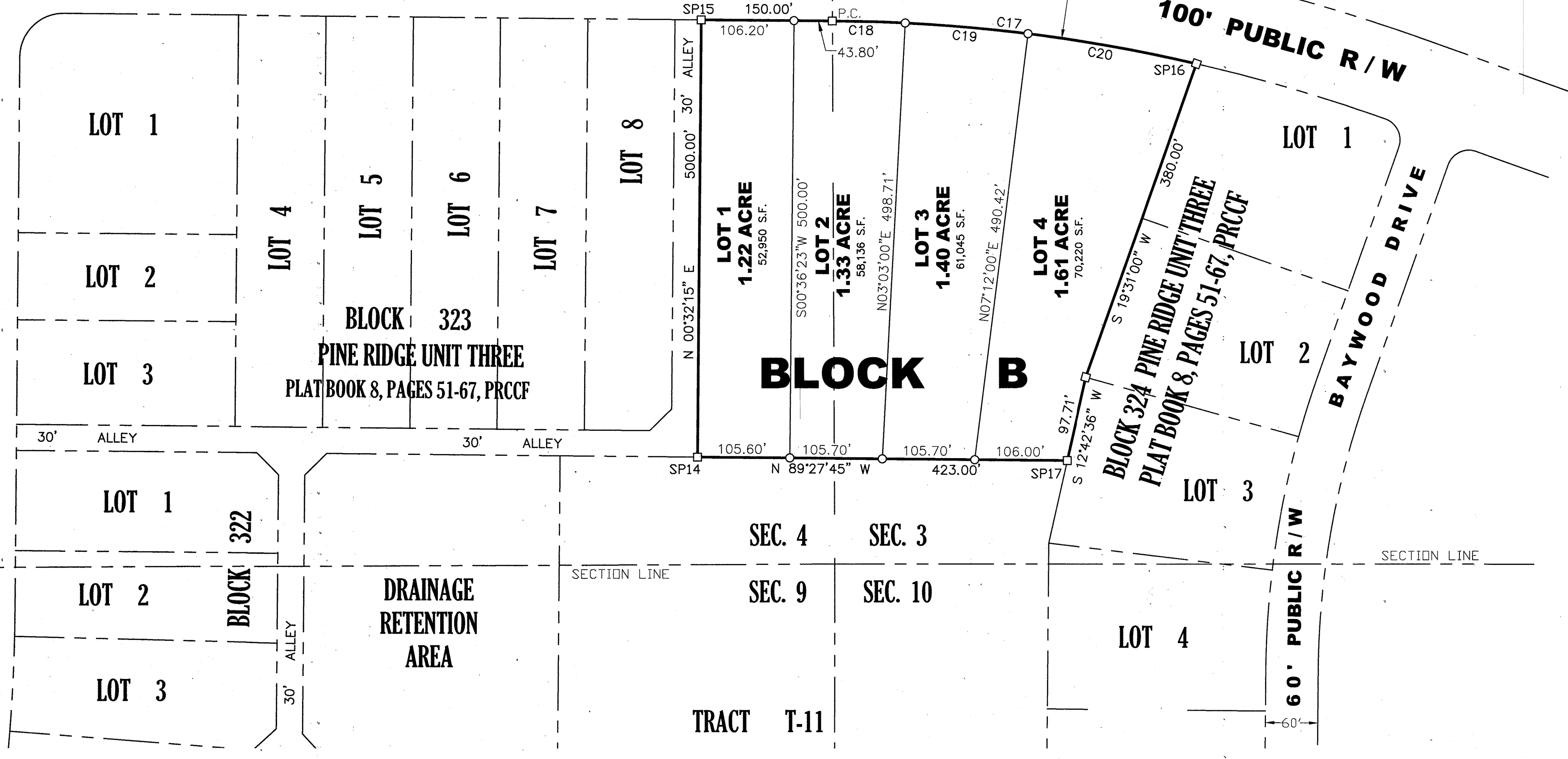
100' PUBLIC R/W

ELKCAM BOULEVARD

PINE RIDGE BOULEVARD

100' PUBLIC R/W

60' PUBLIC R/W



PLAT PREPARED BY

**Coastal** Engineering  
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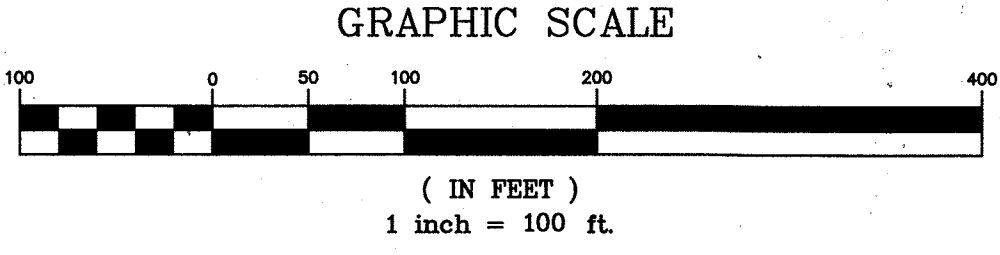
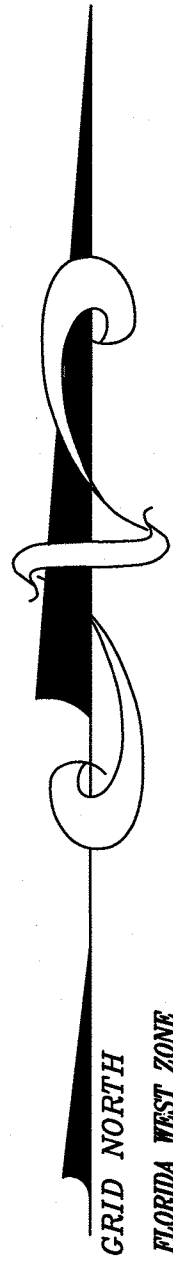
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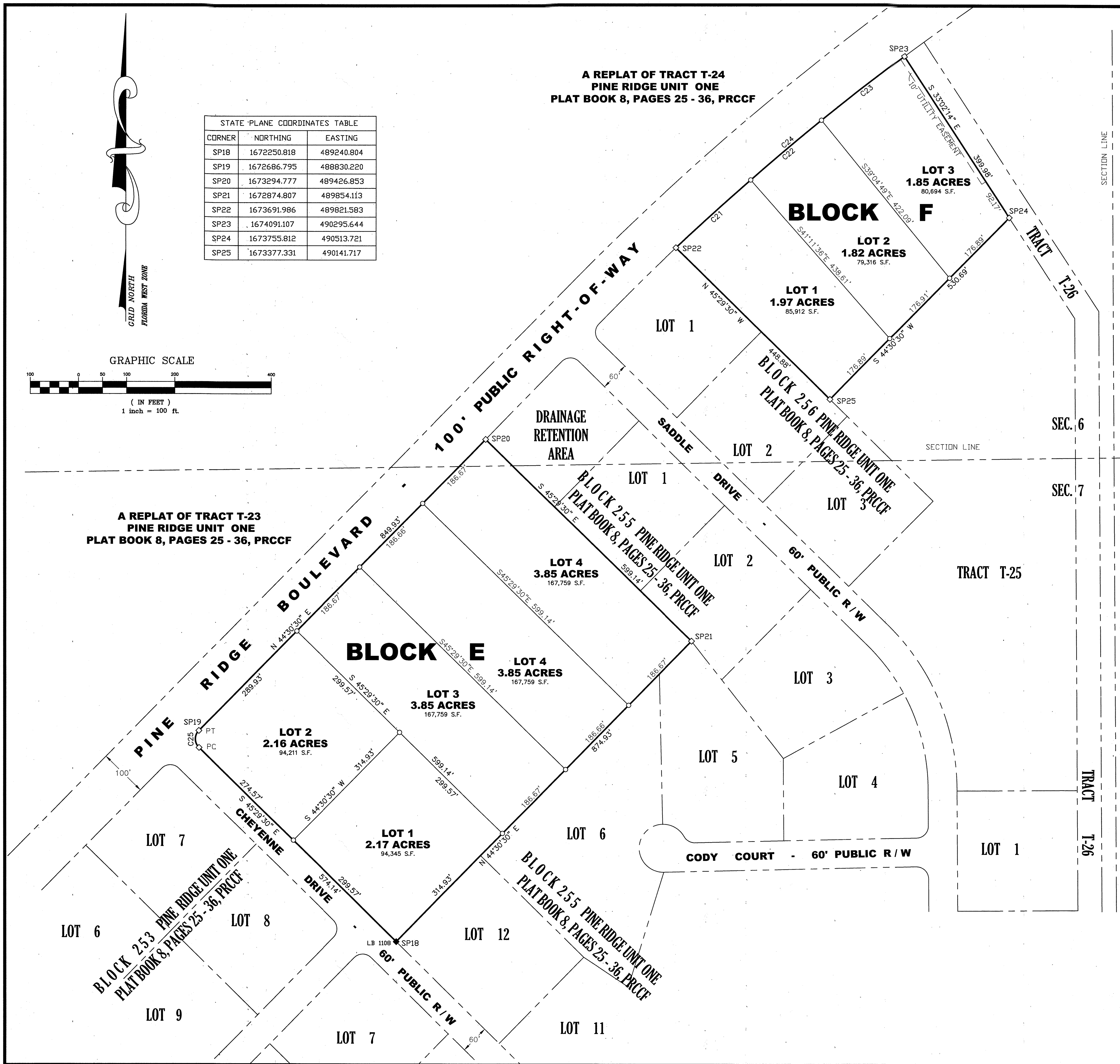
STATE PLANE COORDINATES TABLE		
CORNER	NORTHING	EASTING
SP18	1672250.818	489240.804
SP19	1672686.795	488830.220
SP20	1673294.777	489426.853
SP21	1672874.807	489854.113
SP22	1673691.986	489821.583
SP23	1674091.107	490295.644
SP24	1673755.812	490513.721
SP25	1673377.331	490141.717



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  - : INDICATES PROPOSED PROPERTY CORNER  
SET 5/8" IRON ROD & CAP (LB 7200)  
(SET PRIOR TO EXPIRATION OF IMPROVEMENT AGREEMENT)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	210.09'	5200.00'	2°18'54"	S47°38'58"W	210.08'
C22	192.02'	5200.00'	2°06'57"	S49°51'53"W	192.01'
C23	217.96'	5200.00'	2°24'06"	S52°07'24"W	217.94'
C24	620.07'	5200.00'	6°49'56"	S49°54'29"W	619.70'
C25	39.27'	25.00'	90°00'00"	S00°29'30"E	35.36'



A REPLAT OF TRACT T-23  
 PINE RIDGE UNIT ONE  
 PLAT BOOK 8, PAGES 25 - 36, PRCCF

BLOCK 253 PINE RIDGE UNIT ONE  
 PLAT BOOK 8, PAGES 25 - 36, PRCCF

BLOCK 255 PINE RIDGE UNIT ONE  
 PLAT BOOK 8, PAGES 25 - 36, PRCCF

BLOCK 256 PINE RIDGE UNIT ONE  
 PLAT BOOK 8, PAGES 25 - 36, PRCCF

PLAT PREPARED BY



966 Candlelight Blvd. 3703 East Forest Drive  
 Brooksville, FL 34601 Inverness, FL 34453  
 Office: 352-796-9423 352-344-2016  
 EB-0000142  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

# PINE RIDGE ESTATES

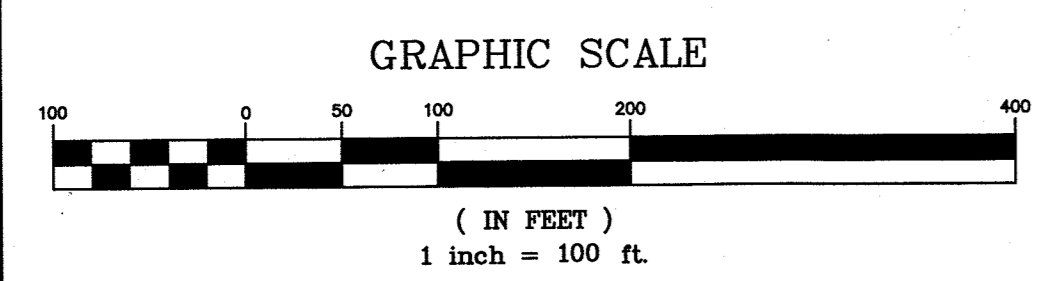
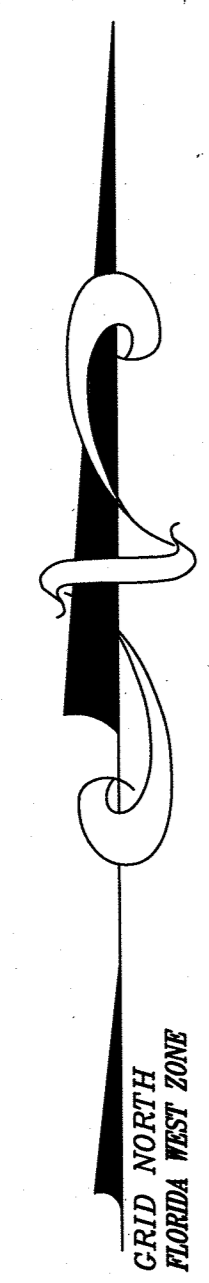
A REPLAT OF TRACTS T-23 AND T-24  
**PINE RIDGE UNIT ONE - PLAT BOOK 8, PAGES 25 - 36**  
**AND TRACTS T-23 AND T-32**  
**PINE RIDGE UNIT TWO - PLAT BOOK 8, PAGES 37 - 50**  
**AND TRACTS T-10, T-12, T-13 AND PART OF T-14**  
**PINE RIDGE UNIT THREE - PLAT BOOK 8, PAGES 51 - 67**  
**PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**  
**SECTIONS 3, 4, 6, 7, 9 & 19, TOWNSHIP 18 SOUTH, RANGE 18 EAST**

### ABBREVIATIONS

- SP1 : STATE PLANE COORDINATE TABLE NUMBER
- L1 : LINE TABLE NUMBER
- C1 : CURVE TABLE NUMBER
- PLS : PROFESSIONAL LAND SURVEYOR
- O.R. : OFFICIAL RECORD BOOK
- PRCCF : PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
- LB : LICENSED BUSINESS
- R/W : RIGHT-OF-WAY
- PRC : POINT OF REVERSE CURVATURE
- PC : POINT OF CURVE
- PT : POINT OF TANGENT
- PSM : PROFESSIONAL SURVEYOR AND MAPPER

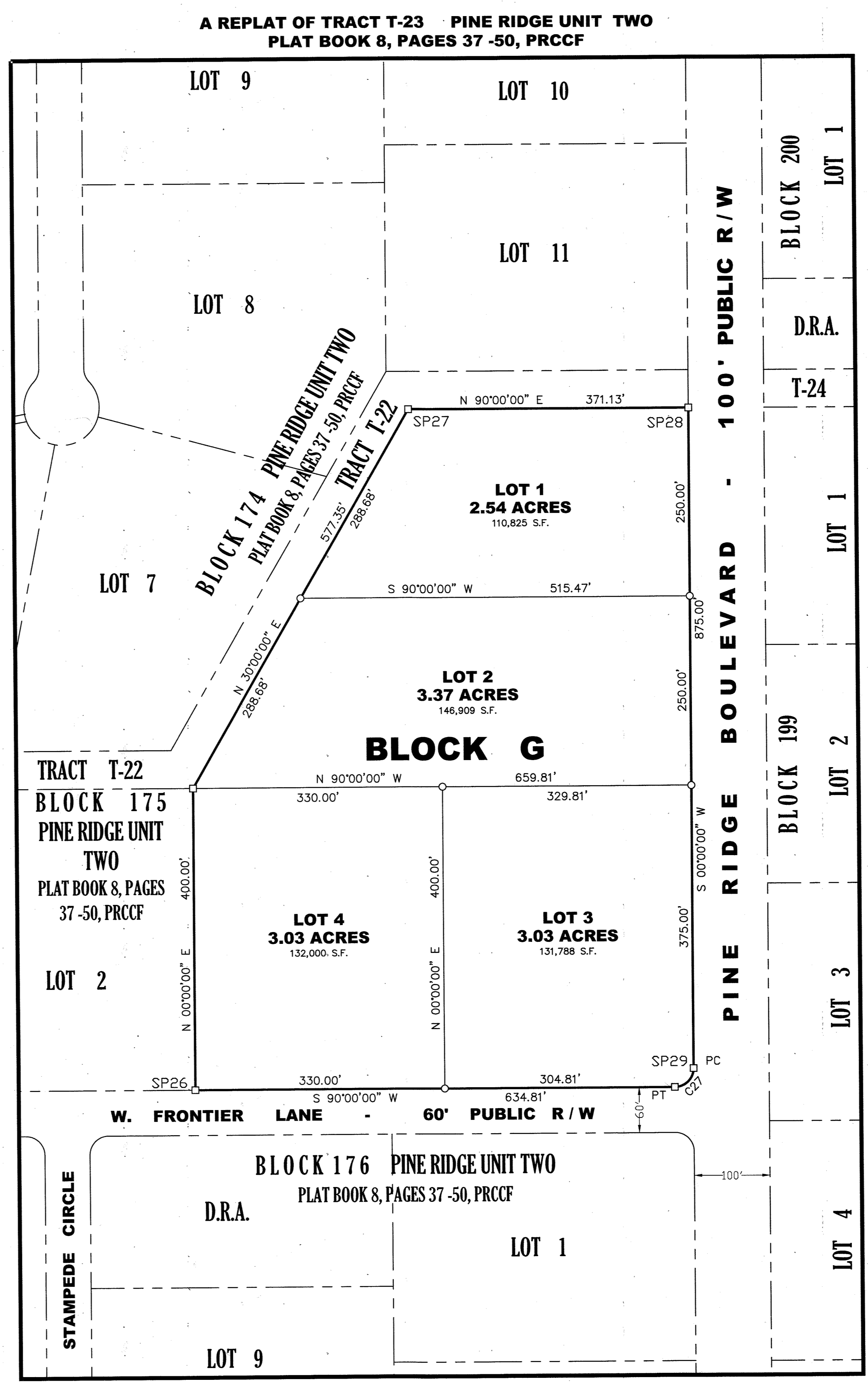
### LEGEND

- : INDICATES SET PERMANENT REFERENCE MONUMENT
- 4" x 4" CONCRETE MONUMENT (PRM LS4577)
- : INDICATES EXISTING PERMANENT REFERENCE MONUMENT
- FOUND 4" x 4" CONCRETE MONUMENT (MARKED AS SHOWN)
- ⊙ : INDICATES PROPOSED PERMANENT CONTROL POINT (PCP)
- SET NAIL & DISK OR 4" CONC. MONUMENT (LB 7200)
- (TO BE SET WITHIN 1 YEAR OF THE RECORDING OF PLAT)
- : INDICATES EXISTING PROPERTY CORNER
- FOUND 5/8" IRON ROD & CAP
- (PLAIN UNLESS OTHERWISE SHOWN)
- : INDICATES PROPOSED PROPERTY CORNER
- SET 5/8" IRON ROD & CAP (LB 7200)
- (SET PRIOR TO EXPIRATION OF IMPROVEMENT AGREEMENT)

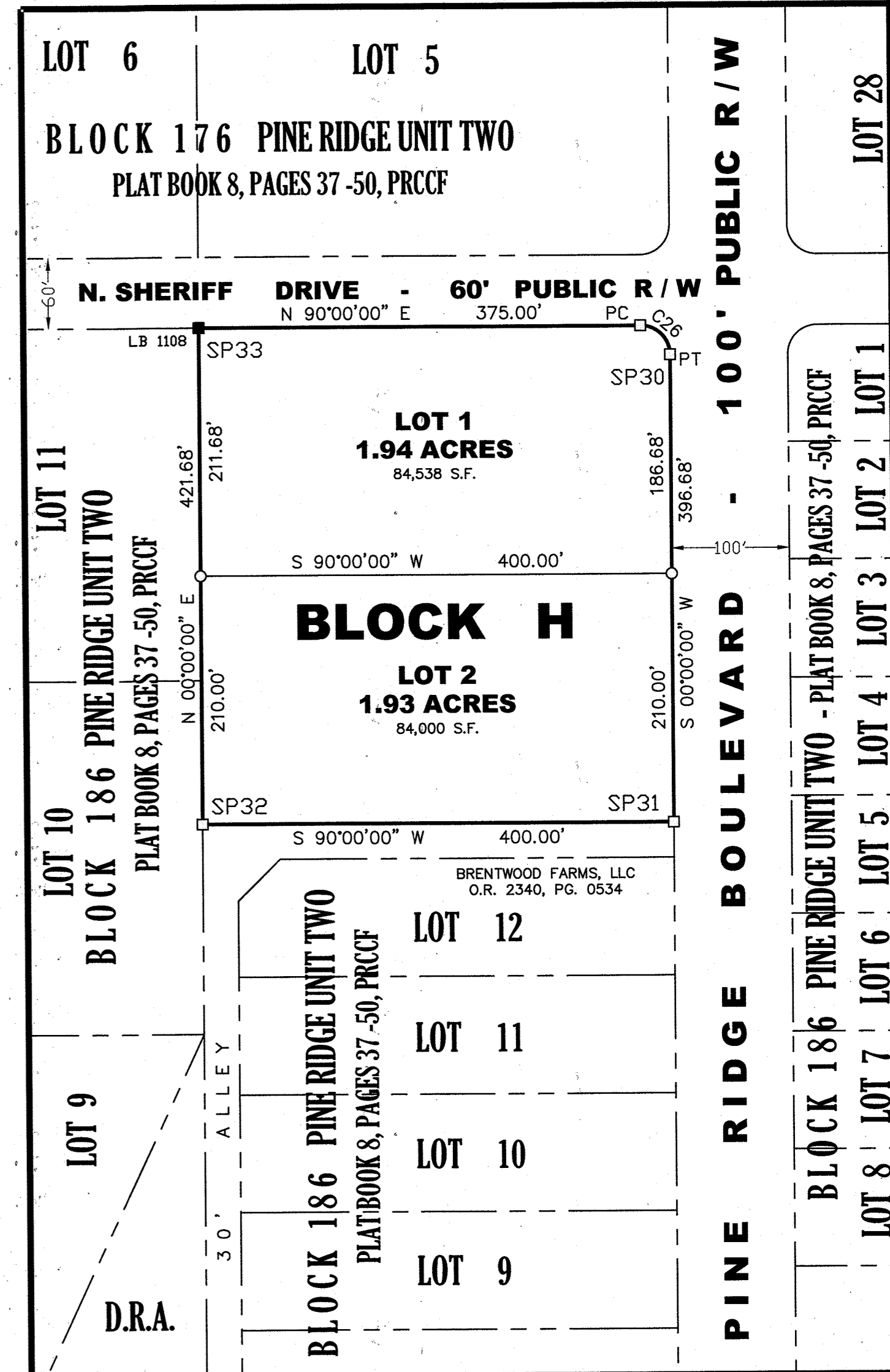


STATE PLANE COORDINATES TABLE		
ITEM	NORTHING	EASTING
SP26	1660488.623	487544.233
SP27	1661388.508	487833.266
SP28	1661388.361	488204.396
SP29	1660513.361	488204.049
SP30	1658673.418	488203.319
SP31	1658276.787	488203.626
SP32	1658276.792	487803.486
SP33	1658698.564	487803.557

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C26	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C27	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'



### A REPLAT OF TRACT T-32 PINE RIDGE UNIT TWO PLAT BOOK 8, PAGES 37 - 50, PRCCF



PLAT PREPARED BY  
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