

BOOK 36, PAGE 40, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF "SOUTHERN HILLS PLANTATION PHASE TWO" S 25°17'46" E A DISTANCE OF 141.46 FEET; THENCE S 03°48'51" E A DISTANCE OF 991.52 FEET; THENCE S 69°56'33" E A DISTANCE OF 1013.97 FEET; THENCE S 39°12'36" E A DISTANCE OF 1221.85 FEET TO THE SOUTHWEST CORNER OF "SOUTHERN HILLS PLANTATION PHASE TWO", SAID POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY S 52°10'42" W A DISTANCE OF 855.95 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE ALONG SAID LINE S 00°19'09" W A DISTANCE OF 38.32 FEET; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY S 52°10'33" W A DISTANCE OF 134.72 FEET; THENCE N 89°46'13" W A DISTANCE OF 32.51 FEET; THENCE S 52°12'18" W A DISTANCE OF 1452.72 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF SAID RAILROAD AND THE NORTHERLY RIGHT OF WAY OF POWELL ROAD; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF POWELL ROAD N 37°34'05" W A DISTANCE OF 132.86 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 785.30 FEET, A DELTA ANGLE OF 18°45'12", A CHORD DISTANCE OF 255.89 FEET, AND A CHORD BEARING OF N 47°52'08" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 257.04 FEET TO A POINT OF TANGENCY; THENCE N 57°14'45" W A DISTANCE OF 448.10 FEET; THENCE N 57°12'10" W A DISTANCE OF 551.70 FEET TO A POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1388.62 FEET, A DELTA ANGLE OF 05°18'14", A CHORD DISTANCE OF 128.50 FEET, AND A CHORD BEARING OF N 59°52'29" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.55 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 367.04 FEET, A DELTA ANGLE OF 24°52'00", A CHORD DISTANCE OF 158.05 FEET, AND A CHORD BEARING OF N 74°57'37" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.30 FEET, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF POWELL ROAD AND THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 9; THENCE LEAVING SAID RIGHT OF WAY OF POWELL ROAD ALONG THE EAST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 9 N 00°22'17" E A DISTANCE OF 1295.85 FEET TO THE SOUTHEAST CORNER OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 9; THENCE N 89°50'30" W A DISTANCE OF 2660.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SAID SECTION 9; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 9 N 00°26'45" W A DISTANCE OF 984.52 FEET; THENCE LEAVING SAID WEST BOUNDARY S 89°52'27" E A DISTANCE OF 1328.03 FEET TO A POINT ON THE WEST BOUNDARY OF SAID "CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO"; THENCE ALONG SAID WEST BOUNDARY S 00°24'57" W A DISTANCE OF 6.50 FEET TO THE SOUTHWEST CORNER OF SAID "CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO" AND THE POINT OF BEGINNING.

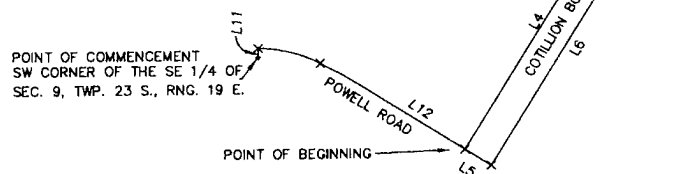
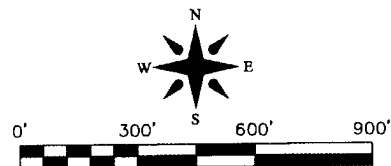
EXHIBIT "B" TO EASEMENT AGREEMENT

See attached depiction of the Easement Area

CASCADES AT SOUTHERN HILLS PLANTATION PHASE ONE
PLAT BOOK 37, PAGE(S) 3 THROUGH 10
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
SOUTHERLY BOUNDARY

SECTION 9 & 16, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SKETCH OF DESCRIPTION
* NOT A BOUNDARY SURVEY *



SHEET 1 OF 2

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SURVEYOR'S CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF
THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED
IN CHAPTER 33-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Gary W. Smith
Gary W. Smith, PLS, CPM
Florida Registered Land Surveyor No. 4577
THIS SURVEY IS VALID UNLESS EMBOSSED WITH A
SURVEYOR'S IMPRESSION SEAL OR DIGITAL SIGNATURE
AND SEAL ACCOMPANIED BY A VALID ELECTRONIC
SIGNATURE

COTILLION BOULEVARD

PREPARED FOR AND CERTIFIED TO:	DATE
CASCADES AT SOUTHERN HILLS PLANTATION	12-04-15
	14029

SECTION 9 & 16, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SKETCH OF DESCRIPTION
* NOT A BOUNDARY SURVEY *



DESCRIPTION

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE N.00°37'21"E. ALONG THE WEST LINE OF SAID SE 1/4 A DISTANCE OF 25.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF POWELL ROAD, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 10618.94 FEET, A CENTRAL ANGLE OF 25°18'94", A CHORD DISTANCE OF 164.58 FEET AND A CHORD BEARING OF S.75°28'57"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.99 FEET TO THE POINT OF TANGENT; THENCE S.57°12'10"E. A DISTANCE OF 307.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.57°12'10"E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 80.02 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N.31°25'12"E. A DISTANCE OF 771.57 FEET TO THE POINT OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 50°24'02", A CHORD DISTANCE OF 579.07 FEET AND A CHORD BEARING OF N.06°13'10"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 598.17 FEET TO THE POINT OF TANGENT; THENCE N.18°58'51"W. A DISTANCE OF 693.86 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2580.00 FEET, A CENTRAL ANGLE OF 14°39'59", A CHORD DISTANCE OF 658.62 FEET AND A CHORD BEARING OF N.26°18'50"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 660.43 FEET TO THE POINT OF TANGENT; THENCE N.33°38'50"W. A DISTANCE OF 1017.47 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 28°47'36", A CHORD DISTANCE OF 462.46 FEET AND A CHORD BEARING OF N.19°15'02"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 467.36 FEET TO THE POINT OF TANGENT; THENCE N.04°51'14"W. A DISTANCE OF 16.84 FEET TO THE POINT OF CURVE CONCAVE EASTERLY HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 15°01'48", A CHORD DISTANCE OF 239.34 FEET AND A CHORD BEARING OF N.03°55'53"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF CASCADES AT SOUTHERN HILLS PLANTATION PHASE ON SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE(S) 3 THROUGH 10 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF COTILLION BOULEVARD; THENCE N.78°33'14"W ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COTILLION BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 15°04'55", A CHORD DISTANCE OF 261.16 FEET AND A CHORD BEARING OF S.03°54'19"W.; THENCE SOUTHWESTERLY LEAVING SAID SOUTHERLY BOUNDARY LINE ALONG THE ARC OF SAID CURVE A DISTANCE OF 261.92 FEET TO A POINT OF TANGENT; THENCE S.04°51'14"E. A DISTANCE OF 17.71 FEET TO A POINT OF CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 28°47'36", A CHORD DISTANCE OF 502.24 FEET AND A CHORD BEARING OF S.19°15'02"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 507.56 FEET TO A POINT OF TANGENT; THENCE S.33°38'50"E. A DISTANCE OF 1017.47 FEET TO A POINT OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 14°39'39", A CHORD DISTANCE OF 638.20 FEET AND A CHORD BEARING OF S.26°18'50"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 639.95 FEET TO A POINT OF TANGENT; THENCE S.18°58'51"E. A DISTANCE OF 693.86 FEET TO A POINT OF CURVE CONCAVE WESTERLY HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 50°24'02", A CHORD DISTANCE OF 510.94 FEET AND A CHORD BEARING OF S.06°13'10"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 527.79 FEET TO A POINT OF TANGENT; THENCE S.31°25'12"W. A DISTANCE OF 769.65 FEET TO THE POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 04°51'14" E	17.71'
L2	S 33°38'50" E	1017.47'
L3	S 18°58'51" E	693.86'
L4	S 31°25'12" W	769.65'
L5	S 57°12'10" E	80.02'
L6	N 31°25'12" E	771.57'
L7	N 18°58'51" W	693.86'
L8	N 33°38'50" W	1017.47'
L9	N 04°51'14" W	16.84'
L10	N 78°33'14" W	80.00'
L11	N 00°37'21" E	25.12'
L12	S 57°12'10" E	307.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	261.92'	995.00'	15°04'55"	S 03°54'19" W	261.16'
C2	507.56'	1010.00'	28°47'36"	S 19°15'02" E	502.24'
C3	639.95'	2500.00'	14°39'59"	S 26°18'50" E	638.20'
C4	527.79'	600.00'	50°24'02"	S 06°13'10" W	510.94'
C5	598.17'	680.00'	50°24'02"	N 06°13'10" E	579.07'
C6	660.43'	2580.00'	14°39'59"	N 26°18'50" W	658.62'
C7	467.36'	930.00'	28°47'36"	N 19°15'02" W	462.46'
C8	240.02'	915.00'	15°01'48"	N 03°55'53" E	239.34'

SHEET 2 OF 2

Coastal
engineering associates, inc.

966 Candelight Boulevard - Brooksville - Florida 34601
(352) 796-9473 - Fax (352) 799-8359
EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

Engineering
Planning
Surveying
Environmental
Construction Management

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF
THE FLORIDA MEASUREMENT STANDARDS AS CONTAINED
IN CHAPTER 63-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Mary W. Smith
Gary W. Smith, PSM, GSI
Florida Registered Land Surveyor No. 4577
THIS SURVEY IS VALID UNLESS CROSSED WITH A
SURVEYOR'S IMPOSITION SEAL OR DIGITAL SIGNATURE
AND SEAL ACCOMPANIED BY A VALID ELECTRONIC
SIGNATURE.

COTILLION BOULEVARD

PREPARED FOR AND CERTIFIED TO:	DATE
CASCADES AT SOUTHERN HILLS PLANTATION	12-04-15
	14029

2009041548
TRACEY 2674/947

OFFICIAL RECORDS
BK: 2674 PG: 947

Prepared by:
Steven L. Daniels, Esq.
Arnstein & Lehr LLP
515 N. Flagler Drive, 6th Floor
West Palm Beach, FL 33401

Folio Number:

LT1-2-2009041548-1

LT2-2674-947-3

38,400.00 (Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 31ST day of July 2009 between **OREO CORP.**, an Ohio Corporation which transacts business in Florida as. "**OREO CORP. of OHIO**", whose post office address is Mailcode OH-01-27-0504, 127 Public Square, Cleveland, Ohio 44114-1306, Attention: Michael V. Lugli ("**Grantor**") and **CaSHP 2 LLC, a Florida limited liability company**, whose address is 105 Chestnut Court, Royal Palm Beach, Florida 33411 ("**Grantee**"):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

See **Exhibit A** attached hereto and incorporated herein. ("The Property")

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

RECORDING FEES \$ 27.00
DEED DOC STAMP \$ 268.80
08/05/2009 Deputy Clk

This conveyance is SUBJECT to: (a) taxes for the year 2009; (b) all future liens against the Property for unpaid real estate taxes (and supplemental taxes accruing on or after the date hereof), assessments, homeowners' association dues, bonds and water and sewer charges; (c) all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; (d) covenants, conditions, restrictions, easements, and other matters of record; (e) any exceptions directly or indirectly caused by Buyer; (f) such facts as an accurate, current survey of the Property and a personal inspection thereof would disclose and all facts and matters otherwise known to Grantee; and (g) all other covenants, restrictions, easements, liens, encumbrances, title exceptions and other matters affecting the Property.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and

8627714 2

Olympia Title
2750 NE 185 Street
Aventura FL 33180

convey said land; that, subject to the matters set forth above, the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

OREO CORP., an Ohio corporation which transacts business in Florida as "OREO CORP. OF OHIO"

BY: Carla Laning
Carla Laning

Printed Name
Its: DESIGNATED SIGNER

BY: DAVID A. WILD
DAVID A. WILD

Printed Name
Its: DESIGNATED SIGNER

Patricia L. Rydzewski
Signature of Witness
PATRICIA L. RYDZEWSKI
Printed Name of Witness

Laurie E. Djordjevic
Signature of Witness
LAURIE E. DJORDJEVIC
Printed Name of Witness

STATE OF Ohio
COUNTY OF Cuyahoga) ss:

08/05/2009 4:21PM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Carla Laning as Designated Signer of OREO Corp., an Ohio corporation, and by David A. Wild as Designated Signer of OREO Corp., an Ohio corporation, which transacts business in Florida as "OREO CORP. OF OHIO", who are {X} personally known to me or who have produced _____ as identification.

28 WITNESS my hand and official seal in the State and County last aforesaid this day of July, 2009.

Sandra D. Waite
Notary Public

Typed, printed or stamped name of
Notary Public



SANDRA D. WAITE
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
May 10, 2014

8627714 2

Exhibit "A"

CaSHP 2, LLC

(192 Platted Lots Partially Developed)

ALL OF CASCADES AT SOUTHERN HILLS PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY.

LESS AND ACCEPT THE FOLLOWING:

DRAINAGE AND COMMON AREA TRACTS A, B, E, F, G, H OF CASCADES AT SOUTHERN HILLS PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY.

OFFICIAL RECORDS
BK: 2674 PG: 949

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

PLAT BOOK 37
PAGE 38

LEGAL DESCRIPTION:

STATE OF FLORIDA
COUNTY OF HERNANDO
CITY OF BROOKSVILLE

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO", A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 N 89° 55' 13" W A DISTANCE OF 1328.45 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9 N 0° 0' 0" E A DISTANCE OF 1372.66 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 192.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET, A DELTA OF 39° 17' 08", A CHORD DISTANCE OF 121.02 FEET AND A CHORD BEARING OF S 70° 21' 26" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.42 FEET; THENCE S 87° 03' 55" E A DISTANCE OF 240.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET, A DELTA OF 0° 25' 48", A CHORD DISTANCE OF 111.60 FEET AND A CHORD BEARING OF N 08° 13' 53" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 111.66 FEET; THENCE S 78° 33' 14" E A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 915.00 FEET, A DELTA OF 0° 14' 52", A CHORD DISTANCE OF 99.73 FEET AND A CHORD BEARING OF S 08° 19' 20" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.78 FEET; THENCE S 87° 03' 55" E A DISTANCE OF 45.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 880.00 FEET, A DELTA OF 25° 14' 53", A CHORD DISTANCE OF 384.65 FEET AND A CHORD BEARING OF N 80° 18' 39" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 387.78 FEET TO THE POINT OF TANGENCY; THENCE N 67° 41' 13" E A DISTANCE OF 526.74 FEET; THENCE S 89° 11' 28" E A DISTANCE OF 214.26 FEET; THENCE N 71° 51' 06" E A DISTANCE OF 206.58 FEET; THENCE S 18° 22' 51" E A DISTANCE OF 592.34 FEET; THENCE S 25° 17' 46" E A DISTANCE OF 367.51 FEET; THENCE S 64° 42' 14" W A DISTANCE OF 145.00 FEET; THENCE S 80° 45' 13" W A DISTANCE OF 52.03 FEET; THENCE S 64° 42' 14" W A DISTANCE OF 260.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 180.00 FEET, A DELTA OF 13° 25' 45", A CHORD DISTANCE OF 42.05 FEET AND A CHORD BEARING OF S 57° 59' 22" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.19 FEET TO THE POINT OF TANGENCY; THENCE S 51° 16' 29" W A DISTANCE OF 278.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 420.00 FEET, A DELTA OF 48° 29' 54", A CHORD DISTANCE OF 344.99 FEET AND A CHORD BEARING OF S 75° 31' 26" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 355.51 FEET; THENCE S 78° 59' 21" W A DISTANCE OF 188.84 FEET; THENCE S 56° 10' 10" W A DISTANCE OF 80.00 FEET; THENCE S 81° 20' 08" W A DISTANCE OF 1364.55 FEET; THENCE N 89° 35' 27" E A DISTANCE OF 196.47 FEET TO THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY N 00° 24' 57" E A DISTANCE OF 1410.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 73.60 ACRES, MORE OR LESS.

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 7th DAY OF March, 2006.

OWNER: LEVITT AND SONS OF HERNANDO COUNTY, LLC

David Schmitt
DAVE SCHMITT, VICE PRESIDENT

Mary Barberi
Mary Barberi, WITNESS

Jeanie Rolfe
JANIE ROLFE, NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY ON THIS 7th DAY OF March, 2006 AD BEFORE ME PERSONALLY APPEARED DAVE SCHMITT, VICE PRESIDENT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND EASEMENT REFERENCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE HIS 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.

Jeanie Rolfe
JANIE ROLFE, NOTARY PUBLIC

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 ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2101, PAGE 1311, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

Edward M. Cochran
EDWARD M. COCHRAN, VICE PRESIDENT

David Schmitt
WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY ON THIS 6th DAY OF March, 2006 AD BEFORE ME PERSONALLY APPEARED EDWARD M. COCHRAN, VICE PRESIDENT, KEYSBANK, NATIONAL ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND EASEMENT REFERENCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Nancy Scholler
NANCY SCHOLLER, NOTARY PUBLIC

MY COMMISSION EXPIRES:

DEDICATION AND EASEMENT REFERENCE:

IN CONJUNCTION WITH THIS PLAT OF CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO, THE DECLARANT GRANTS AND RESERVES THE FOLLOWING TRACTS AND EASEMENTS THE NAME, WIDTH AND DIMENSIONS OF WHICH ARE DESIGNATED ON THE PLAT FOR THE FOLLOWING USES AND PURPOSES ARE:

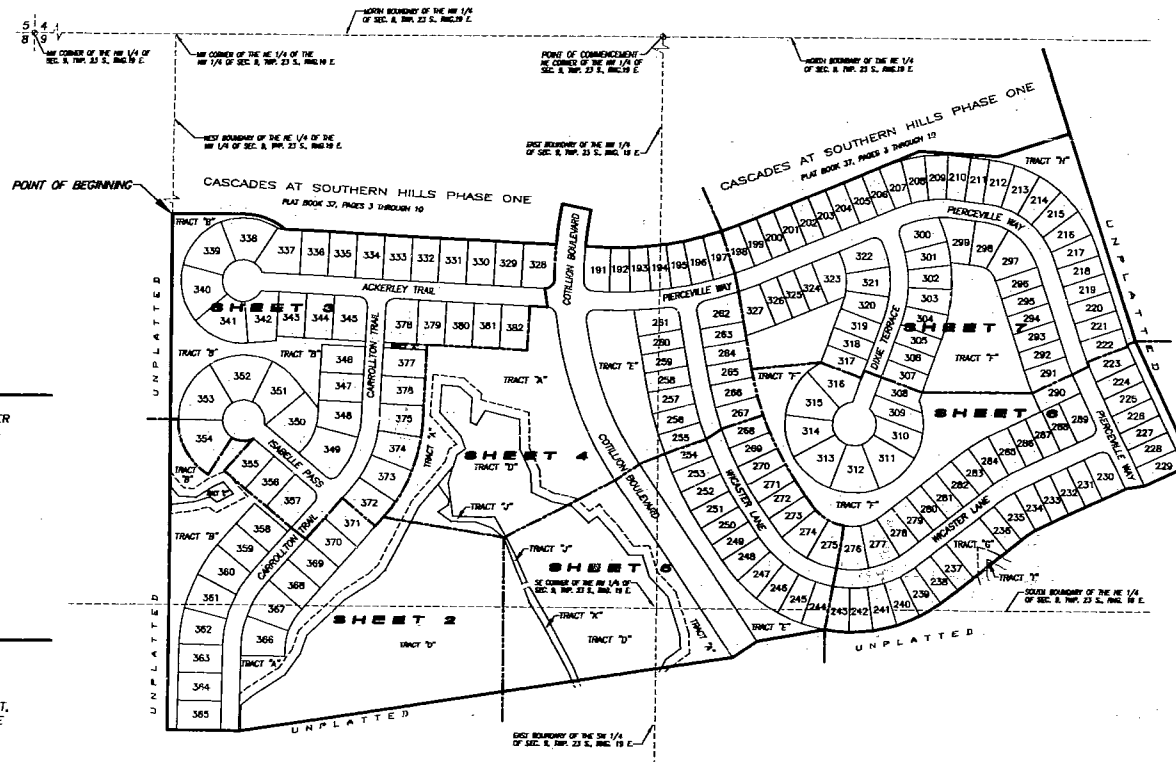
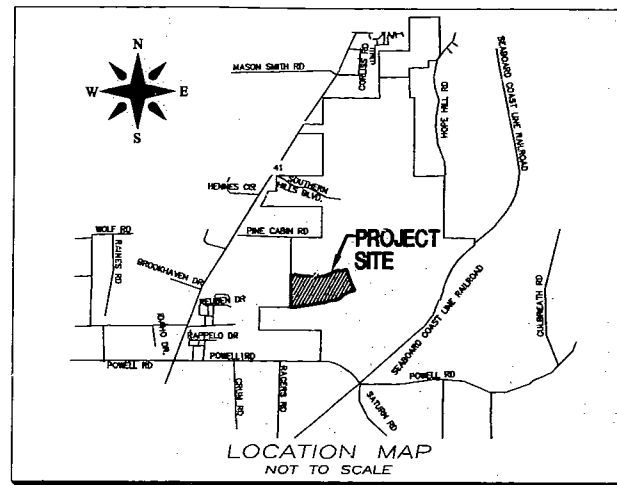
GENERAL

ALL AREAS SHOWN ON THE PLAT AS 10 FOOT UTILITY EASEMENTS ARE HEREBY RESERVED TO THE CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC. AND GRANTED TO PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE ABOVE GROUND AND UNDERGROUND INSTALLATION, OPERATION AND MAINTENANCE OF SUCH EQUIPMENT AS NECESSARY TO PROVIDE SERVICES TO THE SUBDIVISION. SAID EASEMENT SHALL ALSO BE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF CABLE TELEVISION SERVICES PROVIDING THAT SUCH ACTIVITY DOES NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH UTILITY EASEMENT AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.

ALL AREAS SHOWN ON THE PLAT AS DRAINAGE EASEMENTS, TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED THEREON OR THEREUNDER, ARE HEREBY DEDICATED TO THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT (CDD) NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THE EXTENT REASONABLY NECESSARY TO EXERCISE THE INSTALLATION, MAINTENANCE AND REPAIR RIGHTS AND OBLIGATIONS. THE CDD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SUCH "DRAINAGE EASEMENT" AREAS AND ALL DRAINAGE FACILITIES LOCATED THEREON AND THEREUNDER.

WATER AND SEWER FACILITIES

ALL POTABLE WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS AND OTHER APPURTENANCES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE PERPETUAL USE TO THE CITY OF BROOKSVILLE. HOWEVER, THE DECLARANT DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY THE CITY OF BROOKSVILLE AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE TITLE TO SAID IMPROVEMENTS IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.



KEY MAP
NOT TO SCALE

ROADWAYS

THE ROADWAYS AND ROAD RIGHTS OF WAY WILL BE CONVEYED BY THE OWNER BY SEPARATE INSTRUMENT TO THE CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC. THE ROADWAYS AND ROAD RIGHTS OF WAY ARE SUBJECT TO NON-EXCLUSIVE INGRESS/EGRESS EASEMENTS TO THE CITY OF BROOKSVILLE, FLORIDA FOR PROVIDING EMERGENCY, FIRE PROTECTION, LAW ENFORCEMENT, WASTE REMOVAL AND OTHER REQUIRED GOVERNMENTAL SERVICES AND TO PUBLIC UTILITY PROVIDERS FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF STREET LIGHTS AND SUCH UNDERGROUND LINES AND EQUIPMENT AS NECESSARY TO PROVIDE SERVICES TO THE SUBDIVISION. NO ABOVE GROUND EQUIPMENT OR FACILITIES, OTHER THAN STREET LIGHTS, SHALL BE INSTALLED INSIDE THE ROAD RIGHTS OF WAY WITHOUT THE CONSENT OF THE DEVELOPER OR ASSOCIATION.

DRAINAGE RETENTION AND COMMON AREAS

INCLUDED IN THIS PLAT ARE TRACTS IDENTIFIED AS TRACTS "A", "B", "C", "D", "E", "F", "G" AND "H" THAT ARE ESTABLISHED FOR THE RETENTION OF STORMWATER RUNOFF AND COMMON AREAS. THESE TRACTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE AND MAINTENANCE TO THE CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC. THE COMMON AREAS ARE FOR THE NON-EXCLUSIVE USE AND BENEFIT OF THE MEMBERS OF THE CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC. SUBJECT TO EASEMENTS FROM TIME TO TIME ARE GRANTED AND RESERVED BY THE CASCADES AT SOUTHERN HILLS RESIDENTS' ASSOCIATION, INC. THE COMMON AREA IS FURTHER SUBJECT TO NON-EXCLUSIVE INGRESS AND EGRESS EASEMENTS THEREON TO THE CITY OF BROOKSVILLE AND PUBLIC UTILITY SERVICES FOR THE PURPOSE OF INGRESS AND EGRESS IN CONNECTION WITH THEIR FURNISHING EMERGENCY AND OTHER REQUIRED GOVERNMENTAL OR PUBLIC UTILITY SERVICE INCLUDING LAW ENFORCEMENT, FIRE PROTECTION, WASTE REMOVAL, INSPECTION, UTILITY INSTALLATION AND MAINTENANCE AND SUCH OTHER GOVERNMENTAL AND UTILITY USES AND PURPOSES NECESSARY AND INCIDENTAL TO THE FOREGOING.

PRESERVATION AREAS

INCLUDED IN THIS PLAT ARE TRACTS IDENTIFIED AS TRACTS "I", "J", "K", "L" AND "M" THAT CONTAIN WETLAND AND UPLAND AREAS AND ARE HEREBY DEDICATED TO THE COMMUNITY DEVELOPMENT DISTRICT (CDD). THE CDD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS. THESE AREAS ARE SUBJECT TO RESTRICTIONS SET FORTH IN THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR CASCADES AT SOUTHERN HILLS AS RECORDED IN OFFICIAL RECORD BOOK 2100, PAGE 1161, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS MAY BE AMENDED AND SUPPLEMENTED AND SHALL BE USED ONLY TO THE EXTENT PERMITTED THEREBY.

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 23rd DAY OF January, 2006 SUBMITTED TO THE CITY COUNCIL, BROOKSVILLE, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COUNCIL; NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, BROOKSVILLE, HERNANDO COUNTY, FLORIDA THAT SAID PLAT IS HEREBY APPROVED AND SAID PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THAT THE DEDICATION OF ALL PUBLIC PLACES AND EASEMENTS SHOWN THEREON AND REFERENCED IN THE "DEDICATION AND EASEMENT REFERENCE" SECTION OF THIS PLAT IS HEREBY ACCEPTED BY SAID COUNCIL FOR THE CITY OF BROOKSVILLE, AND THE PUBLIC GENERALLY, AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

David Schmitt
ATTEST: CLERK

[Signature]
MAYOR

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT LEVITT AND SONS OF HERNANDO COUNTY, LLC IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED AND THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS.

[Signature]
RUDEN, MCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.
BARRY E. SOMERSTEIN, ESQ.
VICE PRESIDENT

1/27/06
DATE

CERTIFICATE OF APPROVAL BY BROOKSVILLE PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT ON January 11, 2006, THE BROOKSVILLE PLANNING AND ZONING COMMISSION APPROVED THE ABOVE PLAT OR PLAN.

George Kothogus
CHAIRMAN

3-31-06
DATE

CERTIFICATE OF APPROVAL BY CITY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT.

David Schmitt
CITY ATTORNEY

3/29/06
DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER:

THIS PLAT HAS BEEN REVIEWED AND APPROVED.

Ernest H. Pierce
CITY ENGINEER

3/29/06
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLA, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 31st DAY OF March, 2006 AD, FILE NO. 27584

AND RECORDED IN PLAT BOOK 37, PAGES 38-44

Karen Nicola
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY CITY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, J. ERIC CORRINGHAM, 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 CITY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, 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.

J. Eric Corringham
J. ERIC CORRINGHAM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

3/29/06

SURVEYOR'S CERTIFICATE:

I, MARCUS N. HALL JR., HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS PLATTED AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE PLACED AS SHOWN HEREON AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND INTERIOR LOT CORNER MONUMENTATION WILL BE PLACED WITHIN ONE YEAR, OR AS REQUIRED BY LAW.

Marcus N. Hall Jr.
MARCUS N. HALL JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6276

3-10-06

NOTICE

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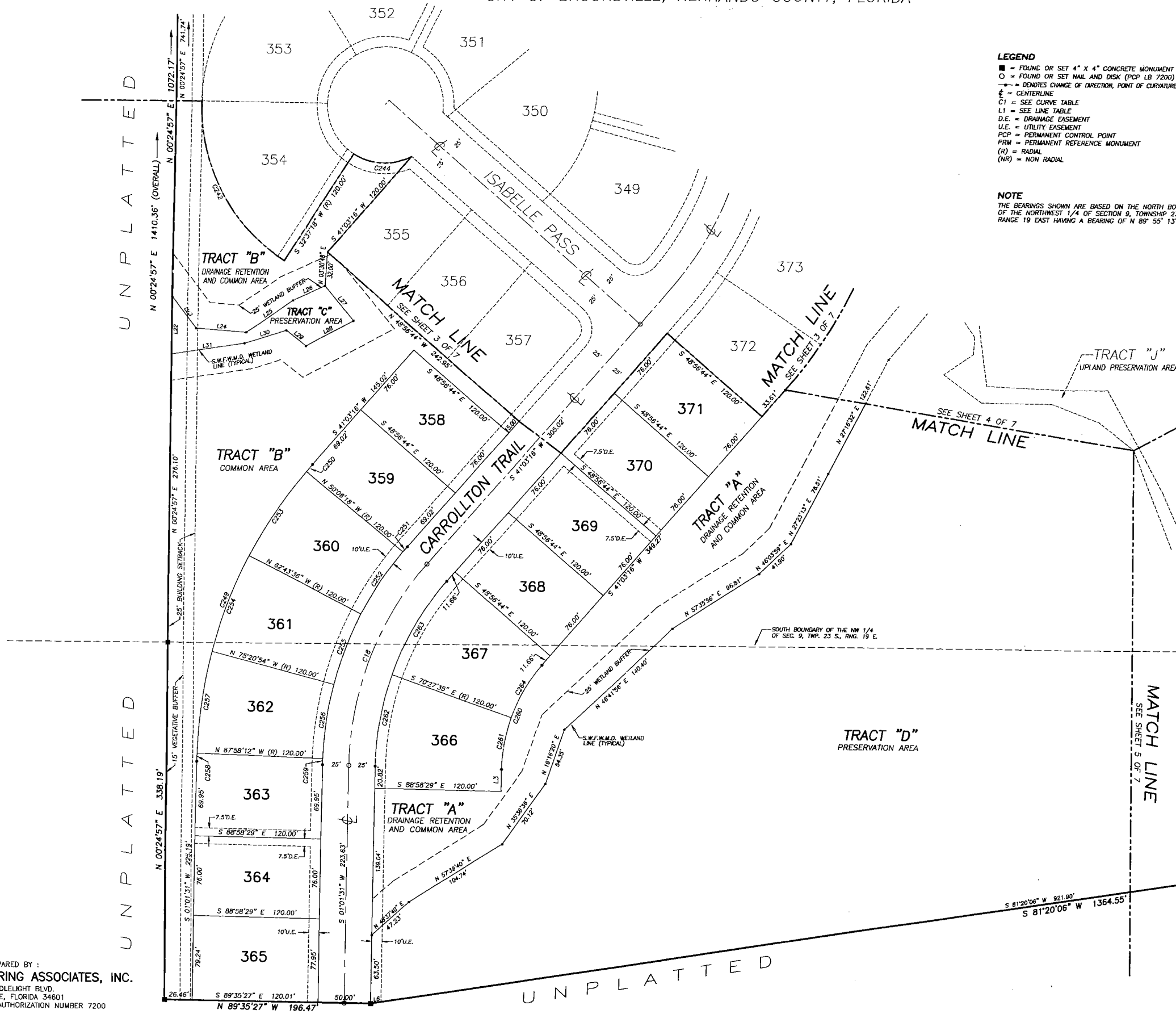
PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLELIGHT BL.
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 1 OF 7

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

PLAT BOOK 37
PAGE 39

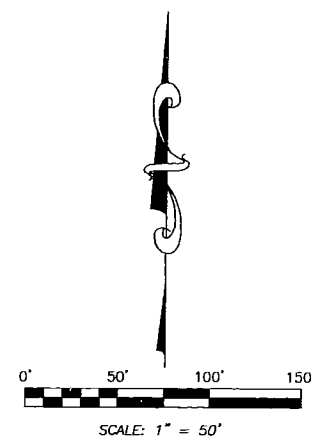


LEGEND

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- = FOUND OR SET NAIL AND DISK (PCP LB 7200)
- = DENOTES CHANGE OF DIRECTION, POINT OF CURVATURE OR POINT OF TANGENCY
- CL = CENTERLINE
- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL
- (NR) = NON RADIAL

NOTE

THE BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST HAVING A BEARING OF N 89° 55' 13" W.



LINE TABLE

LINE	BEARING	DISTANCE
L3	N 01°01'31" E	20.82'
L6	S 81°20'06" W	12.24'
L22	N 00°24'57" E	54.32'
L23	S 38°00'01" E	37.85'
L24	S 85°15'40" E	47.84'
L25	N 55°34'20" E	53.58'
L26	N 65°44'10" E	33.17'
L27	S 40°08'44" E	42.48'
L28	S 61°42'31" W	51.24'
L29	N 51°27'00" W	25.76'
L30	S 72°38'03" W	41.49'
L31	S 81°45'07" W	70.62'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C19	300.00'	40°01'45"	209.59'	205.36'	N 21°02'23" E
C242	175.00'	58°22'06"	178.28'	170.67'	N 28°11'40" W
C244	55.00'	60°17'56"	57.88'	55.25'	N 87°31'40" W
C249	445.00'	40°01'45"	310.90'	304.61'	N 21°02'23" E
C250	445.00'	01°09'34"	9.01'	9.00'	N 40°28'29" E
C251	325.00'	01°09'34"	6.58'	6.58'	N 40°28'29" E
C252	325.00'	12°37'18"	71.59'	71.45'	N 33°35'03" E
C253	445.00'	12°37'18"	98.03'	97.83'	N 33°35'03" E
C254	445.00'	12°37'18"	98.03'	97.83'	N 20°57'45" E
C255	325.00'	12°37'18"	71.59'	71.45'	N 20°57'45" E
C256	325.00'	12°37'18"	71.59'	71.45'	N 08°20'27" E
C257	445.00'	12°37'18"	98.03'	97.83'	N 08°20'27" E
C258	445.00'	01°00'17"	7.80'	7.80'	N 01°31'59" E
C259	325.00'	01°00'17"	5.70'	5.70'	N 01°31'59" E
C260	155.00'	40°01'45"	108.29'	106.10'	N 21°02'23" E
C261	155.00'	18°30'54"	50.09'	49.87'	N 10°16'58" E
C262	275.00'	18°30'54"	88.87'	88.48'	N 10°16'58" E
C263	275.00'	21°30'51"	103.26'	102.66'	N 30°17'50" E
C264	155.00'	21°30'51"	58.20'	57.86'	N 30°17'50" E

NOTICE

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PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDELIGHT BLVD.
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

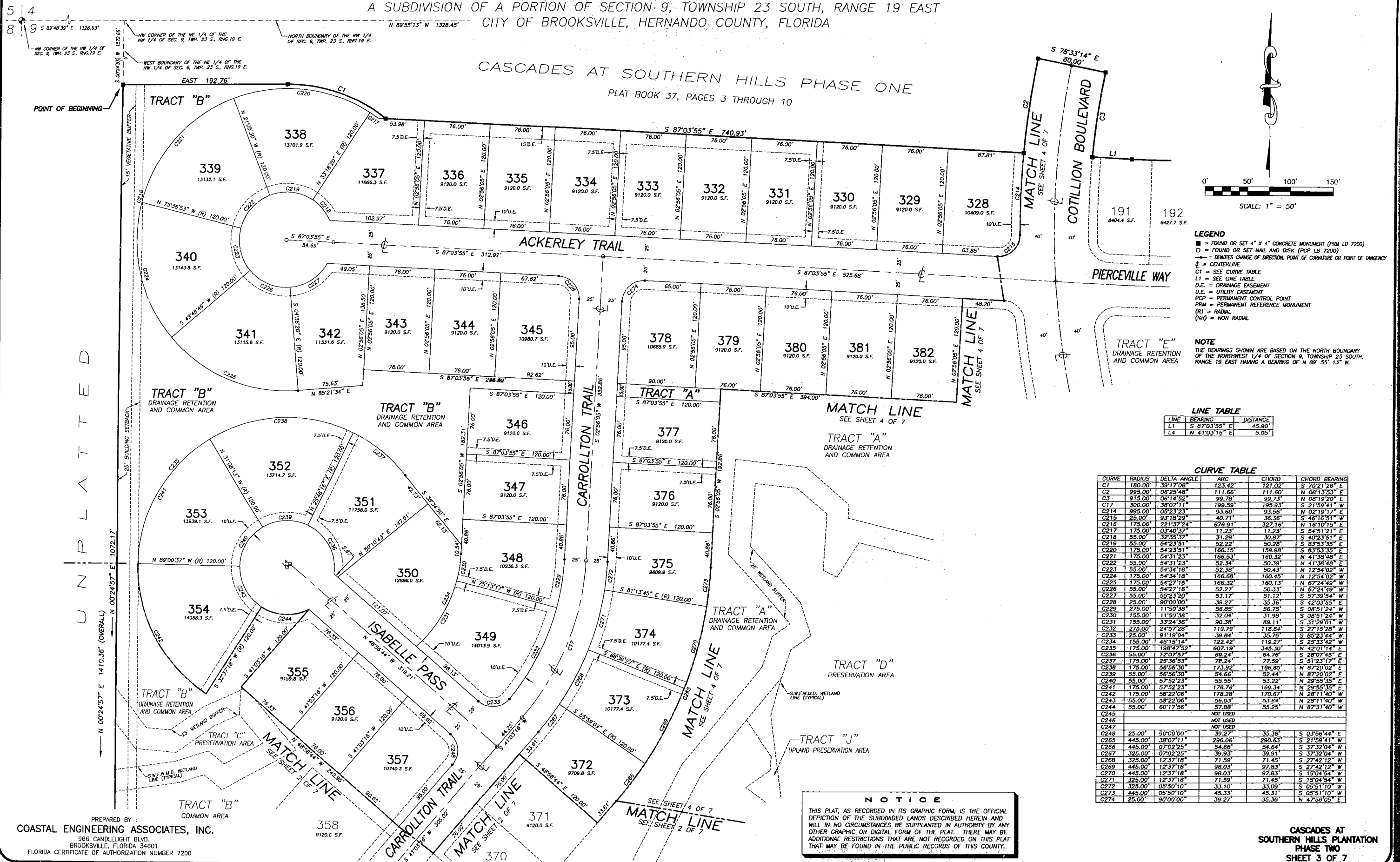
CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 2 OF 7

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

PLAT BOOK 37
PAGE 40

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

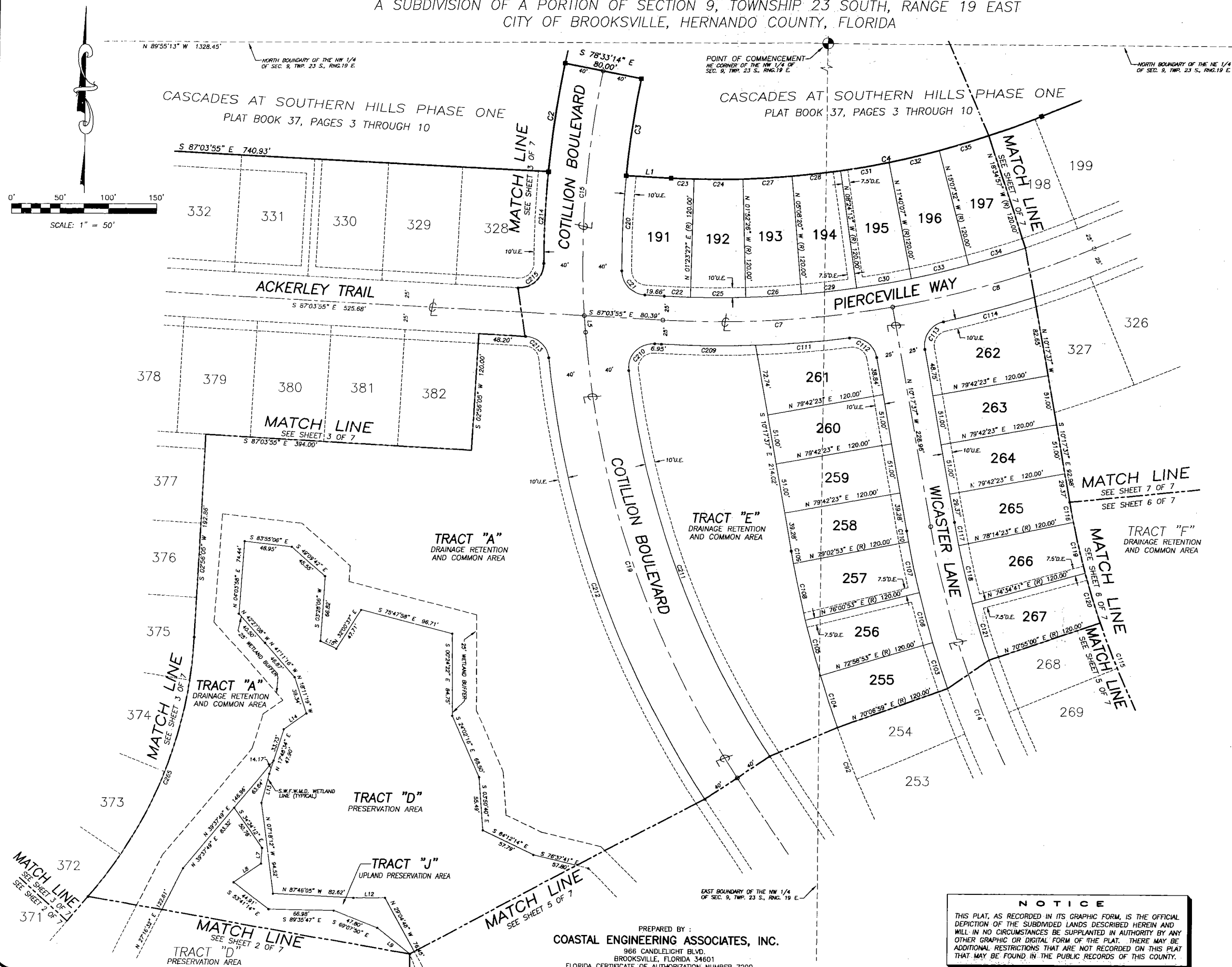
CASCADES AT SOUTHERN HILLS PHASE ONE
PLAT BOOK 37, PAGES 3 THROUGH 10



CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 3 OF 7

PLAT BOOK 37
PAGE 41

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA



LEGEND

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- (R) = RADIAL
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NOTE
THE BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY
OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH,
RANGE 19 EAST HAVING A BEARING OF N 89° 55' 13" W.

LINE	BEARING	DISTANCE
L1	S 87°03'55" E	45.90
L5	N 04°51'14" W	17.28
L7	S 03°43'22" W	16.30
L8	S 55°22'01" W	34.45
L9	S 51°51'21" E	42.57
L12	S 89°27'21" W	32.48
L13	N 15°00'44" E	31.19
L14	N 54°35'41" E	28.83
L15	S 63°37'40" E	17.99

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C3	895.00	06°25'42"	171.66'	111.60'	N 08°13'53" E
C3	915.00	06°14'32"	98.78'		
C4	880.00	25°14'53"	387.78'	384.65'	S 80°18'39" W
C7	1025.00	13°13'42"	236.65'	236.13'	S 86°19'14" W
C8	1025.00	12°01'10"	215.03'	214.63'	S 73°41'48" W
C14	975.00	22°21'13"	397.41'	394.66'	N 21°58'13" E
C15	955.00	12°03'05"	250.91'	250.24'	N 03°55'04" E
C18	970.00	28°43'36"	423.35'	420.48'	N 18°12'51" E
C20	915.00	06°03'20"	96.71'	96.68'	N 02°10'14" E
C21	25.00'	86°12'29"	37.62'	34.17'	N 43°57'40" W
C22	1000.00	01°32'36"	26.94'	26.94'	N 87°50'14" W
C23	880.00	01°32'36"	23.71'	23.71'	N 87°50'14" W
C24	880.00	03°15'54"	50.15'	50.14'	S 89°43'31" W
C31	1000.00	01°15'54"	56.98'	56.98'	S 89°43'31" W
C26	1000.00	03°15'54"	50.15'	50.14'	S 86°29'37" W
C27	880.00	03°15'54"	50.15'	50.14'	S 86°29'37" W
C28	880.00	03°15'54"	50.15'	50.14'	S 87°13'43" W
C29	1000.00	03°15'54"	56.98'	56.98'	S 87°13'43" W
C30	1000.00	03°15'54"	56.98'	56.98'	S 79°57'50" W
C31	880.00	03°15'54"	50.15'	50.14'	S 79°57'50" W
C32	880.00	03°27'25"	53.09'	53.09'	S 76°36'10" W
C33	1000.00	03°27'25"	60.34'	60.33'	S 76°36'10" W
C34	1000.00	03°27'25"	60.34'	60.33'	S 73°08'45" W
C35	880.00	03°27'25"	53.09'	53.09'	S 73°08'45" W
C92	1120.00	23°21'13"	456.51'	453.36'	N 21°58'13" W
C93	1000.00	03°03'00"	50.00'	49.99'	N 03°03'00" W
C104	1120.00	02°51'53"	56.00'	55.99'	N 16°22'04" W
C105	1120.00	03°02'00"	59.29'	59.29'	N 15°30'07" W
C106	1000.00	03°02'00"	52.94'	52.93'	N 15°30'07" W
C107	1000.00	03°02'00"	52.94'	52.93'	N 12°28'07" W
C108	1000.00	03°02'00"	59.29'	59.29'	N 12°28'07" W
C109	1120.00	02°36'11"	51.87'	51.87'	N 10°37'22" W
C110	1000.00	00°39'31"	11.49'	11.49'	N 10°37'22" W
C111	1050.00	05°16'18"	96.61'	96.58'	S 85°00'29" E
C112	25.00'	87°20'03"	38.11'	34.52'	S 53°57'38" E
C113	25.00'	87°20'03"	38.11'	34.52'	N 33°22'25" E
C114	1050.00	05°16'18"	96.61'	96.58'	S 74°24'12" W
C115	830.00	23°21'13"	338.31'	335.97'	N 21°58'13" W
C116	830.00	02°28'00"	24.32'	24.25'	N 01°10'37" W
C117	950.00	01°28'00"	24.32'	24.32'	N 11°01'37" W
C118	950.00	03°39'42"	60.70'	60.70'	N 13°35'28" W
C119	830.00	03°39'42"	53.04'	53.03'	N 13°35'28" W
C120	830.00	03°39'42"	53.04'	53.03'	N 17°15'09" W
C121	950.00	03°39'42"	60.70'	60.70'	N 17°15'09" W
C122	1050.00	02°27'25"	59.96'	59.96'	S 85°00'29" E
C210	25.00'	100°27'43"	43.83'	38.43'	N 42°42'14" E
C211	930.00	26°07'12"	423.97'	420.31'	N 20°35'14" W
C212	1010.00	27°26'48"	483.82'	479.20'	N 19°55'27" E
C213	25.00'	80°51'51"	36.28'	32.43'	S 46°37'59" E
C214	945.00	03°03'00"	51.80'	53.58'	N 02°19'18" E
C215	25.00'	81°18'29"	43.71'	36.36'	N 01°31'51" E
C255	445.00'	38°07'11"	286.06'	280.63'	N 21°48'41" E

NOTICE

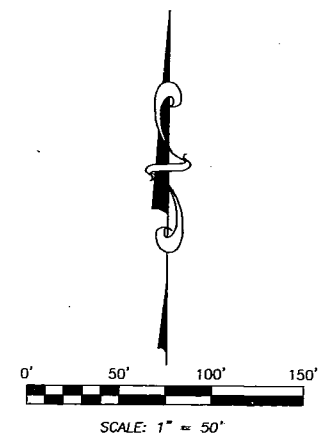
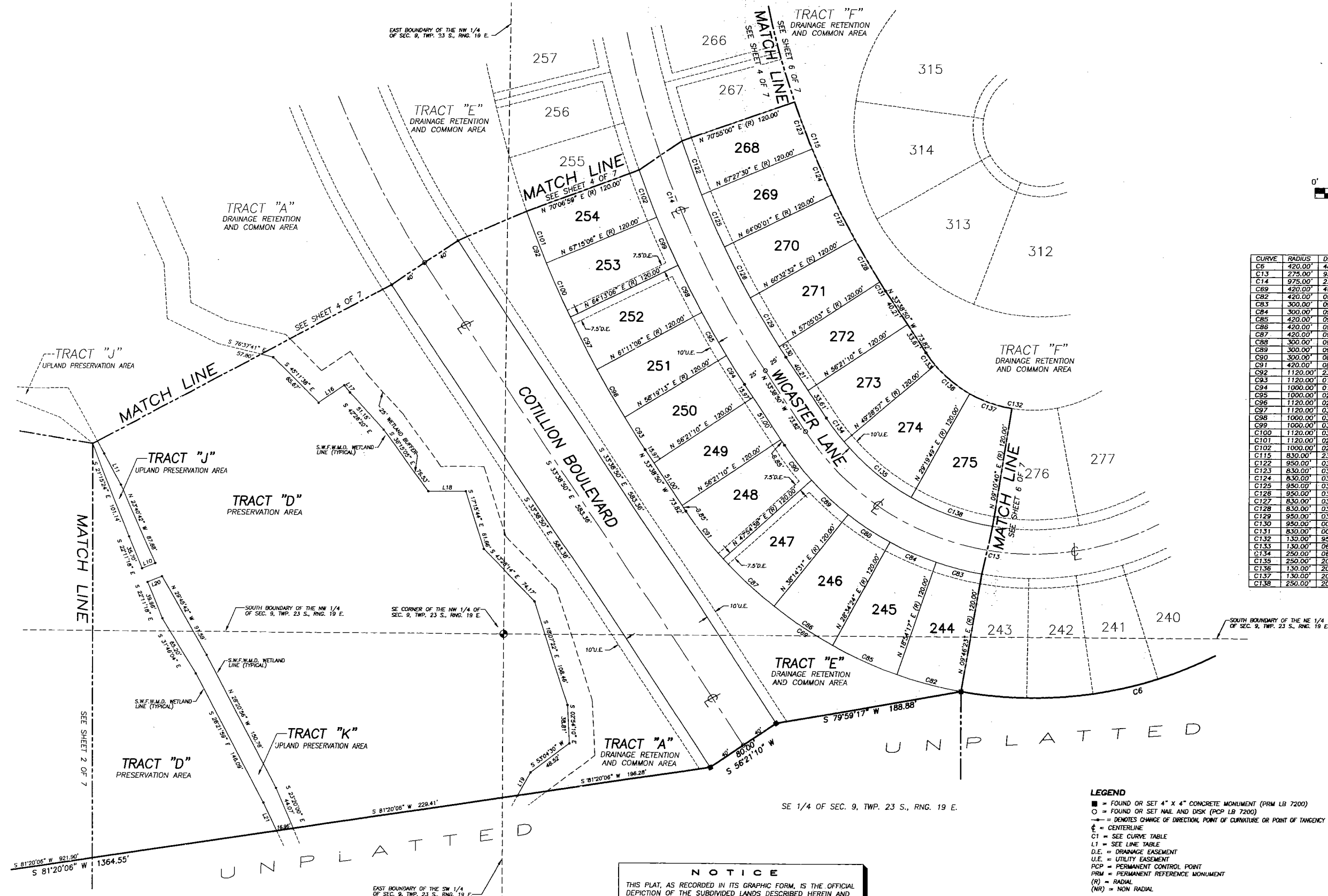
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CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 4 OF 7

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

PLAT BOOK 37
PAGE 42



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C6	420.00'	48°29'54"	355.51'	344.99'	S 75°31'26" W
C13	275.00'	95°04'41"	496.34'	405.76'	N 81°11'10" W
C14	975.00'	23°21'13"	397.41'	394.66'	N 21°58'13" W
C69	420.00'	46°34'47"	341.45'	332.12'	N 58°58'13" W
C82	420.00'	09°07'53"	66.94'	66.87'	N 75°39'40" W
C83	300.00'	09°07'53"	47.81'	47.76'	N 75°39'40" W
C84	300.00'	09°40'07"	50.62'	50.56'	N 66°15'40" W
C85	420.00'	09°40'07"	70.87'	70.79'	N 66°15'40" W
C86	420.00'	09°40'07"	70.88'	70.79'	N 56°35'33" W
C87	420.00'	09°40'07"	70.87'	70.79'	N 48°59'23" W
C88	300.00'	09°40'07"	50.63'	50.56'	N 56°35'33" W
C89	300.00'	09°40'07"	50.62'	50.56'	N 45°55'25" W
C90	300.00'	08°26'32"	44.20'	44.16'	N 37°52'06" W
C91	420.00'	08°26'32"	61.88'	61.83'	N 37°52'06" W
C92	1120.00'	23°21'13"	456.51'	453.36'	N 21°58'13" W
C93	1120.00'	01°58'03"	38.46'	38.46'	N 32°39'48" W
C94	1000.00'	01°58'03"	34.34'	34.34'	N 32°39'48" W
C95	1000.00'	02°51'53"	50.00'	49.99'	N 30°14'50" W
C96	1120.00'	02°51'53"	56.00'	55.99'	N 30°14'50" W
C97	1120.00'	03°02'00"	59.29'	59.29'	N 27°17'54" W
C98	1000.00'	03°02'00"	52.94'	52.93'	N 27°17'54" W
C99	1000.00'	03°02'00"	52.94'	52.93'	N 24°15'54" W
C100	1120.00'	03°02'00"	59.29'	59.29'	N 24°15'54" W
C101	1120.00'	02°51'53"	56.00'	55.99'	N 21°18'57" W
C102	1000.00'	02°51'53"	50.00'	49.99'	N 21°18'57" W
C115	830.00'	03°21'13"	336.31'	335.97'	N 21°58'13" W
C122	950.00'	03°27'29"	57.34'	57.34'	N 20°48'45" W
C123	830.00'	03°27'29"	50.10'	50.09'	N 20°48'45" W
C124	830.00'	03°27'29"	50.10'	50.09'	N 24°16'14" W
C125	950.00'	03°27'29"	57.34'	57.33'	N 24°16'14" W
C126	950.00'	03°27'29"	57.34'	57.33'	N 27°43'43" W
C127	830.00'	03°27'29"	50.09'	50.09'	N 27°43'43" W
C128	830.00'	03°27'29"	50.09'	50.09'	N 31°11'12" W
C129	950.00'	03°27'29"	57.34'	57.33'	N 31°11'12" W
C130	950.00'	00°43'53"	12.13'	12.13'	N 33°16'53" W
C131	830.00'	00°43'53"	10.60'	10.60'	N 33°16'53" W
C132	135.00'	95°04'41"	215.72'	191.81'	N 81°11'10" W
C133	130.00'	06°52'13"	15.59'	15.58'	N 37°04'56" W
C134	250.00'	06°52'13"	29.98'	29.96'	N 37°04'56" W
C135	250.00'	20°09'08"	87.93'	87.48'	N 50°35'37" W
C136	130.00'	20°09'08"	45.72'	45.49'	N 50°35'37" W
C137	130.00'	20°09'08"	45.72'	45.49'	N 70°44'45" W
C138	250.00'	20°09'08"	87.93'	87.48'	N 70°44'45" W

LINE TABLE

LINE	BEARING	DISTANCE
L10	N 67°48'42" E	14.83'
L11	N 28°08'47" W	35.46'
L16	N 55°07'58" E	31.43'
L17	S 37°16'24" E	9.11'
L18	N 89°40'10" E	37.70'
L19	S 29°19'41" W	26.79'
L20	S 67°48'42" W	15.63'
L21	N 25°39'28" W	31.35'

NOTICE

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- LEGEND**
- = FOUND OR SET 4" X 4" CONCRETE MONUMENT (PRM LB 7200)
 - = FOUND OR SET NAIL AND DISK (PCP LB 7200)
 - = DENOTES CHANGE OF DIRECTION, POINT OF CURVATURE OR POINT OF TANGENCY
 - = CENTERLINE
 - C1 = SEE CURVE TABLE
 - L1 = SEE LINE TABLE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - (R) = RADIAL
 - (NR) = NON RADIAL

NOTE

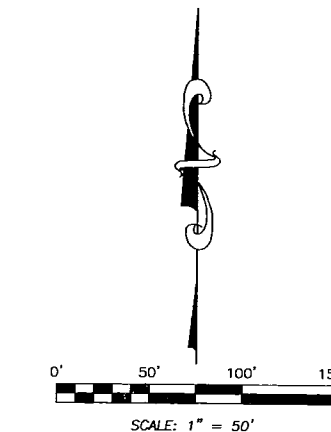
THE BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST HAVING A BEARING OF N 89° 55' 13" W.

PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLERLIGHT BLVD.
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

**CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 5 OF 7**

PLAT BOOK 37
PAGE 43

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA



- = FOUND OR SET 4" X 4" CONCRETE MONUMENT (FROM LB 7200)
- O = FOUND OR SET W/AL. AL. DISK (PCP LB 7200)
- = DENOTES CHANGE OF DIRECTION, POINT OF CURVATURE OR POINT OF TANGENCY
- ⊕ = CENTERLINE
- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL
- (NR) = NON RADIAL

NOTE
THE BEARINGS SHOWN ARE BASED ON THE NORTH BOUNDARY
OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH
RANGE 19 EAST HAVING A BEARING OF N 89° 55' 13" W.

LINE	BEARING	DISTANCE
L2	S 80°45'13" W	52.03'
L32	N 00°37'30" W	21.39'
L33	S 71°37'16" E	9.12'
L34	S 58°46'00" E	9.77'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C5	180.00'	13°25'43"	42.19'	47.09'	S 67°59'52" W
C6	420.00'	48°29'54"	355.51'	344.39'	S 73°31'26" E
C11	300.00'	06°54'55"	36.21'	36.19'	N 21°50'19" W
C12	325.00'	13°25'45"	76.17'	76.00'	N 57°59'22" E
C13	275.00'	95°04'41"	456.34'	405.76'	N 81°11'10" W
C14	275.00'	27°25'02"	39.27'	12.56'	S 62°12'10" W
C64	25.00'	90°00'00"	39.27'	35.36'	S 70°17'46" E
C65	300.00'	03°52'07"	20.26'	20.25'	N 62°46'11" E
C66	180.00'	03°52'07"	12.15'	12.15'	N 62°46'11" E
C67	180.00'	09°33'38"	30.04'	30.00'	N 56°03'18" E
C68	420.00'	09°33'38"	66.94'	56.00'	N 56°03'18" E
C70	420.00'	02°50'26"	20.92'	20.82'	S 50°42'34" E
C71	300.00'	02°50'26"	14.87'	14.87'	S 52°41'43" W
C72	300.00'	09°07'53"	47.81'	47.76'	S 58°40'53" W
C73	420.00'	09°07'53"	66.94'	66.87'	S 58°40'53" W
C74	420.00'	09°07'53"	66.94'	66.87'	S 67°48'46" E
C75	300.00'	09°07'53"	47.81'	47.76'	S 67°48'46" E
C76	300.00'	09°07'53"	47.81'	47.76'	S 76°56'50" W
C77	420.00'	09°07'53"	66.94'	66.87'	S 76°56'50" W
C78	420.00'	09°07'53"	66.94'	66.87'	S 86°04'33" W
C79	300.00'	09°07'53"	47.81'	47.76'	S 86°04'33" W
C80	300.00'	09°07'53"	47.81'	47.76'	N 88°57'54" E
C81	420.00'	09°07'53"	66.94'	66.87'	N 84°47'34" W
C132	130.00'	95°04'41"	215.72'	191.81'	N 81°11'10" W
C139	250.00'	20°09'08"	87.93'	87.48'	S 89°06'06" W
C140	130.00'	20°09'08"	45.72'	45.49'	S 89°06'06" W
C141	130.00'	21°20'18"	48.41'	48.13'	S 68°21'24" W
C142	250.00'	21°20'18"	97.87'	92.57'	S 68°21'24" W
C143	250.00'	06°24'47"	27.98'	27.97'	S 54°28'53" W
C144	130.00'	06°24'47"	14.55'	14.54'	S 54°28'53" W
C145	470.00'	13°25'45"	110.16'	109.91'	N 57°59'22" E
C146	470.00'	03°10'59"	26.11'	26.11'	N 52°51'59" E
C147	350.00'	03°10'59"	19.44'	19.44'	N 52°51'59" E
C148	350.00'	07°53'51"	48.24'	48.21'	N 58°24'24" E
C149	470.00'	07°53'51"	64.78'	64.73'	N 58°24'24" E
C150	470.00'	02°20'55"	19.26'	19.26'	N 63°31'47" E
C151	350.00'	02°20'55"	14.35'	14.35'	N 63°31'47" E
C152	25.00'	90°00'00"	39.27'	35.36'	S 70°17'46" E
C177	190.00'	26°03'40"	86.89'	290.00'	N 69°50'03" W
C178	190.00'	10°28'22"	34.73'	34.68'	S 14°51'15" E
C179	190.00'	16°33'43"	54.92'	54.73'	S 01°20'13" E
C180	60.00'	19°44'25"	20.67'	20.57'	S 35°20'23" E
C181	60.00'	94°57'52"	57.56'	55.38'	S 02°00'46" E
C182	190.00'	26°03'40"	86.89'	121.78'	N 69°50'03" W
C183	190.00'	39°23'35"	130.63'	128.07'	S 49°11'30" W
C184	60.00'	39°23'35"	41.25'	40.44'	S 49°11'30" W
C185	60.00'	41°52'00"	43.84'	42.87'	S 89°49'17" W
C186	190.00'	41°52'00"	138.83'	135.77'	S 89°49'17" W
C187	190.00'	40°02'26"	41.93'	130.00'	N 48°11'30" W
C188	60.00'	40°02'26"	41.93'	4	
C189	60.00'	36°43'33"	38.46'	37.80'	N 10°30'31" W
C190	190.00'	36°43'33"	121.79'	119.71'	N 10°50'31" W
C191	190.00'	39°46'08"	131.88'	129.25'	N 27°24'18" E
C192	60.00'	39°46'08"	41.65'	40.81'	N 27°24'18" E
C193	60.00'	37°11'56"	38.29'	37.52'	N 68°32'06" E
C194	190.00'	13°08'00"	43.55'	43.48'	N 53°51'21" E

SE 1/4 OF SEC. 9, TWP. 23 S., RNG. 19 E.

NOTICE

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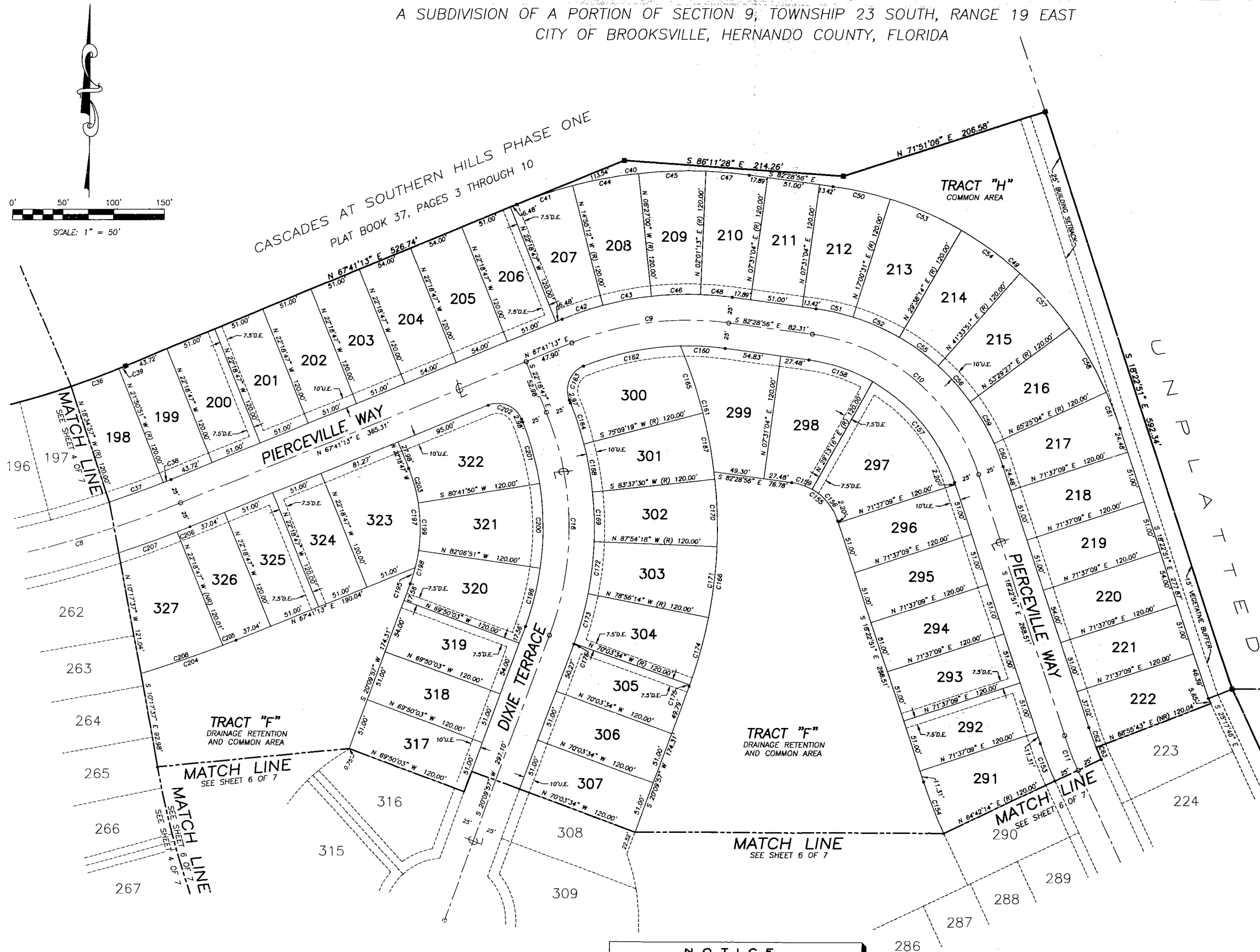
PREPARED BY :
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966 CANDLELIGHT BLVD.
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

CASCADES AT
SOUTHERN HILLS PLANTATION
PHASE TWO
SHEET 6 OF 7

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

PLAT BOOK 37
PAGE 44



CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C8	1025.00'	12°01'10"	215.03'	214.63'	S 7°41'48" W
C9	300.00'	28°49'52"	156.20'	154.44'	N 82°36'09" E
C10	200.00'	64°08'05"	223.76'	212.27'	S 50°25'53" E
C11	300.00'	06°54'55"	36.21'	36.19'	N 21°50'19" W
C16	300.00'	42°28'45"	222.42'	212.36'	S 01°04'25" E
C36	880.00'	03°15'54"	50.15'	50.14'	S 69°47'06" W
C37	1000.00'	03°15'54"	56.98'	56.98'	S 69°47'06" W
C38	1000.00'	00°27'57"	8.13'	8.13'	S 67°55'11" W
C39	880.00'	00°27'57"	7.15'	7.15'	S 67°55'11" W
C40	445.00'	29°49'52"	231.69'	229.08'	N 82°36'09" E
C41	445.00'	07°23'36"	57.42'	57.36'	N 71°23'01" E
C42	325.00'	07°23'36"	41.94'	41.91'	N 71°23'01" E
C43	325.00'	08°28'12"	48.04'	48.04'	N 79°18'54" E
C44	445.00'	08°28'12"	65.78'	65.72'	N 79°18'54" E
C45	445.00'	08°28'12"	65.78'	65.72'	N 79°18'54" E
C46	325.00'	08°28'12"	48.05'	48.05'	N 87°47'07" E
C47	445.00'	05°29'52"	42.70'	42.68'	S 85°13'51" E
C48	325.00'	05°29'52"	31.18'	31.17'	S 85°13'51" E
C49	345.00'	64°08'05"	385.98'	366.16'	S 50°25'53" E
C50	345.00'	09°29'27"	57.15'	57.08'	S 77°44'12" E
C51	225.00'	09°29'27"	37.27'	37.23'	S 77°44'12" E
C52	225.00'	12°37'42"	49.59'	49.49'	S 68°40'37" E
C53	345.00'	12°37'42"	76.04'	75.89'	S 68°40'37" E
C54	345.00'	11°55'37"	71.82'	71.69'	S 54°23'58" E
C55	225.00'	11°55'37"	46.84'	46.75'	S 54°23'58" E
C56	225.00'	11°55'37"	46.84'	46.75'	S 54°23'58" E
C57	345.00'	11°55'37"	71.82'	71.69'	S 54°23'58" E
C58	345.00'	11°55'37"	71.82'	71.69'	S 54°23'58" E
C59	225.00'	11°55'37"	46.84'	46.75'	S 54°23'58" E
C60	225.00'	06°12'05"	24.35'	24.34'	S 21°28'53" E
C61	345.00'	06°12'05"	37.34'	37.32'	S 21°28'53" E
C62	275.00'	06°12'05"	20.63'	20.63'	N 20°31'48" W
C63	275.00'	02°37'01"	12.56'	12.56'	N 23°39'15" W
C153	325.00'	06°54'55"	39.23'	39.20'	N 21°50'18" W
C154	445.00'	06°54'55"	53.71'	53.68'	N 21°50'18" W
C155	55.00'	84°08'05"	61.53'	58.37'	S 50°25'53" E
C156	55.00'	42°23'53"	40.70'	38.78'	S 39°34'47" E
C157	175.00'	42°23'53"	129.56'	129.56'	S 39°34'47" E
C158	175.00'	21°42'12"	68.29'	65.89'	S 71°37'50" E
C159	55.00'	21°42'12"	20.83'	20.71'	S 71°37'50" E
C160	275.00'	09°10'50"	44.06'	44.02'	S 87°04'21" E
C161	445.00'	16°20'48"	126.52'	126.52'	S 15°28'06" E
C162	275.00'	20°10'07"	96.80'	96.30'	N 78°15'11" E
C163	25.00'	90°28'55"	39.48'	39.50'	N 22°55'40" E
C164	325.00'	07°28'06"	42.36'	42.33'	S 18°34'44" E
C165	445.00'	08°47'47"	68.32'	68.25'	S 19°14'35" E
C166	445.00'	27°27'40"	213.28'	211.25'	S 06°26'07" W
C167	445.00'	08°28'11"	65.78'	65.72'	S 10°36'35" E
C168	325.00'	08°28'11"	48.04'	48.04'	S 10°36'35" E
C169	325.00'	08°28'11"	48.04'	48.04'	S 10°36'35" E
C170	445.00'	08°28'11"	65.78'	65.72'	S 10°36'35" E
C171	445.00'	08°58'05"	69.65'	69.58'	S 06°34'44" W
C172	325.00'	08°58'05"	50.87'	50.82'	S 06°34'44" W
C173	325.00'	08°58'05"	50.87'	50.85'	S 15°32'59" W
C174	445.00'	08°58'05"	69.65'	69.42'	S 15°32'59" W
C175	445.00'	00°09'19"	1.21'	1.21'	S 20°05'18" W
C176	325.00'	00°07'46"	0.73'	0.73'	S 27°06'04" W
C195	155.00'	06°03'42"	16.40'	16.39'	S 17°08'06" W
C196	275.00'	12°16'48"	58.94'	58.83'	S 14°01'33" W
C197	155.00'	36°25'03"	98.52'	98.87'	S 04°06'16" E
C198	155.00'	12°16'48"	33.22'	33.16'	S 14°01'33" W
C199	155.00'	17°11'19"	46.50'	46.33'	S 00°42'31" E
C200	275.00'	17°11'19"	82.50'	82.19'	S 00°42'31" E
C201	275.00'	13°00'37"	62.44'	62.31'	S 15°48'29" E
C202	25.00'	90°00'00"	39.27'	39.36'	S 87°18'47" E
C203	155.00'	13°00'37"	35.20'	35.20'	S 15°48'29" E
C204	1170.00'	04°54'02"	100.07'	100.04'	S 70°08'14" W
C205	1170.00'	00°41'02"	13.96'	13.96'	S 68°01'43" W
C206	1050.00'	00°45'43"	13.96'	13.96'	S 68°04'04" W
C207	1050.00'	03°19'12"	60.84'	60.83'	S 70°06'32" W
C208	1170.00'	04°13'00"	86.11'	86.09'	S 70°28'44" W


LEGEND
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 ○ = FOUND OR SET NAIL AND DISK (PCP LB 7200)
 — = DENOTES CHANGE OF DIRECTION, POINT OF CURVATURE OR POINT OF TANGENCY
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NOTE
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PREPARED BY:
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 966 CANDELIGHT BLVD.
 BROOKSVILLE, FLORIDA 34601
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

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CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO
SHEET 7 OF 7



John C. Emerson, CFA

HERNANDO COUNTY PROPERTY APPRAISER

"To Serve and Assess With Fairness"

**Street Level photos may not be available if structure is not visible from road.

Parcel Key: 01634299
Parcel #: R09 223 19 1575 0000 000L

Owner Information

Owner: BOOMERANG SH LLC
 Name: BOOMERANG SH LLC
 Mailing 9625 WES KEARNEY WAY
 Address: RIVERVIEW FL 33578-0506

Property & Assessment Values

Building:	\$0	Assessed:	\$21,600
Features:	\$0	Exempt:	\$0
Land:	\$21,600	Capped:	\$21,600
AG Land:	\$0	Excl Cap:	\$0
Market:	\$21,600	Taxable:	\$21,600



Property Information

Site Address: COTILLION BLVD
 Description: CASCADES AT S HILLS PLANT PH 2 TRACT L (BEING ALL ROADS)
 DOR Code: (94) RIGHT OF WAY STREETS/ROADS
 Levy Code: CWBE Sec/Tnshp/Rng: 09-23-19
 Subdivision: CASCADES AT S HILLS PLANT PH 2 (1575)
 Neighborhood: CASCADES @ SOUTHERN HILLS PH 2 (1575)

Tax Information

AdValorem:	\$483.90
NONAdValorem:	\$135.00
Total For 2017:	\$618.90
Total For 2016:	\$609.65
Total For 2015:	\$592.12
Total For 2014:	\$570.47

[Real Time Tax Info](#) [Pay Taxes On-Line](#)

Land Breakdown

Land Use	Units	Value
ROADS/RIGHT OF WAYS	10.80 ACRES	21,600

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
11/27/2013	3066/1924	QC	V	U	\$200,000	BOOMERANG SH LLC
07/31/2009	2674/947	SW	V	U	\$38,400	CASHP 2 LLC
01/12/2009	2622/89	CT	V	U	\$4,000,000	OREO CORP OF OHIO
01/01/2006	1942/521	WD	I	S	\$9,200,000	LEVITT & SONS OF HERN CO LLC

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).				

Addresses

COTILLION BLVD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										

Mobile Homes

Name	PIN	Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Current Value	Last Year Value	2 Years Ago
No Matching Records Found or the Information is Exempt per Florida Statute(s).										



UNITED STATES LIABILITY INSURANCE COMPANY
1190 DEVON PARK DRIVE
P. O. BOX 6700
WAYNE PA 19087-2191
NOTICE OF NONRENEWAL OF INSURANCE

FEB 21 2014

Named Insured & Mailing Address:

SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL FL 33544

Producer: 046

HULL & COMPANY, INC. (ST. PETERSBURG, FL)
P.O. BOX 20027
ST. PETERSBURG FL 33742-0027

Policy No.: PO 1000303G
Type of Policy: PUBLIC OFFICIALS
Date of Expiration: 04/05/2014; 12:01 A.M. Local Time at the mailing address of the Named Insured.

We will not renew this policy when it expires. Your insurance will cease on the Expiration Date shown above.

The reason for nonrenewal is due to a material increase in hazard which is prohibited by the Company underwriting guides - default on principal or interest of bonds issued.

Named Insured

SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL FL 33544

Date Mailed:
18th day of February, 2014



KEVIN MERRIGAN

UNITED STATES LIABILITY INSURANCE COMPANY
1190 DEVON PARK DRIVE
P. O. BOX 6700
WAYNE PA 19087-2191

Named Insured: SOUTHERN HILLS PLANTATION II

Policy Number: PO 1000303G

This page is separate and independent from the notice given.
We are informing you that the following parties were notified of this action.

PARTIES NOTIFIED

Named Insured
Southern Hills Plantation II
Community Development District
c/o Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel FL 33544

Producer
HULL & COMPANY, INC. (ST. PETERSBURG, FL)
P.O. BOX 20027
ST. PETERSBURG FL 33742-0027

DIRECTORS AND OFFICERS LIABILITY POLICY DECLARATIONS



Corporate Office
945 E. Paces Ferry Rd.
Suite 1800
Atlanta, GA 30326

COMPANY SYMBOL	POLICY PREFIX & NUMBER	RENEWAL OF
N	HP662577	N/A

●THIS IS A CLAIMS MADE POLICY. PLEASE READ IT CAREFULLY.●

THIS POLICY IS ISSUED BY: RSUI Indemnity Company (hereinafter referred to as the Insurer)

ITEM 1. INSURED'S NAME AND MAILING ADDRESS

PRODUCER'S NAME AND ADDRESS

SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS
5680 W. CYPRESS STREET
SUITE A
TAMPA, FL 33607

IN CONSIDERATION OF THE PAYMENT OF THE PREMIUM, IN RELIANCE UPON THE STATEMENTS HEREIN OR ATTACHED HERETO, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, THE INSURER AGREES TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

ITEM 2. POLICY PERIOD:

FROM 5/4/2015 TO 5/4/2016 12:01 AM Standard Time at the Insured's address as stated herein

ITEM 3. LIMIT OF LIABILITY:

\$ 1,000,000 Aggregate Limit of Liability each policy period

ITEM 4. RETENTION:

\$ <u>0</u>	Insuring Agreement A
\$ <u>2,500</u>	Insuring Agreement B
\$ <u>2,500</u>	Insuring Agreement C
\$ <u>N/A</u>	Employment Practices Claim

ITEM 5. PREMIUM:

\$ 2,960.00

ITEM 6. POLICY FORM AND ENDORSEMENTS MADE A PART OF THIS POLICY AT THE TIME OF ISSUE:

SEE RSG 200007 0204 - SUPPLEMENTAL DECLARATIONS - SCHEDULE OF ENDORSEMENTS; RSG 211003 0609 - DIRECTORS AND OFFICERS LIABILITY POLICY - NOT FOR PROFIT ORGANIZATION - 2009

THESE DECLARATIONS TOGETHER WITH THE COMPLETED, SIGNED AND DATED APPLICATION, POLICY FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

Countersigned: 

May 18, 2015
DATE


AUTHORIZED REPRESENTATIVE

DIRECTORS AND OFFICERS LIABILITY POLICY DECLARATIONS



Corporate Office
945 E. Paces Ferry Rd.
Suite 1800
Atlanta, GA 30326

COMPANY SYMBOL N	POLICY PREFIX & NUMBER HP667507	RENEWAL OF NHP662577
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•THIS IS A CLAIMS MADE POLICY. PLEASE READ IT CAREFULLY.●

THIS POLICY IS ISSUED BY: RSUI Indemnity Company (hereinafter referred to as the Insurer)

ITEM 1. INSURED'S NAME AND MAILING ADDRESS

PRODUCER'S NAME AND ADDRESS

SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS
5680 W. CYPRESS STREET
SUITE A
TAMPA, FL 33607

IN CONSIDERATION OF THE PAYMENT OF THE PREMIUM, IN RELIANCE UPON THE STATEMENTS HEREIN OR ATTACHED HERETO, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, THE INSURER AGREES TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

ITEM 2. POLICY PERIOD:

FROM 5/4/2016 TO 5/4/2017 12:01 AM Standard Time at the Insured's address as stated herein

ITEM 3. LIMIT OF LIABILITY:

\$ 1,000,000 Aggregate Limit of Liability each policy period

ITEM 4. RETENTION:

\$ <u>0</u>	Insuring Agreement A
\$ <u>2,500</u>	Insuring Agreement B
\$ <u>2,500</u>	Insuring Agreement C
\$ <u>N/A</u>	Employment Practices Claim

ITEM 5. PREMIUM:

\$ 2,960.00

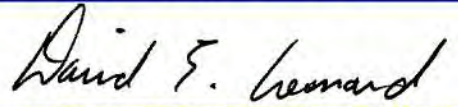
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THESE DECLARATIONS TOGETHER WITH THE COMPLETED, SIGNED AND DATED APPLICATION, POLICY FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

Countersigned: 

June 07, 2016
DATE


AUTHORIZED REPRESENTATIVE