

CARDUCCI SUBDIVISION

LEGAL DESCRIPTION:

The E 1/2 of the SE 1/4 of the NE 1/4 OF Section 31, Township 17 South, Range 17 East, Citrus County, Florida. AND The E 1/2 of the W 1/2 of the SE 1/4 of the NE 1/4 OF Section 31, Township 17 South, Range 17 East, Citrus County, Florida. Subject to a 25 foot road easement on the West boundary thereof. Being further described as follows:

Begin at the East 1/4 corner of Section 31, Township 17 South, Range 17 East; thence S 87°37'59" W along the South line of the NE 1/4 of said Section 31, 1001.77 feet to the SW corner of the E 1/2 of the W 1/2 of the SE 1/4 of said NE 1/4; thence departing said South line, N 00°58'27" W along the West line of said E 1/2 of the W 1/2 of the SE 1/4, 1326.29 feet to the NW corner of said E 1/2 of the W 1/2 of the SE 1/4; thence departing said West line N 87° 39'10" E along the North line of said SE 1/4, 1004.81 feet to a point on the East line of the aforementioned Section 31, being the NE corner of said SE 1/4; thence S 00°50'33" E along said East line, 1326.02 feet to the POINT OF BEGINNING. Subject to a 25 foot road easement on the West boundary thereof. Containing 30.53 Acres more or less.

The E 1/2 of the SE 1/4 of the NE 1/4 OF Section 31, Township 17 South, Range 17 East, Citrus County, Florida. AND The E 1/2 of the W 1/2 of the SE 1/4 of the NE 1/4 OF Section 31, Township 17 South, Range 17 East, Citrus County, Florida. Subject to a 25 foot road easement on the West boundary thereof.

WETLAND DELINEATION LINE TABLE		
LINE	DISTANCE	BEARING
L1	22.77'	N24°04'34"E
L2	32.27'	S53°33'29"E
L3	52.00'	S57°36'15"E
L4	26.58'	S06°25'10"W
L5	16.07'	S30°54'07"W
L6	53.79'	S88°43'45"W
L7	26.44'	N74°28'22"W
L8	33.86'	N05°07'34"E
L9	28.09'	N17°10'21"E
L10	76.82'	S87°50'49"W
L11	70.72'	N25°21'53"W
L12	70.17'	S58°02'42"W
L13	62.82'	S08°30'15"W
L14	45.43'	S21°29'30"E
L15	43.82'	N76°08'25"E
L16	118.33'	S84°53'02"E
L17	80.59'	N00°50'33"W
L18	96.25'	S84°50'43"W
L19	97.63'	S02°24'55"E

WETLAND DELINEATION LINE TABLE		
LINE	DISTANCE	BEARING
L20	102.82'	S15°13'26"E
L21	69.25'	S64°04'46"E
L22	79.45'	S77°37'18"E
L23	72.10'	S41°47'09"E
L24	162.79'	S02°26'15"E
L25	125.35'	S02°44'53"W
L26	57.28'	S28°00'04"W
L27	91.13'	S25°42'35"E
L28	82.36'	N89°48'36"E
L29	110.16'	N66°08'36"E
L30	78.10'	N45°07'19"E
L31	116.08'	N25°47'53"E
L32	121.66'	N40°53'59"E
L33	171.28'	N89°53'31"W
L34	96.25'	S72°23'02"W
L35	177.04'	N03°53'06"W
L36	102.39'	N11°56'17"W
L37	191.20'	N21°41'35"W
L38	73.97'	N73°37'30"W
L39	69.37'	S76°43'49"W

SURVEYOR'S NOTES:

- BEARINGS SHOWN ARE BASED ON THE EAST LINE OF SECTION 31, SHOWN HEREON WITH THE BEARING OF S 00°50'33" E.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12017C 0206 D, DATED SEPTEMBER 26, 2014, THIS PROPERTY LIES IN FLOOD ZONES X (FLOOD ZONE X (UNSHADED) IS DESCRIBED) AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND (FLOOD ZONE AE) BASE FLOOD ELEVATION OF 9.00 FEET NAVD 88 ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY).
- HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1999.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- NO NEW STREETS OR WATER RETENTION AREAS HAVE BEEN CREATED BY THIS PLAT.
- INGRESS AND EGRESS ESTABLISHED IN OFFICIAL RECORDS BOOK 1131, PAGE 230, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
- ALL ADJACENT ACCESS ROADS TO THESE LOTS ARE PRIVATELY OWNED AND CITRUS COUNTY IS NOT RESPONSIBLE FOR INGRESS/EGRESS OR MAINTENANCE OF SAME.
- THE 25 FOOT EASEMENT DEPICTED ON THE PLAT OF CARDUCCI SUBDIVISION SHALL BE FOR THE USE OF LOTS 1, 2 AND 3 OF SAID PLAT AND THE PARCELS LYING IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 17 EAST.
- APPROXIMATE LOCATION OF FLOOD ZONES SHOWN HEREON WERE SCALED FROM FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RATE MAP AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS.

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.

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THIS PLAT HAS BEEN FILED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT _____ ON _____, 2020, FILE NO. _____

BY: _____
ANGELA VICK
CLERK OF CIRCUIT COURT

COUNTY COMMISSION'S 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.

BY: _____
FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT

BY: _____
SCOTT E. CARNAHAN
CHAIRMAN OF THE BOARD

CERTIFICATE OF SURVEYOR AND MAPPER:

I HEREBY CERTIFY THAT THIS PLAT OF "CARDUCCI SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE AS OF THE 7th DAY OF October, 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: _____ DATE: 12/10/2020
WALLACE L. HIGGINS, P.S.M. FOR GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5832
LICENSED BUSINESS NO. 7314

LEGEND:

- FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- SET IRON ROD & CAP (LB 7314)
- ▲ WETLAND DELINEATION FLAG BY ENVIRONMENTAL CONSULTANTS MGC DATED: OCTOBER 2, 2020
- (LB) LICENSED BUSINESS
- (P.R.M.) PERMANENT REFERENCE MONUMENT
- (P.O.B.) POINT OF BEGINNING
- (P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
- (PG(S)) PAGE(S)
- (R/W) RIGHT OF WAY
- (SEC.) SECTION
- (TWP.) TOWNSHIP
- (RNG.) RANGE
- (P.B.) PLAT BOOK
- (O.R.B.) OFFICIAL RECORDS BOOK
- (MOL(S)) MORE OR LESS
- (ALTKY) ALTERNATE KEY NUMBER
- [NORTHING 1692421.870] FIELD DATA FOR
- [EASTING 521823.846] STATE PLANE COORDINATES



VICINITY MAP
(IN FEET)
1 inch = 1000 ft.

PREPARED BY:
GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
9469 W. GREEN BAY LANE
CRYSTAL RIVER, FLORIDA 34428
PH: 352.563.1252 FAX: 352.563.1253

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SALVATORE AND RACHEL M. CARDUCCI, BEING THE OWNERS IN FEE SIMPLE OF THE DESCRIBED LANDS LOCATED IN CITRUS COUNTY, FLORIDA, AND HAVE CAUSED TO BE MADE THIS PLAT TITLED "CARDUCCI SUBDIVISION" AND THAT THE 25 FOOT ROAD EASEMENT SHOWN THEREON AND THE INGRESS AND EGRESS ESTABLISHED IN OFFICIAL RECORDS BOOK 1131, PAGE 230, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA WILL BE PRIVATELY MAINTAINED. 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 PURPOSES OF PROVIDING EMERGENCY, FIRE, MEDICAL, AND SIMILAR SERVICES.

ATTEST: Brittany Rayborn
Brittany Rayborn
PRINTED NAME

BY: Salvatore Carducci
Salvatore Carducci
PRINTED NAME

ATTEST: Devan Sumlin
Devan Sumlin
PRINTED NAME

ATTEST: Bailey Bennis
Bailey Bennis
PRINTED NAME

BY: Rachel M. Carducci
Rachel M. Carducci
PRINTED NAME

ATTEST: Courteney Boyd
Courteney Boyd
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, 2020, BY SALVATORE CARDUCCI OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED valid driver license AS IDENTIFICATION AND DID NOT TAKE AN OATH.
DATE: 12-10-2020
SIGNED: Brittany Rayborn
NOTARY PUBLIC, STATE OF MY COMMISSION EXPIRES COMMISSION NO.:

NOTARY ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF December, 2020, BY RACHEL M. CARDUCCI OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED valid driver license AS IDENTIFICATION AND DID NOT TAKE AN OATH.
DATE: 12-10-2020
SIGNED: Brittany Rayborn
NOTARY PUBLIC, STATE OF MY COMMISSION EXPIRES COMMISSION NO.:

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT SALVATORE AND RACHEL M. CARDUCCI ARE THE OWNERS OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD AND THAT NO ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST THAT WOULD AFFECT THE PLATTING PROCESS OF THESE LANDS.

BY: Brenda Lee Bump DATE: 12-10-2020
Brenda Lee Bump
PRINTED NAME COMPANY: A-1 Title of the North Coast Inc

APPROVAL OF OFFICIALS:

BY: _____ COUNTY ENGINEER
BY: _____ DIRECTOR OF PUBLIC WORKS
BY: _____ DIRECTOR OF ENVIRONMENTAL HEALTH
BY: _____ LAND DEVELOPMENT DIRECTOR

APPROVED AS TO FORM AND SUBSTANCE:

BY: _____ DATE: _____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

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 FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

MARK T. THOMAS, P.S.M. NO. 5151
CITRUS COUNTY SURVEY SECTION CHIEF

DATE SIGNED: _____