

FOR SALE

“SeaGate Commons”

A Mixed Use Residential Subdivision together with adjoining lands to create an 83 acres Residential Development Opportunity. Seagate remainder approved for 216 MF Units and 8 acres Commercial Retail. Same land owner has 17 acres and 10 acres adjoining. Potential to rezone to allow 250 Single family lots (40 ft wide). All Utilities available to site.



Asking Price: \$2,000,000
Zoned: Res/ Comm/ Ag
Land Use Designation: Residential
Utilities: City Water & Sewer
Real Estate Taxes: \$472 (2018)

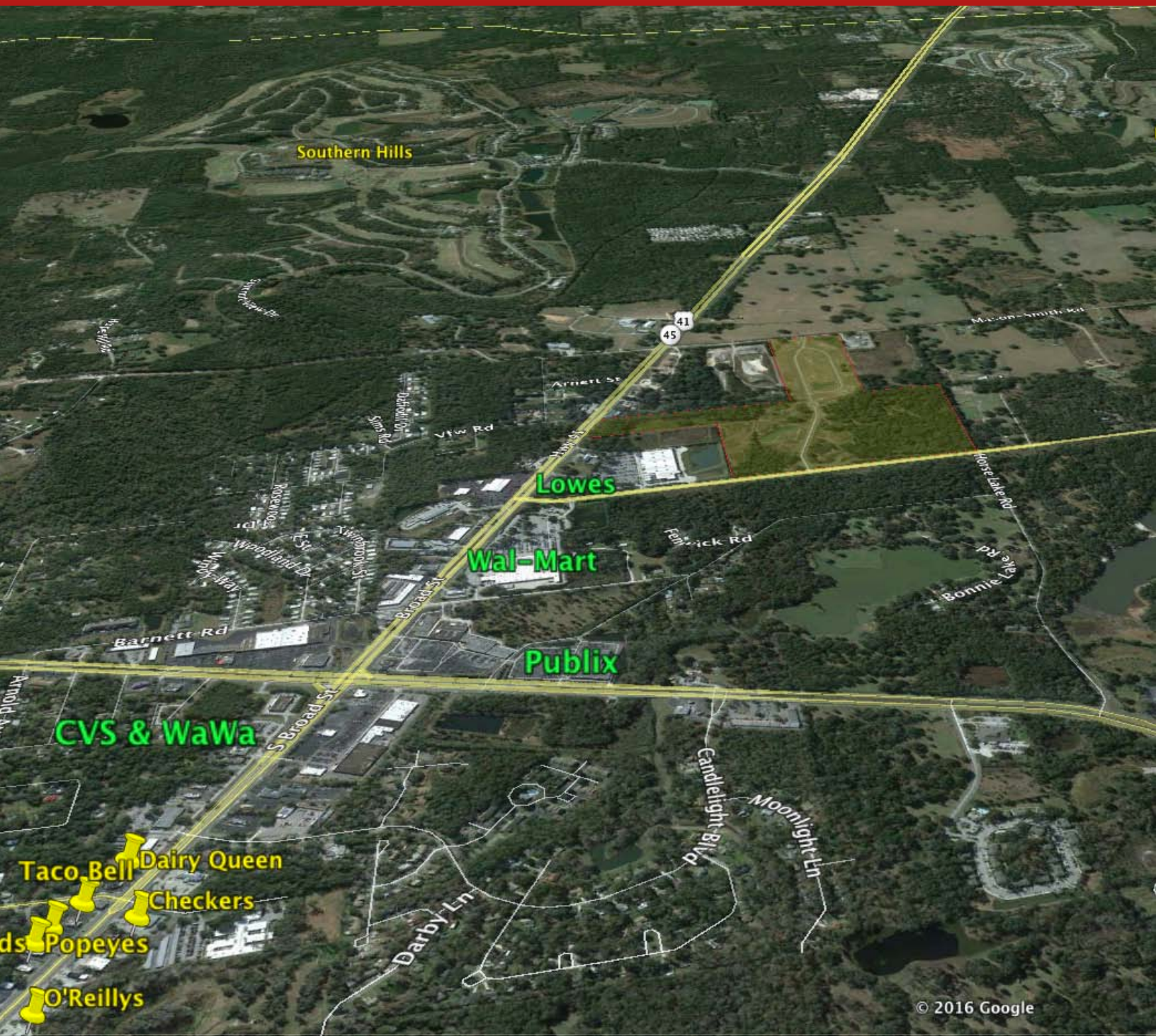
Tommie Dawson Realty

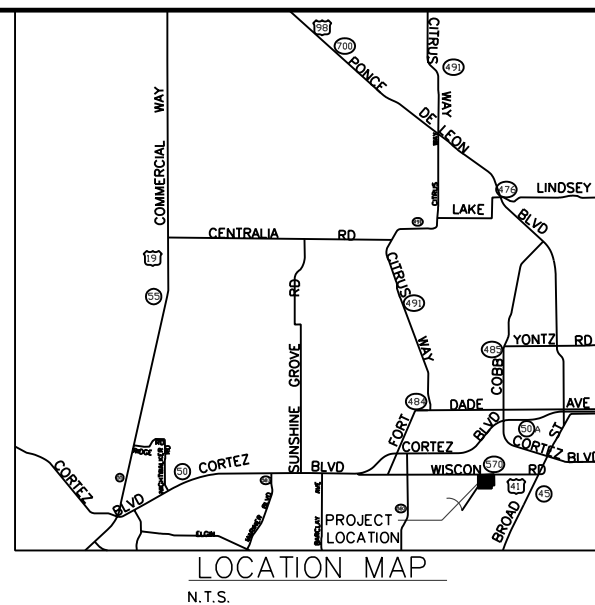
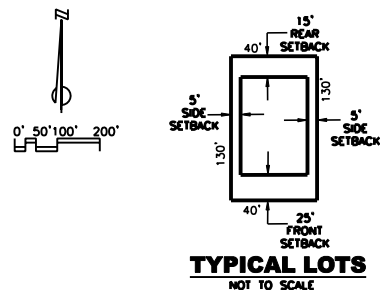
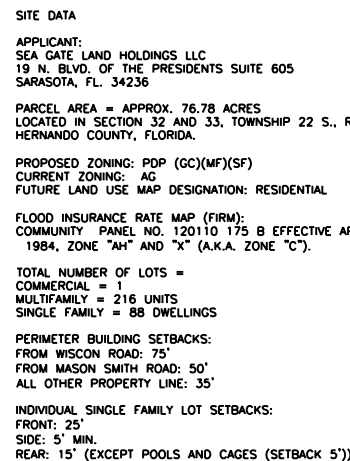
Buddy Selph

352-796-4948



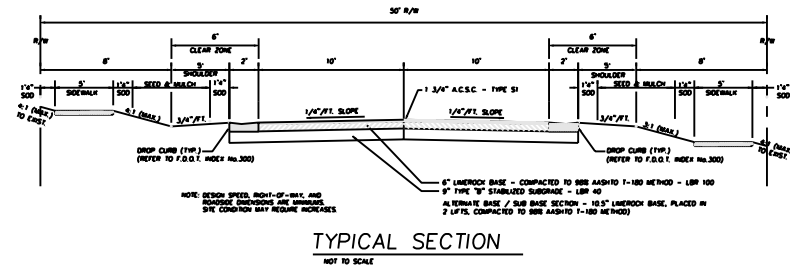
Seagate





LAND USE			
LABEL	LAND USE	AREA	INTENSITY
A	RESIDENTIAL (40'x130')	18.17 +/- Ac.	88 SINGLE FAMILY UNITS
B	MULTIFAMILY (THREE STORY BLDG. PARKING FIRST FLOOR)	12.76 +/- Ac.	216 MULTIFAMILY UNITS
C	COMMERCIAL	8.05 +/- Ac.	54,480 S.F. BLDG. (INCLUDES DRAINAGE AREA)
D	DRAINAGE AREA/OPEN SPACE	14.03 +/- Ac.	
E	FLOOD PLAIN/PASSIVE RECREATION	20.79 +/- Ac.	
 F	RECREATION/OPEN SPACE	2.96 +/- Ac.	
	TOTAL	76.78 +/- Ac.	

- NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
 2. DRA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.
 3. FIRE PROTECTION NOTES:
A FIFTEEN-FOOT SEPARATION STRIP FREE OF ANY IMPEDIMENTS (NO WALLS, STRUCTURES, POOLS, BUILDINGS, ETC.) EVERY EIGHT (8) UNITS AND UNIMPEDED REAR YARDS IS BEING PROVIDED. THIS IS INDICATED BY THE A FIFTEEN-FOOT SETBACK AT EVERY EIGHT (8) UNITS.
 4. 100-YEAR BASE FLOOD ELEVATION IS APPROXIMATELY AT ELEVATION 70.



REZONING/MASTER PLAN
SMITH PROPERTY

DRAWING INVALID UNLESS SIGNED, DATED
& SEALED BY REGISTERED PROFESSIONAL

Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Construction Management

946 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-9423 • Fax (352) 796-8350
EB-00001742

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED DEAS AND DESIGNS, WAS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL

DATE	REV BY	REV NO	REVISION
11-4-05	MRU	△	REVISED PER COUNTY COMMENTS
12-02-05	MRU	△	ADD DRA NOTE
02-07-06	MRU	△	REVISED PER RCC APPROVAL

SHEET
1
OF 1 SHEET
JOB NO. 05125



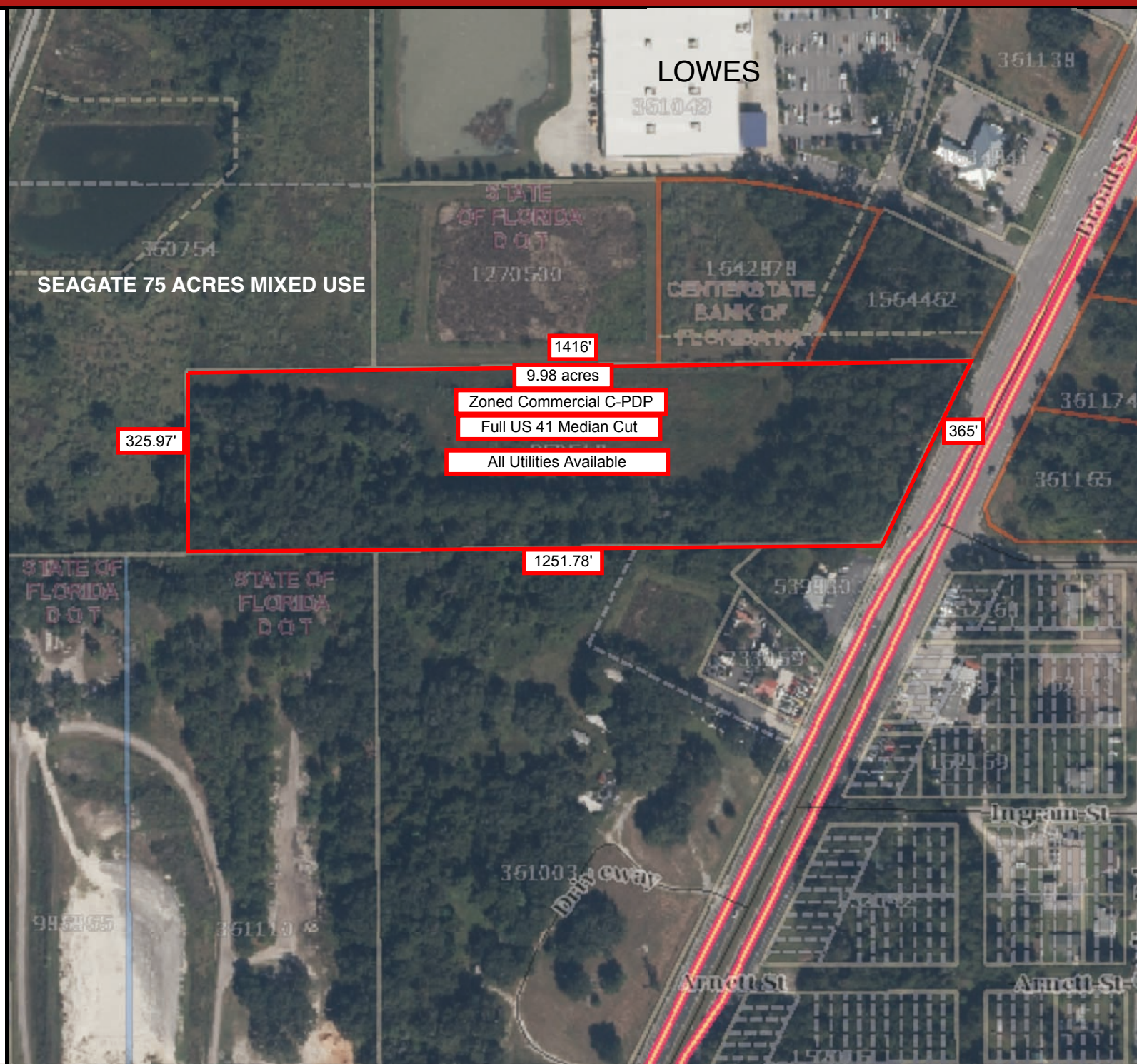
10 ac Commercial Site Adjacent Brooksville Lowes

Not To Scale

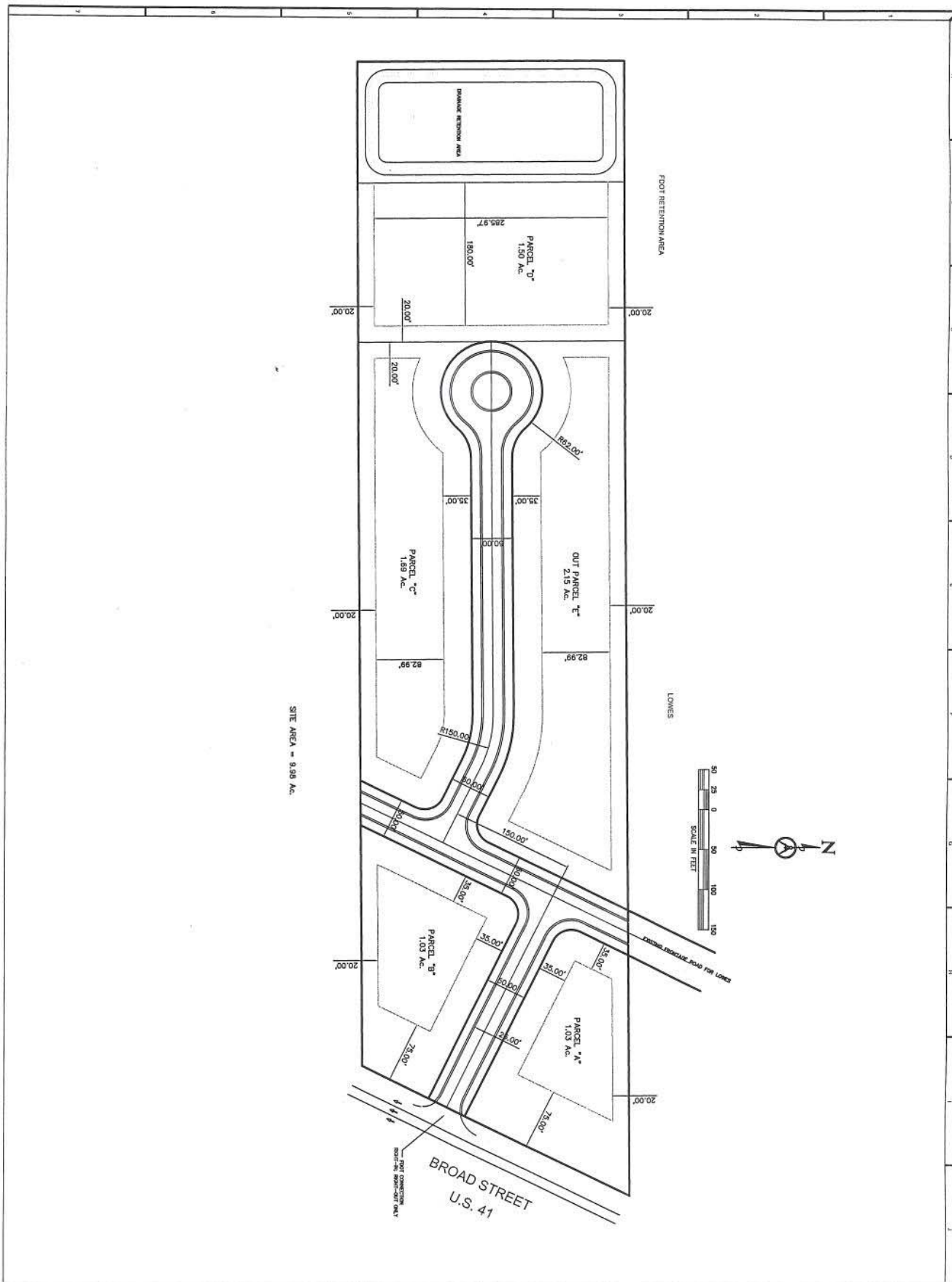


This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on date printed

Printed: Feb 21, 2013



THIS 10 ACRE COMMERCIAL TRACT PROVIDES DIRECT US 41 EXPOSURE/ACCESS TO THE ADJOINING 75 ACRE MIXED USE SEAGATE PROPERTY



User Name: dimg Plot Date: Aug 02, 2008 - 4:20pm Drawing Name: I:\CITL\DWG\00057\00057concept3.dwg	CIVIL-TECH CONSULTING ENGINEERS, INC. CIVIL ENGINEERS & PLANNERS 12 South Main Street, Brooksville, FL 34601 Phone - (352) 796-6319 / Fax - (352) 799-9203 WWW.CIVIL-TECH.COM Registration # EB-000748	MAIN STREET INVESTMENT CONCEPTUAL SITE PLAN	REVISION HISTORY REV. BY DATE DESCRIPTION
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This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION"



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.23

2018 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00360745	PRINTED	07/17/19	PAGE	1
PARCEL #	R32 422 19 0000 0020 0000	SITUS	MASON SMITH RD		
OWNER(S)	BODIFORD ROBERT E JR, BODIFORD RYAN W	PARCEL DESCRIPTION	W1/4 OF E1/2 OF SE1/4 OF NE1/4 & E1/4 OF S1/2 OF E3/4 OF NE1/4 LESS R/W FOR MASON-SMITH ROAD & LESS E300 FT OF N469.18 FT OF ** CONTINUED **		
MAILING ADDRESS UPDATED 12/07/16	804 W DR M L KING JR BLVD BROOKSVILLE FL 34601	UPDATED 01/01/09			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	16.90	
AERIAL MAP	69D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC04	AC AYERS RD/WISCON/PKWY E
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2017 GIS AERIAL



2018-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	151,948	151,948	151,948	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	151,948	151,948	151,948	
VALUE PRIOR TO CAP	2,833	2,833	2,833	
ASSESSED VALUE	2,833	2,833	2,833	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	2,833	2,833	2,833	
CLASSIFIED USE LAND VALUE	2,833	AD VALOREM TAXES	43.54	NON-AD VALOREM TAXES 103.29

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
59	NATIVE PAST	Y	2017		Y				5.50	ACRES	125.00	688
60	IMP PASTURE	Y	2017		Y	8			11.40	ACRES	188.19	2,145
99	ACREAGE	N	2017		Y	3			16.90	ACRES	8991.00	151,948

STAND-ALONE FEATURES AND OUT BUILDINGS

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE
BWF-1	BARBED WIRE FENCE	2016	3960	3960		0	0

SEA GATE VILLAGE

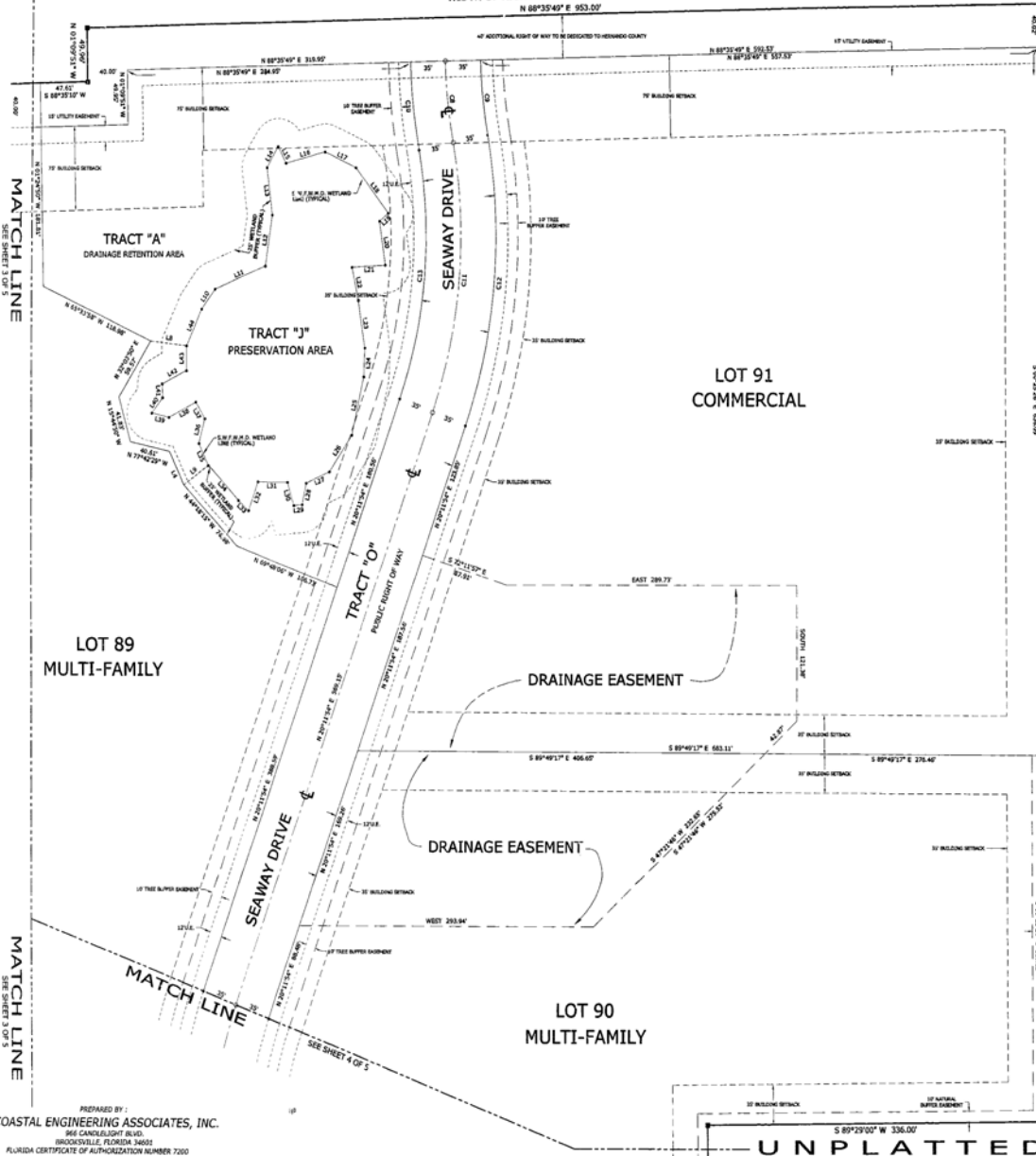
A SUBDIVISION OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 39
PAGE 17

WISCON ROAD

WIDTH OF RIGHT OF WAY VARIES

N 68°35'40" E 953.00'



LEGEND
 ■ = SET 4" x 4" CONCRETE MONUMENT (P.A.M. LB 7200)
 ○ = SET NAIL AND DISK (P.C.P. LB 7200)
 C = CENTERLINE
 C2 = SEE CURVE TABLE
 L2 = SEE LINE TABLE
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 P.C.P. = PERMANENT CONTROL POINT
 P.A.M. = PERMANENT REFERENCE MONUMENT
 P.R.E. = PRE-PROTECTION EASEMENT
 (R) = RADIAL
 (R2) = NON RADIAL

NOTE
 THE SPACINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST HAVING A BEARING OF N 0°21' 00" W.



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	435.00'	89°02'30"	74.41'	74.42'	N 88°11'12" W
C2	415.00'	89°02'30"	68.35'	68.36'	N 88°11'12" W
C3	485.00'	89°02'30"	80.42'	80.43'	N 88°11'12" W
C4	455.00'	89°02'30"	74.41'	74.42'	N 88°11'12" W
C5	485.00'	89°02'30"	80.42'	80.43'	N 88°11'12" W
C6	415.00'	89°02'30"	68.35'	68.36'	N 88°11'12" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°11'12" W	33.32'
L2	N 88°11'12" W	33.32'
L3	N 88°11'12" W	33.32'
L4	N 88°11'12" W	33.32'
L5	N 88°11'12" W	33.32'
L6	N 88°11'12" W	33.32'
L7	N 88°11'12" W	33.32'
L8	N 88°11'12" W	33.32'
L9	N 88°11'12" W	33.32'
L10	N 88°11'12" W	33.32'
L11	N 88°11'12" W	33.32'
L12	N 88°11'12" W	33.32'
L13	N 88°11'12" W	33.32'
L14	N 88°11'12" W	33.32'
L15	N 88°11'12" W	33.32'
L16	N 88°11'12" W	33.32'
L17	N 88°11'12" W	33.32'
L18	N 88°11'12" W	33.32'
L19	N 88°11'12" W	33.32'
L20	N 88°11'12" W	33.32'
L21	N 88°11'12" W	33.32'
L22	N 88°11'12" W	33.32'
L23	N 88°11'12" W	33.32'
L24	N 88°11'12" W	33.32'
L25	N 88°11'12" W	33.32'
L26	N 88°11'12" W	33.32'
L27	N 88°11'12" W	33.32'
L28	N 88°11'12" W	33.32'
L29	N 88°11'12" W	33.32'
L30	N 88°11'12" W	33.32'
L31	N 88°11'12" W	33.32'
L32	N 88°11'12" W	33.32'
L33	N 88°11'12" W	33.32'
L34	N 88°11'12" W	33.32'
L35	N 88°11'12" W	33.32'
L36	N 88°11'12" W	33.32'
L37	N 88°11'12" W	33.32'
L38	N 88°11'12" W	33.32'
L39	N 88°11'12" W	33.32'
L40	N 88°11'12" W	33.32'
L41	N 88°11'12" W	33.32'
L42	N 88°11'12" W	33.32'
L43	N 88°11'12" W	33.32'
L44	N 88°11'12" W	33.32'

LOT 91
COMMERCIAL

LOT 89
MULTI-FAMILY

LOT 90
MULTI-FAMILY

LOT 91
COMMERCIAL

LOT 90
MULTI-FAMILY

UNPLATTED

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 THIS PLAT. THERE MAY BE
 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

SEA GATE VILLAGE
 SHEET 2 OF 5

A SUBDIVISION OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

0' 50' 100' 150'

SCALE: 1" = 50'

MATCH LINE
SEE SHEET 4 OF 5

CATCH LINE

TRACT "B"
DRAINAGE AND
COMMON AREA

TRACT M-5
PRESERVATION AREA

LEGEND

- = 36" X 4" X 4" CONCRETE MONUMENT (P.R.M. LB 7200)
- = SET NAIL AND DISK (P.C.P. LB 7200)
- C = CENTERLINE
- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.P.E. = POSE PROTECTION EASEMENT
- (R) = RADIAL
- (NR) = NON RADIAL

NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY
OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE
19 EAST HAVING A BEARING OF N 00° 21' 05" W.

WISCON ROAD
WIDTH OF RIGHT OF WAY VARIES

SEC. 33, TWP. 22 S., RNG. 19 E.

LOT 89
MULTI-FAMILY

TRACT "K"
PRESERVATION AREA

TRACT "L"

UNPLATH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 0°00'00" E	0.00
L2	N 61°02'31" W	25.00
L3	S 0°00'00" E	54.00
L4	S 61°02'31" W	25.00
L5	S 0°00'00" E	54.00
L6	N 0°00'00" E	0.00
L7	N 61°02'31" W	25.00
L8	S 0°00'00" E	54.00
L9	S 61°02'31" W	25.00
L10	S 0°00'00" E	54.00
L11	N 0°00'00" E	0.00
L12	N 61°02'31" W	25.00
L13	S 0°00'00" E	54.00
L14	S 61°02'31" W	25.00
L15	S 0°00'00" E	54.00
L16	N 0°00'00" E	0.00
L17	N 61°02'31" W	25.00
L18	S 0°00'00" E	54.00
L19	S 61°02'31" W	25.00
L20	S 0°00'00" E	54.00
L21	N 0°00'00" E	0.00
L22	N 61°02'31" W	25.00
L23	S 0°00'00" E	54.00
L24	S 61°02'31" W	25.00
L25	S 0°00'00" E	54.00
L26	N 0°00'00" E	0.00
L27	N 61°02'31" W	25.00
L28	S 0°00'00" E	54.00
L29	S 61°02'31" W	25.00
L30	S 0°00'00" E	54.00
L31	S 0°00'00" E	54.00
L32	S 61°02'31" W	25.00
L33	S 0°00'00" E	54.00
L34	S 61°02'31" W	25.00
L35	S 0°00'00" E	54.00
L36	S 61°02'31" W	25.00
L37	S 0°00'00" E	54.00
L38	S 61°02'31" W	25.00
L39	S 0°00'00" E	54.00
L40	S 61°02'31" W	25.00
L41	S 0°00'00" E	54.00
L42	S 61°02'31" W	25.00
L43	S 0°00'00" E	54.00
L44	S 61°02'31" W	25.00
L45	S 0°00'00" E	54.00
L46	S 61°02'31" W	25.00
L47	S 0°00'00" E	54.00
L48	S 61°02'31" W	25.00
L49	S 0°00'00" E	54.00
L50	S 61°02'31" W	25.00
L51	S 0°00'00" E	54.00
L52	S 61°02'31" W	25.00
L53	S 0°00'00" E	54.00
L54	S 61°02'31" W	25.00
L55	S 0°00'00" E	54.00
L56	S 61°02'31" W	25.00
L57	S 0°00'00" E	54.00
L58	S 61°02'31" W	25.00
L59	S 0°00'00" E	54.00
L60	S 61°02'31" W	25.00
L61	S 0°00'00" E	54.00
L62	S 61°02'31" W	25.00
L63	S 0°00'00" E	54.00
L64	S 61°02'31" W	25.00
L65	S 0°00'00" E	54.00
L66	S 61°02'31" W	25.00
L67	S 0°00'00" E	54.00
L68	S 61°02'31" W	25.00
L69	S 0°00'00" E	54.00
L70	S 61°02'31" W	25.00
L71	S 0°00'00" E	54.00
L72	S 61°02'31" W	25.00
L73	S 0°00'00" E	54.00
L74	S 61°02'31" W	25.00
L75	S 0°00'00" E	54.00
L76	S 61°02'31" W	25.00
L77	S 0°00'00" E	54.00
L78	S 61°02'31" W	25.00
L79	S 0°00'00" E	54.00
L80	S 61°02'31" W	25.00
L81	S 0°00'00" E	54.00
L82	S 61°02'31" W	25.00
L83	S 0°00'00" E	54.00
L84	S 61°02'31" W	25.00
L85	S 0°00'00" E	54.00
L86	S 61°02'31" W	25.00
L87	S 0°00'00" E	54.00
L88	S 61°02'31" W	25.00
L89	S 0°00'00" E	54.00
L90	S 61°02'31" W	25.00
L91	S 0°00'00" E	54.00
L92	S 61°02'31" W	25.00
L93	S 0°00'00" E	54.00
L94	S 61°02'31" W	25.00
L95	S 0°00'00" E	54.00
L96	S	

PREPARED BY :
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UNPLATTED

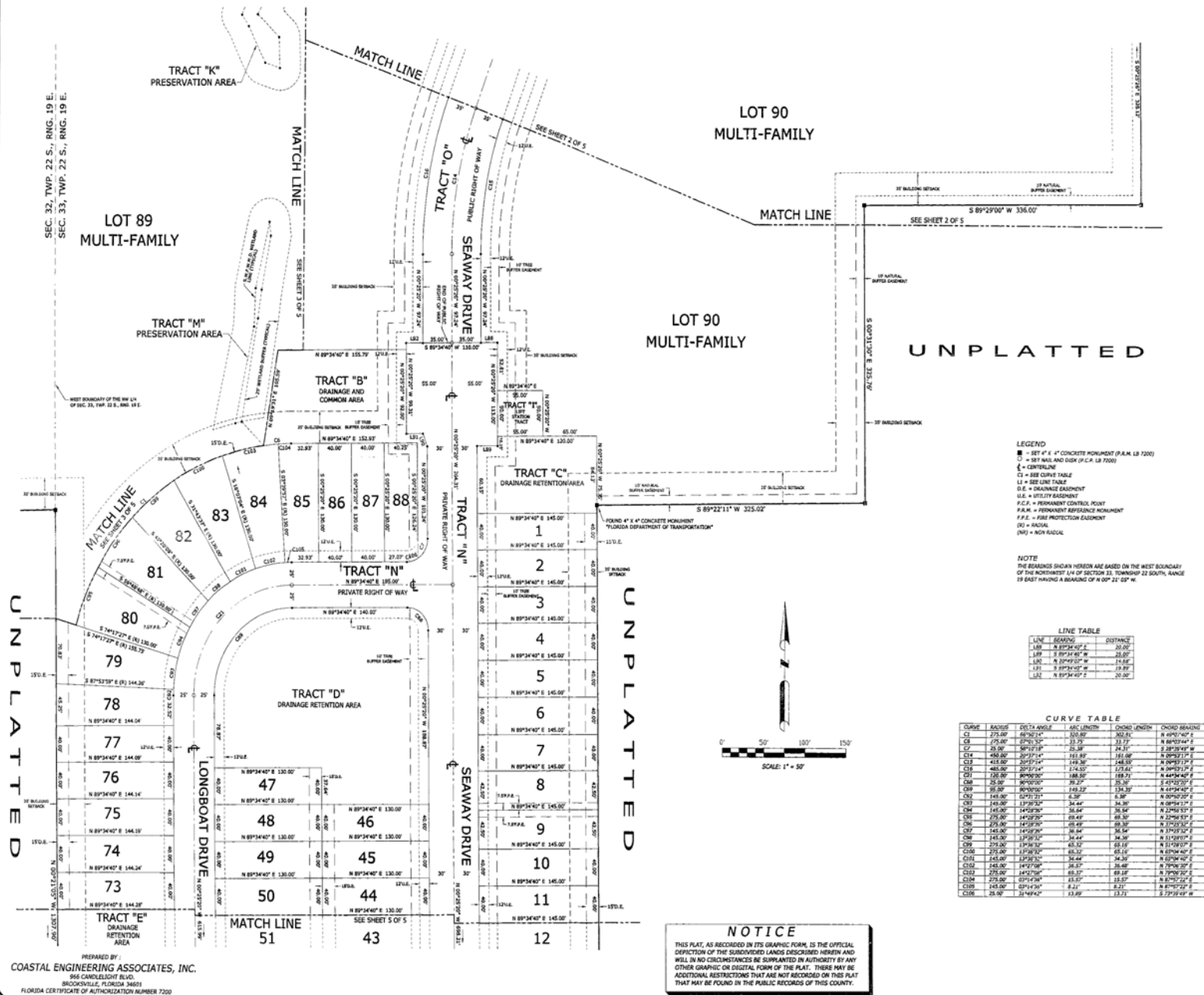
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	275.0'	89°52'34"	220.30'	32.91'	S 49°07'40" E
C2	305.0'	09°17'42"	26.15'	26.18'	N 74°12'19" E
C3	305.0'	91°18'13"	8.23'	6.33'	N 77°42'23" E
C4	305.0'	04°53'18"	26.35'	26.37'	N 80°47'09" E

SEA GATE VILLAGE
SHEET 3 OF 5

SEA GATE VILLAGE

A SUBDIVISION OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

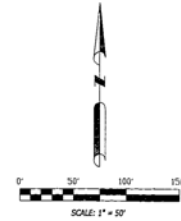
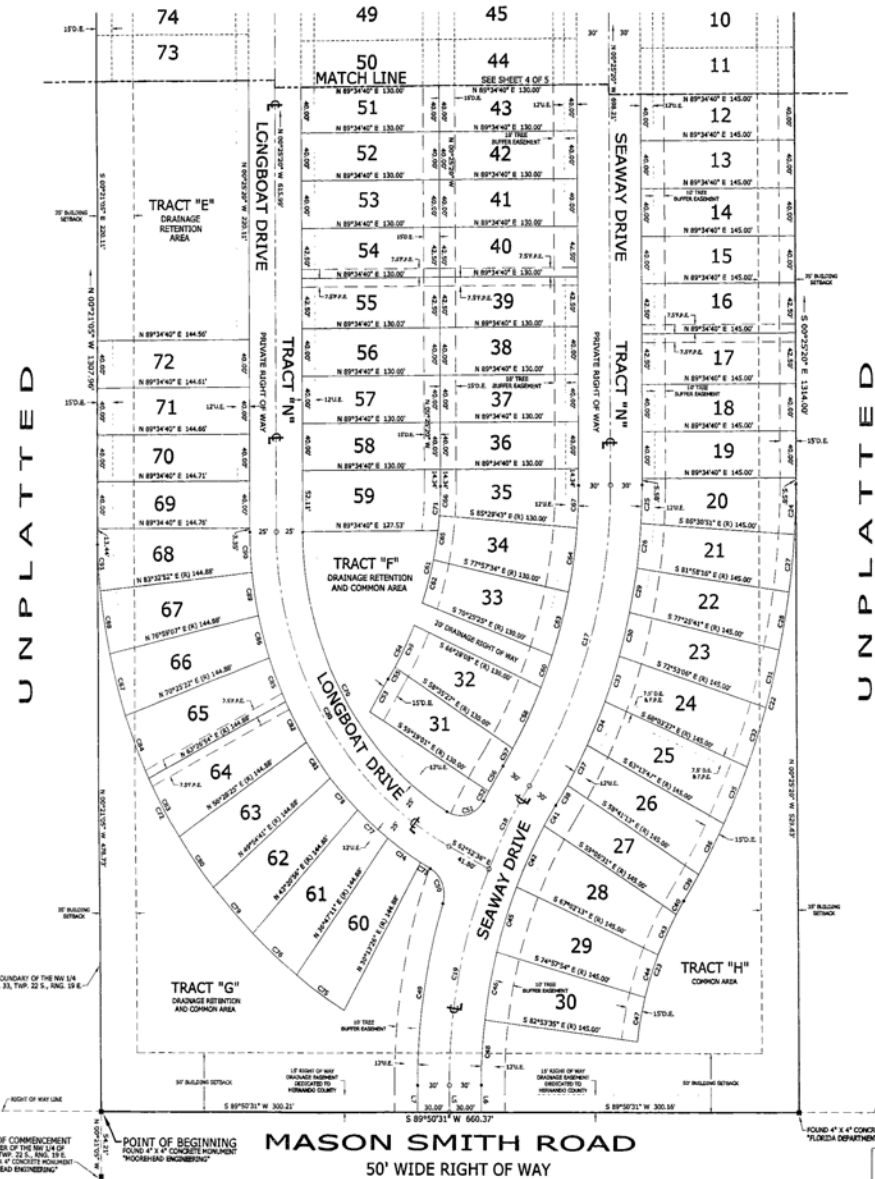
PLAT BOOK 39
PAGE 19



SEA GATE VILLAGE

A SUBDIVISION OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 39
PAGE 20



- LEGEND**
- 6" SET 4" X 4" CONCRETE MONUMENT (P.R.M. 1/2" DIA.)
 - 1/2" SET NAIL AND SOD (P.C.A. 1/2" DIA.)
 - (C) = CONTINUOUS
 - C1 = SEE CURVE TABLE
 - LS = SEE LINE TABLE
 - LS = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.E. = FIRE PROTECTION EASEMENT
 - (R) = RADIAL
 - (NO) = NON RADIAL

NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST HAVING A BEARING OF N 89° 21' 00" W.

LINE TABLE

LINE	BEARING	DISTANCE
13	S 89° 21' 00" E	22.97
14	S 89° 21' 00" E	22.97
17	S 89° 21' 00" E	22.97

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C17	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C18	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C19	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C20	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C21	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C22	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C23	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C24	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C25	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C26	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C27	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C28	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C29	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C30	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C31	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C32	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C33	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C34	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C35	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C36	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C37	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C38	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C39	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C40	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C41	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C42	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C43	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C44	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C45	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C46	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C47	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C48	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C49	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C50	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C51	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C52	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C53	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C54	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C55	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C56	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C57	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C58	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C59	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C60	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C61	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C62	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C63	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C64	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C65	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C66	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C67	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C68	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C69	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C70	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C71	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C72	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C73	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C74	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C75	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C76	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C77	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C78	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C79	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C80	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C81	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C82	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C83	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C84	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C85	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C86	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C87	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C88	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C89	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C90	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C91	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C92	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C93	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C94	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C95	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C96	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C97	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C98	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C99	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W
C100	450.00	34.0000°	268.19	264.24	S 19° 35' 00" W

POINT OF COMMENCEMENT
S.W. CORNER OF THE NW 1/4 OF
SEC. 33, TWP. 22 S., RANG. 19 E.
RANGE 19 E. 1/4 CONCRETE MONUMENT
"WOODWARD ENGINEERING"

POINT OF BEGINNING
RANGE 19 E. 1/4 CONCRETE MONUMENT
"WOODWARD ENGINEERING"

PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
304 CANAL LIGHT BLVD.
BROOKVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

MASON SMITH ROAD
50' WIDE RIGHT OF WAY

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 SUPPLEMENTED IN AUTHORITY BY ANY
OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEA GATE VILLAGE
SHEET 5 OF 5