

PERSIMMON PARK PHASE 3

BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 117

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID SECTION 19, SOUTH 00°17'16" WEST, A DISTANCE OF 12.59 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE EAST LINE OF SAID SECTION 19 AND THE WESTERLY RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 9796, PAGE 1705 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 00°17'16" WEST, A DISTANCE OF 1,371.60 FEET; THENCE, LEAVING SAID LINES, NORTH 89°42'44" WEST, A DISTANCE OF 876.35 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PERSIMMON PARK PHASE 2B AS RECORDED IN PLAT BOOK 91, PAGE 29 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 32°13'27" EAST, A DISTANCE OF 640.71 FEET; 2) NORTH 46°07'24" WEST, A DISTANCE OF 433.57 FEET; 3) NORTH 05°02'28" EAST, A DISTANCE OF 506.88 FEET; 4) NORTH 19°34'08" WEST, A DISTANCE OF 536.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PERSIMMON PARK PHASE 2A AS RECORDED IN PLAT BOOK 89, PAGE 136 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) SOUTH 83°58'57" EAST, A DISTANCE OF 482.34 FEET; 2) NORTH 65°43'58" EAST, A DISTANCE OF 142.79 FEET; 3) NORTH 65°43'58" EAST, A DISTANCE OF 45.55 FEET; 4) NORTH 52°26'51" EAST, A DISTANCE OF 80.09 FEET; 5) SOUTH 66°04'26" EAST, A DISTANCE OF 300.34 FEET; 6) NORTH 23°55'34" EAST, A DISTANCE OF 5.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WIREGRASS RANCH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 9796, PAGE 1705 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY 9.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 11°17'59"; AND A CHORD BEARING AND DISTANCE OF SOUTH 45°07'50" EAST 9.84 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 2) SOUTHEASTERLY 52.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 10°37'18"; AND A CHORD BEARING AND DISTANCE OF SOUTH 34°10'12" EAST 52.02 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; 3) SOUTHERLY 79.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°36'30"; AND A CHORD BEARING AND DISTANCE OF SOUTH 06°03'18" EAST 77.52 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 4) SOUTHERLY 321.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 16°27'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°31'07" WEST 320.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.746 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LOCUST DEVELOPMENT, INC., A FLORIDA CORPORATION AND WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA (THE "OWNERS") HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "PERSIMMON PARK PHASE 3", AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKE THE FOLLOWING DEDICATIONS:

- OWNERS HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA ("THE COUNTY") THE ROADWAY SHOWN AND DEPICTED HEREON AS TRACT A ON THIS PLAT FOR THE PERPETUAL USE OF THE GENERAL PUBLIC.
- OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- OWNERS DO FURTHER GRANT AND CONVEY TO THE PERSIMMON PLACE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION"), ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.
- OWNERS DO FURTHER GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY ON THIS PLAT. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- OWNERS DO RESERVE ONTO THEMSELVES, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK COMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH FLORIDA STATUTE 177.091(28).
- OWNERS HEREBY GRANT, TO THE PERSIMMON PLACE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), A NON-EXCLUSIVE EASEMENT OVER ALL (HOA) WALL EASEMENTS AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- THE OWNERS HEREBY RESERVE FEE TITLE TO TRACTS B AND C (CONTAINING (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT AND (PUBLIC) UTILITY EASEMENT) AND TRACTS D, E, AND F, (CONTAINING (HOA) ACCESS EASEMENT, DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT, AND SIGNAGE AREAS), TRACT G (CONTAINING (HOA) OPEN SPACE, (PUBLIC) UTILITY EASEMENT AND WETLAND CONSERVATION AREAS), AND TRACT H (CONTAINING (HOA) OPEN SPACE, ACCESS EASEMENT, DRAINAGE EASEMENT, UTILITY EASEMENT AND FLOODPLAIN COMPENSATION AREAS) AS SHOWN HEREON AND DEPICTED HEREON, FOR CONVEYANCE BY OWNERS TO THE ASSOCIATION BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS B, C, D, E, F, G AND H SHALL BE MAINTAINED BY OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- OWNERS DO GRANT AND RESERVE UNTO THE ASSOCIATION, TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTE 177.085(1).
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "B" AND "C" (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT AND (PUBLIC) UTILITY EASEMENT, AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

OWNER:
LOCUST DEVELOPMENT, INC, A FLORIDA CORPORATION

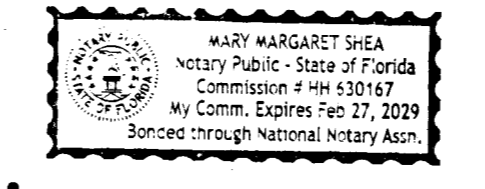
BY: [Signature] JAMES DON PORTER, JR. VICE-PRESIDENT
WITNESS: [Signature] SCOTT SHERIDAN (PRINT NAME)
WITNESS: [Signature] ASHLEE S REED (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I HEREBY CERTIFY ON THIS 26th DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY PHYSICAL PRESENCE JAMES DON PORTER, JR., AS VICE PRESIDENT OF LOCUST DEVELOPMENT, INC, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Mary Margaret Shea
COMMISSION NUMBER: HH630167
MY COMMISSION EXPIRES: 2/27/2029



OWNER:
WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

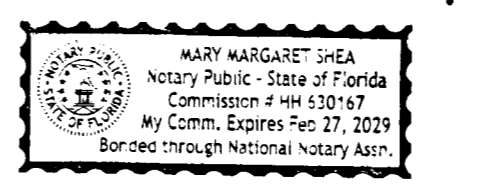
BY: [Signature] KRISTINA LLOYD DIVISION PRESIDENT
WITNESS: [Signature] DAVID JAE (PRINT NAME)
WITNESS: [Signature] J. HEATH JOHNSON (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS

I HEREBY CERTIFY ON THIS 26th DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY PHYSICAL PRESENCE KRISTINA LLOYD, AS DIVISION PRESIDENT OF WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Mary Margaret Shea
COMMISSION NUMBER: HH630167
MY COMMISSION EXPIRES: 2/27/2029



CERTIFICATE OF ACCEPTANCE:
OF THE PERSIMMON PLACE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.

PERSIMMON PLACE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

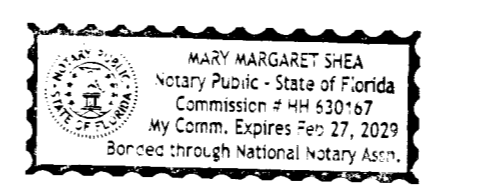
BY: [Signature] JAMES DON PORTER, JR. PRESIDENT
WITNESS: [Signature] SCOTT SHERIDAN (PRINT NAME)
WITNESS: [Signature] ASHLEE S REED (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Pasco) SS

I HEREBY CERTIFY ON THIS 26th DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY PHYSICAL PRESENCE JAMES DON PORTER, JR., AS PRESIDENT OF PERSIMMON PLACE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Mary Margaret Shea
COMMISSION NUMBER: HH630167
MY COMMISSION EXPIRES: 2/27/2029



PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 24036416) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LOCUST DEVELOPMENT, INC., A FLORIDA CORPORATION AND WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 24036416.

THIS 26th DAY OF January, 2026

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BY: [Signature] AMANDA A. MESSNER, AUTHORIZED SIGNATORY
Sergio Osorio

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA:

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART I, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 4th DAY OF February, 2026

[Signature]
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NO. 5131

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON THIS THE 12th DAY OF February, 2026, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

[Signature]
DAVID F. ALLEN, P.E.,
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 18th DAY OF February, 2026, IN PLAT BOOK 100, PAGES 117-121.

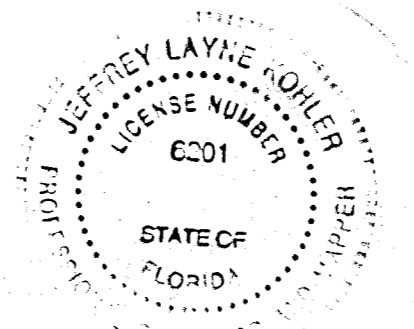
[Signature]
NIKKI ALVAREZ-SOWLEY, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 6th, DAY OF DECEMBER 2024, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 30th DAY OF January, 2026.

[Signature]
JEFFREY LAYNE KOHLER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, L56201
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
CERTIFICATE OF AUTHORIZATION: LB2610



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.

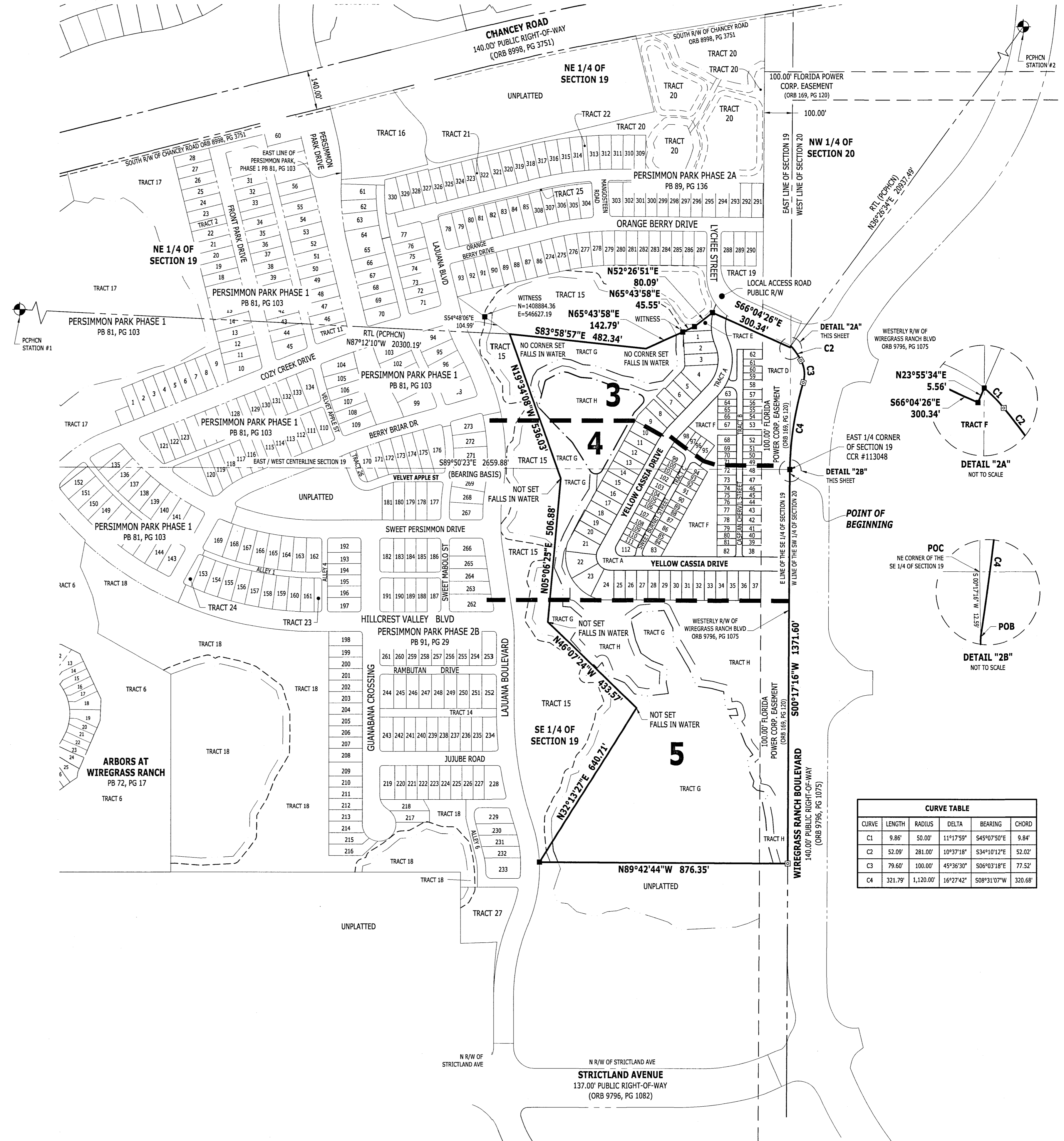
PERSIMMON PARK PHASE 3

BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 118

PLAT NOTES:

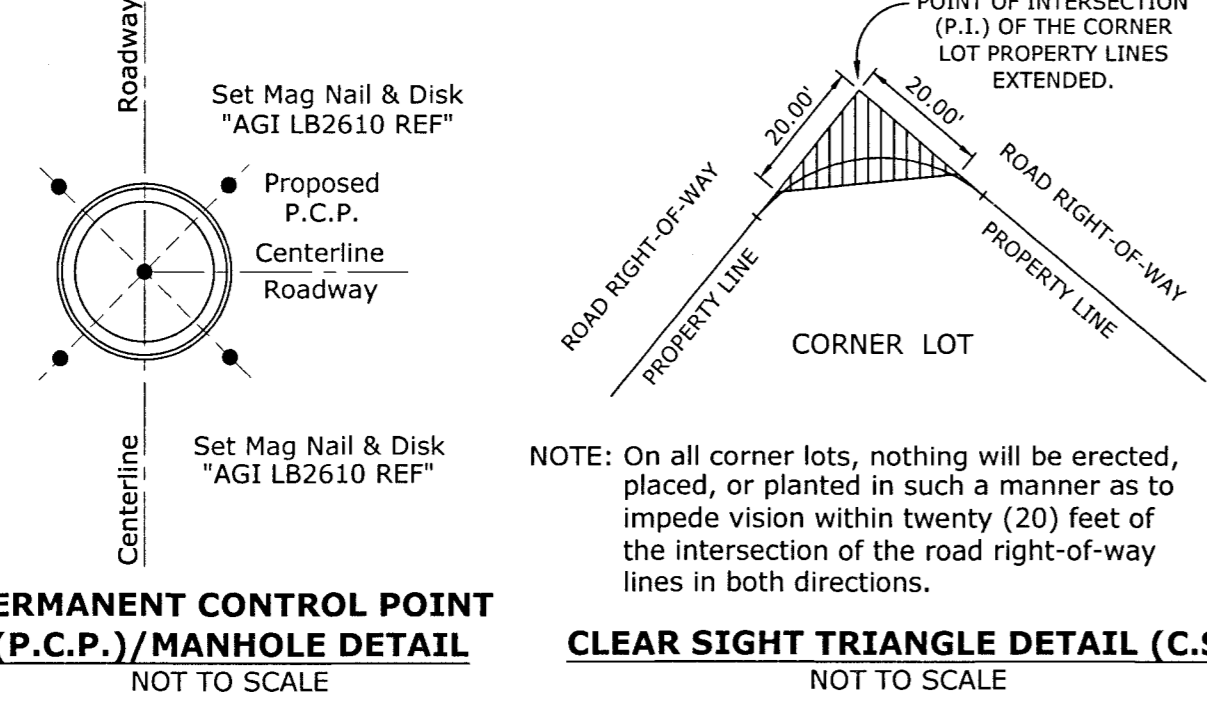
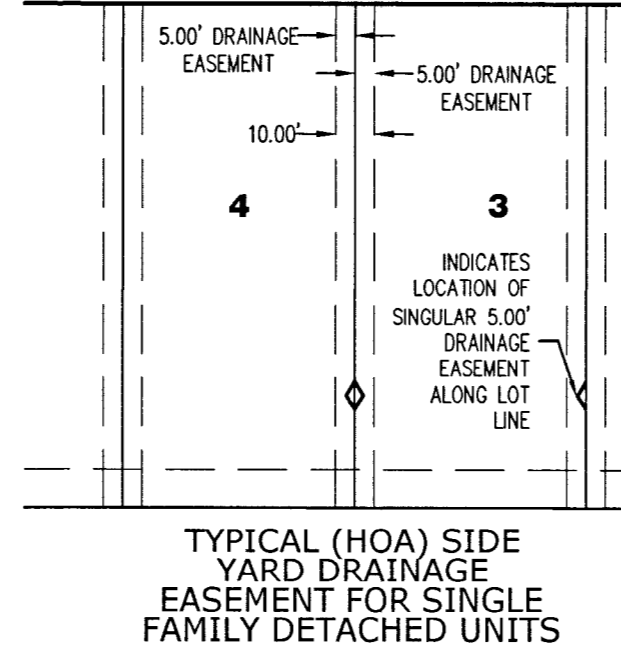
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH APPLICABLE DEED.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE EAST / WEST CENTERLINE OF SECTION 19, AS BEING SOUTH 89°50'23" EAST.
- COORDINATE VALUES SHOWN HEREON ARE BASED ON PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.
- STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (PCPHCN) CONTROL STATIONS "T31-122" NAD 83(1990 ADJUSTMENT) AND "X25-092" NAD 83(1990 ADJUSTMENT).
- A CORNER MONUMENT INSCRIBED "AGI LB 2610" SHALL BE SET AT EACH LOT/TRACT CORNER WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES WITHIN TIME ALLOTTED IN FLORIDA STATUTES 177.091(9). WHERE A CORNER MONUMENT CANNOT BE SET A CHAPTER MONUMENT INSCRIBED "WITNESS LB 2610" SHALL BE SET 10 FEET OFFSET ALONG A CORRESPONDING LINE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY NOTICE OF ESTABLISHMENT OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT DATED OCTOBER 22, 2009 AND RECORDED IN OFFICIAL RECORDS BOOK 8200, PAGE 1949 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK	
STATION	IDENTIFICATION
#1	K25-092 PID AL8138 (NAD 83/90ADJUSTMENT) FOUND ALUMINUM ALLOY ROD N: 1,469,814.379 E: 526,436.720 OBSERVED 02/02/14
#2	T31-122 PID AL8105 (NAD 83/90 ADJUSTMENT) FOUND ALUMINUM ALLOY ROD N: 1,425,625.873 E: 560,141.721 OBSERVED 02/02/14

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.

TRACT	USE	AREA
A	(PUBLIC) RIGHT-OF-WAY	1.903 ACRES
B	(HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND (PUBLIC) UTILITY EASEMENT	0.392 ACRES
C	(HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND (PUBLIC) UTILITY EASEMENT	0.263 ACRES
D	(HOA) ACCESS EASEMENT, DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT AND SIGNAGE AREA	2.246 ACRES
E	(HOA) ACCESS EASEMENT, DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT AND SIGNAGE AREA	0.063 ACRES
F	(HOA) ACCESS EASEMENT, DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT AND SIGNAGE AREA	1.129 ACRES
G	(HOA) WETLAND CONSERVATION AREA, (PUBLIC) UTILITY EASEMENT AND OPEN SPACE	11.077 ACRES
H	(HOA) OPEN SPACE, ACCESS EASEMENT, DRAINAGE EASEMENT, UTILITY EASEMENT AND FLOODPLAIN COMPENSATION AREAS	9.520 ACRES

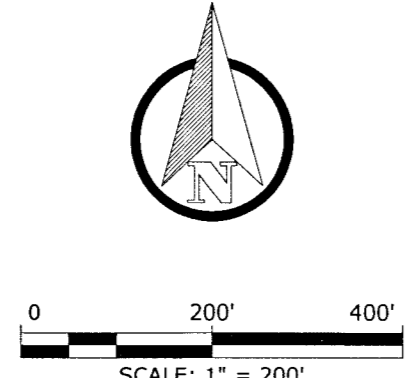


- PLAT LEGEND**
- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
 - EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
 - SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT
 - ⊕ "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
 - ⊕ PERMANENT CONTROL POINT "AGI PCP LB 2610"
 - ⊕ SET NAIL & DISK "LB 2610"
 - (NR) NON RADIAL LINE
 - EASEMENTS, SIZE AND TYPE AS NOTED
 - N=XXXXX.XX STATE PLANE COORDINATES
 - E=XXXXX.XX SECTION, TOWNSHIP, RANGE
 - OA OVERALL
 - SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - FPC FLOODPLAIN COMPENSATION AREA
 - R/W RIGHT-OF-WAY
 - PRM PERMANENT REFERENCE MONUMENT
 - WCA WETLAND CONSERVATION AREA
 - IE INGRESS AND EGRESS EASEMENT
 - PB PLAT BOOK
 - PG PAGE
 - LB SURVEYOR BUSINESS
 - RTL REFERENCE TIE LINE
 - ORB OFFICIAL RECORD BOOK
 - L,W,F,A,UE PRIVATE LANDSCAPE, WALL, FENCE AND INGRESS AND EGRESS EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - LSE LANDSCAPE EASEMENT
 - SCM SET CONCRETE MONUMENT
 - FCM FOUND CONCRETE MONUMENT
 - S/B SETBACK
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FOP FOUND OPEN PIPE
 - CCR CERTIFIED CORNER RECORD
 - CDD COMMUNITY DEVELOPMENT DISTRICT
 - TTP TYPICAL

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	9.86'	50.00'	111°17'59"	545°07'50"E 9.84'
C2	52.09'	281.00'	10°37'18"	534°10'12"E 52.02'
C3	79.60'	100.00'	45°36'30"	506°03'18"E 77.52'
C4	321.79'	1,120.00'	16°27'42"	508°31'07"W 320.68'

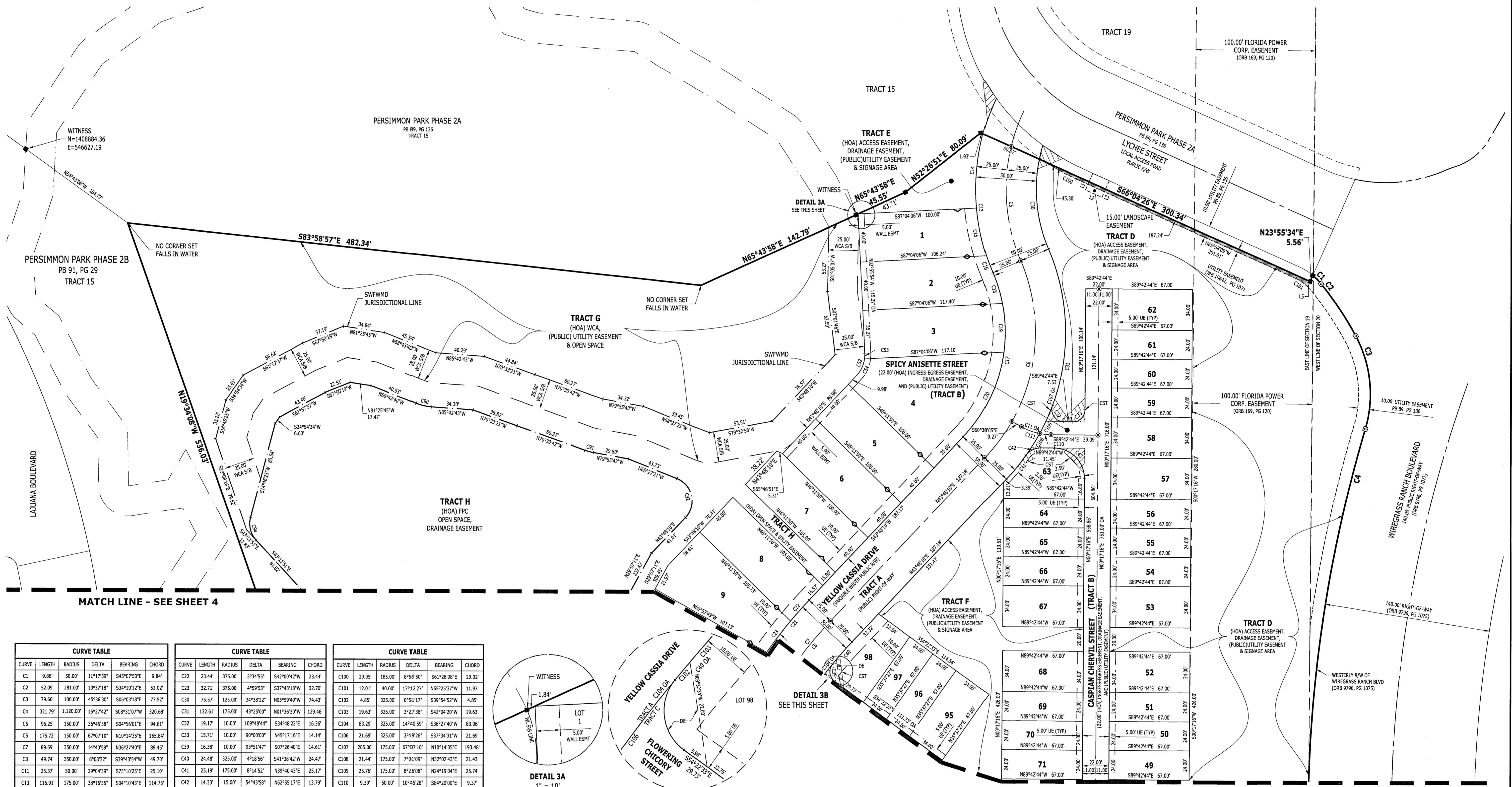
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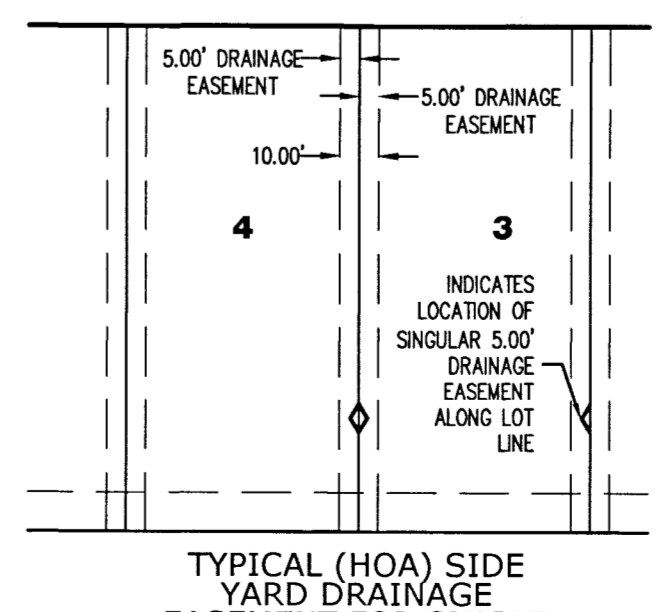
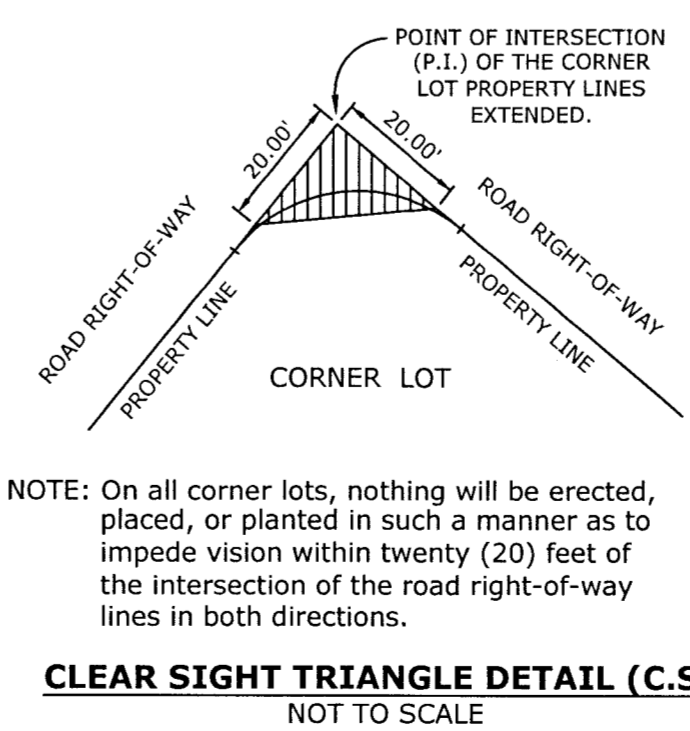
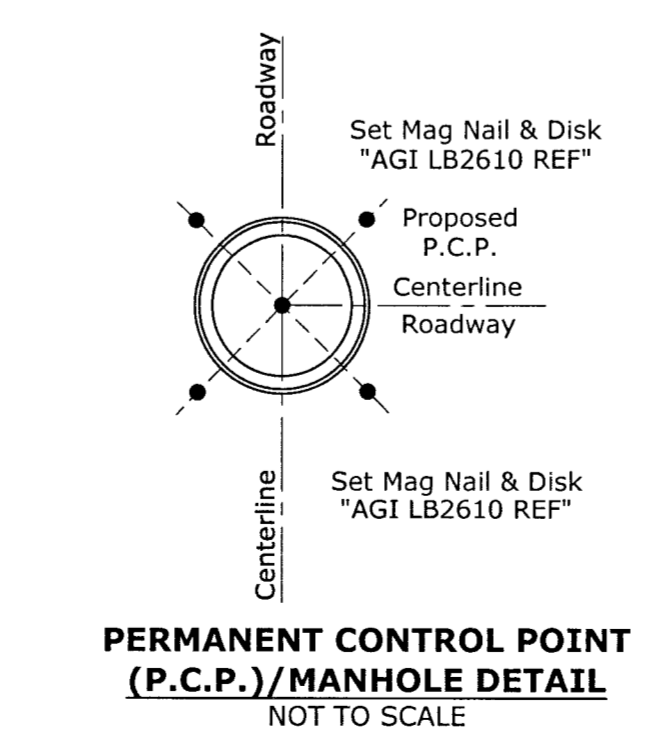
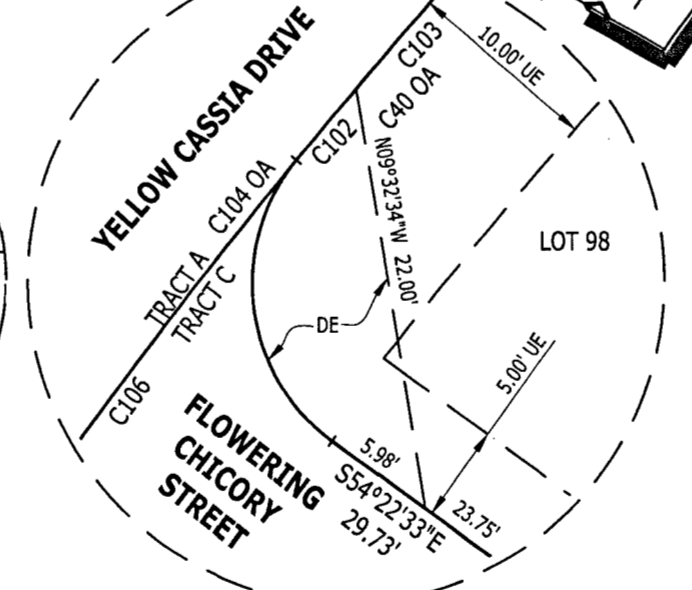
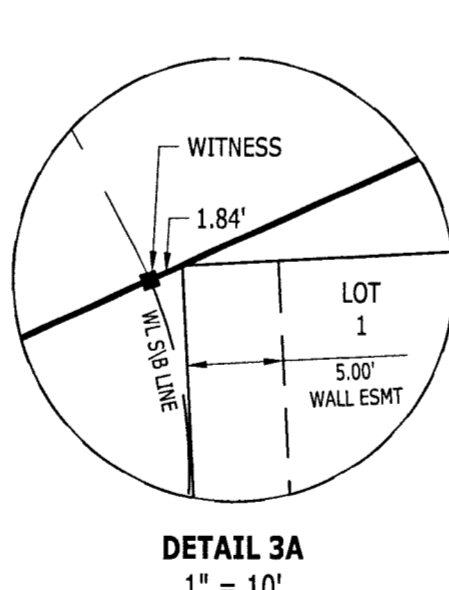


CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	9.86'	50.00'	111°17'59"	S49°07'30"E	9.84'
C2	52.09'	281.00'	10°37'18"	S34°10'12"E	52.02'
C3	79.60'	100.00'	45°36'30"	S06°03'18"E	77.52'
C4	321.79'	1,120.00'	16°27'42"	S08°31'07"W	320.68'
C5	96.25'	150.00'	36°45'58"	S04°56'01"E	94.61'
C6	175.72'	150.00'	67°07'10"	N10°14'35"E	165.84'
C7	89.69'	350.00'	14°40'59"	N36°27'40"E	89.45'
C8	49.74'	350.00'	8°08'32"	S39°43'54"W	49.70'
C11	25.37'	50.00'	29°04'39"	S75°10'25"E	25.10'
C13	116.91'	175.00'	38°16'35"	S04°10'43"E	114.75'
C14	61.43'	175.00'	20°06'48"	S04°54'10"W	61.12'
C15	40.57'	175.00'	13°17'03"	S11°47'45"E	40.48'
C16	14.90'	175.00'	4°52'44"	S20°52'38"E	14.90'
C17	146.43'	125.00'	67°07'10"	N10°14'35"E	138.20'
C18	26.70'	125.00'	12°14'19"	N17°11'51"W	26.65'
C19	40.18'	125.00'	18°25'01"	N01°52'11"W	40.01'
C20	79.55'	125.00'	36°27'50"	N25°34'15"E	78.22'
C21	96.10'	375.00'	14°40'59"	S36°27'40"W	95.84'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C22	23.44'	375.00'	3°34'55"	S42°00'42"W	23.44'
C23	32.71'	375.00'	4°59'53"	S37°43'18"W	32.70'
C30	75.57'	125.00'	34°38'22"	N05°59'49"W	74.43'
C31	132.61'	175.00'	43°25'00"	N01°36'30"W	129.46'
C32	19.17'	10.00'	109°48'44"	S34°48'22"E	16.36'
C33	15.71'	10.00'	90°00'00"	N45°17'16"E	14.14'
C39	16.38'	10.00'	93°51'47"	S07°26'40"E	14.61'
C40	24.48'	325.00'	4°18'56"	S41°38'42"W	24.47'
C41	25.19'	175.00'	8°14'52"	N39°40'43"E	25.17'
C42	14.32'	15.00'	54°43'58"	N62°55'17"E	13.79'
C43	39.27'	25.00'	90°00'00"	S44°42'44"E	35.36'
C52	20.39'	25.00'	46°44'03"	N20°26'08"E	19.83'
C53	4.76'	25.00'	10°53'54"	N02°31'03"E	4.75'
C54	15.64'	25.00'	35°50'10"	N25°53'05"E	15.38'
C90	13.34'	45.00'	16°59'03"	S77°13'11"E	13.29'
C91	7.40'	45.00'	9°25'01"	S75°13'12"E	7.39'
C92	39.19'	20.00'	112°15'31"	N12°19'36"W	33.21'
C94	20.24'	20.00'	57°58'17"	S14°12'43"E	19.38'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C100	29.05'	185.00'	8°59'50"	S61°28'08"E	29.02'
C101	12.01'	40.00'	17°12'27"	N55°25'37"W	11.97'
C102	4.85'	325.00'	0°51'17"	S39°54'52"W	4.85'
C103	19.63'	325.00'	3°27'38"	S42°04'20"W	19.63'
C104	83.29'	325.00'	14°40'59"	S36°27'40"W	83.06'
C105	21.69'	325.00'	3°49'26"	S37°34'31"W	21.69'
C107	205.00'	175.00'	67°07'10"	N10°14'35"E	193.48'
C108	21.44'	175.00'	7°10'19"	N32°02'43"E	21.43'
C109	25.76'	175.00'	8°21'08"	N24°19'04"E	25.74'
C110	9.39'	50.00'	10°45'28"	S84°20'00"E	9.37'
C111	15.99'	50.00'	18°19'12"	S69°47'41"E	15.92'

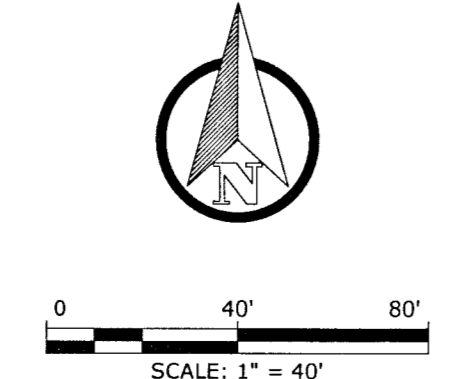
LINE	BEARING	DISTANCE
L1	N24°01'57"E	7.35'
L2	N65°58'03"W	15.00'
L3	S24°01'57"W	7.38'
L5	S23°55'34"W	4.91'



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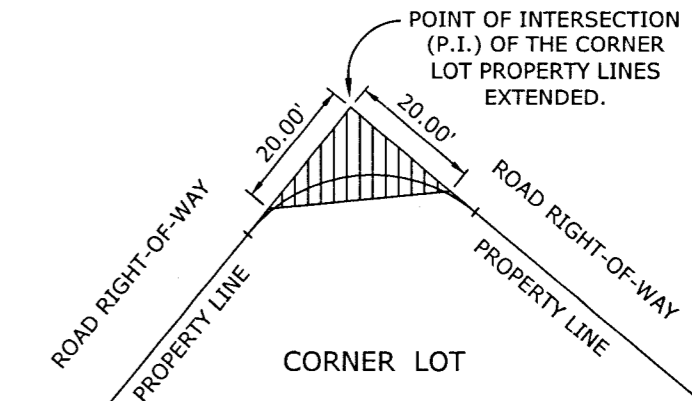
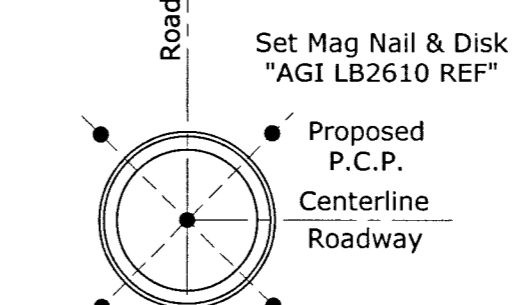
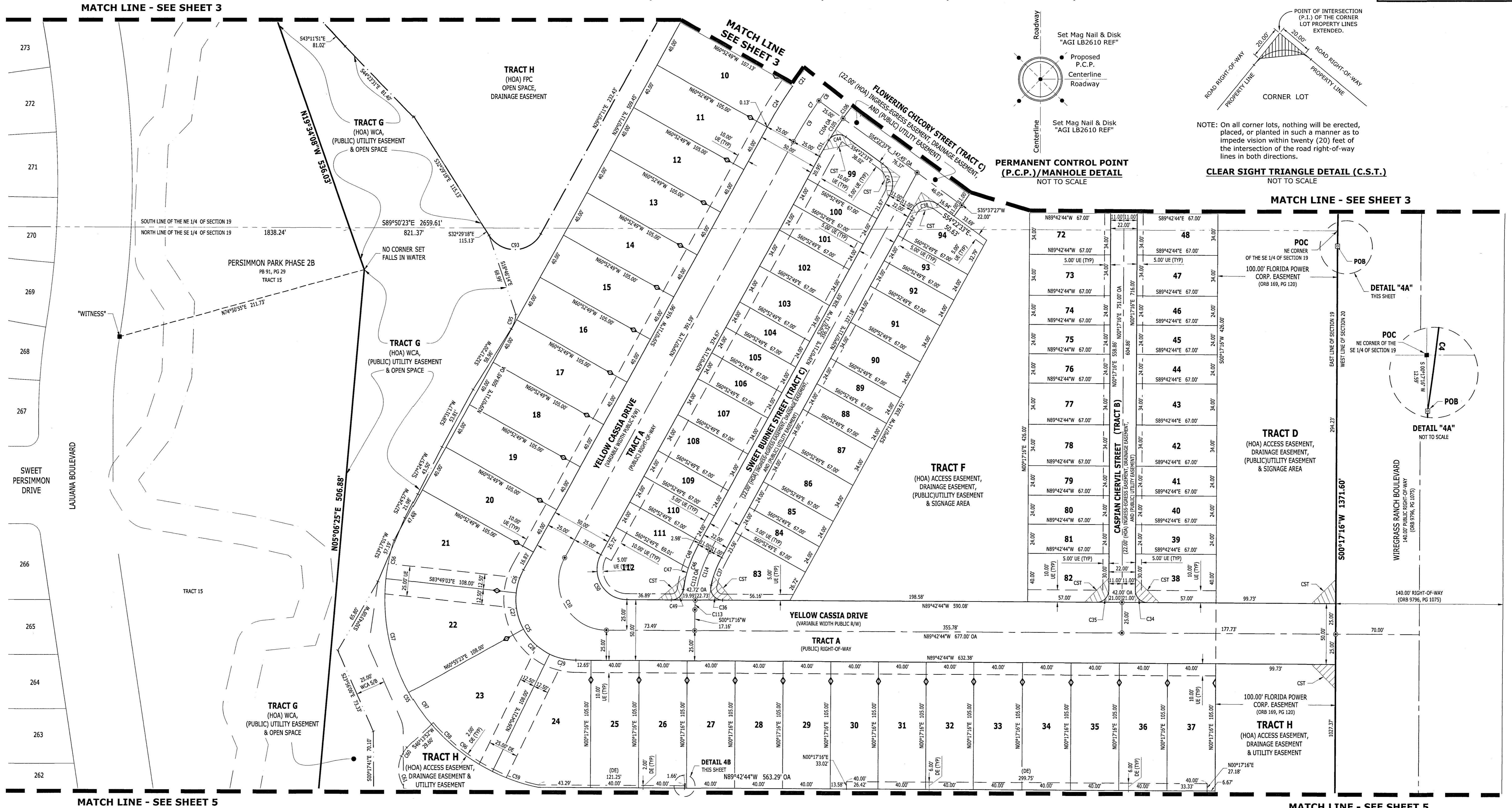
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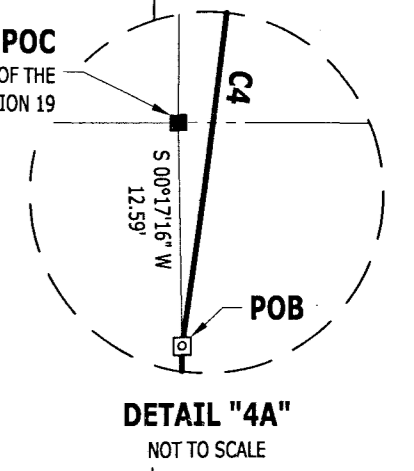
BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



PERMANENT CONTROL POINT (P.C.P.)/MANHOLE DETAIL NOT TO SCALE

NOTE: On all corner lots, nothing will be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

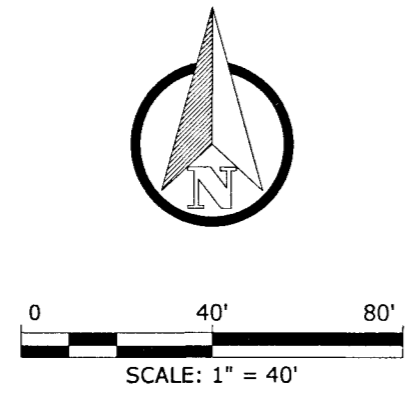
CLEAR SIGHT TRIANGLE DETAIL (C.S.T.) NOT TO SCALE



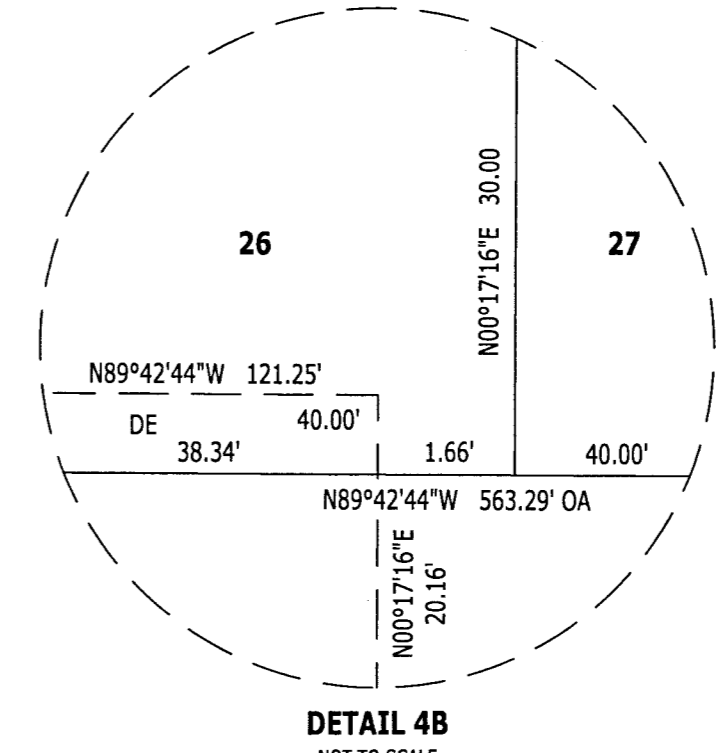
DETAIL "4A" NOT TO SCALE

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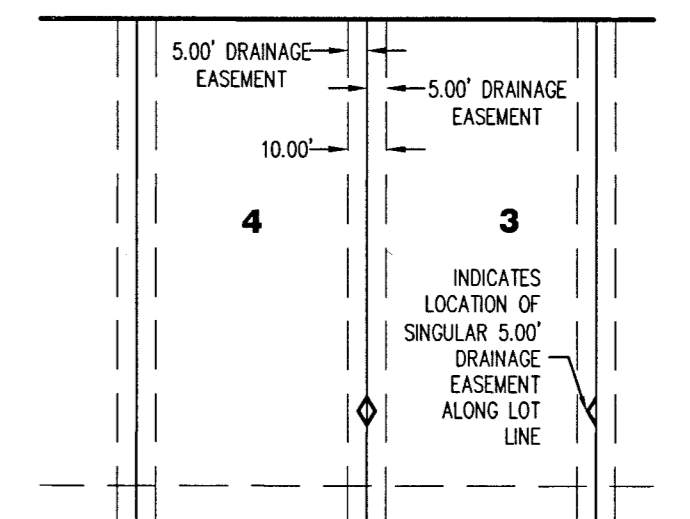
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CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	
C4	321.29	1,120.00	16°27'42"	S08°31'07"W	320.68'	C35	15.71'	10.00'	90°00'00"	S45°17'16"W	14.14'	C56	32.41'	158.00'	11°45'15"	S12°03'34"W	32.36'	C113	7.85'	100.00'	4°29'54"	S02°32'13"W	7.85'	
C7	89.69'	350.00'	14°40'59"	N36°27'40"E	89.45'	C36	17.99'	10.00'	103°03'13"	S38°11'08"E	15.66'	C57	97.23'	158.00'	35°15'34"	S11°26'50"E	95.70'	C114	42.47'	100.00'	24°20'11"	S16°57'10"W	42.15'	
C8	49.74'	350.00'	8°08'32"	S39°43'54"W	49.70'	C37	24.51'	89.00'	15°46'43"	S21°13'50"W	24.43'	C58	96.10'	158.00'	34°51'02"	S46°30'08"E	94.63'							
C9	39.96'	350.00'	6°32'27"	S32°23'24"W	39.93'	C38	25.26'	15.00'	96°30'16"	S77°22'19"W	22.38'	C59	40.27'	158.00'	14°36'07"	S71°13'42"E	40.16'							
C10	82.96'	40.00'	118°49'55"	S30°17'47"E	68.87'	C44	16.37'	10.00'	93°46'55"	S78°43'59"W	14.60'	C60	8.50'	35.00'	13°55'22"	S32°12'45"W	8.48'							
C11	96.10'	375.00'	14°40'59"	S36°27'40"W	95.84'	C45	29.15'	20.00'	83°29'44"	N12°37'41"W	26.63'	C61	39.41'	25.00'	99°19'04"	S19°54'28"E	35.45'							
C24	39.94'	375.00'	6°40'10"	S32°10'16"W	39.92'	C46	39.43'	111.00'	20°21'07"	S18°58'37"W	39.22'	C93	51.66'	25.00'	118°23'31"	N88°18'58"E	42.95'							
C25	103.70'	50.00'	118°49'55"	S30°17'47"E	86.09'	C47	18.28'	111.00'	9°26'17"	S13°29'12"W	18.26'	C94	12.56'	25.00'	28°46'28"	S17°54'06"W	12.42'							
C26	20.02'	50.00'	22°56'14"	S17°39'04"W	19.88'	C48	21.14'	111.00'	10°54'50"	S23°38'46"W	21.11'	C96	63.18'	156.00'	23°12'14"	S52°19'32"E	62.73'							
C27	30.77'	50.00'	35°15'34"	S11°26'50"E	30.29'	C49	14.23'	10.00'	81°31'12"	N49°21'40"E	13.06'	C97	31.81'	156.00'	11°41'01"	S34°55'08"E	31.76'							
C28	30.41'	50.00'	34°51'02"	S46°30'08"E	29.95'	C50	51.85'	25.00'	118°49'55"	S30°17'47"E	43.04'	C104	83.29'	325.00'	14°40'59"	S36°27'40"W	83.06'							
C29	22.50'	50.00'	25°47'06"	S76°49'12"E	22.31'	C51	15.44'	325.00'	2°43'21"	S30°28'51"W	15.44'	C105	21.68'	325.00'	3°49'16"	S33°45'10"W	21.67'							
C34	15.71'	10.00'	89°59'58"	N44°42'43"W	14.14'	C55	266.02'	158.00'	96°27'57"	S30°17'47"E	235.69'	C112	50.32'	100.00'	28°49'55"	S14°42'13"W	49.79'							



DETAIL 4B NOT TO SCALE



TYPICAL (HOA) SIDE YARD DRAINAGE EASEMENT FOR SINGLE FAMILY DETACHED UNITS

SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND

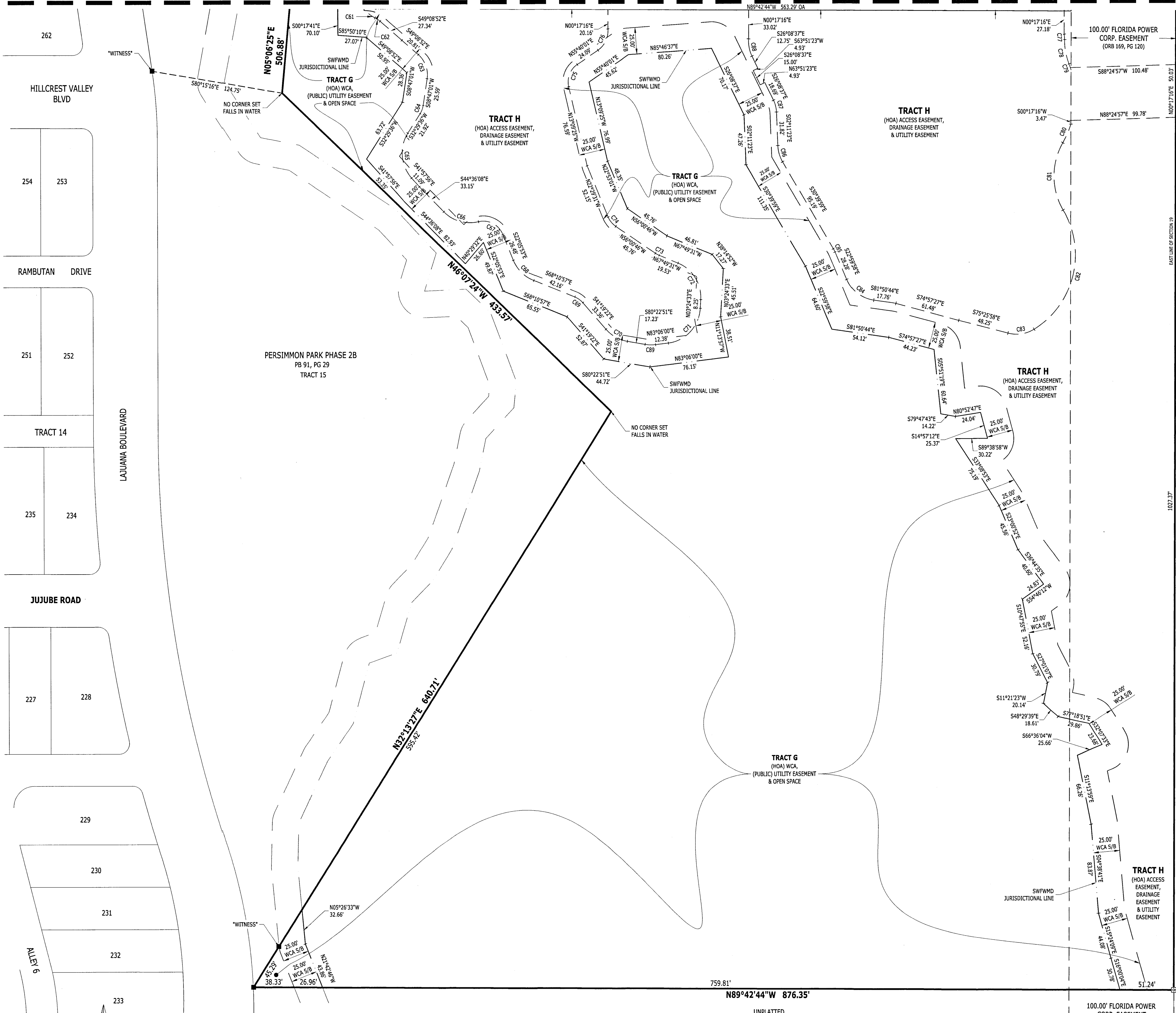
PERSIMMON PARK PHASE 3

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MATCH LINE - SEE SHEET 4

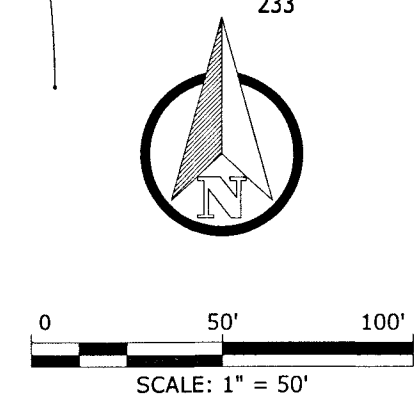
MATCH LINE - SEE SHEET 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C61	39.41'	25.00'	90°19'04"	S19°54'28"E	35.45'
C62	5.79'	21.82'	15°12'07"	N57°27'56"W	5.77'
C63	25.28'	25.00'	57°55'53"	N20°10'55"W	24.21'
C64	8.28'	20.00'	23°42'35"	N20°38'19"E	8.22'
C65	45.48'	35.00'	74°27'32"	S04°44'10"E	42.35'
C66	35.92'	35.00'	58°47'44"	S74°00'00"E	34.36'
C67	28.38'	20.00'	81°18'11"	N62°44'41"W	26.06'
C68	28.15'	35.00'	46°05'04"	S45°08'25"E	27.40'
C69	9.38'	20.00'	26°51'36"	N54°45'09"W	9.29'
C70	23.86'	35.00'	39°03'30"	S60°51'06"E	23.40'
C71	48.68'	35.00'	79°41'26"	N43°15'16"E	44.85'
C72	43.51'	35.00'	71°14'04"	N32°12'29"W	40.77'
C73	4.12'	20.00'	11°48'45"	S61°55'09"E	4.12'
C74	11.55'	20.00'	33°04'58"	S39°28'17"E	11.39'
C75	24.02'	20.00'	68°49'26"	S21°15'18"W	22.61'
C76	23.10'	22.00'	60°09'45"	N25°35'09"E	22.05'
C77	5.08'	32.00'	9°05'38"	N04°13'58"W	5.07'
C78	23.32'	63.00'	21°12'29"	N10°17'23"W	23.19'
C79	6.12'	87.00'	4°01'50"	N18°52'43"W	6.12'
C80	19.18'	87.00'	12°38'00"	N23°45'19"E	19.14'
C81	66.21'	63.00'	60°13'02"	N00°02'12"W	63.21'
C82	128.47'	82.47'	89°15'07"	N13°52'22"E	115.87'
C83	25.90'	32.00'	46°22'04"	N81°40'28"E	25.20'
C84	33.28'	32.40'	58°50'47"	S52°25'21"E	31.83'
C85	3.69'	27.60'	7°40'01"	S26°49'58"E	3.69'
C86	16.10'	32.40'	28°28'36"	S16°25'41"E	15.94'
C87	11.54'	27.60'	23°57'14"	S14°10'00"E	11.45'
C88	16.87'	32.40'	29°49'46"	S11°13'44"E	16.68'
C89	10.09'	35.00'	16°31'09"	S88°38'26"E	10.06'



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