

NORTHTRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 29

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 4 & 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE S00°02'41"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 5, SAME BEING THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 4, FOR 50.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAME BEING A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 4, SAME ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 5, S89°40'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAME BEING SAID LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, FOR 661.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, S00°03'38"E, ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, FOR 1,270.80 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 4, SAME BEING THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE S89°43'06"E, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, FOR 661.38 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, SAME BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE S89°43'23"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, FOR 438.06 FEET; THENCE LEAVING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, S00°24'00"W, FOR 19.36 FEET; THENCE N89°41'13"W, FOR 0.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 290.60 FEET, AND A CHORD BEARING S45°18'47"W, FOR 261.63 FEET TO THE POINT OF TANGENT; THENCE S00°18'47"W, FOR 115.00 FEET; THENCE N89°41'13"W, FOR 519.52 FEET; THENCE S00°18'47"W, FOR 115.00 FEET; THENCE N89°41'13"W, FOR 49.64 FEET; THENCE S32°05'20"E, FOR 59.22 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIUS BEARING OF S00°18'47"W, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 106°05'14", AN ARC LENGTH OF 27.77 FEET, AND A CHORD BEARING S37°16'10"W, FOR 23.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 16°05'14", AN ARC LENGTH OF 120.73 FEET, AND A CHORD BEARING S07°43'50"E, FOR 120.34 FEET TO THE POINT OF TANGENT; THENCE S00°18'47"W, FOR 36.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, AND A CHORD BEARING S44°41'13"E, FOR 21.21 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°18'47"W, FOR 50.00 FEET; THENCE S89°41'13"E, FOR 110.00 FEET; THENCE S00°18'47"W, FOR 110.00 FEET; THENCE S89°41'13"E, FOR 125.00 FEET; THENCE S83°58'35"E, FOR 50.25 FEET; THENCE S89°41'13"E, FOR 705.00 FEET; THENCE S00°18'47"W, FOR 214.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 90°05'04", AN ARC LENGTH OF 290.87 FEET, AND A CHORD BEARING S44°43'46"E, FOR 261.82 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°15'10"W, FOR 19.89 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE N89°44'50"W, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, FOR 899.32 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 4, SAME BEING THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE N89°46'23"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, FOR 1,322.97 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, SAME BEING THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 5; THENCE N89°34'00"W, ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, FOR 1,320.32 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5; THENCE N00°04'08"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, FOR 2,592.32 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAME BEING A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 5; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5 AND SAID LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, RESPECTIVELY, SAME BEING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD: (1) THENCE S89°34'19"E, BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION FOR 1,321.64 FEET; (2) THENCE S89°40'40"E, FOR 0.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,265,380 SQUARE FEET OR 143.833 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

NORTHTRIDGE 829, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "NORTHTRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

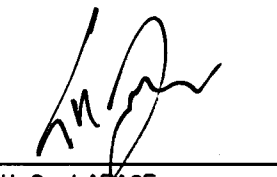
- THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "COD"), FEE TITLE TO TRACT "A-1", CONTAINING (COD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENT AND TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "B-8" CONTAINING (COD) DRAINAGE, ACCESS, LANDSCAPE BUFFER, AND EMERGENCY ACCESS EASEMENTS, AMENITY CENTER AND NEIGHBORHOOD PARKS, AND (PUBLIC) UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON.
- THE OWNER HEREBY GRANTS TO THE NORTHTRIDGE COMMERCIAL PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION" OR "POA"), ALL (POA) COMMERCIAL DRAINAGE EASEMENTS (COMM DE), (POA) MANAGER INGRESS-EGRESS EASEMENTS AND (POA) LANDSCAPE BUFFER (LS BUFFER), AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- THE OWNER DOES HEREBY RESERVE FEE TITLE FOR TRACTS B-9 AND B-10 AND WILL BE MAINTAINED BY THE OWNER.
- THE OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "PS-1" AND TRACT "PS-2" CONTAINING PUBLIC PUMP STATIONS, AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED HEREIN FOR PURPOSES INCIDENTAL THERETO. THE OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACTS "PS-1" AND "PS-2" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACTS "PS-1" AND "PS-2" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
- THE OWNER HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES 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 DISTRICT 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 EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- THE OWNER RESERVES FOR ITSELF, ITS 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 THIS 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 TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.
- THE OWNER HEREBY GRANTS AND RESERVES UNTO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS THE 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 SECTION 177.085(1), FLORIDA STATUTES.
- THE OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES 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, FIRE PROTECTION, STREET LIGHTS 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 ARE, EXTEND AND INURE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SAID 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.
- THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.
- THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS "TRACT A-1", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
- THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE DISTRICT, THEIR SUCCESSORS, OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE (DE), ACCESS (AE), LANDSCAPE BUFFER (LS BUFFER), SIGN (SE), AND UTILITY (UE) EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE FACILITIES LYING THEREIN.
- THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL, OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL EMERGENCY SERVICES AND APPROPRIATE UTILITY ENTITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE EMERGENCY ACCESS EASEMENT AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES IN THE EVENT OF AN EMERGENCY. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE COD SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.
- THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY A NON-INGRESS/ EGRESS EASEMENT OF 209.00' ALONG BRIMSTONE KNOLL STREET AT THE REAR OF LOTS 93, 94, AND 95, AS SHOWN HEREON.
- THE OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO THE COUNTY, A PUBLIC UTILITY EASEMENT AS SHOWN IN TRACT "B-7".

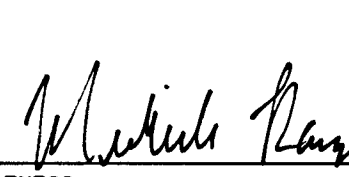
CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

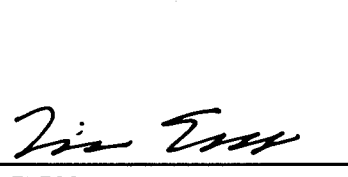
- THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A PERPETUAL EASEMENT OVER ALL PRIVATE INGRESS/EGRESS OR ACCESS EASEMENTS AND PARKING AREAS FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- THE OWNER HEREBY GRANTS TO THE OWNER OF LOT A, ITS SUCCESSORS AND ASSIGNS, AN INGRESS EGRESS EASEMENT OVER THE (POA) INGRESS-EGRESS EASEMENTS AS SHOWN HEREON.

OWNER:

NORTHTRIDGE 829, LLC, A FLORIDA LIMITED LIABILITY COMPANY


JOSEPH C. LAFACE
MANAGER


WITNESS
Michelle Ramos
PRINTED NAME


WITNESS
Quin Thomas
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA)

COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 04 DAY OF February, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOSEPH C. LAFACE, AS MANAGER OF NORTHTRIDGE 829, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME 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.

MY COMMISSION EXPIRES: 6-22-28

COMMISSION NUMBER: HH496037

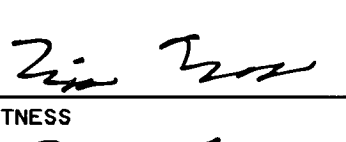

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

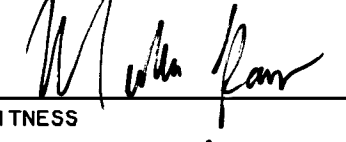


CERTIFICATE OF ACCEPTANCE:

THE NORTHTRIDGE COMMERCIAL PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.


RICHARD SACCHI
PRESIDENT


WITNESS
Quin Thomas
PRINTED NAME


WITNESS
Michelle Ramos
PRINTED NAME

ACKNOWLEDGEMENT OF PROPERTY OWNER'S ASSOCIATION:

STATE OF FLORIDA)

COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 04 DAY OF February, 2026, BEFORE ME PERSONALLY APPEARED RICHARD SACCHI, BY MEANS OF PHYSICAL PRESENCE, AS PRESIDENT OF THE NORTHTRIDGE COMMERCIAL PROPERTY OWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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.

MY COMMISSION EXPIRES: 6-22-28

COMMISSION NUMBER: HH496037


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

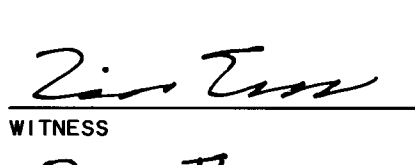


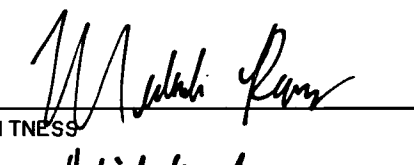
CERTIFICATE OF ACCEPTANCE:

OF THE NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ACCEPTED AT AN OPEN MEETING OF THE NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 04 DAY OF February, 2026, AND THE DISTRICT HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.


RICHARD SACCHI
CHAIR


WITNESS
Quin Thomas
PRINTED NAME


WITNESS
Michelle Ramos
PRINTED NAME

ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

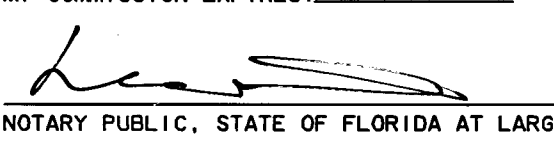
STATE OF FLORIDA)

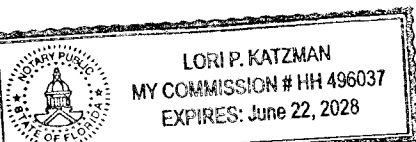
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 04 DAY OF February, 2026, BEFORE ME PERSONALLY APPEARED RICHARD SACCHI, BY MEANS OF PHYSICAL PRESENCE, AS CHAIR OF NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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.

MY COMMISSION EXPIRES: 6-22-28


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCOMBERED BY THAT CERTAIN MORTGAGE RECORDED ON JANUARY 15TH, 2025 IN OFFICIAL RECORDS BOOK 11143, PAGE 1, AND THAT CERTAIN MORTGAGE RECORDED ON OCTOBER 30TH, 2024 IN OFFICIAL RECORDS BOOK 11102, PAGE 462. BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND SEPARATE JOINDER AND CONSENT TO PLAT NORTHTRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL SHALL BE RECORDED WITH THIS PLAT.

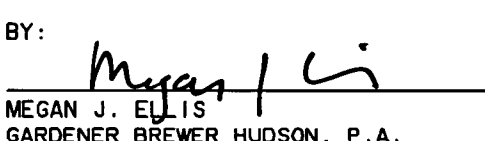
CERTIFICATE OF TITLE:

STATE OF FLORIDA)

COUNTY OF PASCO)

I, MEGAN J. ELLIS, OF GARDNER BREWER HUDSON, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS VESTED IN NORTHTRIDGE 829, LLC, A FLORIDA LIMITED LIABILITY COMPANY. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT: ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND. FILE NUMBER - 24107573

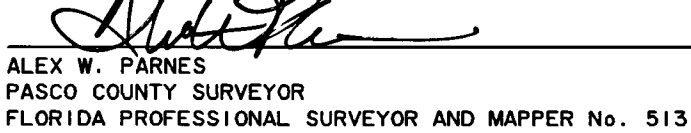
THIS 04 DAY OF February, 2026

BY: 
MEGAN J. ELLIS
GARDNER BREWER HUDSON, P.A.
BAR NUMBER: 664901

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

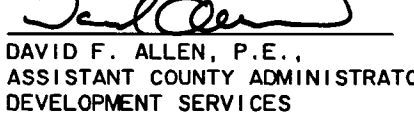
PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE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

SIGNED AND SEALED THIS 17 DAY OF February, 2026


ALEX W. PARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FL

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF March, 2026, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.


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

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

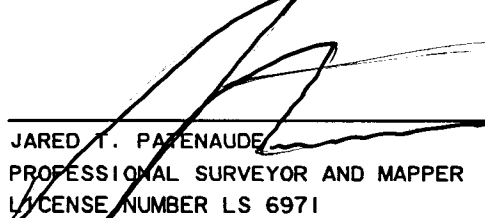
I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 04 DAY OF March, 2026 IN PLAT BOOK 101, PAGES 29 THROUGH 40.


NICHOLAS ALAN SANDER, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

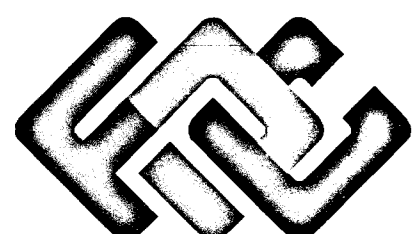
SURVEYOR AND MAPPER'S CERTIFICATE

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 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 28TH, DAY OF JULY, 2025, 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 04 DAY OF February, 2026.


JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150 LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
SEPTEMBER 2024 – 2024-0060 (233-SPC 83-11)

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.

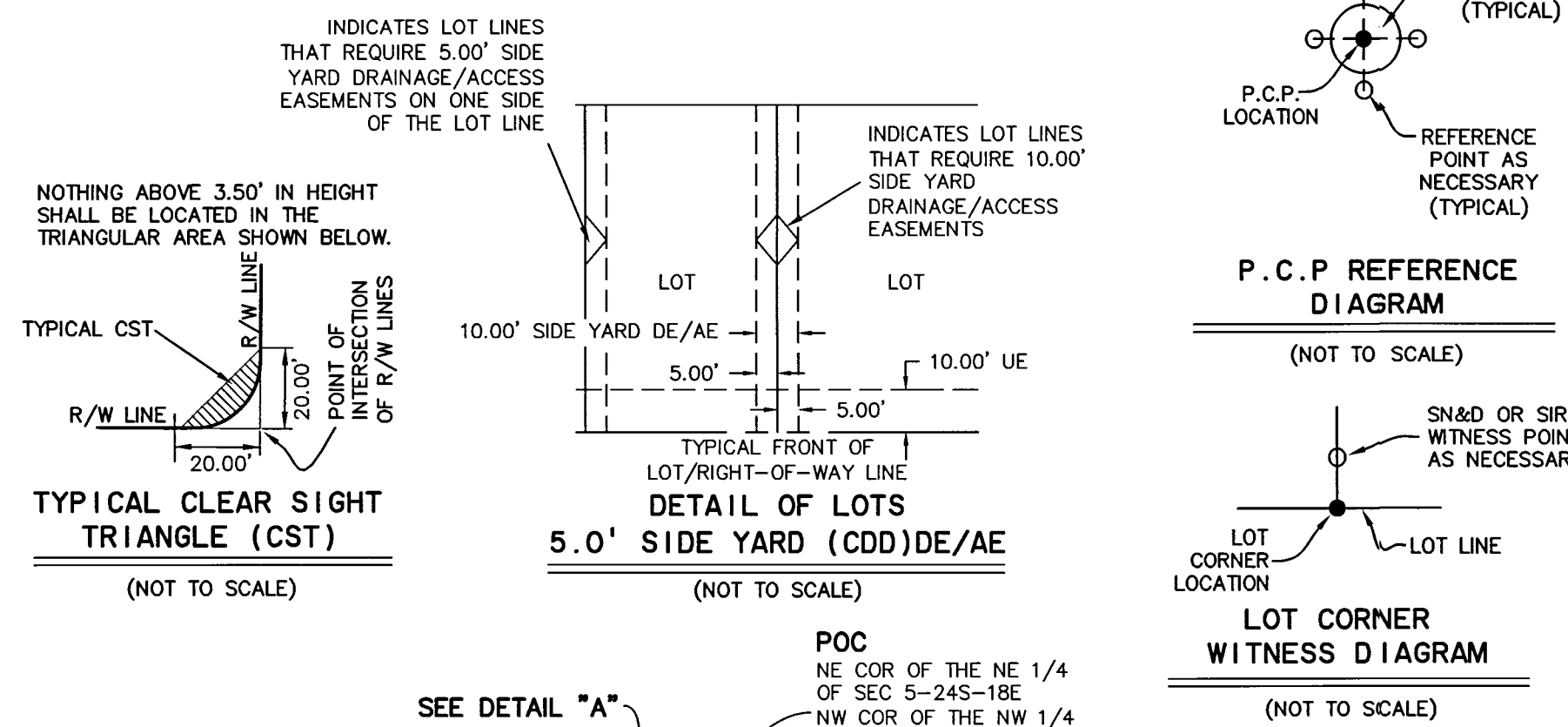
NORTHRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 30

NOTES:

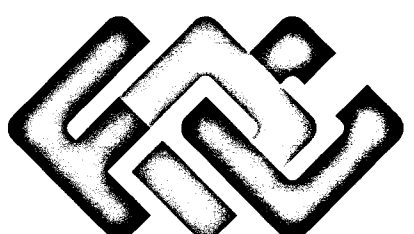
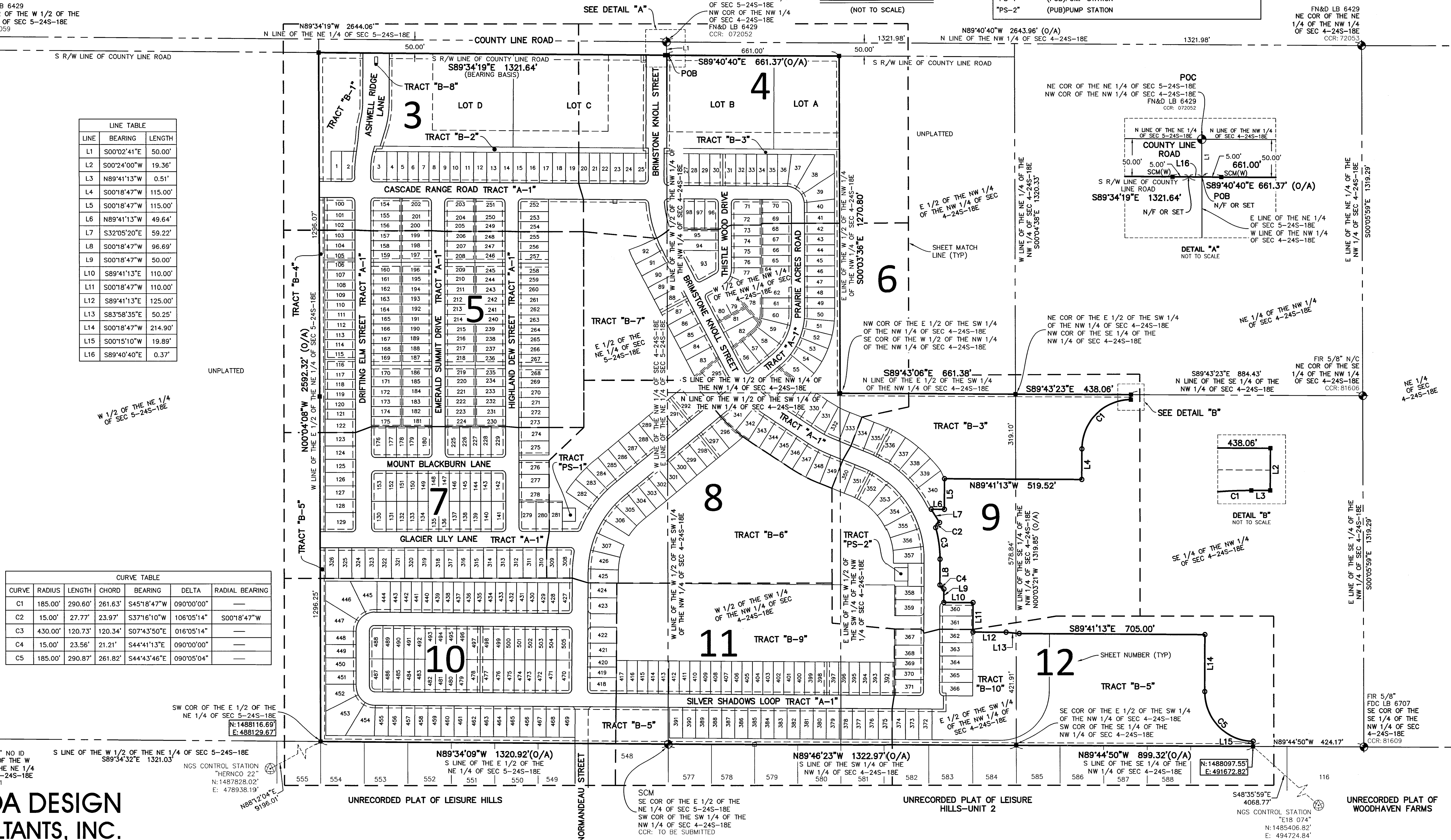
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION. MORE PARTICULARLY BEARINGS ARE BASED UPON A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, BEING S89°34'19"E, AS SHOWN ON THE MAP OF SURVEY. CONTROL MONUMENTS UTILIZED ARE: (a) A HORIZONTAL CONTROL DISK, IN TOP OF CONCRETE MONUMENT, STAMPED "HERNCO 22 1999", DESIGNATED BY NGS AS "HERNCO 22", PID = A17325 (NORTHING = 1,487,928.02, EASTING = 478,938.19), (b) AN ALUMINUM ALLOY ROD, LID STAMPED "E18-074 1991", DESIGNATED BY NGS AS "E18 074", PID = AL7993 (NORTHING = 1,485,406.82, EASTING = 494,724.84), BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE. ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED "PCP LB 6707". LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED FDC LB 6707 (IN HARD SURFACES). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 WITNESS (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED FDC LB 6707 WITNESS (IN HARD SURFACES). MONUMENTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES 177.091(8), WITHIN THE TIME ALLOTTED.
- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "NORTHRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL" ARE SUBJECT TO THE MATTERS SET FORTH IN OFFICIAL RECORDS BOOK 11207, PAGE 586, OFFICIAL RECORDS BOOK 40, PAGE 114; OFFICIAL RECORDS BOOK 1588, PAGES 1441, 1464, 1508, AND 1521; OFFICIAL RECORDS BOOK 10765, PAGE 3485; AND OFFICIAL RECORDS BOOK 10914, PAGE 120, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



TRACT	DESIGNATION
"A-1"	(CDD)RIGHT-OF-WAY, (PUB)UTILITY EASEMENT
"B-1"	(CDD)DRAINAGE AND ACCESS EASEMENTS, LANDSCAPE BUFFER, AND (PUB)UTILITY EASEMENT
"B-2"	(CDD)DRAINAGE AND ACCESS EASEMENTS, LANDSCAPE BUFFER, AND (PUB)UTILITY EASEMENT
"B-3"	(CDD)DRAINAGE AND ACCESS EASEMENTS, LANDSCAPE BUFFER, AND (PUB)UTILITY EASEMENT
"B-4"	(CDD)DRAINAGE AND ACCESS EASEMENTS, LANDSCAPE BUFFER, AND (PUB)UTILITY EASEMENT
"B-5"	(CDD)DRAINAGE AND ACCESS EASEMENTS, LANDSCAPE BUFFER, AND (PUB)UTILITY AND EMERGENCY ACCESS EASEMENTS
"B-6"	(CDD)DRAINAGE AND ACCESS EASEMENTS, NEIGHBORHOOD PARK, AND (PUB)UTILITY EASEMENT
"B-7"	(CDD)AMENITY CENTER, DRAINAGE AND ACCESS EASEMENTS, NEIGHBORHOOD PARK, AND (PUB)UTILITY EASEMENT
"B-8"	(CDD)SIGN AND LANDSCAPE EASEMENT
"B-9"	OWNER RETAINED TRACT, FUTURE DEVELOPMENT, AND (PUB)UTILITY EASEMENT
"B-10"	OWNER RETAINED TRACT, FUTURE DEVELOPMENT
"PS-1"	(PUB)PUMP STATION
"PS-2"	(PUB)PUMP STATION

LEGEND

- AE = ACCESS EASEMENT
- BNG = BEARING
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- E = EASTERLY
- ESMT = EASEMENT
- FCM = FOUND 4"x4" CONCRETE MONUMENT FROM LB 6707 UNLESS OTHERWISE NOTED
- FDC = FLORIDA DESIGN CONSULTANTS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FE = FENCE EASEMENT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- LB = LICENSED BUSINESS
- LBA = LANDSCAPE BUFFER AREA
- LE = LANDSCAPE EASEMENT
- N/C = NO CAP
- N/F = NOT FOUND
- NOS = NATIONAL GEODETIC SURVEY
- (NR) = NON-RADIAL
- NLY = NORTHERLY
- NTS = NOT TO SCALE
- NWLY = NORTHWESTERLY
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- POA = PROPERTY OWNER'S ASSOCIATION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PG(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- PUB = PUBLIC
- R/W = RIGHT-OF-WAY
- SCM = SET 4"x4" CONCRETE MONUMENT FROM LB 6707 UNLESS OTHERWISE NOTED
- (W) = LB 6707 WIT COR' (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
- S'LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- WLY = WESTERLY
- WCA = WETLAND CONSERVATION AREA
- WMCA = WETLAND MITIGATION CONSERVATION AREA



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SHEET 2 OF 12
NORTHRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

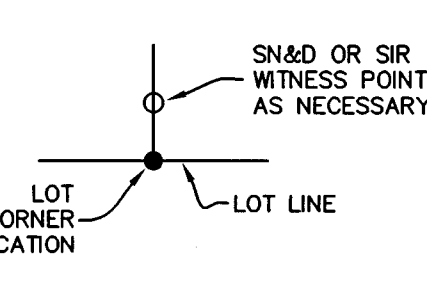
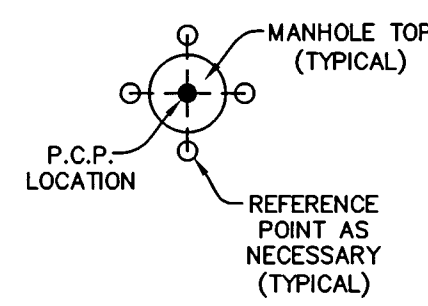
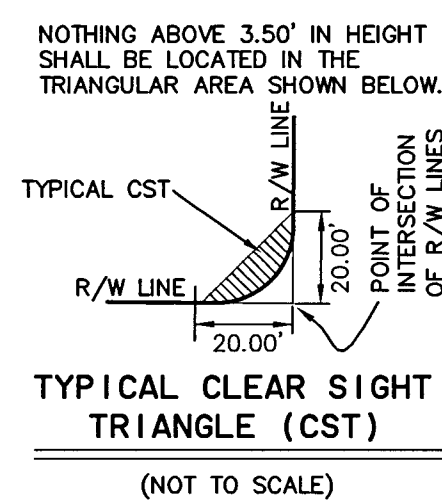
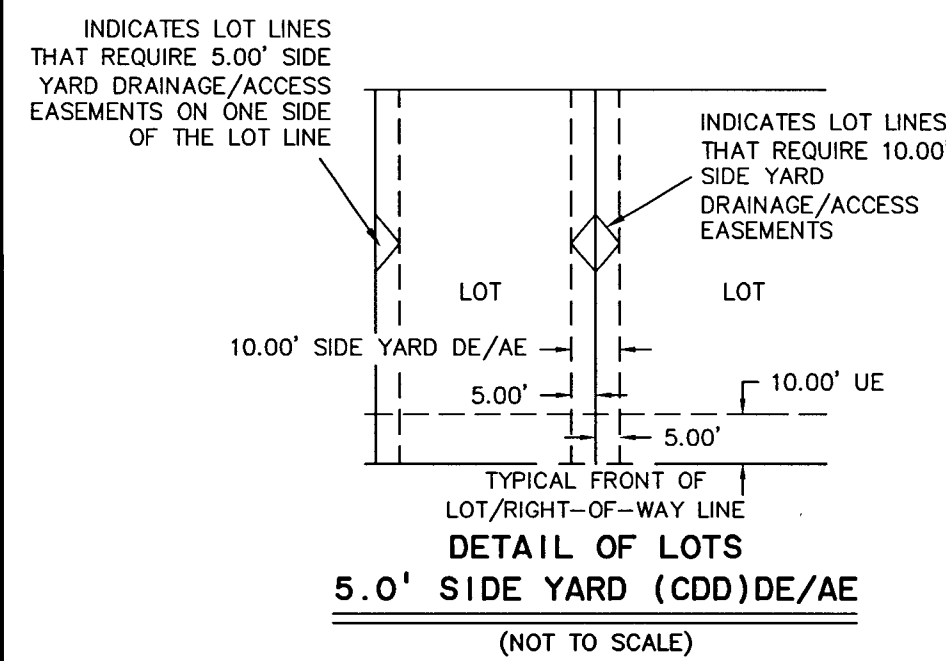
NORTHTRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

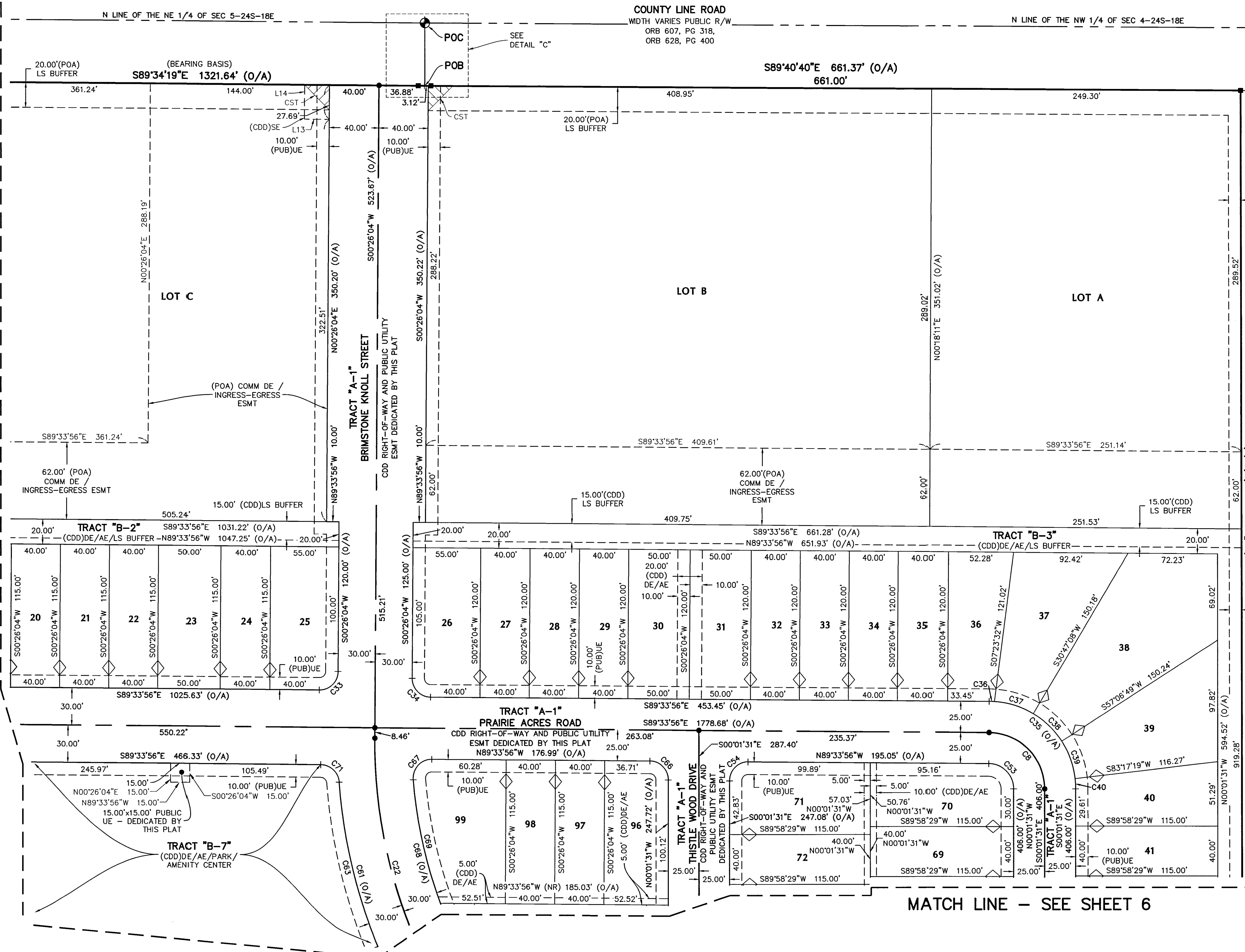
PLAT BOOK 101 PAGE 32

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	45.00'	70.32'	63.38'	N44°47'44"W	89°32'26"
C22	400.00'	198.46'	196.43'	S13°46'46"E	28°25'38"
C33	15.00'	23.56'	21.21'	N45°26'04"E	90°00'00"
C34	15.00'	23.56'	21.21'	S44°33'56"E	90°00'00"
C35	70.00'	109.39'	98.60'	N44°47'44"W	89°32'26"
C36	70.00'	4.18'	4.18'	N87°51'18"W	3°25'17"
C37	70.00'	32.90'	32.60'	N72°40'45"W	26°55'47"
C38	70.00'	32.17'	31.88'	N46°03'01"W	26°19'41"
C39	70.00'	31.98'	31.70'	N19°47'56"W	26°10'30"
C40	70.00'	8.17'	8.16'	N03°22'06"W	6°41'10"
C53	20.00'	31.26'	28.17'	N44°47'44"W	89°32'26"
C54	15.00'	23.68'	21.30'	S45°12'16"W	90°27'34"
C61	430.00'	177.99'	176.73'	S16°08'04"E	23°43'01"
C63	430.00'	135.86'	135.29'	S13°19'38"E	18°06'10"
C66	15.00'	23.44'	21.13'	N44°47'44"W	89°32'26"
C67	15.00'	24.90'	22.14'	S42°53'08"W	95°05'51"
C68	370.00'	150.66'	149.62'	S16°19'41"E	23°19'47"
C69	370.00'	101.57'	101.25'	S12°31'38"E	15°43'40"
C71	15.00'	22.33'	20.32'	N46°55'15"W	85°17'23"

LINE	BEARING	LENGTH
L1	S00°02'41"E	50.00'
L13	S89°34'19"E	20.00'
L14	N00°26'04"E	27.69'
L16	S89°40'40"E	0.37'

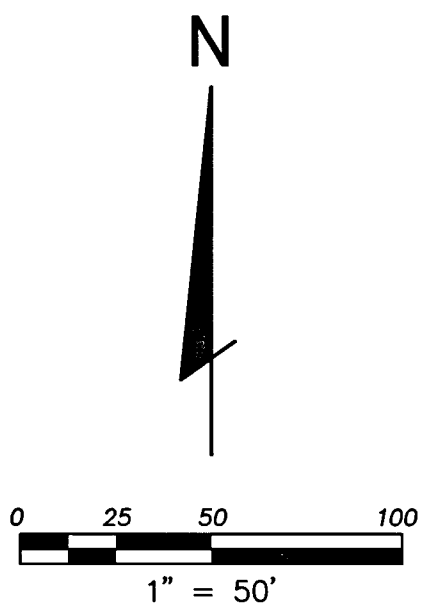
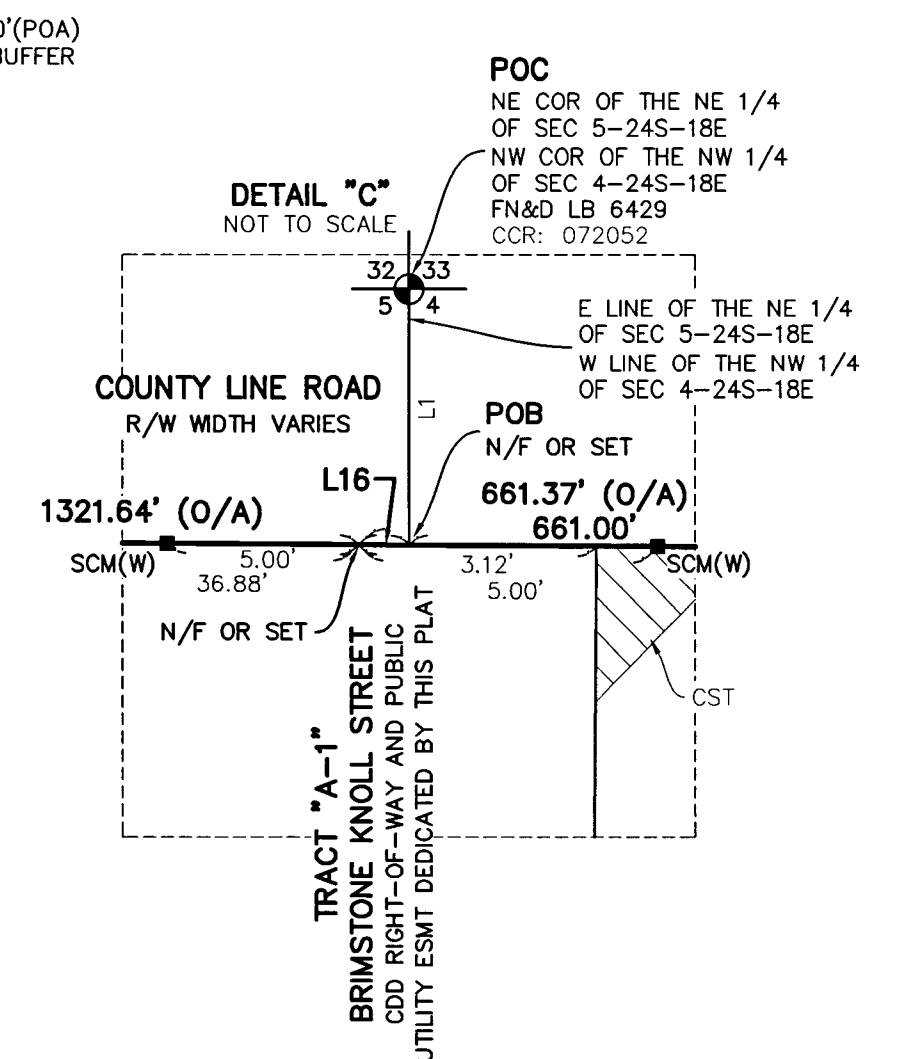


MATCH LINE - SEE SHEET 3



HERNANDO COUNTY

PASCO COUNTY



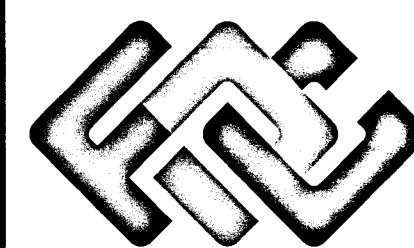
MATCH LINE - SEE SHEET 6

LEGEND

AE = ACCESS EASEMENT
BNG = BEARING
(C) = CALCULATED
COR = CERTIFIED CORNER RECORD
CDD = COMMUNITY DEVELOPMENT DISTRICT
COMM = COMMUNITY
COR = CORNER
CST = CLEAR SIGHT TRIANGLE EASEMENT
DE = DRAINAGE EASEMENT
ELY = EASTERLY
EASEMENT = EASEMENT
FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
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FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FE = FENCE EASEMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
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SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
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⊕ = SECTION CORNER
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⊙ = NGS CONTROL POINT
○ = SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED)



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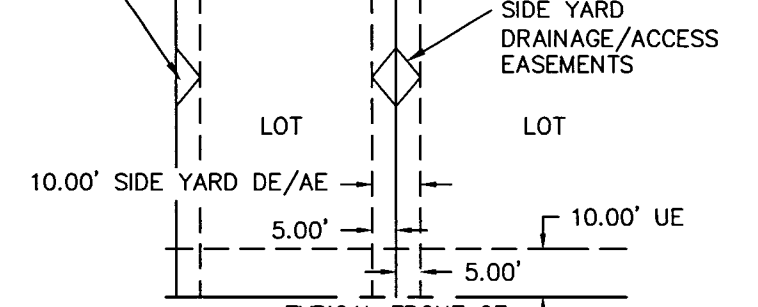
SHEET 4 OF 12
NORTHTRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

NORTHRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

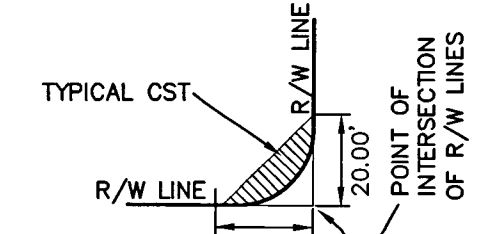
PLAT BOOK **101** PAGE **33**

INDICATES LOT LINES THAT REQUIRE 5.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE

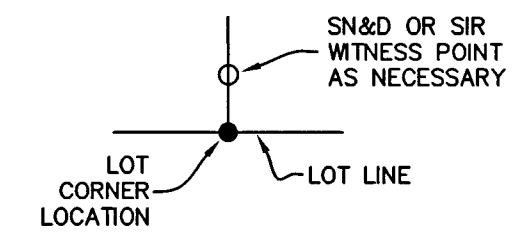


DETAIL OF LOTS 5.0' SIDE YARD (CDD)DE/AE (NOT TO SCALE)

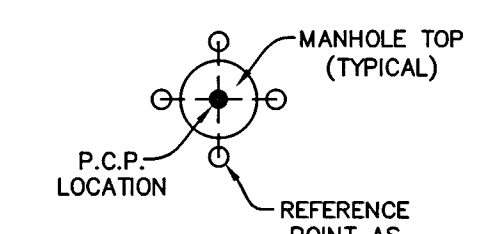
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



TYPICAL CLEAR SIGHT TRIANGLE (CST) (NOT TO SCALE)



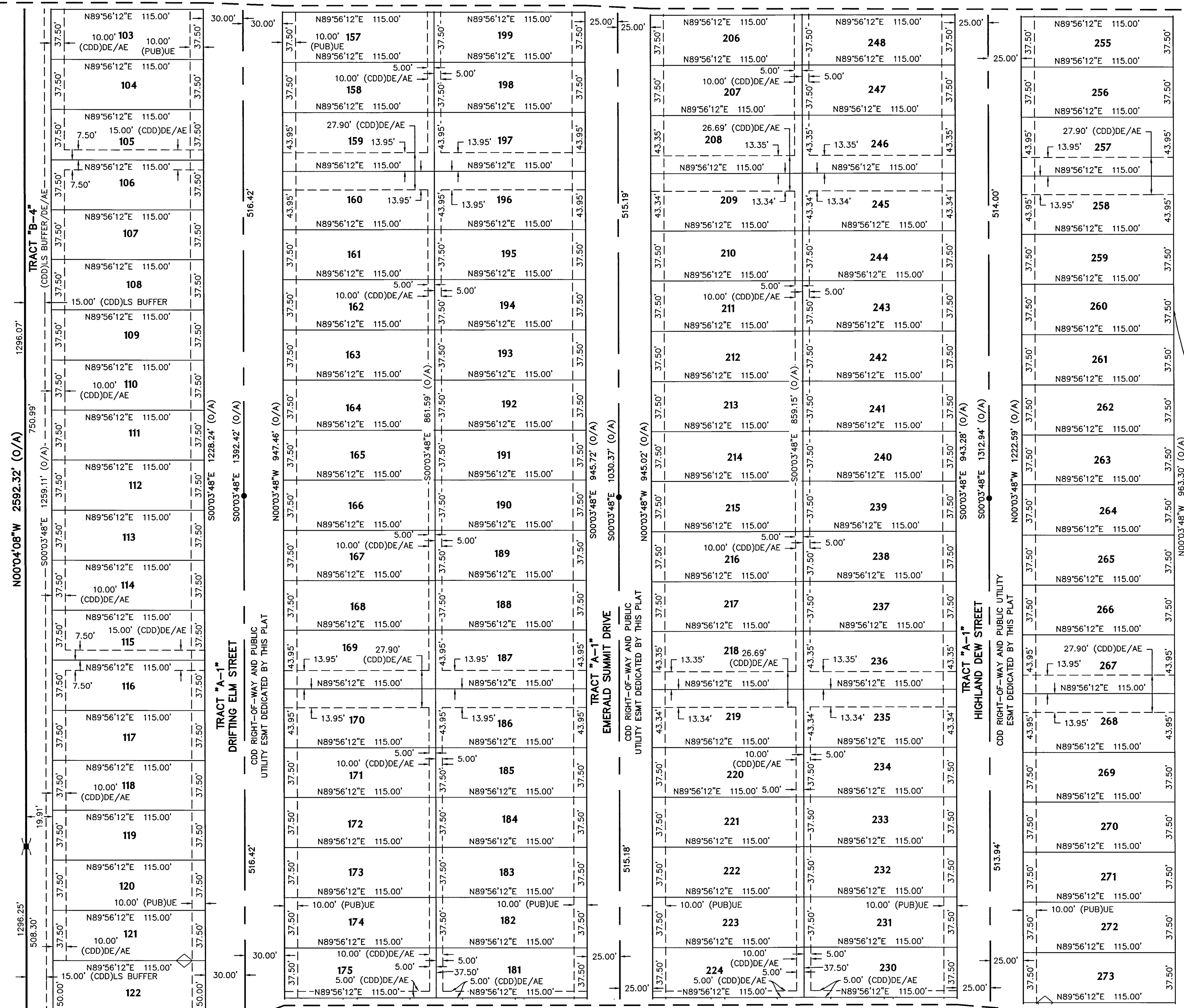
LOT CORNER WITNESS DIAGRAM (NOT TO SCALE)



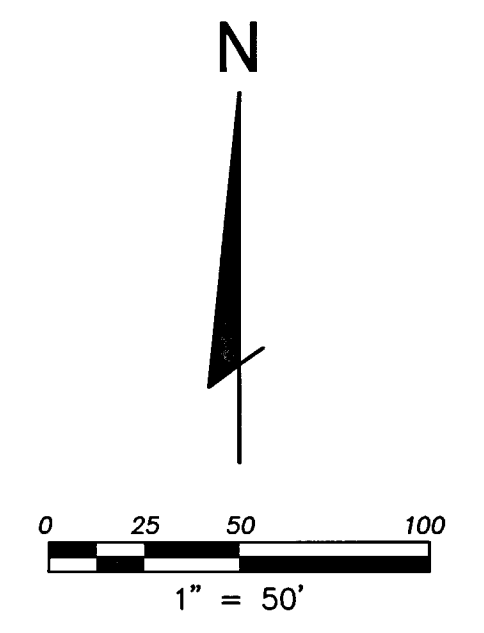
P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)

UNPLATTED

MATCH LINE - SEE SHEET 3



MATCH LINE - SEE SHEET 7



MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8

TRACT "B-7" (CDD)DE/AE/PARK/AMENITY CENTER



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 - = SET NAIL AND DISK "FDC LB 6707 PCP" (UNLESS OTHERWISE NOTED)
 - ⊕ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - ⊙ = NGS CONTROL POINT
 - = SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED)

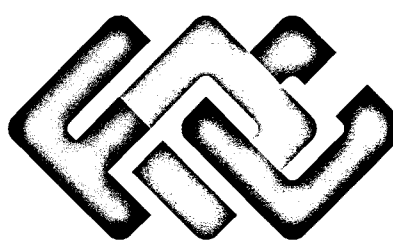
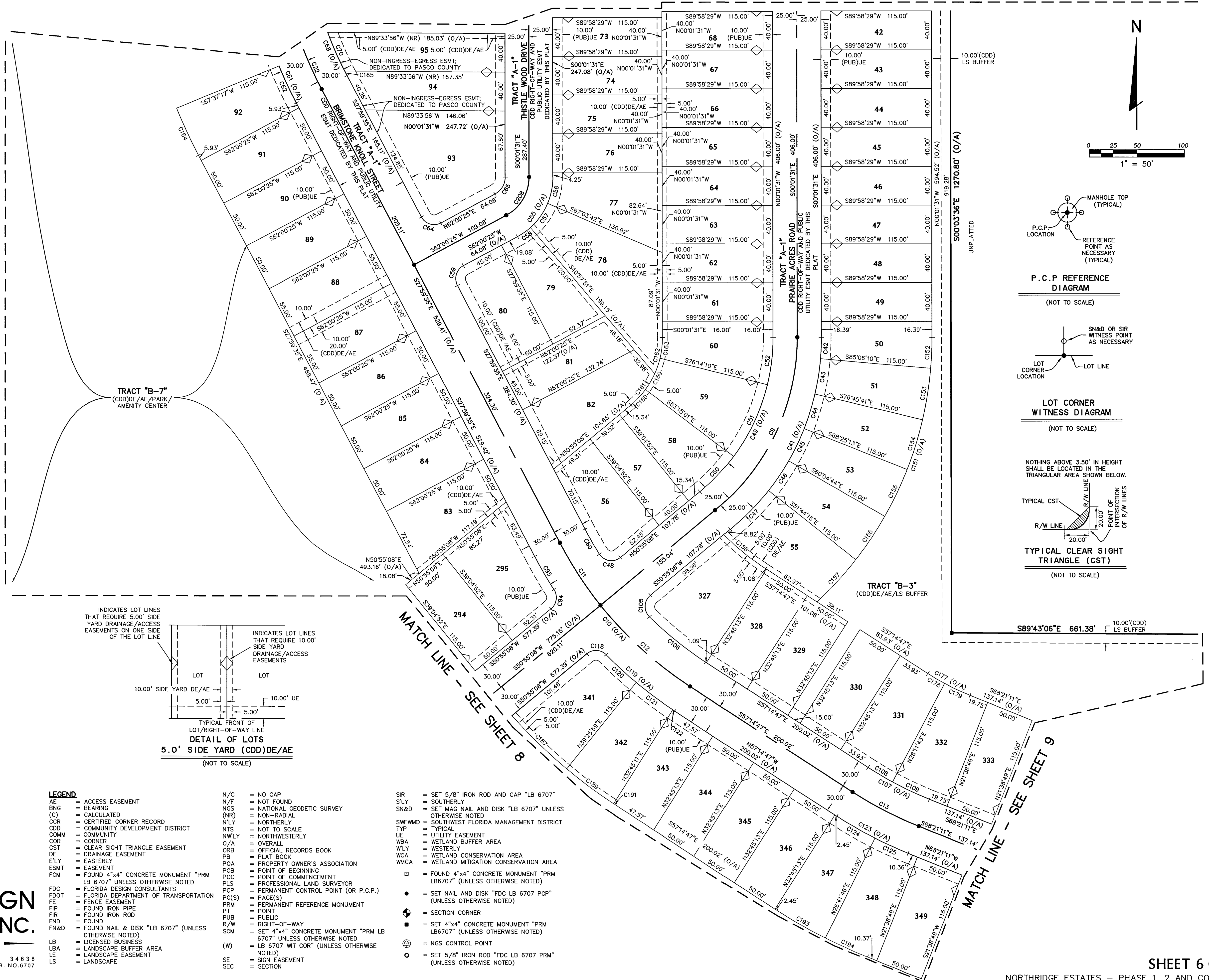
NORTHBRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 34

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C9	230.00'	204.50'	197.83'	N25°26'49"E
C10	400.00'	204.23'	202.02'	S42°37'11"E
C11	400.00'	77.41'	77.29'	S33°32'13"E
C12	400.00'	126.82'	126.29'	S48°09'50"E
C13	400.00'	77.54'	77.42'	S62°47'59"E
C22	400.00'	198.46'	196.43'	S13°46'46"E
C41	255.00'	226.73'	219.34'	N25°26'49"E
C42	255.00'	21.91'	21.90'	N02°26'10"E
C43	255.00'	37.12'	37.09'	N09°04'04"E
C44	255.00'	37.12'	37.09'	N17°24'33"E
C45	255.00'	37.12'	37.09'	N25°45'02"E
C46	255.00'	37.12'	37.09'	N34°05'30"E
C47	255.00'	56.33'	56.21'	N44°35'26"E
C48	15.00'	25.26'	22.38'	S80°50'47"E
C49	205.00'	182.27'	176.33'	N25°26'49"E
C50	205.00'	50.70'	50.57'	N43°50'04"E
C51	205.00'	82.24'	81.69'	N25°15'25"E
C52	205.00'	49.34'	49.22'	N06°52'10"E
C55	70.00'	75.79'	72.14'	N30°59'27"E
C56	70.00'	28.06'	27.87'	N11°27'24"E
C57	70.00'	31.23'	30.97'	N35°43'06"E
C58	70.00'	16.50'	16.47'	N55°15'09"E
C59	15.00'	23.56'	21.21'	S17°00'25"W
C60	370.00'	29.83'	29.82'	S30°18'08"E
C61	430.00'	177.99'	176.73'	S16°08'04"E
C62	430.00'	42.13'	42.12'	S25°11'09"E
C64	15.00'	23.56'	21.21'	S72°59'35"E
C65	20.00'	21.65'	20.61'	N30°59'27"E
C68	370.00'	150.66'	149.62'	S16°19'41"E
C70	370.00'	43.89'	43.86'	S23°47'21"E
C94	15.00'	22.04'	20.11'	N08°49'15"E
C95	430.00'	39.66'	39.64'	S30°38'06"E
C105	15.00'	25.26'	22.38'	S02°41'03"W
C106	370.00'	75.53'	75.40'	S51°23'55"E
C107	370.00'	71.72'	71.61'	S62°47'59"E
C108	370.00'	29.44'	29.43'	S59°31'32"E
C109	370.00'	42.29'	42.26'	S65°04'44"E
C118	15.00'	22.04'	20.11'	N86°58'59"W
C119	430.00'	92.77'	92.59'	S51°03'57"E
C120	430.00'	42.64'	42.63'	S47°43'34"E
C121	430.00'	47.69'	47.67'	S53°44'40"E
C122	430.00'	2.43'	2.43'	S57°05'03"E
C123	430.00'	83.35'	83.22'	S62°47'59"E
C124	430.00'	45.46'	45.44'	S60°16'31"E
C125	430.00'	37.89'	37.88'	S65°49'42"E
C151	370.00'	306.67'	297.97'	N23°43'10"E
C152	370.00'	31.79'	31.78'	N02°26'10"E
C153	370.00'	53.87'	53.82'	N09°04'04"E
C154	370.00'	53.87'	53.82'	N17°24'33"E
C155	370.00'	53.87'	53.82'	N25°45'02"E
C156	370.00'	53.87'	53.82'	N34°05'30"E
C157	370.00'	59.42'	59.36'	N42°51'48"E
C158	255.00'	55.81'	55.70'	S50°58'37"E
C159	90.00'	36.11'	35.86'	N25°15'25"E
C160	90.00'	22.26'	22.20'	N43°50'04"E
C161	90.00'	41.44'	41.08'	N37°43'36"E
C162	90.00'	38.58'	38.28'	N12°15'16"E
C163	90.00'	21.66'	21.61'	N06°52'09"E
C164	545.00'	53.40'	53.38'	S25°11'09"E
C165	370.00'	5.20'	5.20'	S27°35'24"E
C177	255.00'	49.43'	49.35'	S62°47'59"E
C178	255.00'	20.29'	20.28'	S59°31'32"E
C179	255.00'	29.14'	29.13'	S65°04'44"E
C187	545.00'	79.24'	79.17'	S46°24'07"E
C189	545.00'	61.10'	61.07'	S53°46'44"E
C191	545.00'	2.43'	2.43'	S57°07'07"E
C193	545.00'	57.62'	57.59'	S60°16'31"E
C194	545.00'	48.03'	48.01'	S65°49'42"E
C208	45.00'	48.72'	46.38'	N30°59'27"E

MATCH LINE – SEE SHEET 5



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SEPTEMBER 2024 – 2024-0060 (233-SPC 83-11)

SHEET 6 OF 12

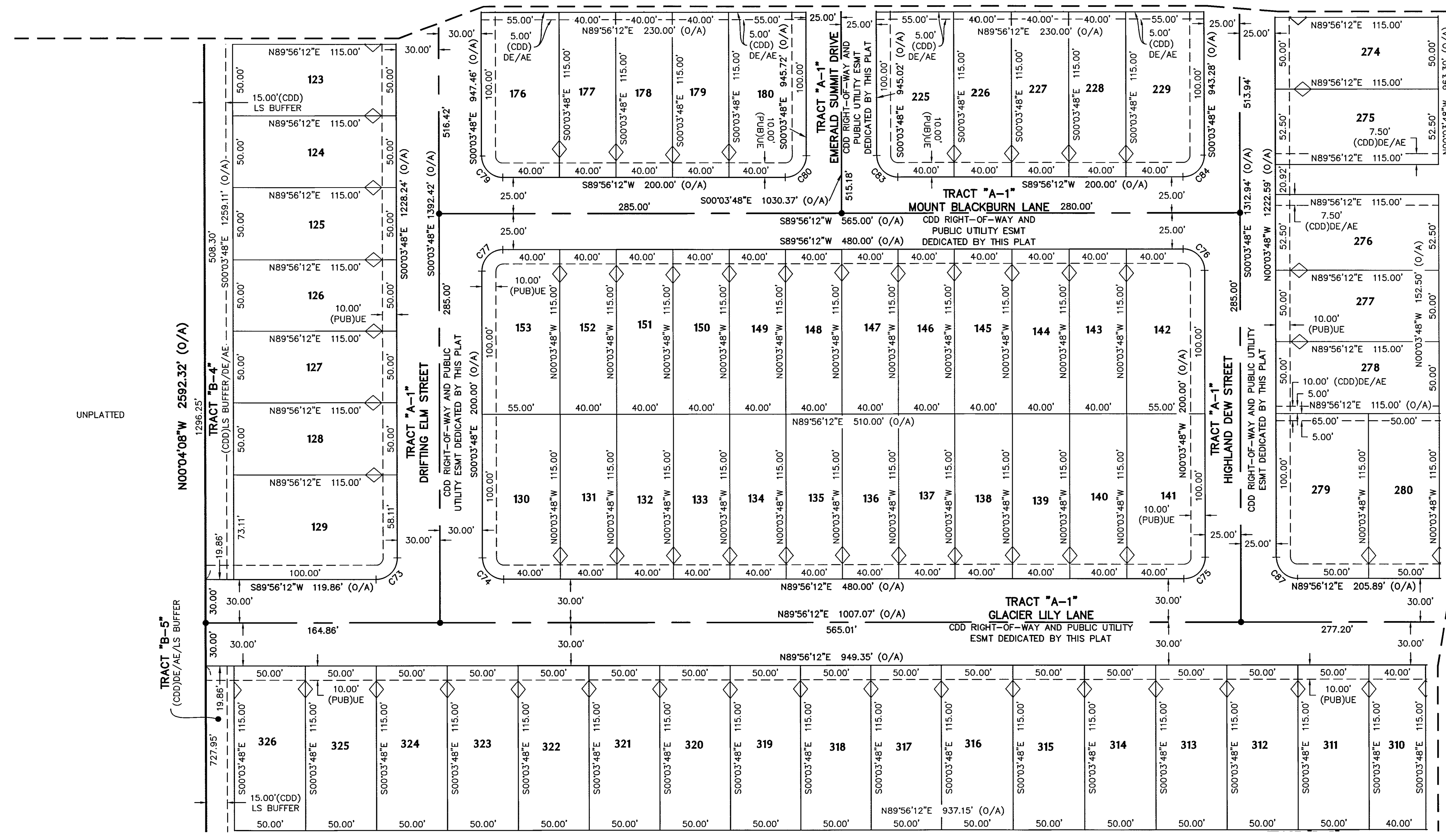
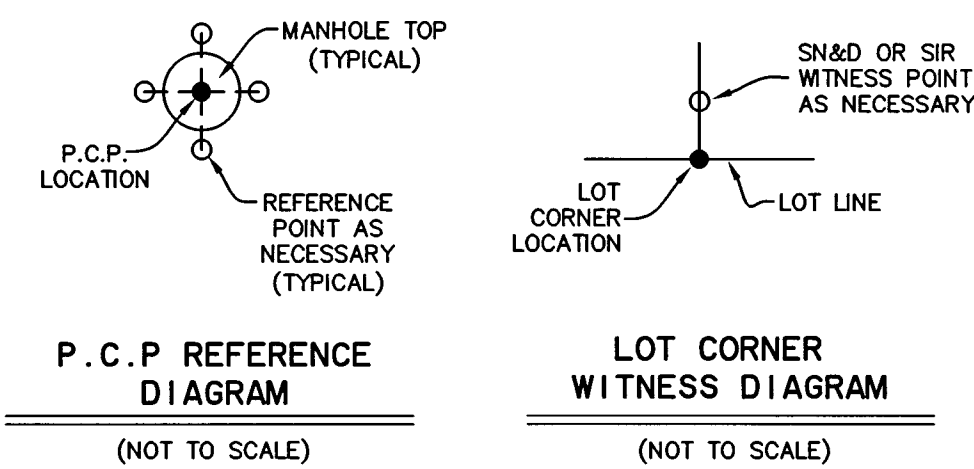
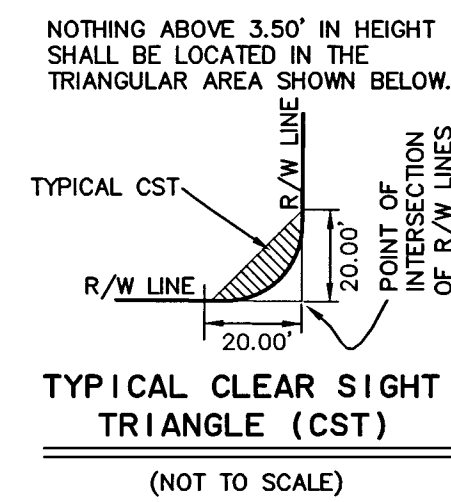
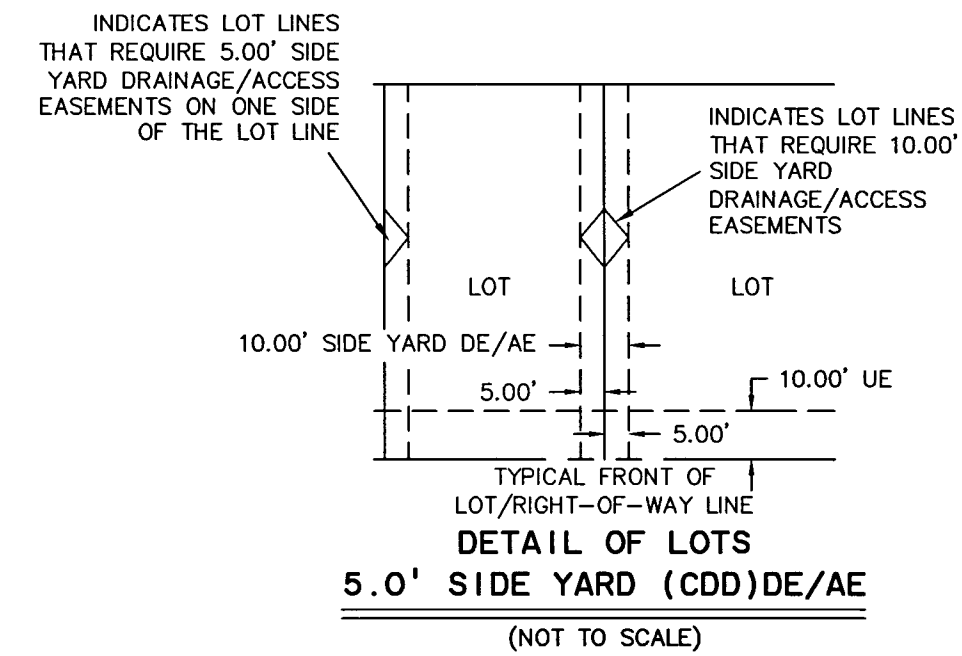
NORTHBRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

NORTHBRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

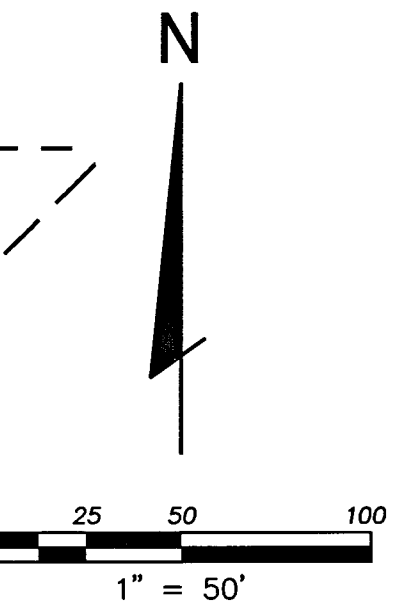
PLAT BOOK 101 PAGE 35

MATCH LINE - SEE SHEET 5



MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 8



LEGEND			
AE	= ACCESS EASEMENT	N/C	= NO CAP
BNG	= BEARING	N/F	= NOT FOUND
(C)	= CALCULATED	NGS	= NATIONAL GEODETIC SURVEY
CCR	= CERTIFIED CORNER RECORD	(NR)	= NON-RADIAL
CDD	= COMMUNITY DEVELOPMENT DISTRICT	NLY	= NORTHERLY
COMM	= COMMUNITY	NTS	= NOT TO SCALE
COR	= CORNER	NWLY	= NORTHWESTERLY
CST	= CLEAR SIGHT TRIANGLE EASEMENT	O/A	= OVERALL
DE	= DRAINAGE EASEMENT	ORB	= OFFICIAL RECORDS BOOK
ELY	= EASTERLY	PB	= PLAT BOOK
ESMT	= EASEMENT	POA	= PROPERTY OWNER'S ASSOCIATION
FB	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED	POB	= POINT OF BEGINNING
FDC	= FLORIDA DESIGN CONSULTANTS	POC	= POINT OF COMMENCEMENT
FOOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PLS	= PROFESSIONAL LAND SURVEYOR
FE	= FENCE EASEMENT	PCP	= PERMANENT CONTROL POINT (OR P.C.P.)
FIP	= FOUND IRON PIPE	PG(S)	= PAGE(S)
FIR	= FOUND IRON ROD	PRM	= PERMANENT REFERENCE MONUMENT
FN&D	= FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)	PT	= POINT
LB	= LICENSED BUSINESS	PUB	= PUBLIC
LBA	= LANDSCAPE BUFFER AREA	R/W	= RIGHT-OF-WAY
LE	= LANDSCAPE EASEMENT	SCM	= SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
LS	= LANDSCAPE	(W)	= LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
		SE	= SIGN EASEMENT
		SEC	= SECTION

SIR	= SET 5/8" IRON ROD AND CAP "LB 6707"
S/LY	= SOUTHERLY
SN&D	= SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
SWFMD	= SOUTHWEST FLORIDA MANAGEMENT DISTRICT
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WBA	= WETLAND BUFFER AREA
WLY	= WESTERLY
WCA	= WETLAND CONSERVATION AREA
WMCA	= WETLAND MITIGATION CONSERVATION AREA
□	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
●	= SET NAIL AND DISK "FDC LB 6707 PCP" (UNLESS OTHERWISE NOTED)
⬢	= SECTION CORNER
■	= SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
⊙	= NGS CONTROL POINT
○	= SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C73	15.00'	23.56'	21.21'	N44°56'12"E
C74	15.00'	23.56'	21.21'	S45°03'48"E
C75	15.00'	23.56'	21.21'	N44°56'12"E
C76	15.00'	23.56'	21.21'	N45°03'48"W
C77	15.00'	23.56'	21.21'	S44°56'12"W
C79	15.00'	23.56'	21.21'	S45°03'48"E
C80	15.00'	23.56'	21.21'	N44°56'12"E
C83	15.00'	23.56'	21.21'	S45°03'48"E
C84	15.00'	23.56'	21.21'	N44°56'12"E
C87	15.00'	23.56'	21.21'	S45°03'48"E



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SEPTEMBER 2024 - 2024-0060 (233-SPC 83-11)

NORTHBRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

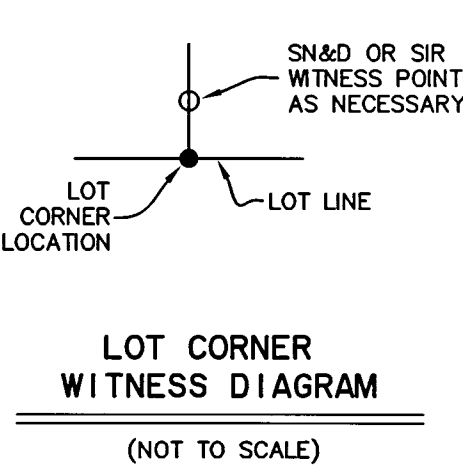
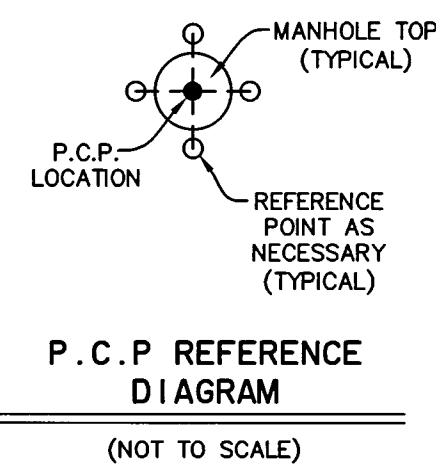
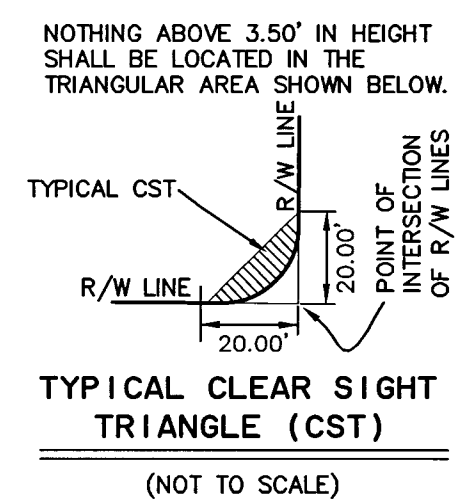
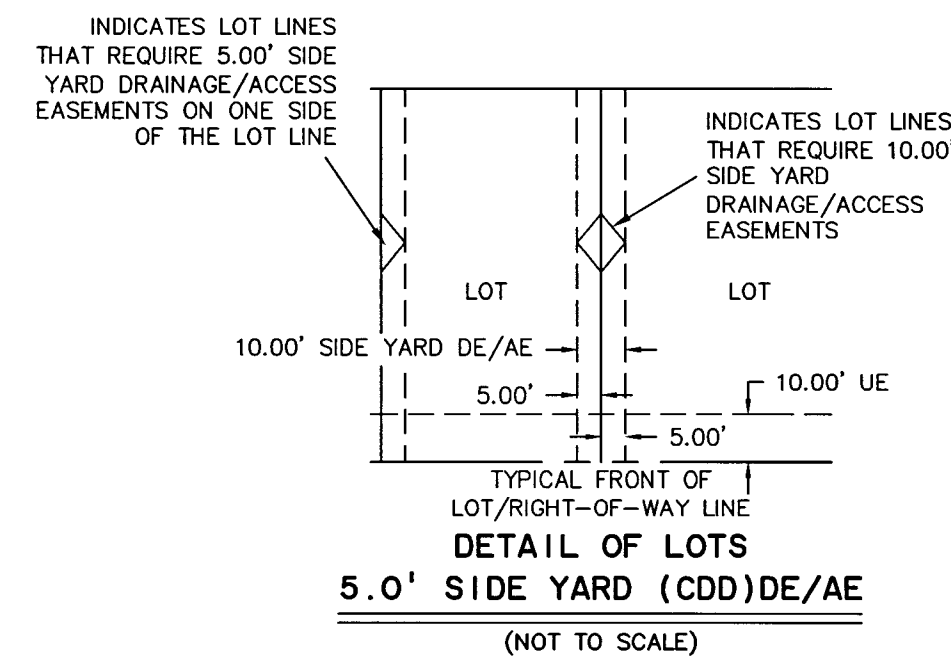
A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **101** PAGE **36**

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C19	400.00'	352.60'	341.29'	S25°39'57"W
C20	400.00'	123.31'	122.82'	S09°14'37"W
C21	400.00'	229.30'	226.17'	S34°29'49"W
C88	15.00'	17.70'	16.69'	N56°07'58"E
C89	430.00'	214.56'	212.34'	S36°37'27"W
C90	430.00'	63.57'	63.51'	S29°29'45"W
C91	430.00'	47.80'	47.78'	S36°54'57"W
C92	430.00'	47.80'	47.78'	S43°17'07"W
C93	430.00'	33.39'	33.38'	S48°41'40"W
C96	370.00'	326.16'	315.70'	S25°39'57"W
C97	370.00'	47.60'	47.57'	S47°13'59"W
C98	370.00'	69.92'	69.81'	S38°08'03"W
C99	370.00'	57.41'	57.35'	S28°16'33"W
C100	370.00'	69.92'	69.81'	S18°25'04"W
C101	370.00'	69.92'	69.81'	S07°35'28"W
C102	370.00'	11.40'	11.40'	S01°17'43"W
C103	430.00'	73.69'	73.60'	S05°19'18"W
C104	15.00'	26.26'	23.03'	N39°54'59"W
C166	545.00'	163.49'	162.88'	S42°19'30"W
C167	545.00'	60.59'	60.56'	S36°54'57"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C168	545.00'	60.59'	60.56'	S43°17'07"W
C169	545.00'	42.32'	42.31'	S48°41'40"W
C170	255.00'	80.99'	80.65'	S41°49'11"W
C171	255.00'	32.81'	32.78'	S47°13'59"W
C172	255.00'	48.18'	48.11'	S38°08'03"W
C173	255.00'	104.23'	103.50'	S12°07'19"W
C174	255.00'	48.18'	48.11'	S18°25'04"W
C175	255.00'	48.18'	48.11'	S07°35'28"W
C176	255.00'	7.86'	7.86'	S01°17'43"W
C188	545.00'	116.75'	116.53'	S48°22'25"E
C190	545.00'	26.02'	26.02'	S55°52'43"E
C192	545.00'	105.65'	105.48'	S62°47'59"E
C210	430.00'	22.00'	22.00'	S23°47'42"W

LINE TABLE		
LINE	BEARING	LENGTH
L26	S75°29'45"E	20.66'
L27	S64°44'21"E	9.58'



LEGEND

AE = ACCESS EASEMENT

BNG = BEARING

(C) = CALCULATED

CCR = CERTIFIED CORNER RECORD

CDD = COMMUNITY DEVELOPMENT DISTRICT

COMM = COMMUNITY

COR = CORNER

CST = CLEAR SIGHT TRIANGLE EASEMENT

DE = DRAINAGE EASEMENT

E'LY = EASTERLY

ESMT = EASEMENT

FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED

FDC = FLORIDA DESIGN CONSULTANTS

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

FE = FENCE EASEMENT

FIP = FOUND IRON PIPE

FIR = FOUND IRON ROD

FND = FOUND

FND& = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)

LB = LICENSED BUSINESS

LBA = LANDSCAPE BUFFER AREA

LE = LANDSCAPE EASEMENT

LS = LANDSCAPE

N/C = NO CAP

N/F = NOT FOUND

NGS = NATIONAL GEODETIC SURVEY

(NR) = NON-RADIAL

N'LY = NORTHERLY

NTS = NOT TO SCALE

NW'LY = NORTHWESTERLY

O/A = OVERALL

ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK

POA = PROPERTY OWNER'S ASSOCIATION

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

PLS = PROFESSIONAL LAND SURVEYOR

PCP = PERMANENT CONTROL POINT (OR P.C.P.)

PG(S) = PAGE(S)

PRM = PERMANENT REFERENCE MONUMENT

PT = POINT

PUB = PUBLIC

R/W = RIGHT-OF-WAY

SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED

(W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)

SE = SIGN EASEMENT

SEC = SECTION

SIR = SET 5/8" IRON ROD AND CAP "LB 6707"

S'LY = SOUTHERLY

SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED

SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT

TYP = TYPICAL

UE = UTILITY EASEMENT

WBA = WETLAND BUFFER AREA

W'LY = WESTERLY

WCA = WETLAND CONSERVATION AREA

WMCA = WETLAND MITIGATION CONSERVATION AREA

□ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

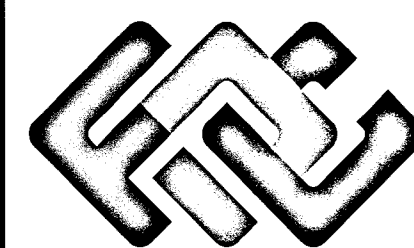
● = SET NAIL AND DISK "FDC LB 6707 PCP" (UNLESS OTHERWISE NOTED)

⊙ = SECTION CORNER

■ = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

⊗ = NGS CONTROL POINT

○ = SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED)



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NORTHBRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 37

LEGEND

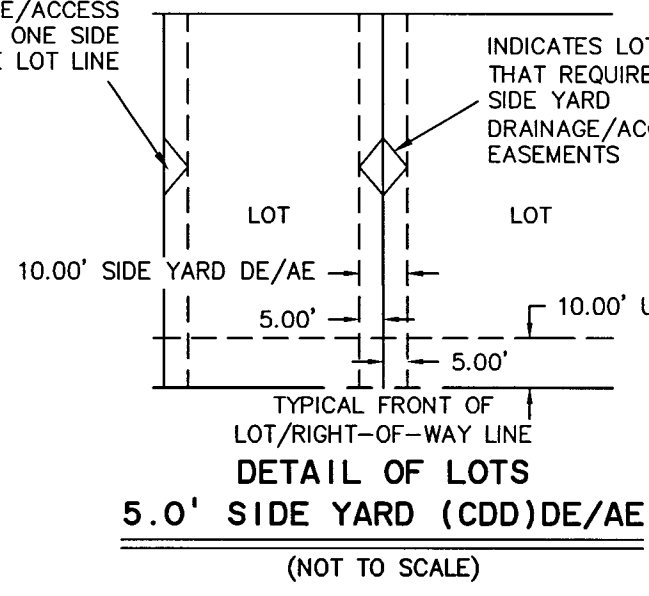
AE	= ACCESS EASEMENT	N/C	= NO CAP	SIR	= SET 5/8" IRON ROD AND CAP "LB 6707"
BNG	= BEARING	N/F	= NOT FOUND	S'LY	= SOUTHERLY
(C)	= CALCULATED	NGS	= NATIONAL GEODETIC SURVEY	SN&D	= SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
CCR	= CERTIFIED CORNER RECORD	(NR)	= NON-RADIAL	SWFWMD	= SOUTHWEST FLORIDA MANAGEMENT DISTRICT
CDD	= COMMUNITY DEVELOPMENT DISTRICT	N'LY	= NORTHERLY	TYP	= TYPICAL
COMM	= COMMUNITY	NTS	= NOT TO SCALE	UE	= UTILITY EASEMENT
COR	= CORNER	NWLY	= NORTHWESTERLY	O/A	= OVERALL
CST	= CLEAR SIGHT TRIANGLE EASEMENT	ORB	= OFFICIAL RECORDS BOOK	NBA	= NORTHERLY
DE	= DRAINAGE EASEMENT	PB	= PLAT BOOK	WCA	= WETLAND CONSERVATION AREA
ELY	= EASTERLY	POA	= PROPERTY OWNER'S ASSOCIATION	WMCA	= WETLAND MITIGATION CONSERVATION AREA
ESMT	= EASEMENT	POB	= POINT OF BEGINNING		
FCM	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED	POC	= POINT OF COMMENCEMENT		
FDC	= FLORIDA DESIGN CONSULTANTS	PLS	= PROFESSIONAL LAND SURVEYOR		
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PCP	= PERMANENT CONTROL POINT (OR P.C.P.)		
FE	= FENCE EASEMENT	PC(S)	= PAGE(S)		
FIP	= FOUND IRON PIPE	PRM	= PERMANENT REFERENCE MONUMENT		
FIR	= FOUND IRON ROD	PT	= POINT		
FND	= FOUND	PUB	= PUBLIC		
FN&D	= FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)	R/W	= RIGHT-OF-WAY		
		SCM	= SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED		
LB	= LICENSED BUSINESS	SE	= SECTION		
LBA	= LANDSCAPE BUFFER AREA				
LE	= LANDSCAPE EASEMENT				
LS	= LANDSCAPE				

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C2	15.00'	27.77'	23.97'	S37°16'10"W	106°05'14"	S00°18'47"W

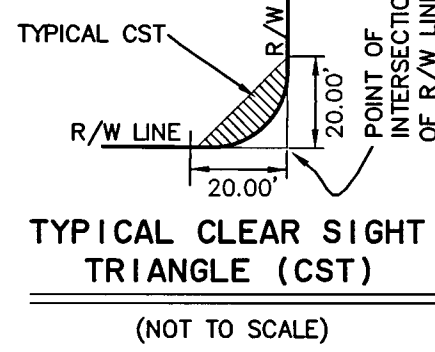
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	185.00'	290.60'	261.63'	S45°18'47"W	90°00'00"
C3	430.00'	120.73'	120.34'	S07°43'50"E	16°05'14"
C4	15.00'	23.56'	21.21'	S44°41'13"E	90°00'00"
C14	400.00'	479.38'	451.20'	N34°01'12"W	68°39'57"
C15	400.00'	311.15'	303.37'	N46°04'06"W	44°34'10"
C16	400.00'	168.23'	166.99'	N11°44'07"W	24°05'47"
C110	430.00'	311.31'	304.55'	N47°36'46"W	41°28'49"
C111	430.00'	35.95'	35.94'	N65°57'28"W	4°47'25"
C112	430.00'	52.58'	52.55'	N60°03'34"W	7°00'22"
C113	430.00'	47.80'	47.78'	N53°22'18"W	6°22'10"
C114	430.00'	47.80'	47.78'	N47°00'08"W	6°22'10"
C115	430.00'	47.80'	47.78'	N40°37'58"W	6°22'10"
C116	430.00'	79.37'	79.25'	N32°09'37"W	10°34'31"
C117	15.00'	16.44'	15.63'	S58°16'48"E	62°48'52"
C126	370.00'	443.43'	417.36'	N34°01'12"W	68°39'57"
C127	370.00'	39.42'	39.40'	N65°18'03"W	6°06'17"
C128	370.00'	76.85'	76.71'	N56°17'54"W	11°54'01"
C129	370.00'	69.92'	69.81'	N44°56'05"W	10°49'36"
C130	370.00'	69.92'	69.81'	N34°06'29"W	10°49'36"
C131	370.00'	69.92'	69.81'	N23°16'53"W	10°49'36"
C132	370.00'	69.92'	69.81'	N12°27'17"W	10°49'36"
C133	370.00'	47.49'	47.46'	N03°21'51"W	7°21'16"
C134	15.00'	23.56'	21.21'	S45°18'47"W	90°00'00"
C180	545.00'	293.97'	290.42'	N52°54'02"W	30°54'18"
C181	545.00'	45.57'	45.55'	N65°57'28"W	4°47'25"
C182	545.00'	66.64'	66.60'	N60°03'34"W	7°00'22"
C183	545.00'	60.59'	60.56'	N53°22'18"W	6°22'10"
C184	545.00'	60.59'	60.56'	N47°00'08"W	6°22'10"
C185	545.00'	60.59'	60.56'	N40°37'58"W	6°22'10"
C195	255.00'	305.60'	287.64'	N34°01'12"W	68°39'57"
C196	255.00'	27.17'	27.16'	N65°18'03"W	6°06'17"
C197	255.00'	52.96'	52.87'	N56°17'54"W	11°54'01"
C198	255.00'	48.18'	48.11'	N44°56'05"W	10°49'36"
C199	255.00'	48.18'	48.11'	N34°06'29"W	10°49'36"
C200	255.00'	48.18'	48.11'	N23°16'53"W	10°49'36"
C201	255.00'	48.18'	48.11'	N12°27'17"W	10°49'36"
C202	255.00'	32.73'	32.71'	N03°21'51"W	7°21'16"
C203	15.00'	23.54'	21.19'	N45°21'46"E	89°54'01"
C204	15.00'	23.56'	21.21'	N44°41'13"W	90°00'00"

LINE	BEARING	LENGTH
L2	S00°24'00"W	19.36'
L3	N89°41'13"W	0.51'
L4	S00°18'47"W	115.00'
L5	S00°18'47"W	115.00'
L6	N89°41'13"W	49.64'
L7	S32°05'20"E	59.22'
L8	S00°18'47"W	96.69'
L9	S00°18'47"W	50.00'
L10	S89°41'13"E	110.00'
L11	S00°18'47"W	110.00'
L24	N00°18'47"E	19.86'
L25	N00°18'47"E	16.50'

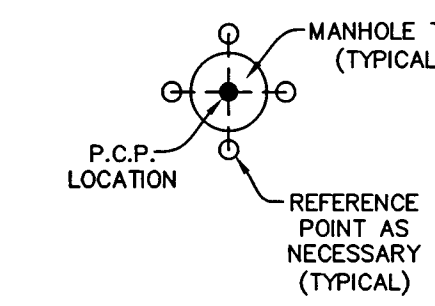
INDICATES LOT LINES THAT REQUIRE 5.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE



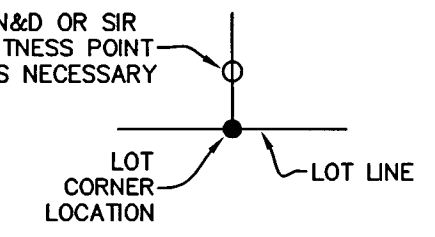
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



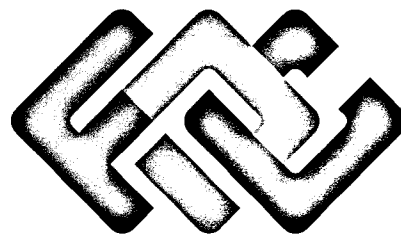
LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12



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SHEET 9 OF 12
NORTHBRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL

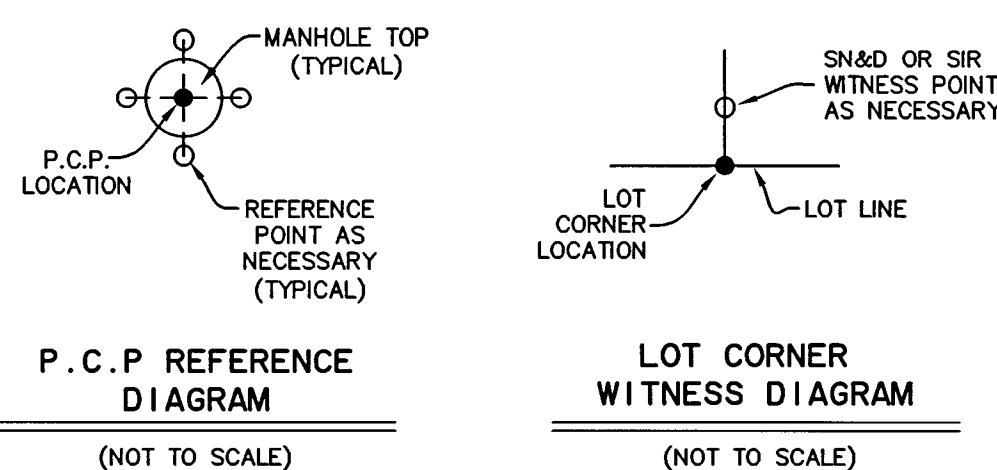
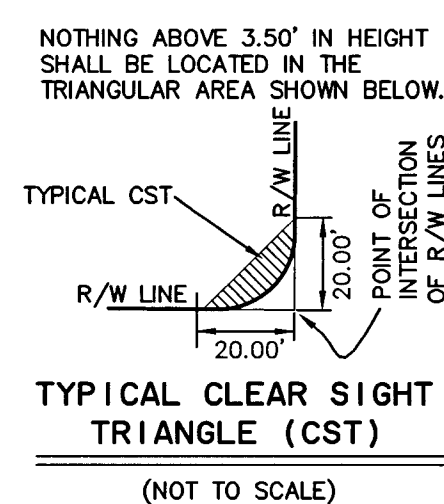
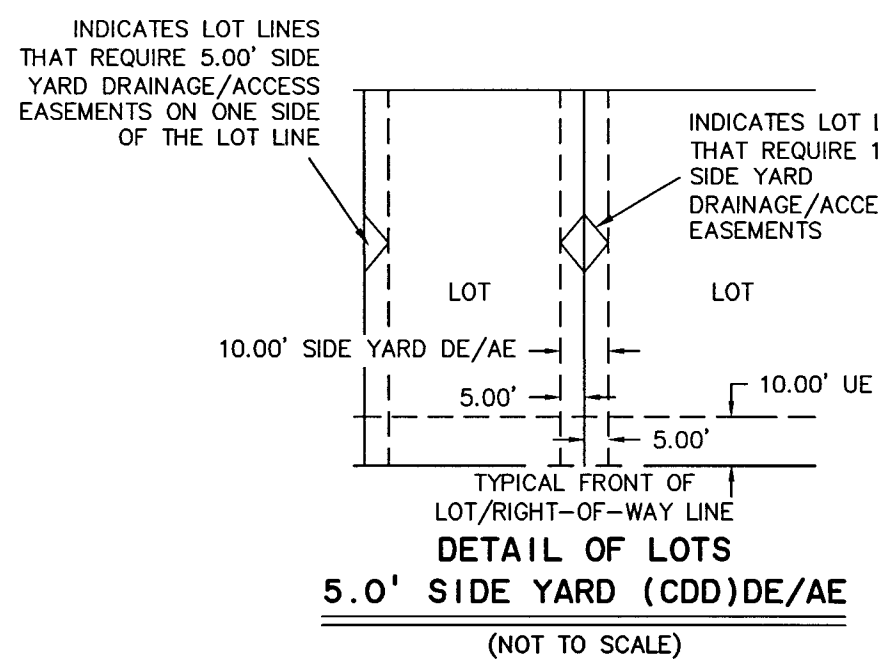
NORTHTRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

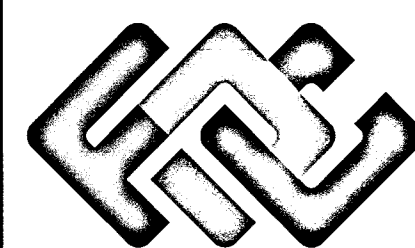
PLAT BOOK 101 PAGE 38

LINE TABLE			
LINE	BEARING	LENGTH	
L17	S00°24'46"W	23.40'	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C17	45.00'	70.31'	63.37'	S44°49'31"E 89°31'26"
C18	45.00'	71.06'	63.90'	S45°10'29"W 90°28'34"
C137	15.00'	23.56'	21.21'	S44°35'14"E 90°00'00"
C138	15.00'	23.56'	21.21'	N45°24'46"E 90°00'00"
C139	70.00'	110.54'	99.41'	S45°10'29"W 90°28'34"
C140	70.00'	32.62'	32.33'	S77°03'40"W 26°42'12"
C141	70.00'	39.41'	38.89'	S47°34'54"W 32°15'19"
C142	70.00'	38.51'	38.02'	S15°41'43"W 31°31'03"
C143	70.00'	109.37'	98.58'	S44°49'31"E 89°31'26"
C144	70.00'	32.45'	32.16'	S13°20'33"E 26°33'29"
C145	70.00'	39.41'	38.89'	S42°44'57"E 32°15'19"
C146	70.00'	37.52'	37.07'	S74°13'55"E 30°42'38"
C147	15.00'	23.56'	21.21'	N45°24'46"E 90°00'00"
C148	20.00'	31.25'	28.17'	S44°49'31"E 89°31'26"
C149	20.00'	31.58'	28.40'	S45°10'29"W 90°28'34"
C205	15.00'	23.56'	21.21'	N44°35'14"W 90°00'00"
C206	15.00'	23.56'	21.21'	S44°35'14"E 90°00'00"
C207	15.00'	23.56'	21.21'	N44°35'14"W 90°00'00"
C209	15.00'	23.56'	21.21'	S45°24'46"W 90°00'00"



LEGEND	
AE	= ACCESS EASEMENT
BNG	= BEARING
(C)	= CALCULATED
CCR	= CERTIFIED CORNER RECORD
CDD	= COMMUNITY DEVELOPMENT DISTRICT
COMM	= COMMUNITY
COR	= CORNER
CST	= CLEAR SIGHT TRIANGLE EASEMENT
DE	= DRAINAGE EASEMENT
E'LY	= EASTERLY
ESMT	= EASEMENT
FCM	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
FDC	= FLORIDA DESIGN CONSULTANTS
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FE	= FENCE EASEMENT
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FND	= FOUND
FN&D	= FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
LB	= LICENSED BUSINESS
LBA	= LANDSCAPE BUFFER AREA
LE	= LANDSCAPE EASEMENT
LS	= LANDSCAPE
N/C	= NO CAP
N/F	= NOT FOUND
NGS	= NATIONAL GEODETIC SURVEY
(NR)	= NON-RADIAL
N'LY	= NORTHERLY
NTS	= NOT TO SCALE
NW'LY	= NORTHWESTERLY
O/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
PLB	= PLAT BOOK
POA	= PROPERTY OWNER'S ASSOCIATION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PLS	= PROFESSIONAL LAND SURVEYOR
PCP	= PERMANENT CONTROL POINT (OR P.C.P.)
PG(S)	= PAGE(S)
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT
PUB	= PUBLIC
R/W	= RIGHT-OF-WAY
SCM	= SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
(W)	= LB 6707 WT COR" (UNLESS OTHERWISE NOTED)
SE	= SIGN EASEMENT
SEC	= SECTION
SIR	= SET 5/8" IRON ROD AND CAP "LB 6707"
S'LY	= SOUTHERLY
SN&D	= SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
SWFMD	= SOUTHWEST FLORIDA MANAGEMENT DISTRICT
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WEA	= WETLAND BUFFER AREA
W'LY	= WESTERLY
WCA	= WETLAND CONSERVATION AREA
WMCA	= WETLAND MITIGATION CONSERVATION AREA
□	= FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
●	= SET NAIL AND DISK "FDC LB 6707 PCP" (UNLESS OTHERWISE NOTED)
⊕	= SECTION CORNER
■	= SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
⊙	= NGS CONTROL POINT
○	= SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED)



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MATCH LINE – SEE SHEET 7

MATCH LINE – SEE SHEET 8

MATCH LINE – SEE SHEET 11

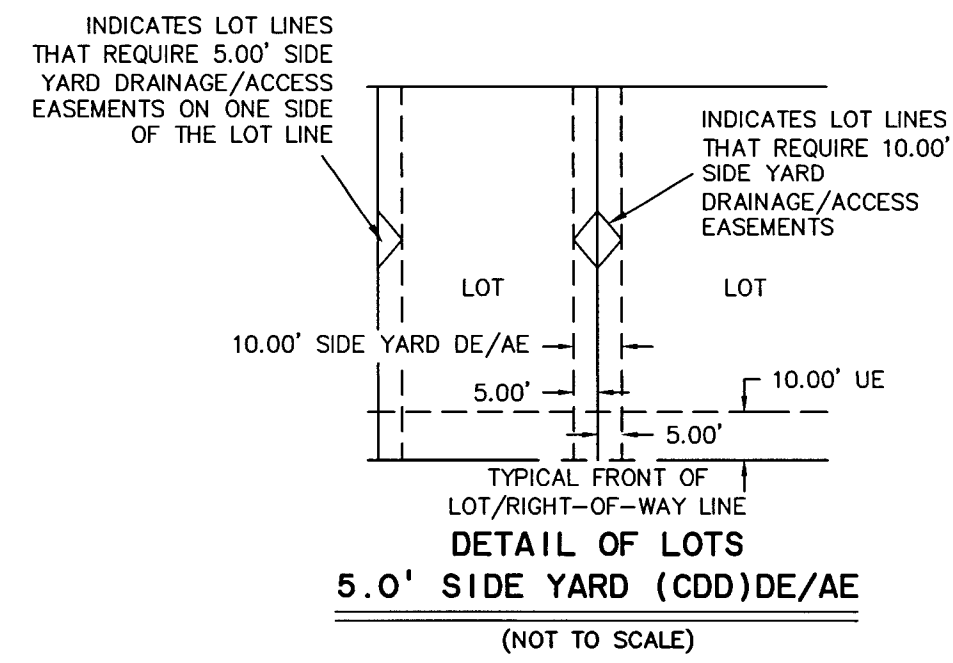
NORTHRIDGE ESTATES – PHASE 1, 2 AND COMMERCIAL

A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

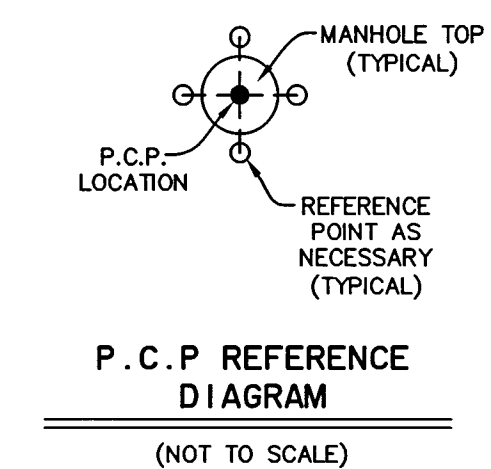
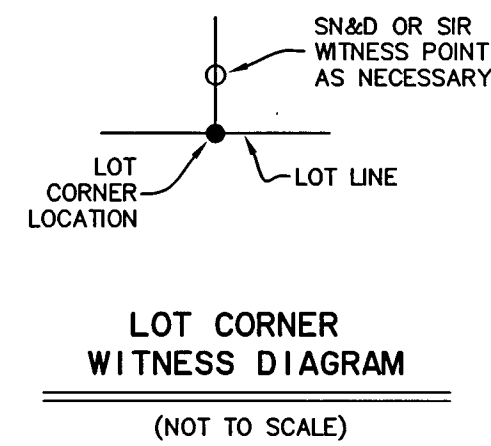
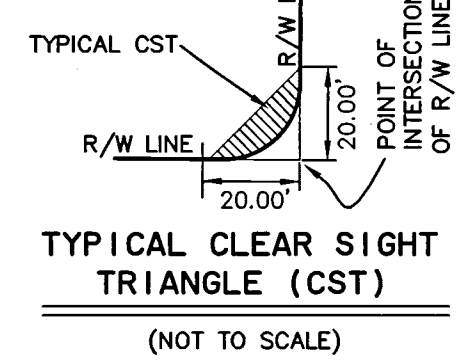
PLAT BOOK 101 PAGE 39

MATCH LINE – SEE SHEET 8

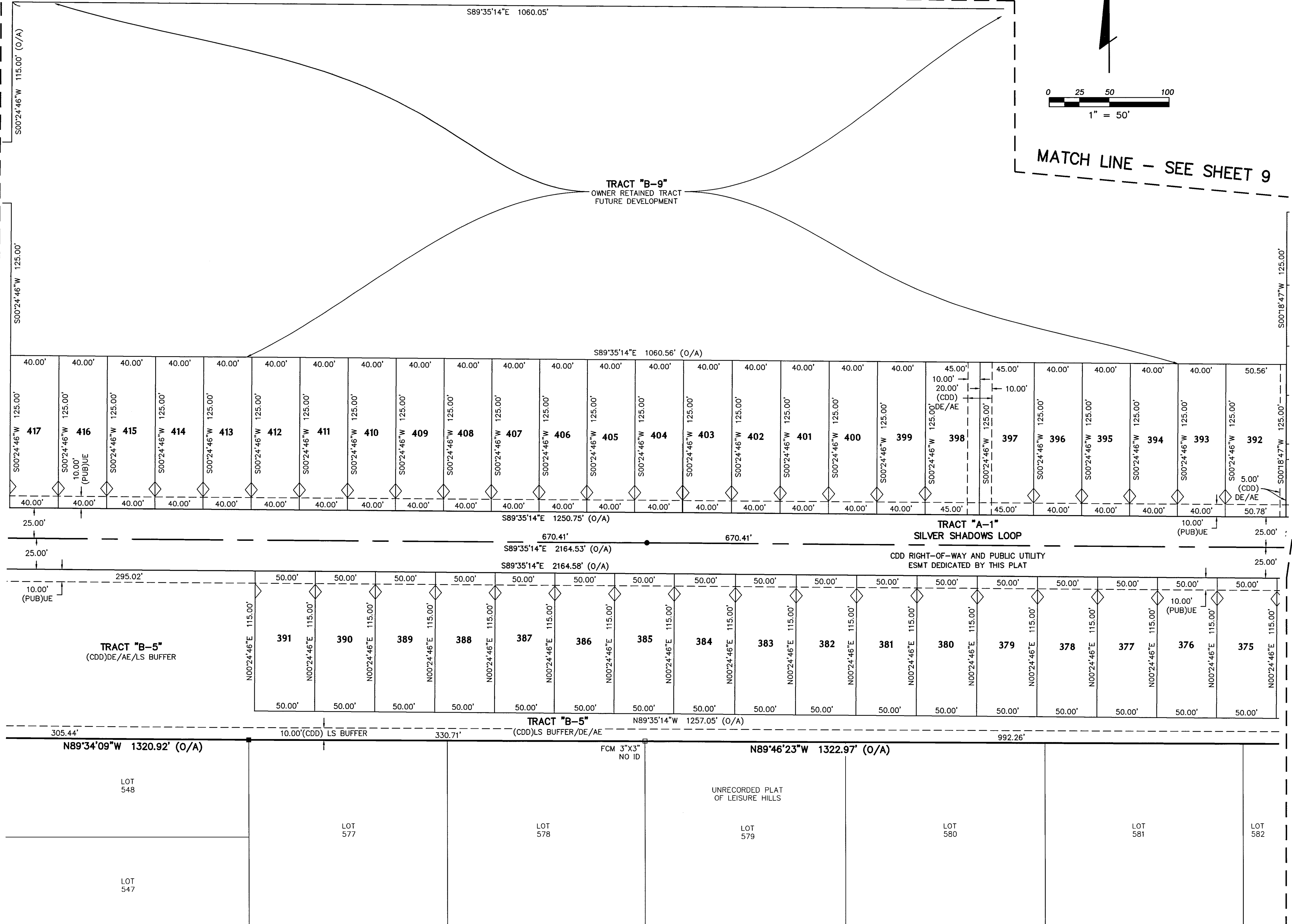
MATCH LINE – SEE SHEET 9



NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



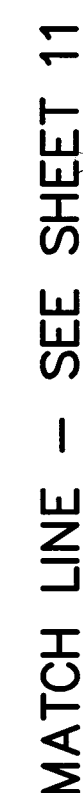
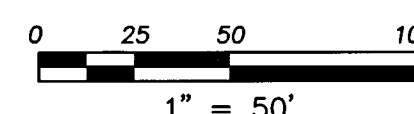
MATCH LINE – SEE SHEET 10



A SUBDIVISION OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

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UNPLATTED



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	185.00'	290.87'	261.82'	S44°43'46"E	90°05'04"
C135	15.00'	23.54'	21.19'	S44°38'14"E	89°54'01"
C136	15.00'	23.59'	21.23'	N45°21'46"E	90°05'59"
C204	15.00'	23.56'	21.21'	N44°41'13"W	90°00'00"
C211	185.00'	290.92'	261.86'	N45°21'46"E	90°05'59"

LINE TABLE		
LINE	BEARING	LENGTH
L11	S00°18'47"W	110.00'
L12	S89°41'13"E	125.00'
L13	S83°58'35"E	50.25'
L14	S00°18'47"W	214.90'
L15	S00°15'10"W	19.89'

LEGEND

LEGEND

AE	=	ACCESS EASEMENT
BNG	=	BEARING
(C)	=	CALCULATED
CCR	=	CERTIFIED CORNER RECORD
CD	=	COMMUNITY DEVELOPMENT DISTRICT
COMM	=	COMMUNITY
CR	=	CORNER
CLEAR	=	CLEAR SIGHT TRIANGLE EASEMENT
DE	=	DRAINAGE EASEMENT
E'LY	=	EASTERLY
ESMT	=	EASEMENT
FCM	=	FOUNDED 4"x4" CONCRETE FOUNDATION "PRM LB 6707" UNLESS OTHERWISE NOTED
FDC	=	FLORIDA DESIGN CONSULTANTS
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
FENCE	=	FENCE EASEMENT
FIR	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
FND	=	FOUND
FN&D	=	FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
LB	=	LICENSED BUSINESS
LBA	=	LANDSCAPE BUFFER AREA
LE	=	LANDSCAPE EASEMENT
LS	=	LANDSCAPE

N/C = NO CAP
N/F = NOT FOUND
NGS = NATIONAL GEODETIC SURVEY
(NR) = NON-RADIAL
NLY = NORTHERLY
NS = NORTH
NWLY = NORTHWESTERLY
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK
ORB = PLAT BOOK
POA = PROPERTY OWNER'S ASSOCIATION
POB = POINT OF BEGINNING
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PLS = PROFESSIONAL LAND SURVEYOR
PCP = PERMANENT CONTROL POINT (OR P.C.P.)
PG(S) = PAGE(S)
PERM = PERMANENT REFERENCE MONUMENT
PT = POINT
PUB = PUBLIC
R/W = RIGHT-OF-WAY
SCM = SET 4" x 4" CONCRETE MONUMENT "PRM LB
(W) = 6707' UNLESS OTHERWISE NOTED
(W) = LB 6707' WIT COR" (UNLESS OTHERWISE
NOTED)
SE = SIGN EASEMENT
SEC = SECTION

SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
SLY = SOUTHERLY
SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
SWFMD = SOUTHWEST FLORIDA MANAGERIAL DISTRICT
TYP = TYPICAL
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WBA = WETLAND BUFFER AREA
WLY = WESTERLY
WCA = WETLAND CONSERVATION AREA
WMCA = WETLAND MITIGATION CONSERVATION AREA

□ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

- = SET NAIL AND DISK "FDC LB 6707 PCP" (UNLESS OTHERWISE NOTED)
- = SECTION CORNER

▣ = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

⊙ = NGS CONTROL POINT

○ = SET 5/8" IRON ROD "FDC LB 6707 PRM" (UNLESS OTHERWISE NOTED).

NOTHING ABOVE 3.50' IN HEIGHT
SHALL BE LOCATED IN THE
TRIANGULAR AREA SHOWN BELOW

TYPICAL CST

R/W LINE

POINT OF INTERSECTION

20.00'

20.00'

TYPICAL CLEAR SIGHT
TRIANGLE (CST)

(NOT TO SCALE)

NOTHING ABOVE 3.50' IN HEIGHT
SHALL BE LOCATED IN THE
TRIANGULAR AREA SHOWN BELOW

TYPICAL CST

R/W LINE

20.00'

20.00'

POINT OF INTERSECTION OF R/W LINES

**TYPICAL CLEAR SIGHT
TRIANGLE (CST)**

(NOT TO SCALE)

INDICATES LOT LINES
THAT REQUIRE 5.00' SIDE
YARD DRAINAGE/ACCESS
EASEMENTS ON ONE SIDE
OF THE LOT LINE

INDICATES LOT LINES

Diagram illustrating the typical front-of-lot-of-way line and lot dimensions. The diagram shows a lot with a 10.00' side yard DE/AE (Deed Easement/Access Easement) on the left and a 10.00' side yard DE/AE on the right. The lot width is 5.00'. The lot depth is 10.00'. The diagram also indicates that the lot requires 10.00' side yard drainage/access easements. The typical front-of-lot-of-way line is shown as a dashed line. The diagram is labeled "DETAIL OF LOTS" and "5.0' SIDE YARD (CDD)DE/AE".



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SHEET12 OF 12

NORTHRIDGE ESTATES - PHASE 1, 2 AND COMMERCIAL