

TUSCAN HILLS OF PASCO

A SUBDIVISION IN
SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 101
PAGE 121
SHEET ONE OF THREE

OWNER:
TLB PADDOCKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Paxton Griffin
PAXTON GRIFFIN,
AUTHORIZED SIGNATORY

Porter Hill
WITNESS

Nicholas Charleson
WITNESS

Porter Hill
PRINTED NAME

Nicholas Charleson
PRINTED NAME

ACKNOWLEDGMENT:
STATE OF Georgia)
COUNTY OF Fulton) SS:

I HEREBY CERTIFY ON THIS 3 DAY OF April, 2026, BEFORE ME PERSONALLY
APPEARED BY MEANS OF PHYSICAL PRESENCE, PAXTON GRIFFIN, AS AUTHORIZED SIGNATORY OF TLB PADDOCKS, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED Known AS IDENTIFICATION, WHO
HAS IDENTIFIED HIMSELF 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 HIS FREE ACT AND DEED FOR
THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Fulton COUNTY, Georgia, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10/6/26 COMMISSION NUMBER: N/A

Subra
NOTARY PUBLIC, STATE OF Georgia AT LARGE

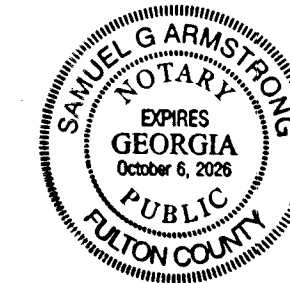
OWNER:
DREAM FINDERS HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Andrew Charlson
ANDREW CHARLSON,
AUTHORIZED SIGNATORY

Charles
WITNESS

Patrick Dingle
WITNESS

Chelsea Hardy
PRINTED NAME

Patrick Dingle
PRINTED NAME



ACKNOWLEDGMENT:
STATE OF Florida)
COUNTY OF Hillsborough) SS:

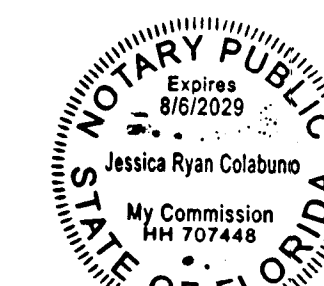
I HEREBY CERTIFY ON THIS 7 DAY OF April, 2026, BEFORE ME PERSONALLY
APPEARED BY MEANS OF PHYSICAL PRESENCE, ANDREW CHARLSON, AS AUTHORIZED SIGNATORY OF DREAM FINDERS HOMES,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED Known AS
IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT
AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Tampa COUNTY, Hillsborough, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 8/6/29 COMMISSION NUMBER: HH 707448

Jessica Ryan Colabuno
NOTARY PUBLIC, STATE OF Florida AT LARGE

CERTIFICATE OF ACCEPTANCE:
OF TUSCAN HILLS OF PASCO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY
ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.
BY: Nicholas Charleson Patrick Dingle Chelsea Hardy
NICHOLAS CHARLSON PRESIDENT WITNESS WITNESS
PRINTED NAME PRINTED NAME PRINTED NAME



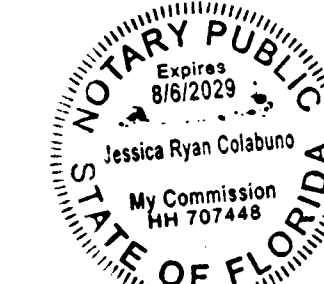
ACKNOWLEDGMENT:
STATE OF Florida)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 7 DAY OF April, 2026, BEFORE ME
PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, NICHOLAS CHARLSON, AS PRESIDENT OF TUSCAN HILLS
OF PASCO HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED Known 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 Tampa COUNTY, Hillsborough, THE DAY AND YEAR
AFORESAID.

MY COMMISSION EXPIRES: 8/6/2029 COMMISSION NUMBER: HH 707448

Jessica Ryan Colabuno
NOTARY PUBLIC, STATE OF Florida AT LARGE



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 PASCO COUNTY, FLORIDA.

DESCRIPTION

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST, LESS AND EXCEPT
THE SOUTH 580.00 FEET THEREOF, AND LESS AND EXCEPT THE NORTH 330.00 FEET OF THE WEST 1/2 OF THE NORTHWEST
1/4 OF THE NORTHWEST 1/4, AND LESS AND EXCEPT THE ROAD RIGHT-OF-WAY FOR STATE ROAD 579, PASCO COUNTY,
FLORIDA. ALL BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 25
SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S 89°56'17" E, ALONG THE NORTH LINE OF SAID NORTHWEST
1/4 OF NORTHWEST 1/4, 35.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAPPY HILL ROAD (FORMERLY
STATE ROAD NO. S-579); THENCE S 00°44'00" W, ALONG SAID EAST RIGHT-OF-WAY LINE, 330.00 FEET, FOR A POINT OF
BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 89°56'17" E, PARALLEL WITH THE NORTH LINE OF SAID
NORTHWEST 1/4 OF NORTHWEST 1/4, 629.05 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF
NORTHWEST 1/4; THENCE N 00°39'09" E, ALONG SAID EAST LINE, 330.00 FEET, TO THE NORTH LINE OF SAID NORTHWEST
1/4 OF NORTHWEST 1/4; THENCE S 89°56'17" E, ALONG SAID NORTH LINE, 663.58 FEET, TO THE NORTHEAST CORNER OF
SAID NORTHWEST 1/4 OF NORTHWEST 1/4; THENCE S 00°34'18" W, ALONG SAID EAST LINE, 804.92 FEET, TO A POINT ON
THE NORTH LINE OF THE SOUTH 580.00 FEET OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4; THENCE N 89°40'41" W,
ALONG SAID NORTH LINE, 1289.37 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HAPPY HILL ROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES. (1) N 00°44'00" E,
452.37 FEET; (2) N 89°16'00" W, 5.00 FEET; (3) N 00°44'00" E, 16.66 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 18.99 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

TLB PADDOCKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TLB") AND DREAM FINDERS HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY ("DREAM FINDERS"), ("OWNERS") HEREBY STATE AND DECLARE THAT THEY ARE THE FEE
SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "TUSCAN HILLS OF PASCO", AS DESCRIBED IN THE LEGAL
DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- TLB RESERVES FEE TITLE TO TRACT "A" ((HOA) INGRESS-EGRESS, DRAINAGE AND (PUBLIC) UTILITY EASEMENT),
TRACT "B" ((HOA) POND AND BUFFER AREA), TRACT "C" ((HOA) COMMUNITY PARK AREA), TRACT "D" ((HOA) MAIL &
PARK ACCESS AREA), AND TRACT "E" ((HOA) SEWER LIFT STATION) AS SHOWN AND DEPICTED HEREON FOR
CONVEYANCE BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT TO THE TUSCAN HILLS OF
PASCO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR
"ASSOCIATION"). SAID TRACTS SHALL BE MAINTAINED BY THE OWNER 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 GRANT ALL (HOA) LANDSCAPE BUFFER, (HOA) DRAINAGE, (HOA) ACCESS AND (HOA) WALL EASEMENTS AS
SHOWN AND DEPICTED HEREON TO THE ASSOCIATION FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL
THERE TO.
- OWNERS GRANT AND RESERVE UNTO THEMSELVES, ITS SUCCESSORS AND 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 S. 177.085 (1).
- OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY OF DADE CITY, FLORIDA (THE "CITY"), AND
PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS
ALL OF TRACT "A" ((HOA) INGRESS-EGRESS, DRAINAGE AND (PUBLIC) UTILITY EASEMENT) AS SHOWN HEREON FOR
ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND
EMERGENCY MEDICAL SERVICES.
- 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 SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE ASSOCIATION FAIL TO PROPERLY MAINTAIN ANY
DRAINAGE EASEMENTS FREE FLOW OF WATER/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY
SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER ANY DRAINAGE EASEMENT
FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- OWNERS FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY AND COUNTY, STATUTORILY AUTHORIZED PUBLIC
UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES, A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY
EASEMENT FOR TELEPHONE, ELECTRIC, WATER, SEWER, CABLE TELEVISION, STREET LIGHTS, FIRE PROTECTION AND
OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THIS 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 CITY AND 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 HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY 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 THEMSELVES,
THEIR 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 CITY.

PROPERTY INFORMATION:

WE, ALLIANT NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA,
HAVE COMPLETED A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY,
FLORIDA, FILE NO. 20184405 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTIES IS VESTED IN
TLB PADDOCKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND DREAM FINDERS HOMES LLC, A FLORIDA 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 IN SAID PROPERTY INFORMATION
REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. 20184405.

THIS THE 6th DAY OF April, 2026.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

Perry C. Craver
PERRY C. CRAVER, ESQ. VICE PRESIDENT-FLORIDA REGIONAL COUNSEL

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR & 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 8th DAY OF April, 2026.

Alex W. Parnes
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5131

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

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF April, 2026, THE FORGOING PLAT WAS APPROVED
TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

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

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY,
FLORIDA ON THIS 22nd DAY OF April, 2026, IN PLAT BOOK
101, PAGE(S) 121-123.

Nikki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, ESQ., CLERK & COMPTROLLER

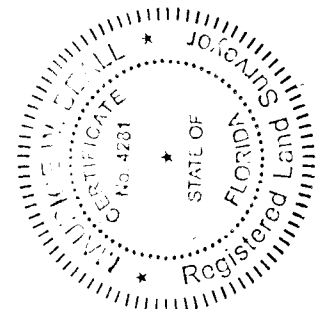
SURVEYOR'S CERTIFICATE:

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 CHAPTER 177, FLORIDA STATUTES, PART I, AND THAT
PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THIS 1ST DAY OF MAY, 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 2nd DAY OF April, 2026.

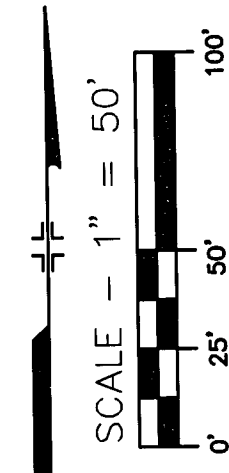
SIMMONS, BEALL & TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS

Maurice W. Beall
MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. LS4281
CERTIFICATE OF AUTHORIZATION NO. LB8382



SIMMONS, BEALL AND
TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382
P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048

A SUBDIVISION IN
SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



KEY SHEET

**SIMMONS, BEALL AND
TREBOUR, LLC**
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048

PLAT BOOK 101
PAGE 123
SHEET THREE OF THREE

NE CORNER OF NW 1/4
OF SECTION 5-25-21
2" IRON PIPE FD.
CCR # 105699

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	2.61'
L2	S 00°00'00" E	5.72'
L3	N 90°00'00" W	14.00'
L4	N 90°00'00" E	14.00'
L5	N 00°00'00" W	6.40'
L6	S 00°00'00" E	2.62'

TRACT "C"
PARK (HOA)

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 PASCO COUNTY, FLORIDA

**SIMMONS, BEALL AND
TREBOUR, LLC**
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382



P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA 335
(352) 567-0048

SCALE - 1" = 50'



0' 25' 50' 100'

(UNPLATTED LAND)

(UNPLATTED LAND)