

LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE

PLAT BOOK 76
PAGE 15

A SUBDIVISION BEING A REPLAT OF A PORTION OF TRACT G-2, LAKE JOVITA GOLF & COUNTRY CLUB, PHASE ONE
AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE EAST 1/2 OF
SECTION 6, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE", A SUBDIVISION BEING A PORTION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACT G-2, LAKE JOVITA GOLF & COUNTRY CLUB, PHASE ONE, AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ALL BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°31'04" W., ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1328.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N. 00°27'44" E., ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 21.13 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52; THENCE S. 89°37'46" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 99.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S. 89°37'46" W., A DISTANCE OF 257.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2, LAKE JOVITA GOLF AND COUNTRY CLUB, PHASE ONE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT G-2, THE FOLLOWING THREE COURSES: (1) N. 01°49'38" W., A DISTANCE OF 282.64 FEET; (2) N. 35°36'15" W., A DISTANCE OF 247.67 FEET; (3) N. 16°12'16" W., A DISTANCE OF 614.37 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, CONTINUE N. 16°12'16" W., A DISTANCE OF 20.89 FEET; THENCE N. 54°53'50" E., A DISTANCE OF 52.99 FEET; THENCE N. 09°37'30" W., A DISTANCE OF 39.79 FEET; THENCE N. 24°33'31" E., A DISTANCE OF 103.99 FEET; THENCE N. 27°45'46" E., A DISTANCE OF 93.95 FEET; THENCE N. 31°15'04" E., A DISTANCE OF 43.62 FEET; THENCE S. 17°50'49" E., A DISTANCE OF 49.62 FEET; THENCE N. 24°02'16" E., A DISTANCE OF 54.37 FEET; THENCE N. 36°44'12" E., A DISTANCE OF 55.42 FEET; THENCE N. 63°17'39" E., A DISTANCE OF 64.05 FEET; THENCE N. 38°36'08" E., A DISTANCE OF 109.12 FEET; THENCE N. 11°48'07" E., A DISTANCE OF 70.18 FEET; THENCE N. 41°21'13" E., A DISTANCE OF 57.91 FEET; THENCE N. 07°07'48" E., A DISTANCE OF 104.85 FEET; THENCE N. 22°34'16" E., A DISTANCE OF 76.80 FEET; THENCE N. 12°37'27" E., A DISTANCE OF 58.56 FEET; THENCE N. 13°34'33" W., A DISTANCE OF 78.17 FEET; THENCE N. 02°43'41" E., A DISTANCE OF 60.87 FEET; THENCE S. 36°22'42" E., A DISTANCE OF 72.18 FEET; THENCE S. 87°03'05" E., A DISTANCE OF 44.28 FEET; THENCE N. 47°30'45" E., A DISTANCE OF 48.50 FEET; THENCE N. 04°32'13" W., A DISTANCE OF 66.02 FEET; THENCE N. 28°42'39" W., A DISTANCE OF 77.41 FEET; THENCE N. 86°19'01" W., A DISTANCE OF 43.26 FEET; THENCE N. 39°08'17" W., A DISTANCE OF 52.41 FEET; THENCE N. 39°08'15" W., A DISTANCE OF 52.40 FEET; THENCE N. 42°55'58" W., A DISTANCE OF 52.03 FEET; THENCE N. 17°34'53" W., A DISTANCE OF 49.73 FEET; THENCE N. 02°00'15" E., A DISTANCE OF 28.60 FEET; THENCE N. 42°43'14" W., A DISTANCE OF 65.57 FEET; THENCE N. 23°43'17" W., A DISTANCE OF 76.58 FEET; THENCE N. 04°59'40" E., A DISTANCE OF 22.12 FEET; THENCE S. 89°50'03" E., A DISTANCE OF 25.14 FEET; THENCE N. 01°36'56" W., A DISTANCE OF 65.40 FEET; THENCE N. 19°19'32" E., A DISTANCE OF 70.51 FEET; THENCE N. 49°23'52" E., A DISTANCE OF 76.67 FEET; THENCE S. 77°55'35" E., A DISTANCE OF 63.61 FEET; THENCE S. 83°54'55" E., A DISTANCE OF 54.72 FEET; THENCE S. 63°43'33" E., A DISTANCE OF 93.78 FEET; THENCE N. 78°49'52" E., A DISTANCE OF 95.50 FEET; THENCE N. 36°08'19" E., A DISTANCE OF 38.61 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE N. 89°37'24" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 5.94 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE N. 89°37'24" E., ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 198.00 FEET; THENCE S. 00°34'37" W., PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1102.48 FEET; THENCE S. 33°38'41" W., A DISTANCE OF 543.41 FEET, TO A POINT LYING 99.00 FEET WEST OF THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE S. 00°27'44" W., PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 1080.79 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 29.12 ACRES MORE OR LESS.

DEDICATION

LAKE JOVITA ASSOCIATES, INC., A FLORIDA CORPORATION, (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE", AND DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, (THE "COUNTY") A NON-EXCLUSIVE PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "C" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES AND DOES HEREBY FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A NON-EXCLUSIVE PERPETUAL INGRESS-EGRESS AND UTILITY EASEMENT FOR MAINTENANCE AND ACCESS ON ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, UTILITY IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, AND FURTHER DO HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR 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). THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, TRACTS "F" AND "H" (LIFT STATIONS) AND TRACT "R". LEGAL TITLE TO TRACT "R" (ADDITIONAL RIGHTS-OF-WAY FOR STATE ROAD NO. 52) AS SHOWN AND DEPICTED HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY FOR ANY AND ALL PURPOSES INCIDENTAL THERETO. THE OWNER DOES 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 PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY PRIVATE 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 PRIVATE DRAINAGE EASEMENT FOR THE PURPOSES OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

THE OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES 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 TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28);

OWNERS:

LAKE JOVITA ASSOCIATES, INC., A FLORIDA CORPORATION.

BY: Billy E. Brown
BILLY E. BROWN
EXECUTIVE VICE-PRESIDENT AND
GENERAL MANAGER

Michelle A. Jacobs
WITNESS Michelle A. Jacobs
Thomas J. Wieland
WITNESS THOMAS J. WIELAND

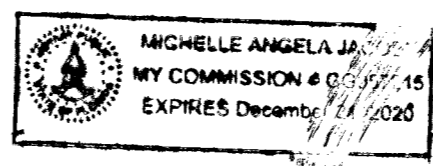
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) 7th DAY OF DECEMBER
I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED BILLY E. BROWN, EXECUTIVE VICE-PRESIDENT AND GENERAL MANAGER OF LAKE JOVITA ASSOCIATES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
Michelle Angela Jacoby
NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE
Michelle Angela Jacoby
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 12-21-2020

FOR: BILLY E. BROWN
PERSONALLY KNOWN
PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____



LAKE JOVITA HOMEOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS OF LAKE JOVITA HOMEOWNERS ASSOCIATION, INC. HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATION SHOWN HEREON.

Ronnie L. Deese
RONNIE L. DEESE - PRESIDENT

Travis Southern
WITNESS SIGNATURE
WITNESS

Thomas J. Wieland
WITNESS SIGNATURE
WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF PASCO

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 2017, BY RONNIE L. DEESE OF LAKE JOVITA HOMEOWNERS ASSOCIATION, INC. FOR AND ON BEHALF OF SAID ASSOCIATION. HE IS PERSONALLY KNOWN TO ME.

Jois S. Melton
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO)) S.S.

I, KEITH C. SMITH, OF GRAYROBINSON, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS PLAT. IN THE EVENT THAT THIS PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. 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.

THIS THE 7th DAY OF December, 2017.

FOR: GRAYROBINSON, P.A.

BY: Keith C. Smith
SHAREHOLDER
KEITH C. SMITH
PRINTED NAME

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THE 14th DAY OF December, 2017, IN PLAT BOOK 76.

PAGE(S) 15-20
Paula S. O'Neil

PAULA S. O'NEIL, PH.D., PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF December, 2017, THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Michelle Angela Jacoby
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THE 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 INCLUDED COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 11th DAY OF December, 2017.

Dennis J. Dehoff
DENNIS J. DEHOFF
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4289

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, 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.

SIGNED AND SEALED THIS 7th DAY OF DECEMBER, 2017.

M.W. Beall
MAURICE W. BEALL, JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4281
CERTIFICATE OF AUTHORIZATION NO. LB6382

SHEET ONE OF SIX

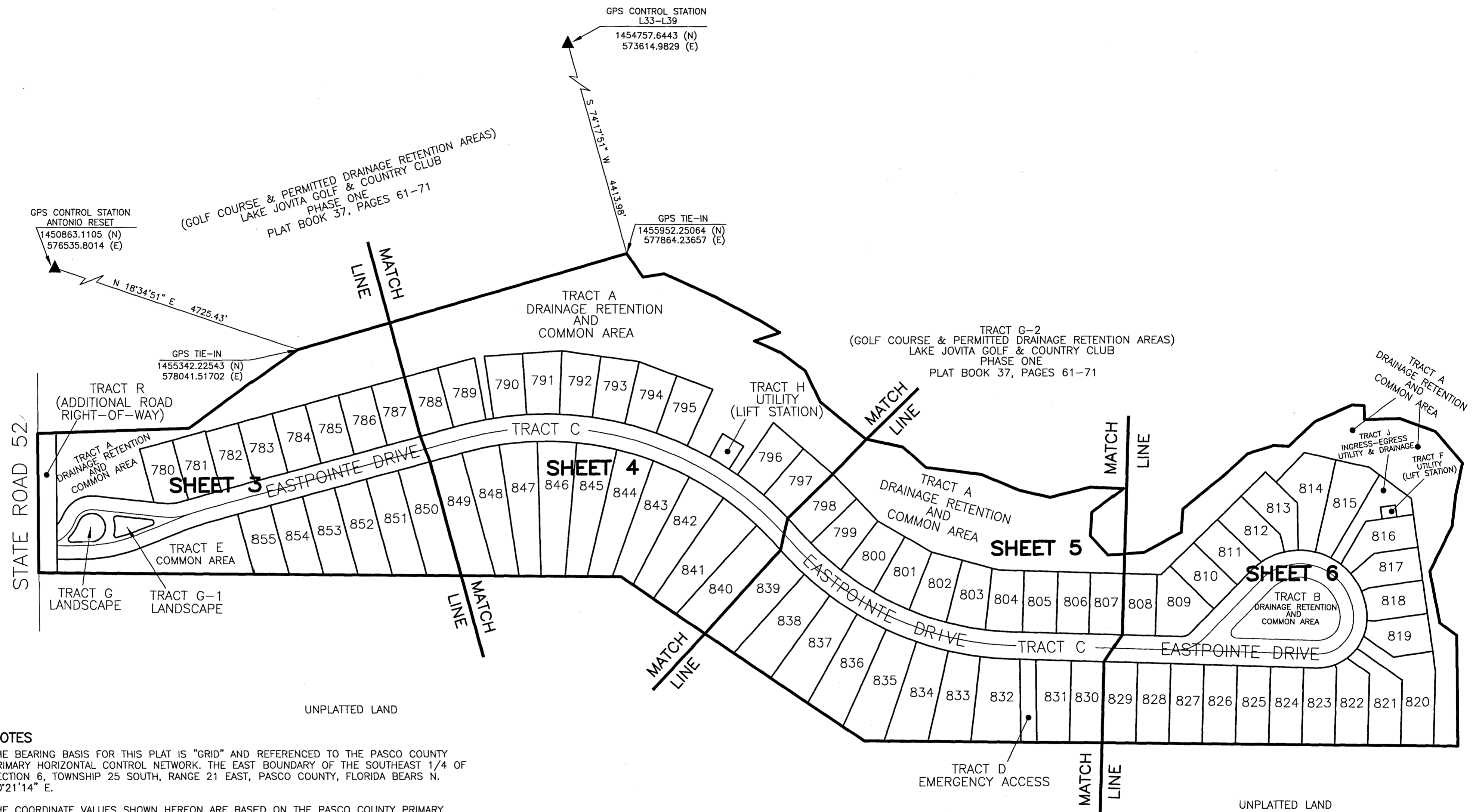
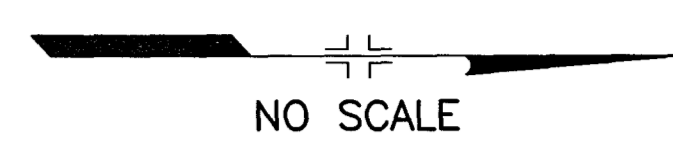
SIMMONS & BEALL, INC
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LB NUMBER LB6382

LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE

PLAT BOOK 76
PAGE 16

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NOTES

THE BEARING BASIS FOR THIS PLAT IS "GRID" AND REFERENCED TO THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK. THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEARS N. 00°21'14" E.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK 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. CONTROL STATIONS L33-L39 AND ANTONIO RESET.

ALL OPEN SPACES, DRAINAGE EASEMENTS/AREAS, RETENTION AND DETENTION PONDS, PRESERVATION AND MITIGATION EASEMENTS (IF ANY), LANDSCAPE BUFFER EASEMENTS INCLUDING TRACTS "A", "B", "C", "D", "E", "G", "G1" AND TRACT "J" SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE "LAKE JOVITA HOMEOWNERS ASSOCIATION, INC." FOR THEIR PRIVATE USE AND MAINTENANCE RESPONSIBILITY. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

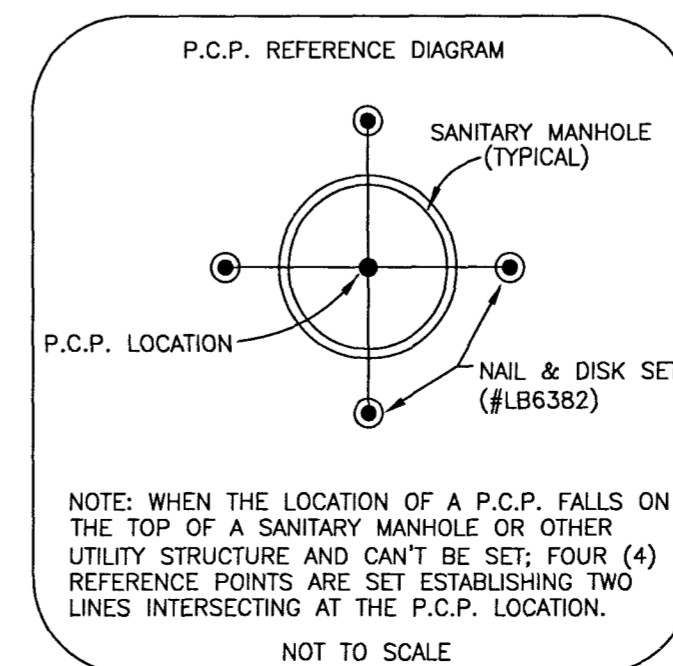
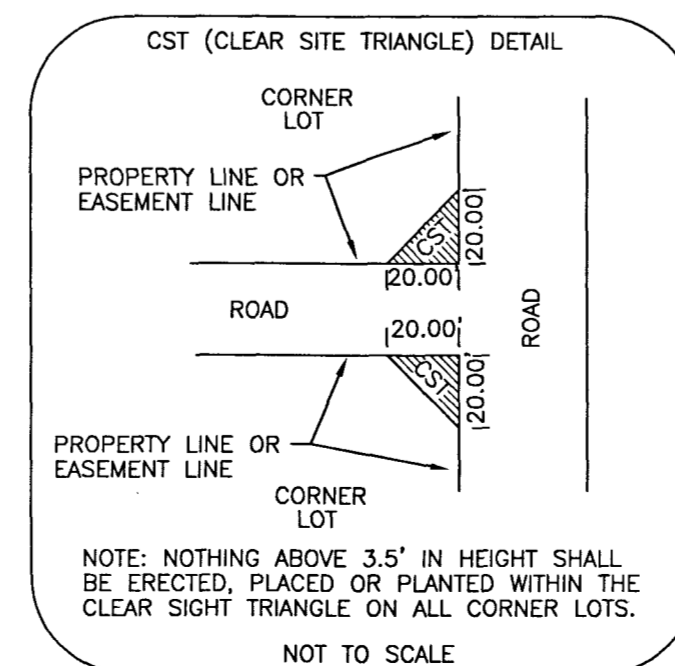
A ROD OR PIPE WITH CAP AND/OR NAIL AND DISK INSCRIBED WITH LB6382 SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.091(9).

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OF OTHER PUBLIC UTILITY.

SHEET INDEX MAP AND NOTES

TRACT DESIGNATIONS

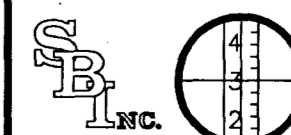
- TRACT "A" DRAINAGE RETENTION & COMMON AREA
- TRACT "B" DRAINAGE RETENTION & COMMON AREA
- TRACT "C" INGRESS - EGRESS EASEMENT AREA
- TRACT "D" EMERGENCY ACCESS AREA
- TRACT "E" COMMON AREA
- TRACT "G" LANDSCAPE AREA
- TRACT "G1" LANDSCAPE AREA
- TRACT "J" INGRESS-EGRESS, UTILITY & DRAINAGE AREA
- TRACT "R" ADDITIONAL RIGHT-OF-WAY AREA



⚡ DENOTES LINE NOT TO SCALE

SHEET TWO OF SIX

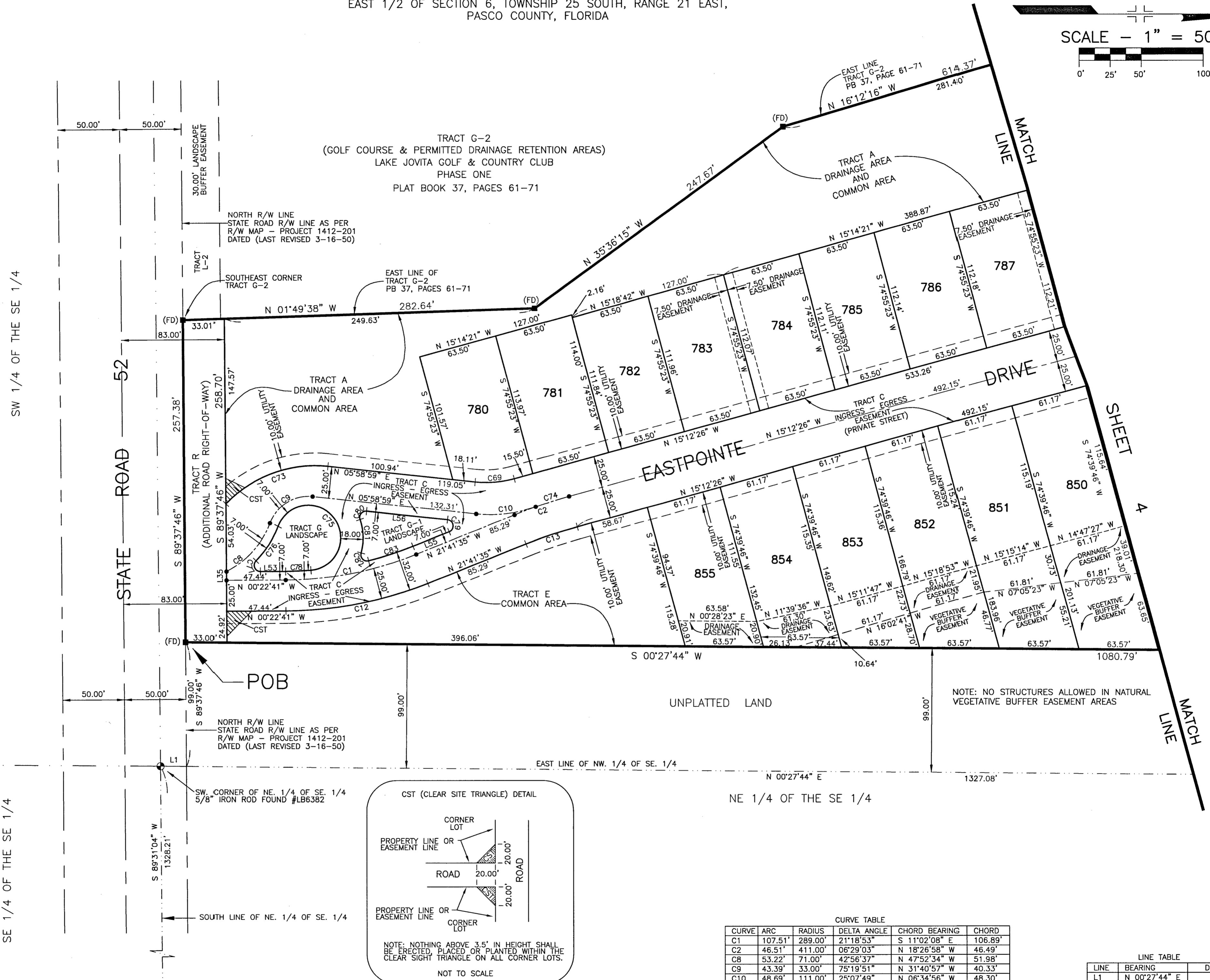
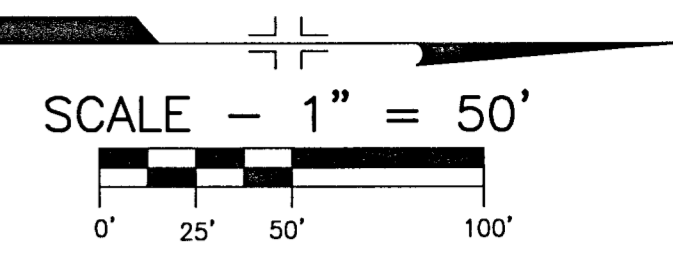
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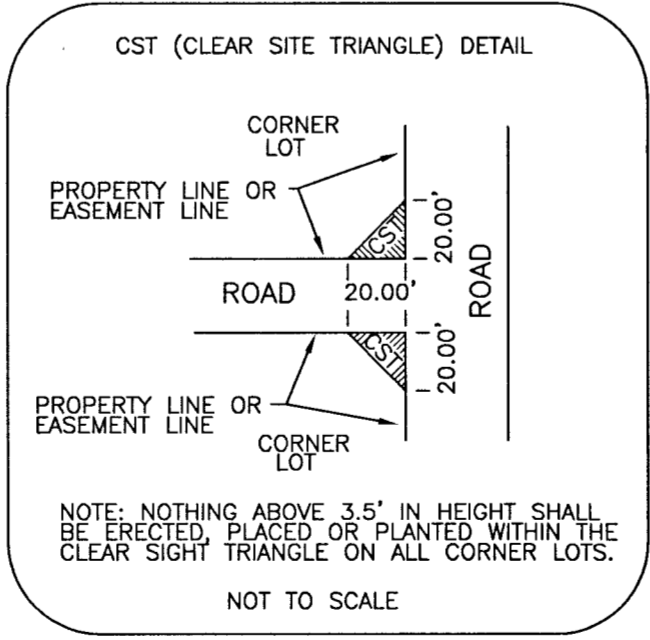
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SW 1/4 OF THE SE 1/4

SE 1/4 OF THE SE 1/4



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	107.51'	289.00'	21°18'53"	S 11°02'08" E	106.89'
C2	46.51'	411.00'	06°29'03"	N 18°26'58" W	46.49'
C8	53.22'	71.00'	42°56'37"	N 47°52'34" W	51.98'
C9	43.39'	33.00'	75°19'51"	N 31°40'57" W	40.33'
C10	48.69'	111.00'	25°07'49"	N 06°34'56" W	48.30'
C12	116.81'	314.00'	21°18'53"	S 11°02'08" E	116.14'
C13	43.68'	386.00'	06°29'03"	N 18°27'03" W	43.66'
C69	31.81'	86.00'	21°11'24"	S 04°36'43" E	31.63'
C73	90.11'	100.00'	51°37'44"	N 19°49'53" W	87.09'
C74	28.26'	411.00'	03°56'25"	N 17°10'39" W	28.26'
C75	111.10'	26.00'	244°49'48"	S 53°04'02" W	43.90'
C76	33.03'	78.00'	24°15'47"	S 57°12'59" E	32.78'
C77	11.81'	5.00'	135°17'36"	N 67°16'07" E	9.25'
C78	20.43'	282.00'	04°09'00"	N 02°27'11" W	20.42'
C79	13.29'	5.00'	152°19'27"	S 82°08'42" W	9.71'
C80	10.07'	5.00'	115°22'37"	S 51°42'20" E	8.45'
C81	27.18'	44.00'	35°23'26"	N 88°18'05" E	26.75'
C82	10.48'	5.00'	120°03'04"	N 45°58'16" E	8.66'
C83	37.59'	282.00'	07°38'18"	N 17°52'25" W	37.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°27'44" E	21.13'
L35	S 89°37'46" W	7.19'
L53	N 00°22'41" W	20.20'
L55	N 21°41'35" W	31.42'
L56	S 05°58'59" W	65.56'

- LEGEND**
- POB DENOTES POINT OF BEGINNING
 - PB DENOTES PLAT BOOK
 - POC DENOTES POINT OF COMMENCEMENT
 - CM DENOTES CONCRETE MONUMENT
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - PCP DENOTES PERMANENT CONTROL POINT
 - DENOTES 4" CM (PRM) SET # LB 6382
 - (FD) DENOTES 4" CM (PRM) FOUND # LB 6382
 - DENOTES NAIL & DISK (PCP) SET # LB 6382
 - (R) DENOTES A RADIAL LOT LINE
 - (NR) DENOTES A NON-RADIAL LOT LINE
 - (P) DENOTES PER PLAT
 - CST DENOTES CLEAR SITE TRIANGLE
 - RW DENOTES RIGHT-OF-WAY

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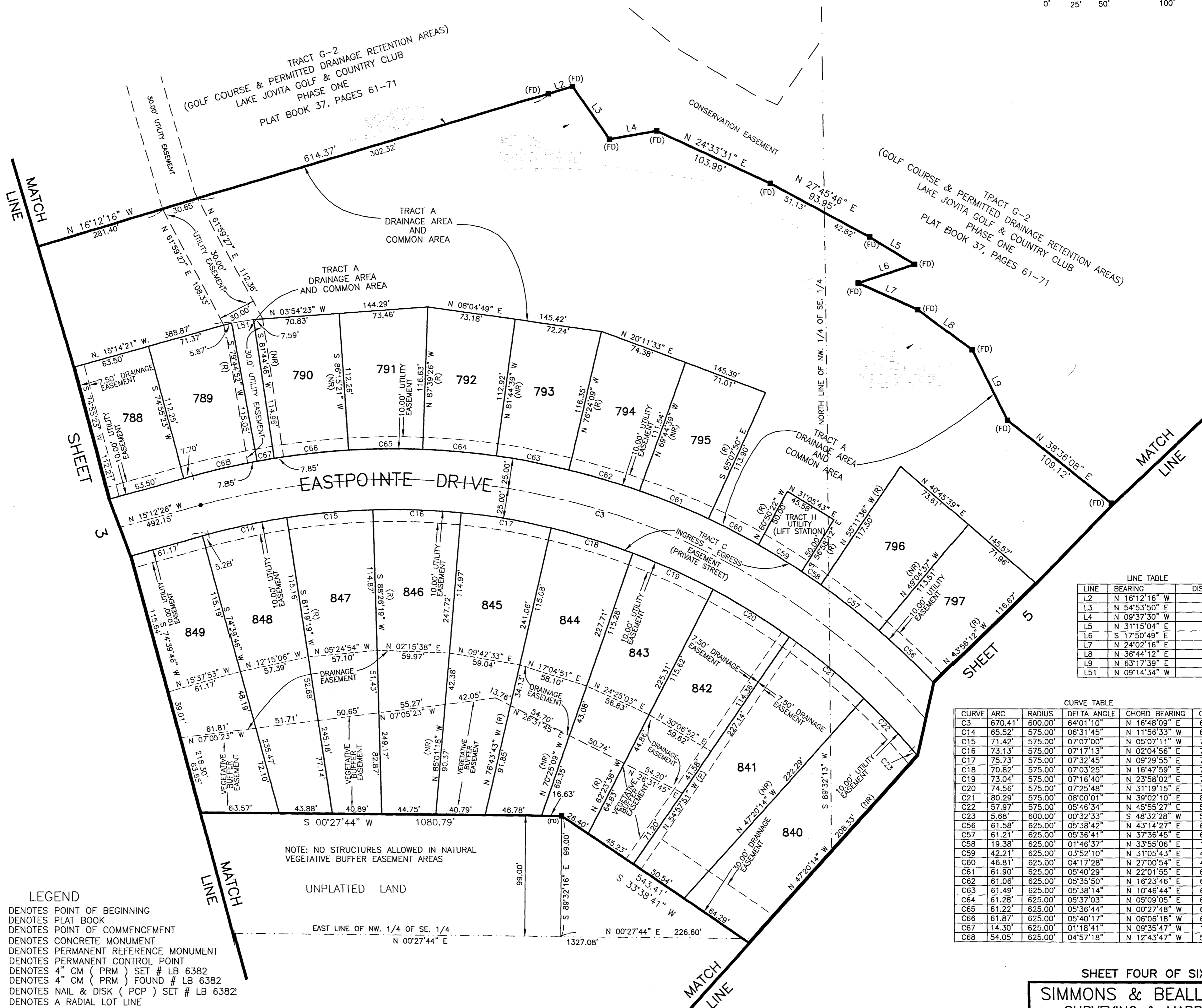
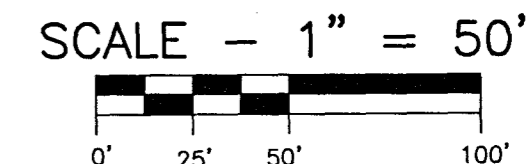
SHEET THREE OF SIX

SIMMONS & BEALL, INC
SURVEYING & MAPPING

P.O. BOX 1297
36739 S.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048
LB NUMBER LB6382

LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE

A SUBDIVISION BEING A REPLAT OF A PORTION OF TRACT G-2, LAKE JOVITA GOLF & COUNTRY CLUB, PHASE ONE AS RECORDED IN PLAT BOOK 37, PAGES 61 THROUGH 71, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L2	N 16°12'16" W	20.89'
L3	N 54°53'50" E	52.99'
L4	N 09°37'30" W	39.79'
L5	N 31°15'04" E	43.62'
L6	S 17°50'49" E	49.62'
L7	N 24°02'16" E	55.42'
L8	N 36°44'12" E	54.37'
L9	N 63°17'39" E	64.05'
L51	N 09°14'34" W	18.32'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C3	670.41'	600.00'	64°01'10"	N 16°48'09" E	636.08'
C14	65.52'	575.00'	06°31'45"	N 11°56'33" W	65.49'
C15	71.42'	575.00'	07°07'00"	N 05°07'11" W	71.37'
C16	73.13'	575.00'	07°17'13"	N 02°04'56" E	73.08'
C17	75.73'	575.00'	07°32'45"	N 09°29'55" E	75.67'
C18	70.82'	575.00'	07°03'25"	N 16°47'59" E	70.78'
C19	73.04'	575.00'	07°16'40"	N 23°58'02" E	72.99'
C20	74.56'	575.00'	07°25'48"	N 31°19'15" E	74.51'
C21	80.29'	575.00'	08°00'01"	N 39°02'10" E	80.22'
C22	57.97'	575.00'	05°46'34"	N 45°55'27" E	57.94'
C23	5.68'	600.00'	00°32'33"	S 48°32'28" W	5.68'
C56	61.58'	625.00'	05°38'42"	N 43°14'27" E	61.55'
C57	61.21'	625.00'	05°36'41"	N 37°36'45" E	61.19'
C58	19.38'	625.00'	01°46'37"	N 33°55'06" E	19.38'
C59	42.21'	625.00'	03°52'10"	N 31°05'43" E	42.20'
C60	46.81'	625.00'	04°17'28"	N 27°00'54" E	46.80'
C61	61.90'	625.00'	05°40'29"	N 22°01'55" E	61.88'
C62	61.06'	625.00'	05°35'50"	N 16°23'46" E	61.03'
C63	61.49'	625.00'	05°38'14"	N 10°46'44" E	61.47'
C64	61.28'	625.00'	05°37'03"	N 05°09'05" E	61.25'
C65	61.22'	625.00'	05°36'44"	N 00°27'48" W	61.19'
C66	61.87'	625.00'	05°40'17"	N 06°06'18" W	61.84'
C67	14.30'	625.00'	01°18'41"	N 09°35'47" W	14.30'
C68	54.05'	625.00'	04°57'18"	N 12°43'47" W	54.03'

- LEGEND**
- POB DENOTES POINT OF BEGINNING
 - PB DENOTES PLAT BOOK
 - POC DENOTES POINT OF COMMENCEMENT
 - CM DENOTES CONCRETE MONUMENT
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - PCP DENOTES PERMANENT CONTROL POINT
 - DENOTES 4" CM (PRM) SET # LB 6382
 - (FD) DENOTES 4" CM (PRM) FOUND # LB 6382
 - DENOTES NAIL & DISK (PCP) SET # LB 6382
 - (R) DENOTES A RADIAL LOT LINE
 - (NR) DENOTES A NON-RADIAL LOT LINE
 - (P) DENOTES PER PLAT
 - CST DENOTES CLEAR SITE TRIANGLE
 - RW DENOTES RIGHT-OF-WAY

NOTE: NO STRUCTURES ALLOWED IN NATURAL VEGETATIVE BUFFER EASEMENT AREAS

UNPLATTED LAND

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SHEET FOUR OF SIX

SIMMONS & BEALL, INC
SURVEYING & MAPPING

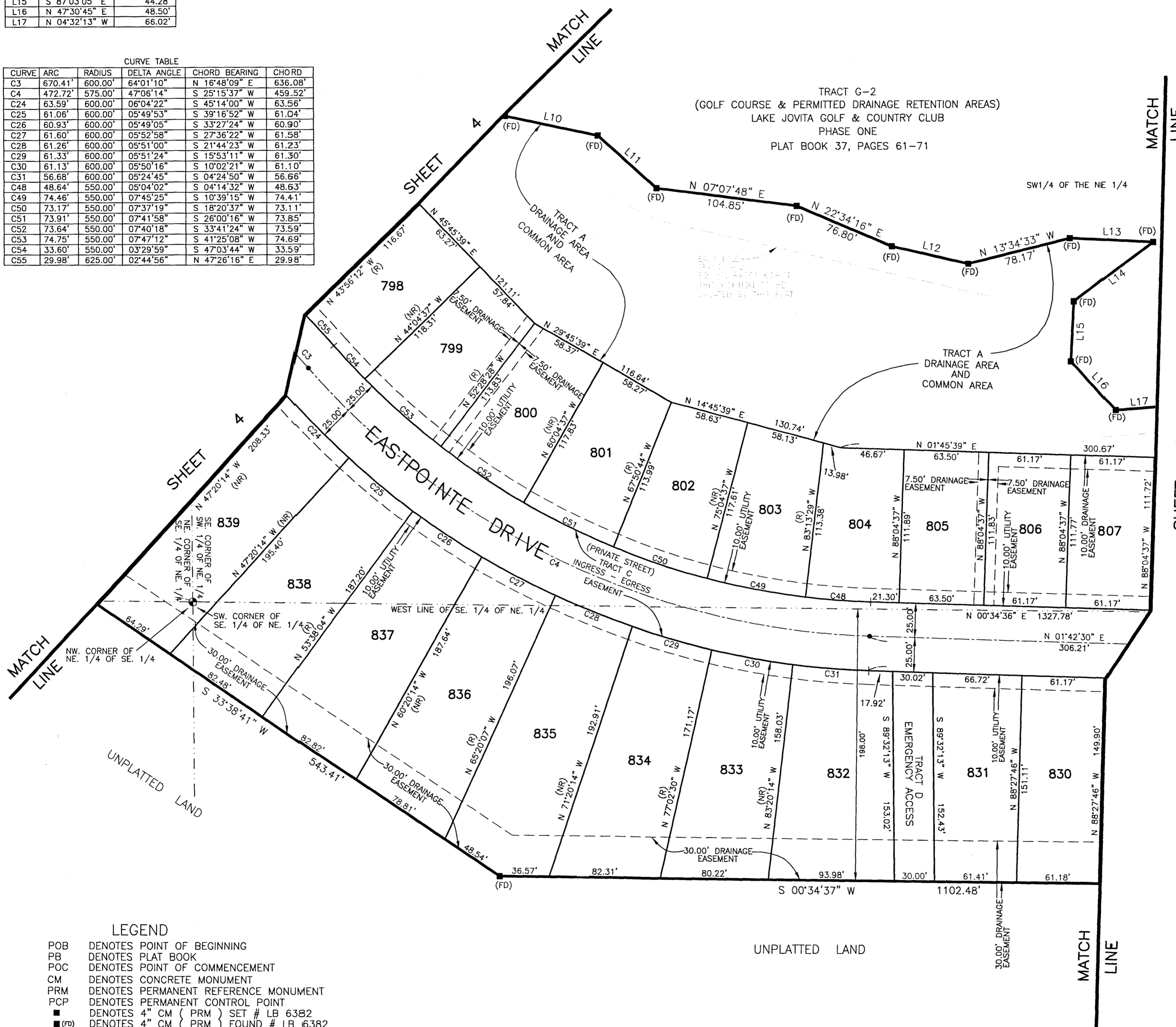
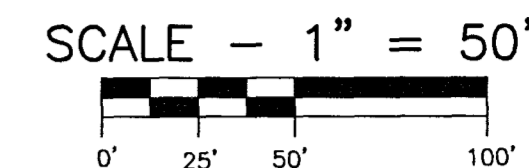
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LINE	BEARING	DISTANCE
L10	N 11°48'07" E	70.18'
L11	N 41°21'13" E	57.91'
L12	N 12°37'27" E	58.56'
L13	N 02°43'41" E	60.87'
L14	S 36°22'42" E	72.18'
L15	S 87°03'05" E	44.28'
L16	N 47°30'45" E	48.50'
L17	N 04°32'13" W	66.02'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C3	670.41'	600.00'	64°01'10"	N 16°48'09" E	636.08'
C4	472.72'	575.00'	47°06'14"	S 25°15'37" W	459.52'
C24	63.59'	600.00'	06°04'22"	S 45°14'00" W	63.56'
C25	61.06'	600.00'	05°49'53"	S 39°16'52" W	61.04'
C26	60.93'	600.00'	05°49'05"	S 33°27'24" W	60.90'
C27	61.60'	600.00'	05°52'58"	S 27°36'22" W	61.58'
C28	61.26'	600.00'	05°51'00"	S 21°44'23" W	61.23'
C29	61.33'	600.00'	05°51'24"	S 15°53'11" W	61.30'
C30	61.13'	600.00'	05°50'16"	S 10°02'21" W	61.10'
C31	56.68'	600.00'	05°24'45"	S 04°24'50" W	56.66'
C48	48.64'	550.00'	05°04'02"	S 04°14'32" W	48.63'
C49	74.46'	550.00'	07°45'25"	S 10°39'15" W	74.41'
C50	73.17'	550.00'	07°37'19"	S 18°20'37" W	73.11'
C51	73.91'	550.00'	07°41'58"	S 26°00'16" W	73.85'
C52	73.64'	550.00'	07°40'18"	S 33°41'24" W	73.59'
C53	74.75'	550.00'	07°47'12"	S 41°25'08" W	74.69'
C54	33.60'	550.00'	03°29'59"	S 47°03'44" W	33.59'
C55	29.98'	625.00'	02°44'56"	N 47°26'16" E	29.98'



- LEGEND**
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 - PB DENOTES PLAT BOOK
 - POC DENOTES POINT OF COMMENCEMENT
 - CM DENOTES CONCRETE MONUMENT
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - PCP DENOTES PERMANENT CONTROL POINT
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SHEET FIVE OF SIX

SIMMONS & BEALL, INC
SURVEYING & MAPPING

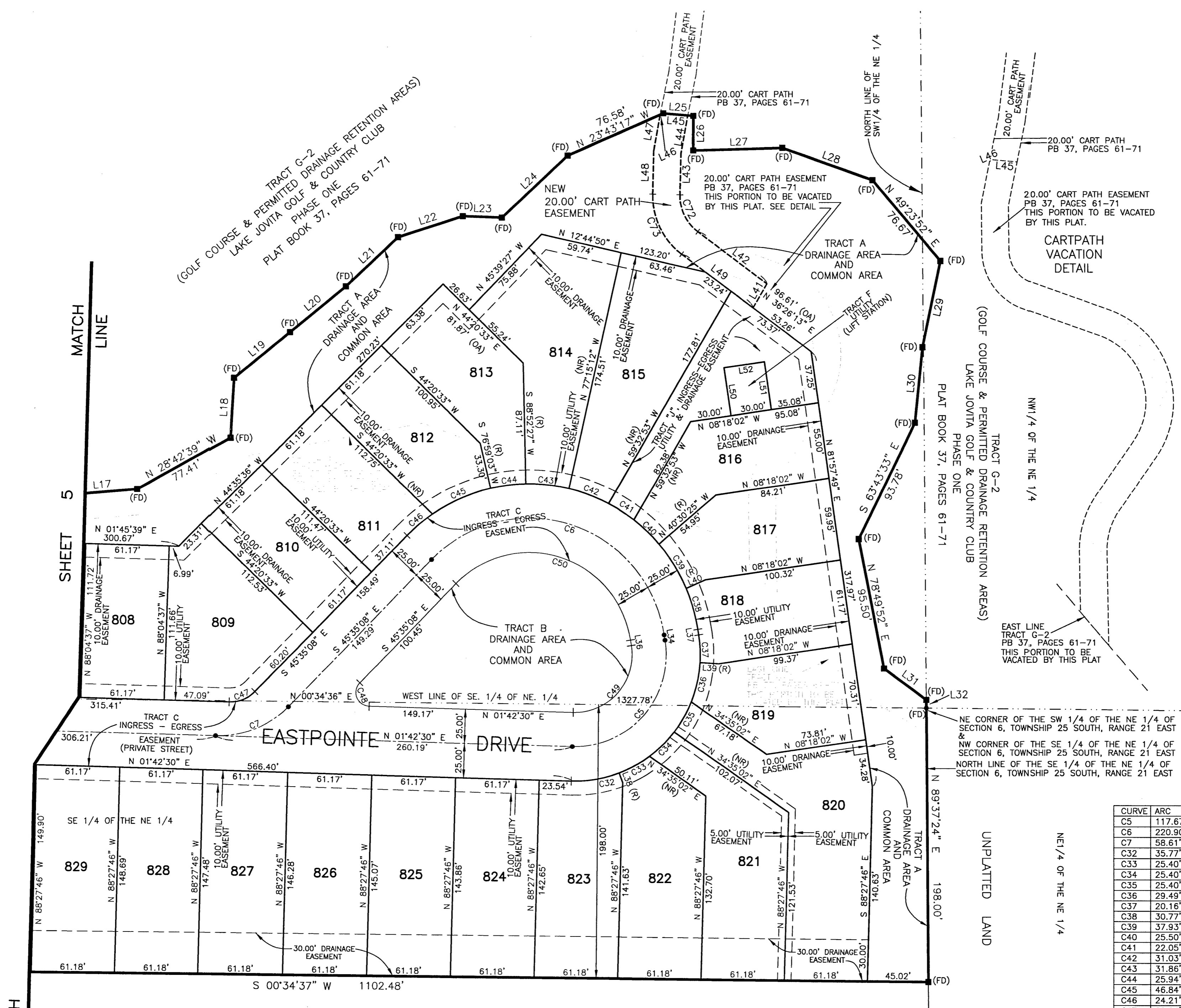
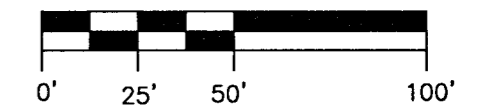
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LAKE JOVITA GOLF AND COUNTRY CLUB EASTPOINTE

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SCALE - 1" = 50'



LINE	BEARING	DISTANCE
L17	N 04°32'13" W	66.02'
L18	N 86°19'01" W	43.26'
L19	N 39°08'17" W	52.41'
L20	N 39°08'15" W	52.40'
L21	N 42°55'58" W	52.03'
L22	N 17°34'53" W	49.73'
L23	N 02°00'15" E	28.60'
L24	N 42°43'14" W	65.57'
L25	N 04°59'40" E	22.12'
L26	S 89°50'03" E	25.14'
L27	N 01°36'56" W	65.40'
L28	N 19°19'32" E	70.51'
L29	S 77°55'35" E	63.61'
L30	S 83°54'55" E	54.72'
L31	N 36°08'19" E	38.61'
L32	N 89°37'24" E	5.94'
L34	N 80°58'56" E	3.94'
L36	S 80°58'56" W	3.94'
L37	S 80°58'56" W	3.94'
L38	N 69°21'33" E	7.27'
L39	N 03°32'05" E	13.75'
L40	N 23°07'24" W	15.55'
L41	N 59°32'53" W	20.11'
L42	S 36°26'13" W	62.98'
L43	N 88°31'45" W	29.60'
L44	N 79°46'19" W	28.35'
L45	S 04°59'40" W	18.03'
L46	S 23°43'17" E	2.46'
L47	S 79°46'19" E	26.86'
L48	S 88°31'45" E	31.13'
L49	S 36°26'13" E	65.08'
L50	S 81°41'58" W	35.00'
L51	S 81°41'58" W	35.00'
L52	N 08°18'02" W	30.00'

CURVE	ARC	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C5	117.67'	67.00'	100°37'31"	S 48°42'19" E	103.12'
C6	220.90'	100.00'	126°34'04"	N 17°41'54" E	178.65'
C7	58.61'	71.00'	47°17'38"	S 21°56'19" E	56.96'
C32	35.77'	92.00'	22°16'34"	S 09°30'11" E	35.54'
C33	25.40'	92.00'	15°49'08"	S 28°33'01" E	25.32'
C34	25.40'	92.00'	15°49'08"	S 44°22'10" E	25.32'
C35	25.40'	92.00'	15°49'08"	S 60°11'18" E	25.32'
C36	29.49'	92.00'	18°22'03"	S 77°16'54" E	29.37'
C37	20.16'	92.00'	12°33'09"	N 87°15'31" E	20.12'
C38	30.77'	125.00'	14°06'20"	N 73°55'46" E	30.70'
C39	37.93'	125.00'	17°23'01"	N 58°11'06" E	37.78'
C40	25.50'	125.00'	11°41'12"	N 43°38'59" E	25.45'
C41	22.05'	125.00'	10°06'21"	N 32°45'13" E	22.02'
C42	31.03'	125.00'	14°13'19"	N 20°35'23" E	30.95'
C43	31.86'	125.00'	14°36'16"	N 06°10'35" E	31.78'
C44	25.94'	125.00'	11°53'24"	N 07°04'15" W	25.89'
C45	46.84'	125.00'	21°28'20"	N 23°45'07" W	46.57'
C46	24.21'	125.00'	11°05'52"	N 40°02'12" W	24.17'
C47	20.64'	25.00'	47°17'38"	S 21°56'19" E	20.06'
C48	48.64'	550.00'	05°04'02"	S 04°14'32" W	48.63'
C49	74.46'	550.00'	07°45'25"	S 10°39'15" W	74.41'
C49	73.72'	42.00'	100°33'54"	S 48°44'07" E	64.61'
C50	165.68'	75.00'	126°34'04"	N 17°41'54" E	133.99'
C72	30.74'	32.00'	55°02'02"	S 63°57'14" W	29.57'
C73	49.95'	52.00'	55°02'02"	S 63°57'14" E	48.05'

- LEGEND**
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 - (OA) DENOTES OVERALL

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