EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 1

LEGAL DESCRIPTION:

A parcel of land lying in Section 26, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 26, run thence along the East boundary of said Northwest 1/4 of Section 26, N.01°22'14"E., 46.23 feet to a point on the Southerly boundary of the Additional Right-of-Way Parcel "B", according to Warranty Deed, as recorded in Official Records Book 10297, Page 902, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Additional Right-of-Way Parcel "B", the following three (3) courses: 1) N.89°55'01"W., 1035.74 feet; 2) N.89°49'39"W., 282.57 feet; 3) N.89°50'28"W., 199.45 feet to the Southeast corner of EPPERSON NORTH VILLAGE D-2, according to the plat thereof as recorded in Plat Book 80, Pages 54 through 62 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said EPPERSON NORTH VILLAGE D-2, the following three (3) courses: 1) N.00°10'15"E., 9.66 feet to the **POINT OF BEGINNING**; 2) N.30°00'00"E., 398.84 feet; 3) NORTH, 283.28 feet to the Southwest corner of EPPERSON NORTH VILLAGE D-1, according to the plat thereof as recorded in Plat Book 81, Pages 54 through 62 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said EPPERSON NORTH VILLAGE D-1, the following twenty (20) courses: 1) EAST, 173.98 feet to a point on a curve; 2) Northerly, 97.42 feet along the arc of a curve to the right having a radius of 175.00 feet and a central angle of 31°53'46" (chord bearing N.17°03'07"E., 96.17 feet); 3) S.57°00'00"E., 122.00 feet; 4) S.02°33'00"W., 53.72 feet; 5) S.50°37'51"E., 66.08 feet; 6) S.59°00'00"E., 427.69 feet; 7) S.23°27'38"E., 10.98 feet; 8) S.89°49'45"E., 266.94 feet; 9) N.56°37'22"E., 45.84 feet; 10) N.14°21'43"E., 35.51 feet; 11) N.02°13'00"E., 24.90 feet; 12) N.00°51'00"E., 59.70 feet; 13) N.02°29'00"E., 68.39 feet; 14) N.04°48'00"E., 61.04 feet; 15) N.04°10'21"E., 60.20 feet; 16) N.02°15'00"E., 140.92 feet to a point on a curve; 17) Easterly, 22.22 feet along the arc of a curve to the left having a radius of 1819.00 feet and a central angle of 00°42'00" (chord bearing S.88°06'00"E., 22.22 feet); 18) N.01°33'00"E., 172.00 feet; 19) S.89°24'38"E., 60.49 feet; 20) S.89°56'01"E., 224.00 feet to a point on the Westerly boundary of the right-of-way for CURLEY ROAD (COUNTY ROAD 577) per Florida Department of Transportation Right-of-way Map Section 1455-250; thence along said Westerly boundary of the right-of-way for CURLEY ROAD (COUNTY ROAD 577), S.00°03'59"W., 427.43 feet to the Northerlymost corner of the aforesaid Additional Right-of-Way Parcel "B"; thence along the Northerly boundary of said Additional Right-of-Way Parcel "B", the following two (2) courses: 1) S.12°21'34"W., 78.72 feet to a point on a curve; 2) Southerly, 373.57 feet along the arc of a curve to the right having a radius of 2815.04 feet and a central angle of 07°36'12" (chord bearing S.04°01'53"W., 373.30 feet); thence S.49°20'28"W., 152.68 feet to a point on the aforesaid Northerly boundary of Additional Right-of-Way Parcel "B"; thence along said Northerly boundary of Additional Right-of-Way Parcel "B", N.89°49'45"W., 1409.39 feet to the **POINT OF BEGINNING.**

Containing 18.935 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EPPERSON NORTH, LLC, a Delaware limited liability company authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced hereon as EPPERSON NORTH VILLAGE D-3, as described in the legal description which is a part of this plat and makes the following dedications:

1) Owner does hereby grant, convey and dedicate to the Epperson North Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"), TRACT "A-3" (CDD Rights-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.

2) Owner hereby reserves fee title to TRACTS "B-5", "B-6" and "B-7" as shown hereon for conveyance by the Owner to the District by separate instrument. TRACTS "B-5", "B-6" and "B-7", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.

3) Owner does hereby grant, convey and dedicate to Pasco County, Florida, (the "County") a perpetual easement for ingress and egress over and across the (CDD) Rights-of-Way shown hereon as TRACT "A-3" for any and all governmental purposes including (without limitation) fire and law enforcement and emergency medical services.

4) Owner further does hereby grant, convey, and dedicate to the perpetual use of the Public and the County all utility easements, Improvements and facilities, together with any necessary easements, lying within or upon the lands depicted on this Plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, 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.

5) Owner further does hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

6) Owner further does hereby 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 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.

7) Owner does hereby grant, convey and dedicate to the District all (CDD) Side Yard Drainage/Access Easements and the (CDD) Drainage and Access Easements, as shown hereon for the purposes stated hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.

8) Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. 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.

9) Owner hereby reserves for the benefit of, and grants to the District 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.

10) Owner does hereby grant to Gig Fiber, LLC, its respective heirs, assigns or legal representatives a non-exclusive easement located in the Technology 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 maintenance of underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install within said conduit.

OWNER: EPPERSON NORTH, LLC, a Delaware limited liability company

By: _____
John Ryan, Manager

Witness: _____

Witness: _____

DOUG KIEL
Printed Name

Taylor Grover
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of HILLSBOROUGH

I hereby certify on this 28TH day of DECEMBER, 2021, before me personally appeared by means of physical presence, John Ryan, as Manager of EPPERSON NORTH, LLC, a Delaware limited liability company, [✓] personally known to me or [__] who has produced _____ as identification, who has identified theirself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at HILLSBOROUGH County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large

My Commission expires: 1-12-25

AIMEE WALKER HODGE
(Printed Name of Notary)

Commission Number: HH 79604

AIMEE WALKER HODGE
Notary Public - State of Florida
Commission # HH 79604
My Comm. Expires Jan 12, 2025
Bonded through National Notary Assn.

CERTIFICATE OF ACCEPTANCE:

of EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

The dedication to Epperson North Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of Epperson North Community Development District by their Board of Supervisors this 28TH day of DECEMBER, 2021, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: _____
Michael Lawson, Chairman

Witness: _____

Witness: _____

DOUG KIEL
Printed Name

Taylor Grover
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of HILLSBOROUGH

I hereby certify on this 28TH day of DECEMBER, 2021, before me personally appeared by means of physical presence, Michael Lawson, as Chairman of Epperson North Community Development District, [✓] personally known to me or [__] who has produced _____ as identification, who has identified theirself 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 HILLSBOROUGH County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large

My Commission expires: 1-12-25

AIMEE WALKER HODGE
(Printed Name of Notary)

Commission Number: HH 79604

AIMEE WALKER HODGE
Notary Public - State of Florida
Commission # HH 79604
My Comm. Expires Jan 12, 2025
Bonded through National Notary Assn.

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

1. Lands being platted herein are, as of the date of platting, encumbered by that certain Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing executed May 15th, 2018 and recorded May 17th, 2018, in Official Records Book 9726, Page 2902 of Public Records of Pasco County, Florida; of that certain Mortgagee Special Assessment Acknowledgment executed November 5th, 2018 and recorded November 8th, 2018, in Official Records Book 9815, Page 2267 of Public Records of Pasco County, Florida; of that certain Mortgage Modification Agreement executed September 2nd, 2020 and recorded September 8th, 2020 in Official Records Book 10172, Page 1496 of Public Records of Pasco County AND of that certain Mortgagee Special Assessment Acknowledgment executed February 18th, 2021 and recorded March 5th, 2021, in Official Records Book 10294, Page 2494 of Public Records of Pasco County, Florida and a separate Joinder and Consent to Plat of TFCC INTERNATIONAL LTD., an Ontario corporation is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this Plat.

2. Lands being platted herein are, as of the date of platting, encumbered by that certain Consensual Lien for Deposit executed June 1st, 2020 and recorded June 5th, 2020, in Official Records Book 10113, Page 1993 of Public Records of Pasco County, Florida, in favor of Biscayne Homes, LLC, a Florida limited liability company, and a separate Joinder and Consent to Plat is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this Plat.

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, First American 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, FATIC File No. 2061-5354628 and based on said report find that the title of the property is vested in Epperson North, LLC, a Delaware limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in said Property Information Report for the Filing of a Subdivision Plat in Pasco County, Florida, FATIC File No. 2061-5354628.

This the 29th day of December, 2021.

First American Title Insurance Company

By: David H. Roberts, DHR
David H. Roberts, Authorized Signatory

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

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, 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 5th day of January, 2022

Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 11 day of January, 2022, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 12 day of January, 2022, in Plat Book 88, Page(s) 1 - 6.

BY: _____
Nikki Alvarez-Sowles, Esq.
Pasco County 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 Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 10th day of December, 2021, 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 28th day of December, 2021

AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 32609
PHONE (813) 221-5200

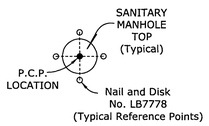
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EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 2

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)

The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I 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 ecition.

Originating Coordinates: Station "P 679"

NOTE:

A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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.

NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

TRACT DESIGNATION TABLE

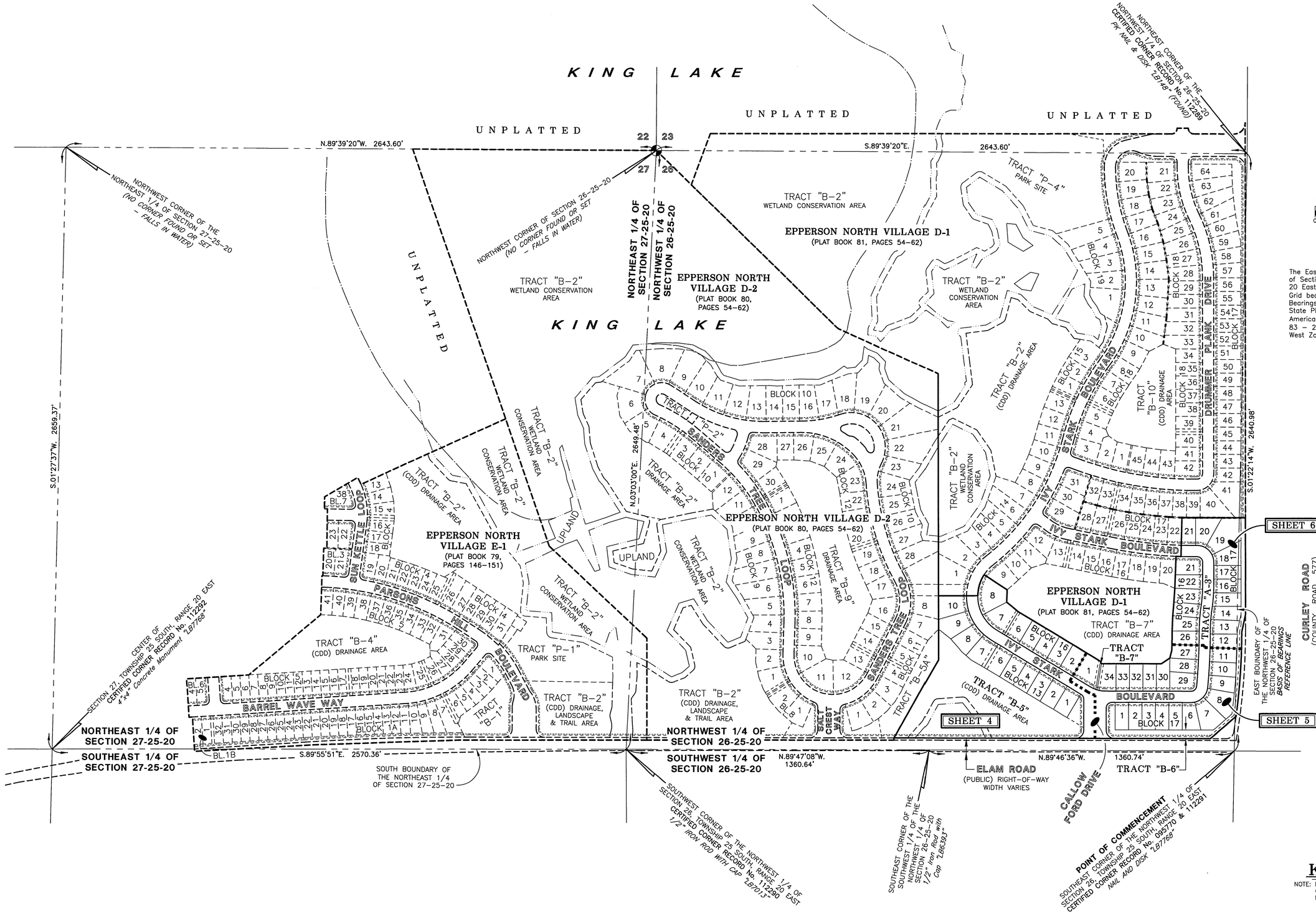
TRACT	DESIGNATION	ACREAGE
TRACT "A-3"	(CDD) RIGHT-OF-WAY AND UTILITY EASEMENT	2.624 Ac.±
TRACT "B-5"	(CDD) OPEN SPACE, (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	4.567 Ac.±
TRACT "B-6"	(CDD) OPEN SPACE, DRAINAGE/LANDSCAPE AND WALL AREA	0.975 Ac.±
TRACT "B-7"	(CDD) OPEN SPACE AND DRAINAGE AREA	0.017 Ac.±

AMERRITT, INC.
LAND SURVEYING & MAPPING
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EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 3



SCALE: 1" = 200'

0 200 400

SCALE IN FEET

BASIS OF BEARINGS

The East boundary of the Northwest 1/4 of Section 26, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.01°22'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 – 2011 ADJUSTMENT) for the West Zone of Florida.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

LEGEND

1. BL. – Block
2. (CDD) – Epperson North Community Development District
3. F.D.O.T. – Florida Department of Transportation

Wetland Conservation Area Note:

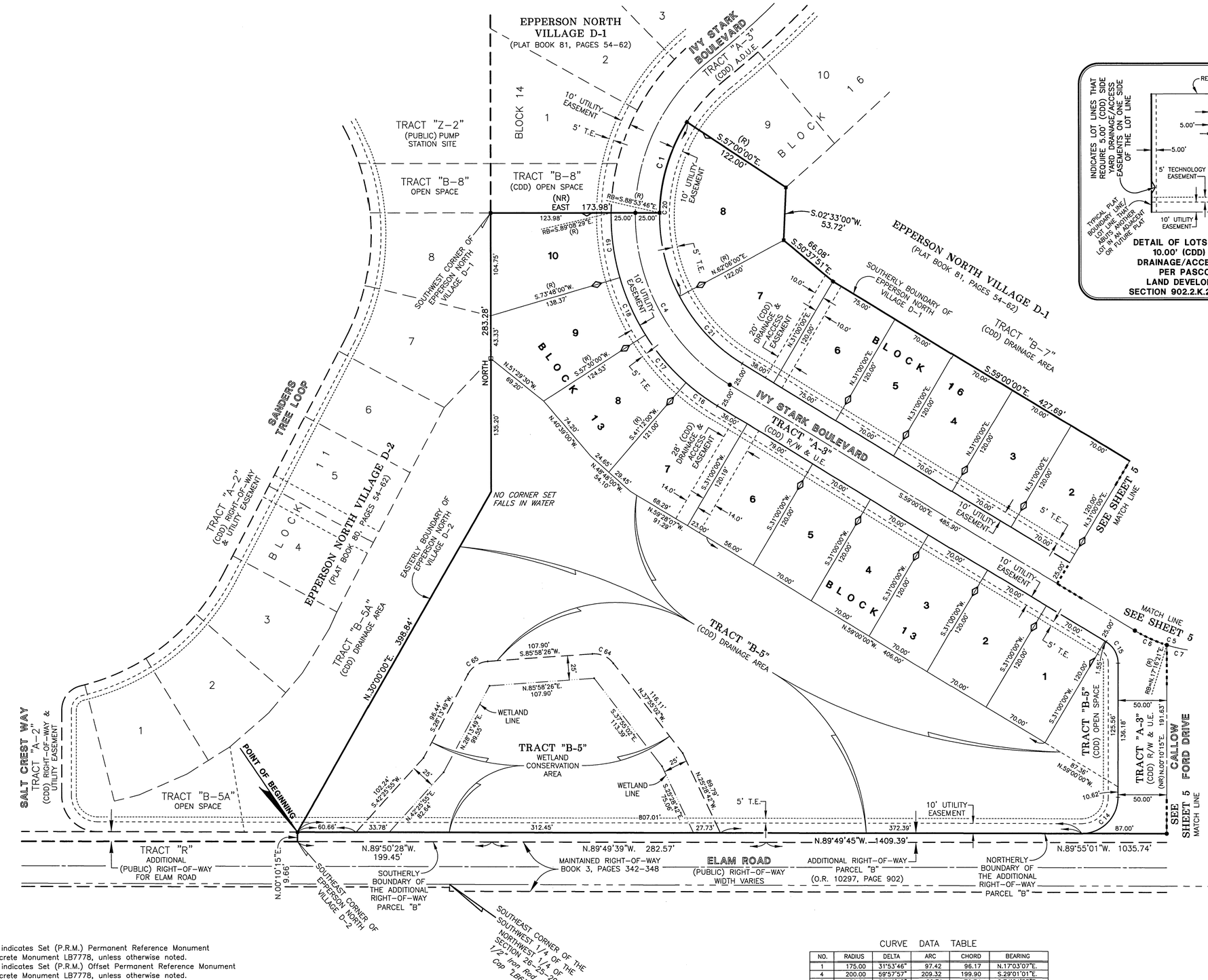
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 4



DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

SCALE: 1" = 50'

0 50 100

SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH – N.00°00'00"E.
SOUTH – S.00°00'00"W.
EAST – N.90°00'00"E.
WEST – N.90°00'00"W.

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol ⊟ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol ● indicates (P.C.P) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non–radial line
6. (RB) indicates reference bearing
7. O.R. – Official Records Book
8. (CDD) – Epperson North Community Development District
9. T.E. – Technology Easement
10. (CDD) R/W & U.E. – (CDD) Right–of–Way and Utility Easement
11. F.D.O.T. – Florida Department of Transportation
12. (CDD) O.S., D/L & W.A. – (CDD) Open Space, Drainage/ Landscape and Wall Area

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

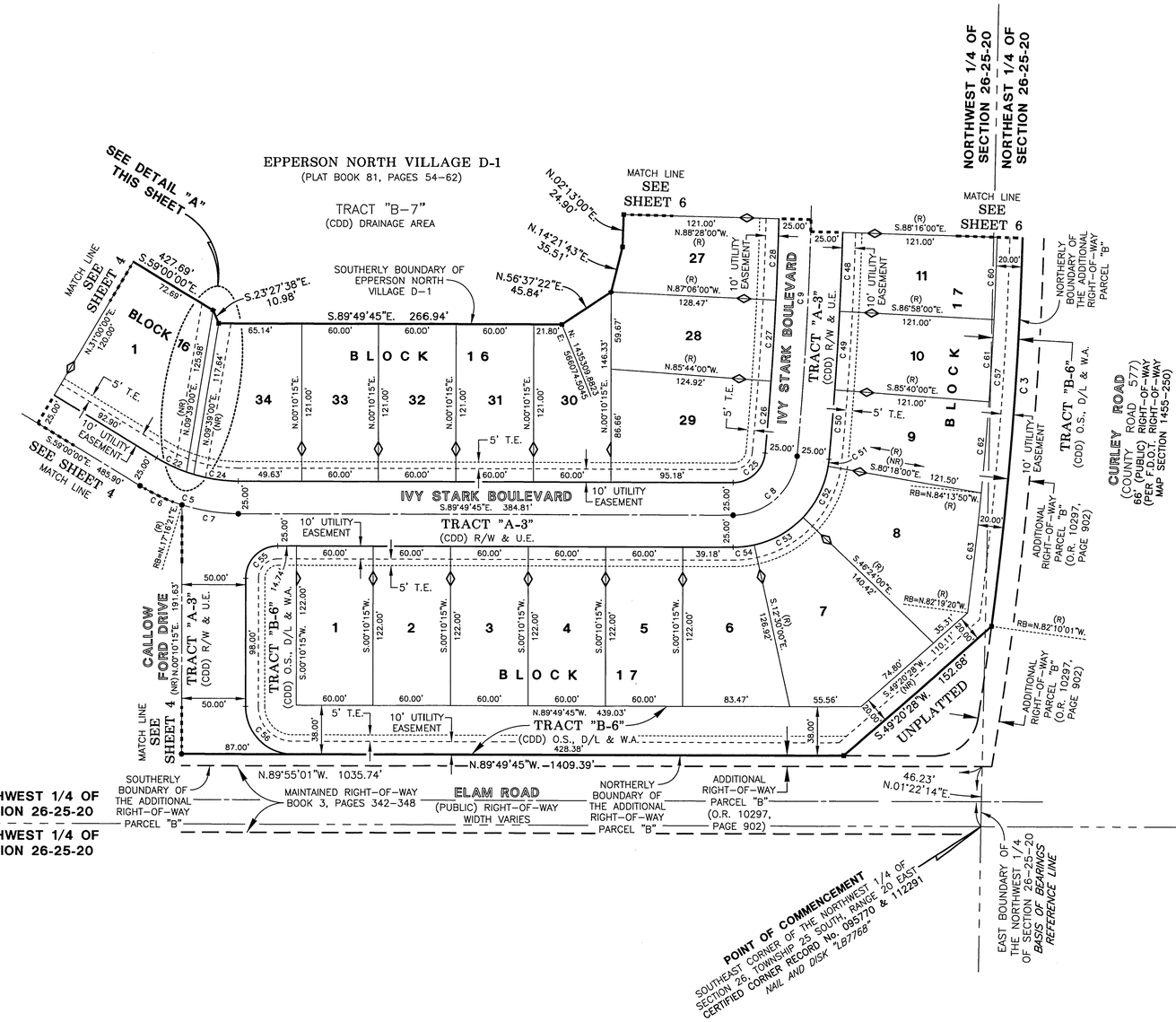
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	175.00	31°53'46"	97.42	96.17	N.17°03'07"E.
4	200.00	59°57'57"	209.32	199.90	S.29°01'01"E.
5	150.00	30°49'45"	80.71	79.74	S.74°24'53"E.
6	150.00	13°43'39"	35.94	35.85	S.65°51'50"E.
7	150.00	17°06'06"	44.77	44.61	S.81°16'42"E.
14	37.00	90°00'00"	58.12	52.33	N.45°10'15"E.
15	25.00	59°10'15"	25.82	24.69	N.29°24'53"W.
16	225.00	10°12'00"	40.06	40.00	N.53°54'00"W.
17	225.00	16°18'00"	64.01	63.79	N.40°39'00"W.
18	225.00	16°18'00"	64.01	63.79	N.24°21'00"W.
19	225.00	17°03'31"	66.99	66.74	N.07°40'15"W.
20	175.00	60°54'00"	186.01	177.38	S.02°33'00"W.
21	175.00	31°06'00"	94.99	93.83	S.43°27'00"E.
64	25.00	56°06'32"	24.48	23.52	N.65°58'18"W.
65	25.00	57°44'37"	25.20	24.14	S.57°06'08"W.

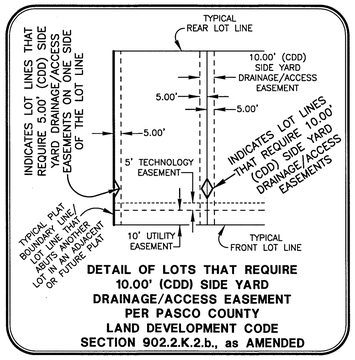
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EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 5





DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

SCALE: 1" = 50'

0 50 100

SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LEGEND

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2. Symbol ⊟ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol ● indicates (P.C.P) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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12. (CDD) O.S., D/L & W.A. – (CDD) Open Space, Drainage/ Landscape and Wall Area

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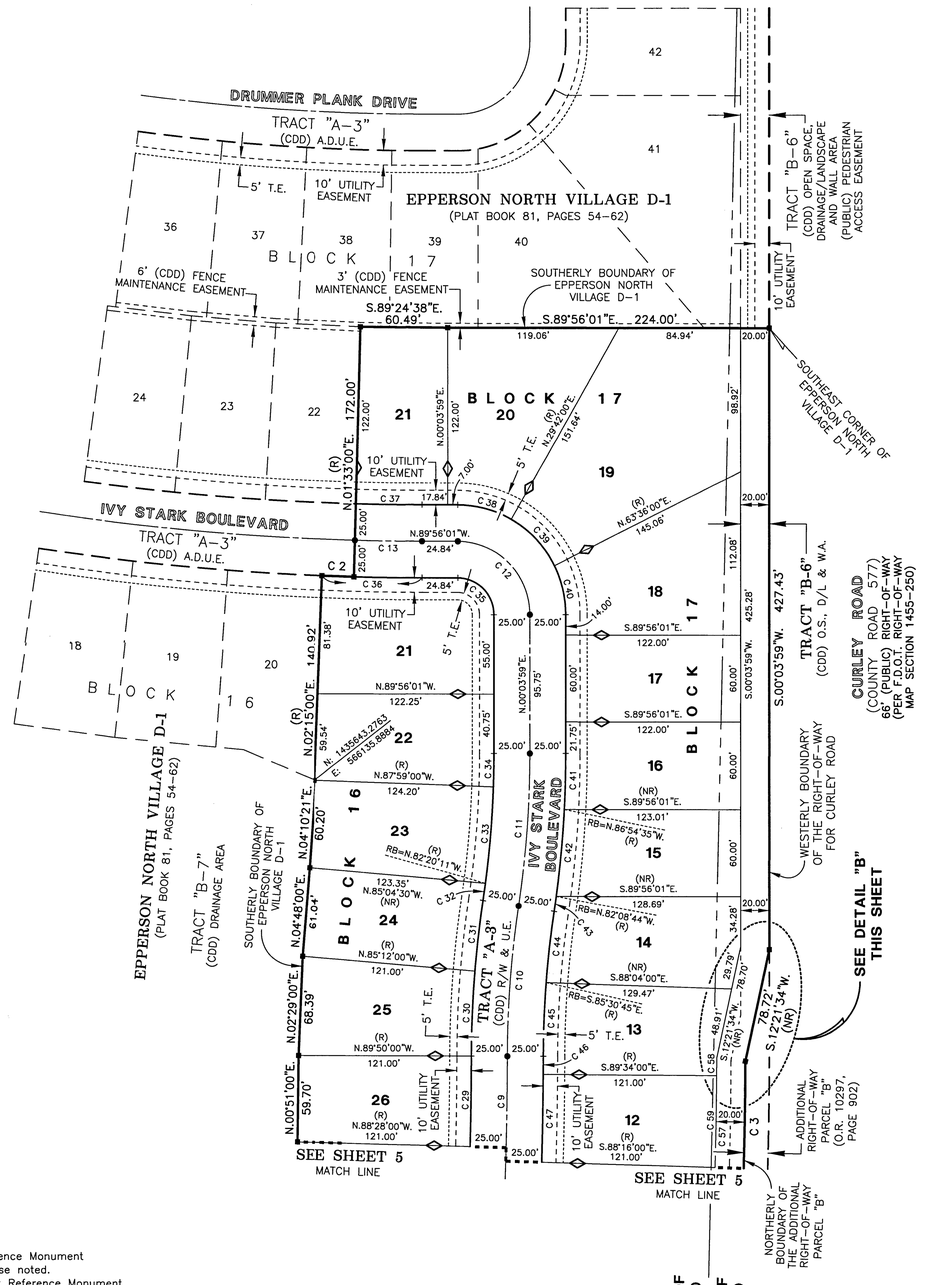
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	2815.04	07°36'12"	373.57	373.30	S.04°01'53"W.
5	150.00	30°49'45"	80.71	79.74	S.74°24'53"E.
6	150.00	13°43'39"	35.94	35.85	S.65°51'50"E.
7	150.00	17°06'06"	44.77	44.61	S.81°16'42"E.
8	50.00	84°41'53"	73.91	67.36	N.47°49'18"E.
9	2649.04	05°18'21"	245.32	245.23	N.02°49'11"E.
22	125.00	11°50'42"	25.84	25.80	S.64°55'21"E.
23	125.00	02°46'42"	6.06	6.06	S.72°14'03"E.
24	125.00	16°12'21"	35.36	35.24	S.81°43'35"E.
25	25.00	84°41'53"	36.96	33.68	N.47°49'18"E.
26	2624.04	01°12'21"	55.23	55.23	N.04°52'11"E.
27	2624.04	01°22'00"	62.59	62.59	N.03°35'00"E.
28	2624.04	01°22'00"	62.59	62.59	N.02°13'00"E.
48	2674.04	01°18'00"	60.67	60.67	S.02°23'00"W.
49	2674.04	01°18'00"	60.67	60.67	S.03°41'00"W.
50	2674.04	01°08'21"	53.17	53.17	S.04°54'11"W.
51	75.00	04°13'39"	5.53	5.53	S.07°35'11"W.
52	75.00	33°54'00"	44.37	43.73	S.26°39'00"W.
53	75.00	33°54'00"	44.37	43.73	S.60°33'00"W.
54	75.00	12°40'15"	16.59	16.55	S.83°50'07"W.
55	25.00	90°00'00"	39.27	35.36	S.45°10'15"W.
56	37.00	90°00'00"	58.12	52.33	S.44°49'45"E.
57	2795.04	07°29'31"	365.47	365.21	S.03°55'55"W.
60	2795.04	01°18'00"	63.42	63.42	S.02°23'00"W.
61	2795.04	01°18'00"	63.42	63.42	S.03°41'00"W.
62	2795.04	01°26'10"	70.06	70.06	S.05°03'05"W.
63	2795.04	01°54'30"	93.09	93.09	S.06°43'25"W.

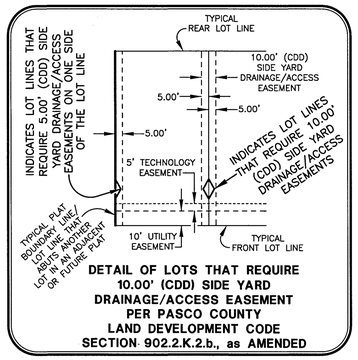
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

EPPERSON NORTH VILLAGE D-3

LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 88 PAGE NO. 4





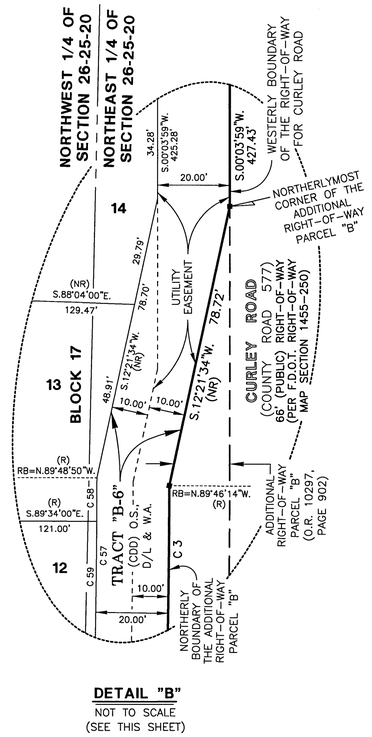
DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

SCALE: 1" = 50'

0 50 100

SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS



DETAIL "B"

NOT TO SCALE

(SEE THIS SHEET)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1819.00	00°42'00"	22.22	22.22	S.88°06'00"E.
3	2815.04	07°36'12"	373.57	373.30	S.04°01'53"W.
9	2649.04	05°18'21"	245.32	245.23	N.02°49'11"E.
10	700.00	08°30'13"	103.89	103.79	N.04°25'06"E.
11	700.00	08°36'14"	105.12	105.02	N.04°22'06"E.
12	50.00	90°00'00"	78.54	70.71	N.44°56'01"W.
13	1794.00	01°29'02"	46.46	46.46	N.89°11'30"W.
29	2624.04	01°22'00"	62.59	62.59	N.00°51'00"E.
30	725.00	04°38'00"	58.63	58.61	N.02°29'00"E.
31	725.00	03°52'13"	48.97	48.96	N.06°44'06"E.
32	675.00	01°00'24"	11.86	11.86	N.08°10'01"E.
33	675.00	05°38'49"	66.53	66.50	N.04°50'24"E.
34	675.00	01°57'01"	22.98	22.98	N.01°02'29"E.
35	25.00	90°00'00"	39.27	35.36	N.44°56'01"W.
36	1819.00	02°11'01"	69.33	69.32	N.88°50'31"W.
37	1769.00	01°29'02"	45.81	45.81	S.89°11'30"E.
38	75.00	29°38'01"	38.79	38.36	S.75°07'01"E.
39	75.00	33°54'00"	44.37	43.73	S.43°21'00"E.
40	75.00	26°27'59"	34.64	34.34	S.13°10'01"E.
41	725.00	03°01'26"	38.26	38.26	S.01°34'42"W.
42	725.00	04°45'51"	60.29	60.27	S.05°28'20"W.
43	725.00	00°48'56"	10.32	10.32	S.08°15'44"W.
44	675.00	04°10'58"	49.28	49.27	S.06°34'44"W.
45	675.00	04°19'15"	50.90	50.89	S.02°19'37"W.
46	2674.04	00°16'00"	12.45	12.45	S.00°18'00"W.
47	2674.04	01°18'00"	60.67	60.67	S.01°05'00"W.
57	2795.04	07°29'31"	365.47	365.21	S.03°55'55"W.
58	2795.04	00°14'50"	12.06	12.06	S.00°18'35"W.
59	2795.04	01°18'00"	63.42	63.42	S.01°05'00"W.

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol ⊟ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol ● indicates (P.C.P) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. – Official Records Book
8. (CDD) – Epperson North Community Development District
9. T.E. – Technology Easement
10. (CDD) R/W & U.E. – (CDD) Right-of-Way and Utility Easement
11. F.D.O.T. – Florida Department of Transportation
12. (CDD) O.S., D/L & W.A. – (CDD) Open Space, Drainage/ Landscape and Wall Area

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