

EPPERSON NORTH VILLAGE D-3
LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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.

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

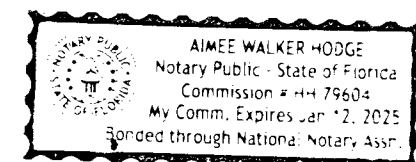
By: John Ryan, Manager; Doug Kiel, Witness; Taylor Grover, Witness

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 themselves 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.

Aimee Walker Hodge, Notary Public, State of Florida at Large; My Commission expires: 1-12-25; Commission Number: HH 79604



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.

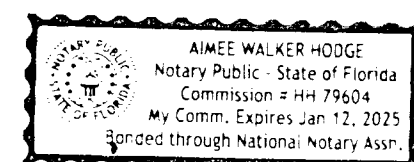
By: Michael Lawson, Chairman; Doug Kiel, Witness; Taylor Grover, Witness

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 themselves 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.

Aimee Walker Hodge, Notary Public, State of Florida at Large; My Commission expires: 1-12-25; Commission Number: HH 79604



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

- 1. Lands being platted herein are, as of the date of plating, 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 plating, 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)
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 28th day of December, 2021.

First American Title Insurance Company

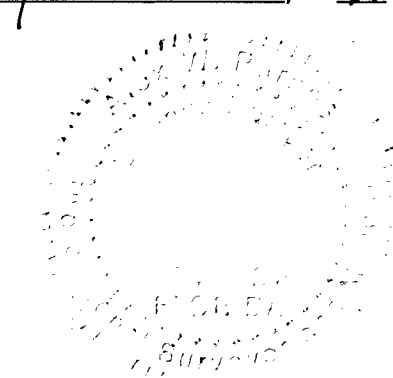
David H. Roberts, Authorized Signatory

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 11 day of January, 2022, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Kathryn Slattery, 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 12 day of January, 2021, in Plat Book 88, Page(s) 1-10

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. Azeela Street, Suite 150
Tampa, Florida 33609

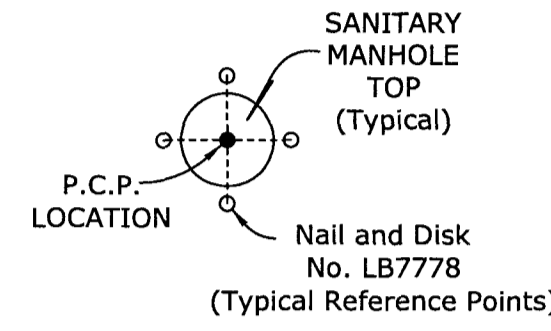
Arthur W. Merritt, Professional Land Surveyor No. LS4498, Certificate of Authorization No. LB7778



AMERRITT, INC. LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeela Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AMI-MDC-EN-018
File: P:\Epperson-Pasco (Metro)\VillageD-3\Plat\Epperson-Vill-D-3

EPPERSON NORTH VILLAGE D-3
 LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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 edition.
 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.

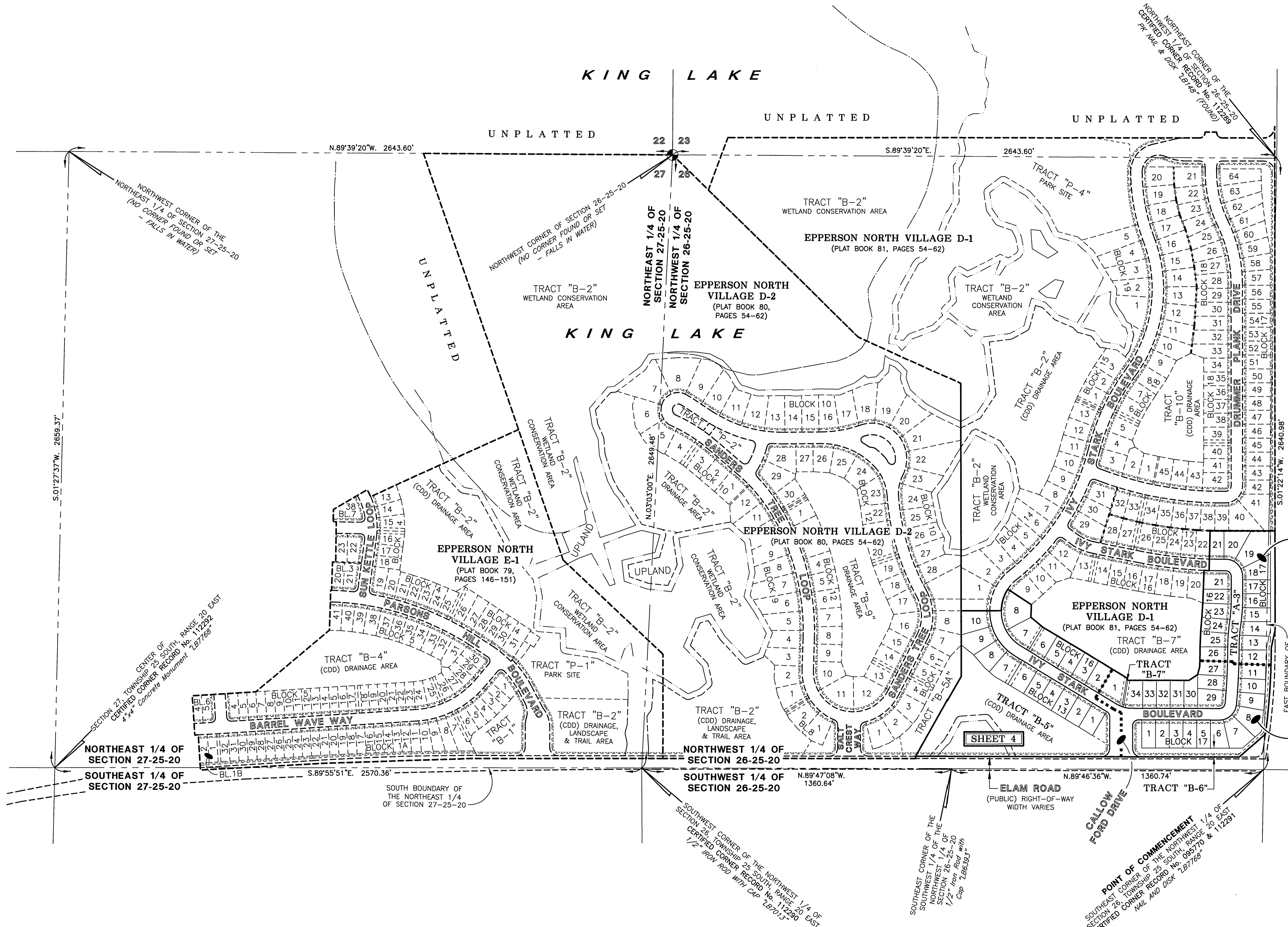
TRACT DESIGNATION TABLE		
TRACT	DESIGNATION	ACREAGE
TRACT "A-3"	(CDD) RIGHT-OF-WAY AND UTILITY EASEMENT	2.624 Ac.±
TRACT "B-5"	(CDD) OPEN SPACE, (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	4.567 Ac.±
TRACT "B-6"	(CDD) OPEN SPACE, DRAINAGE/LANDSCAPE AND WALL AREA	0.975 Ac.±
TRACT "B-7"	(CDD) OPEN SPACE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

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')

EPPERSON NORTH VILLAGE D-3
 LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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.

SHEET 6

SHEET 5

SHEET 4

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

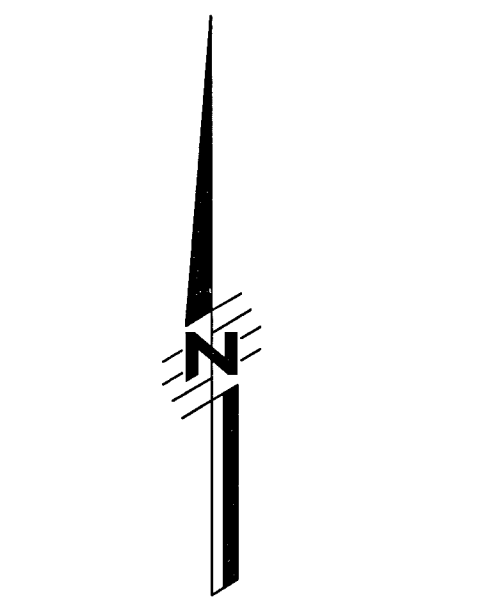
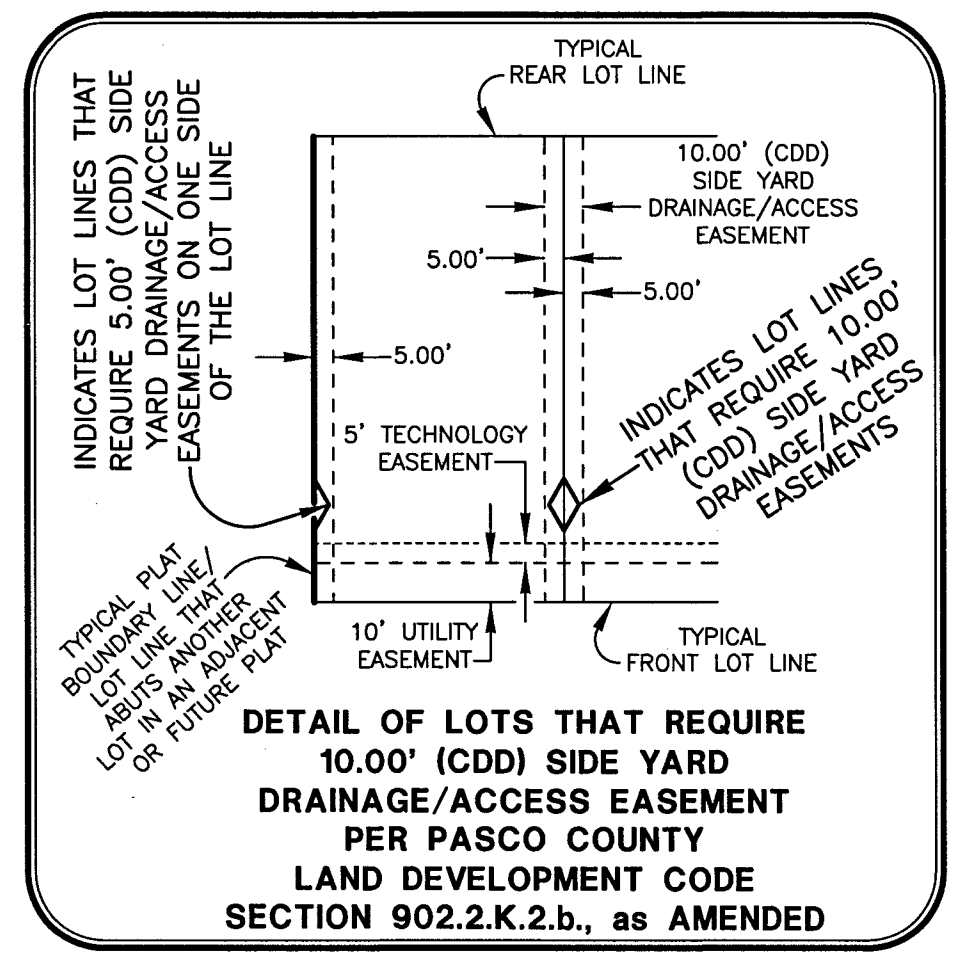
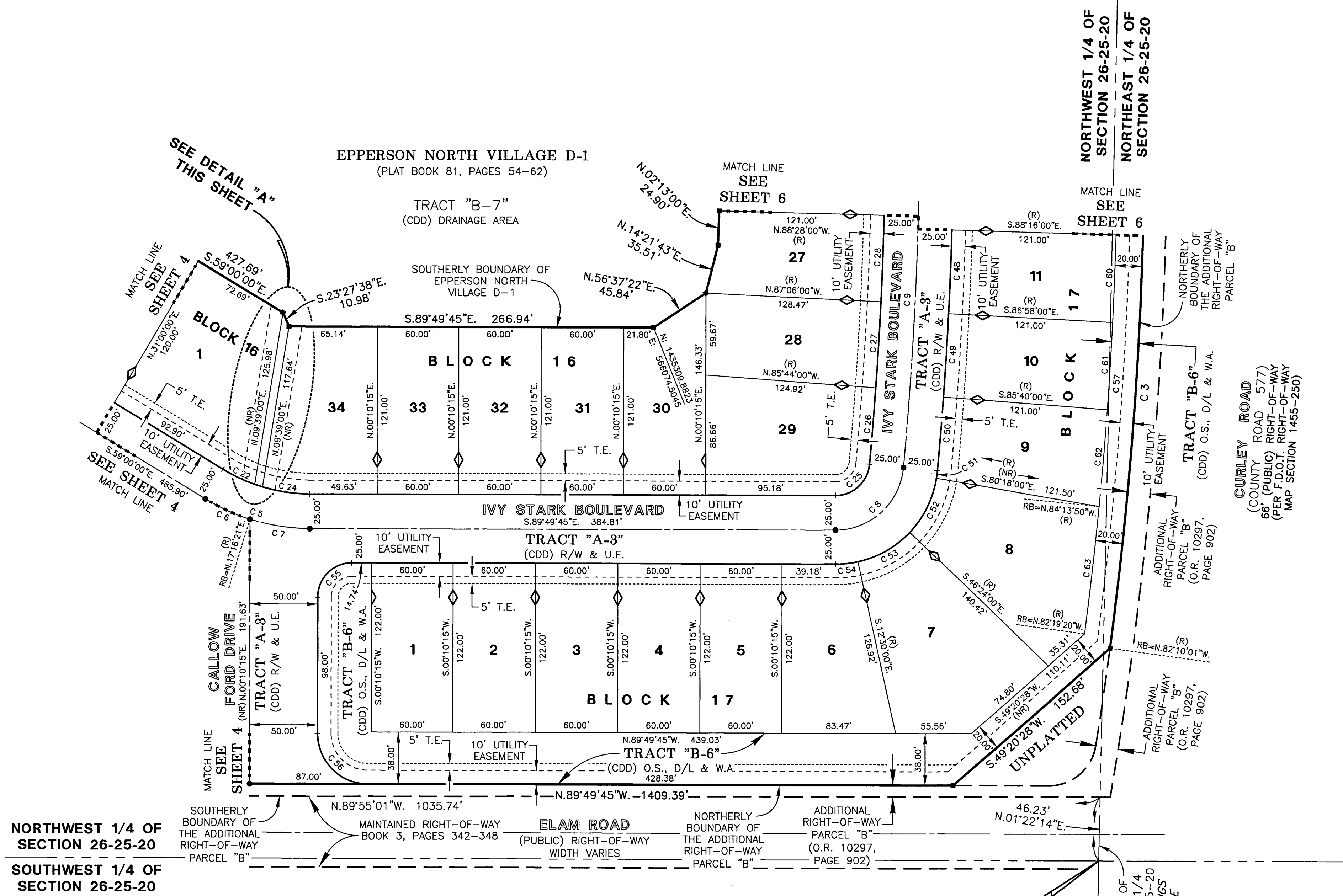
Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.)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

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

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalee Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

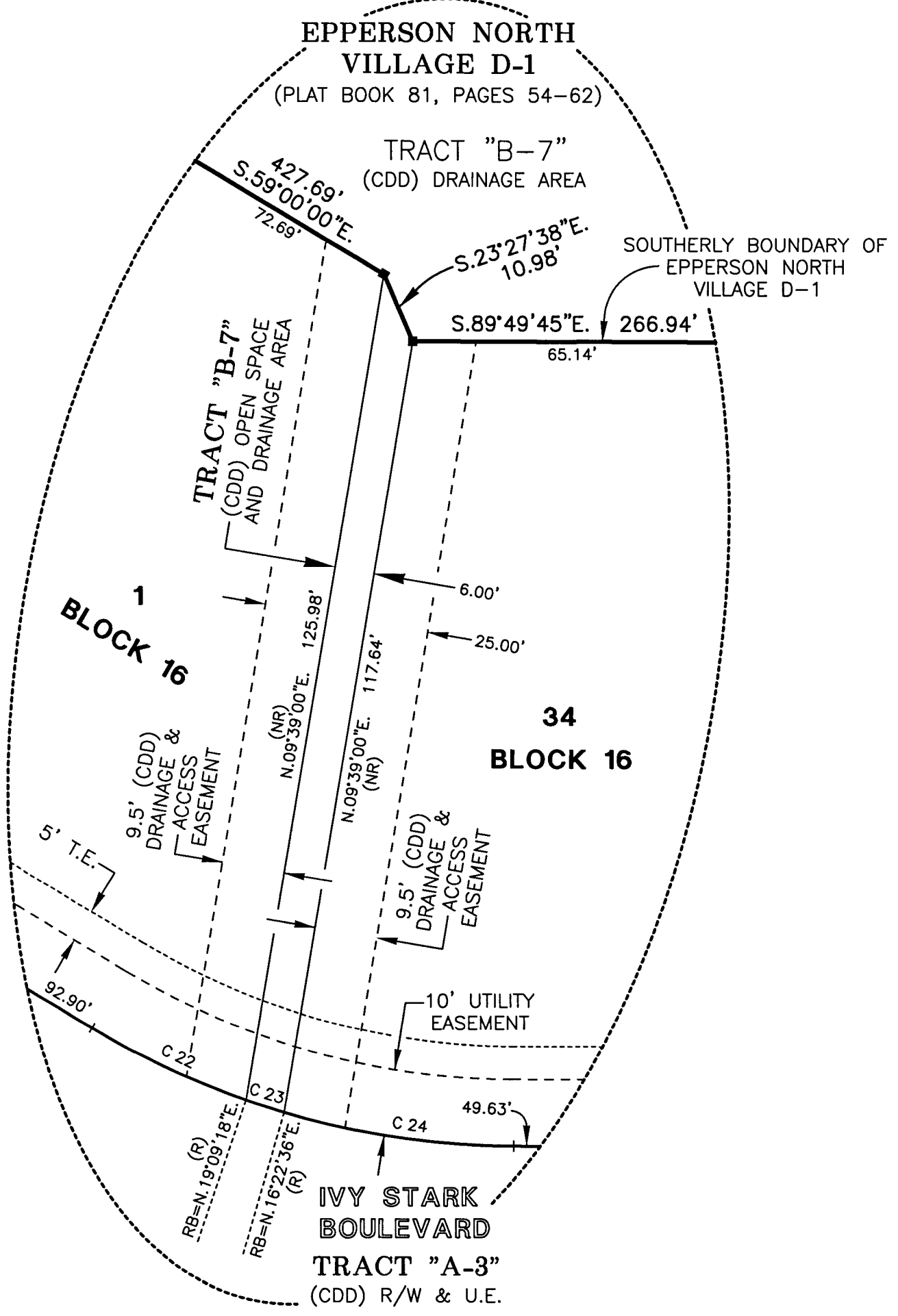
SHEET 3 OF 6 SHEETS

EPPERSON NORTH VILLAGE D-3
LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SCALE: 1" = 50'
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS



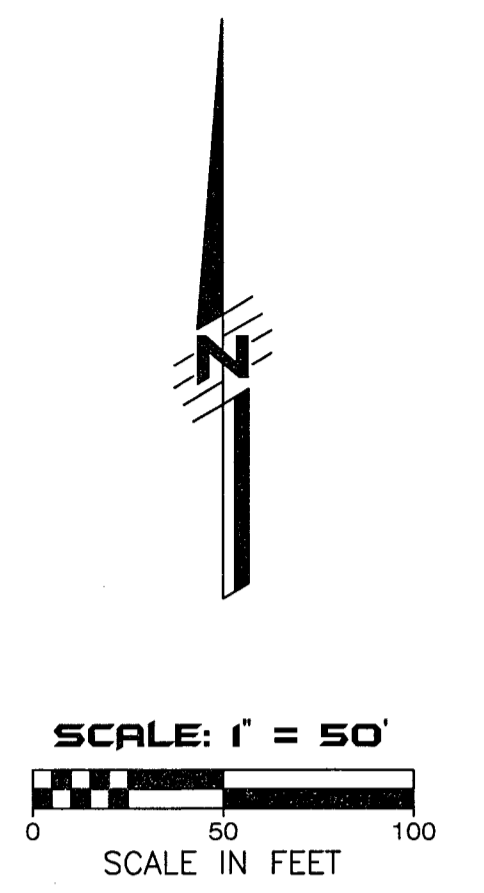
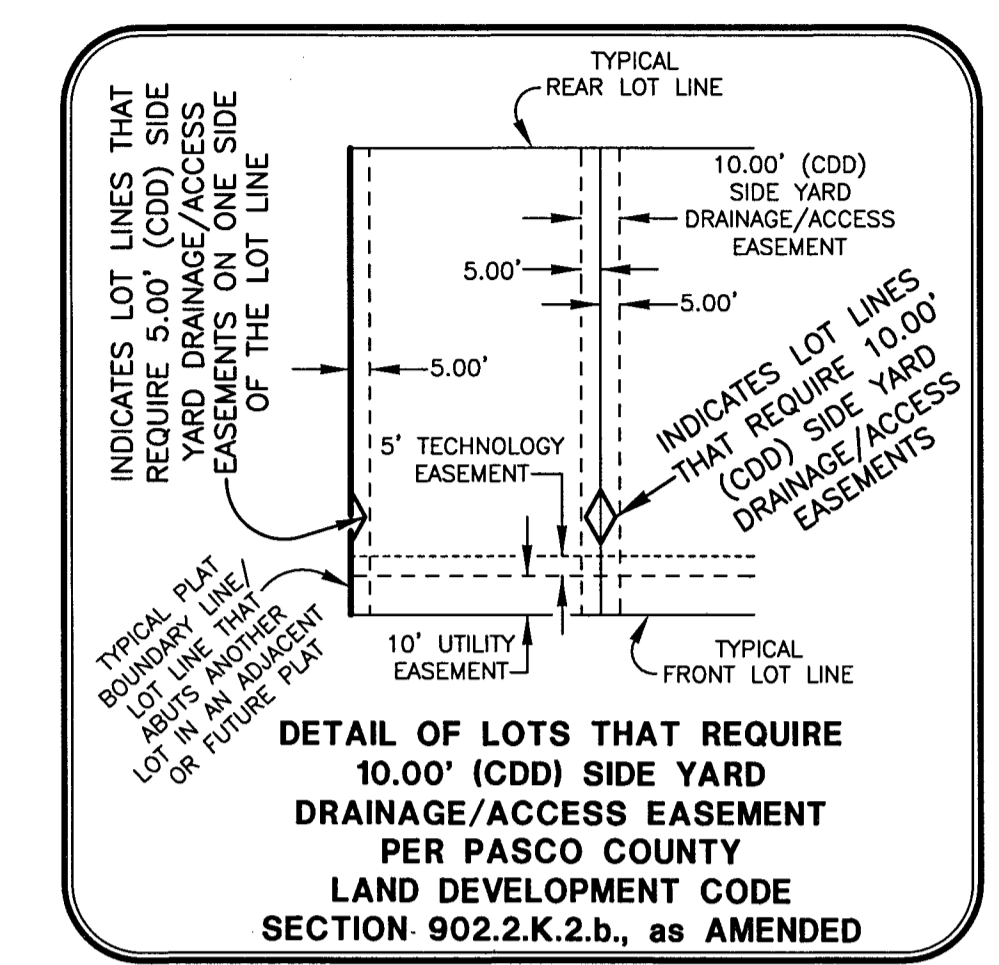
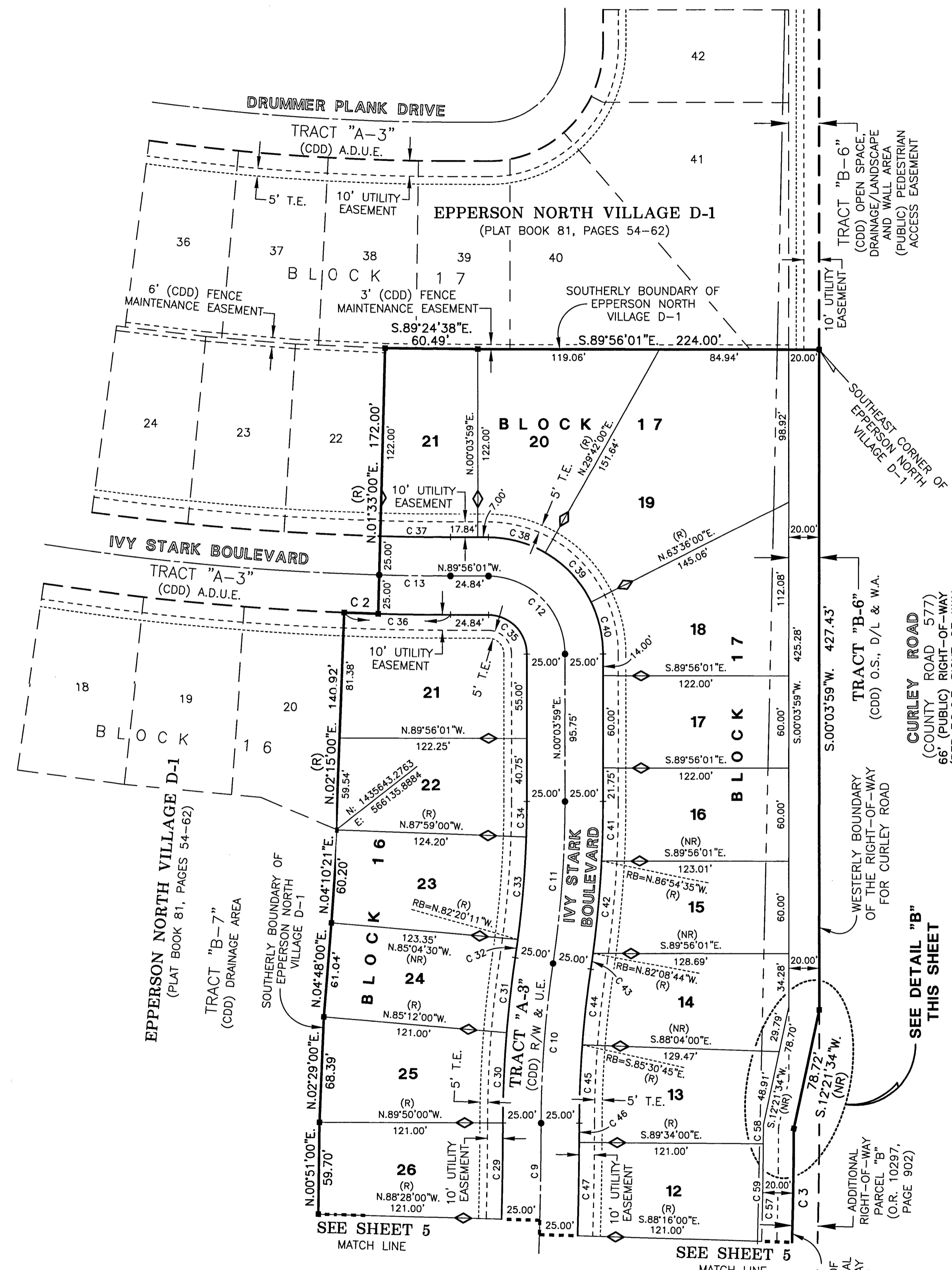
DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

CURVE DATA TABLE

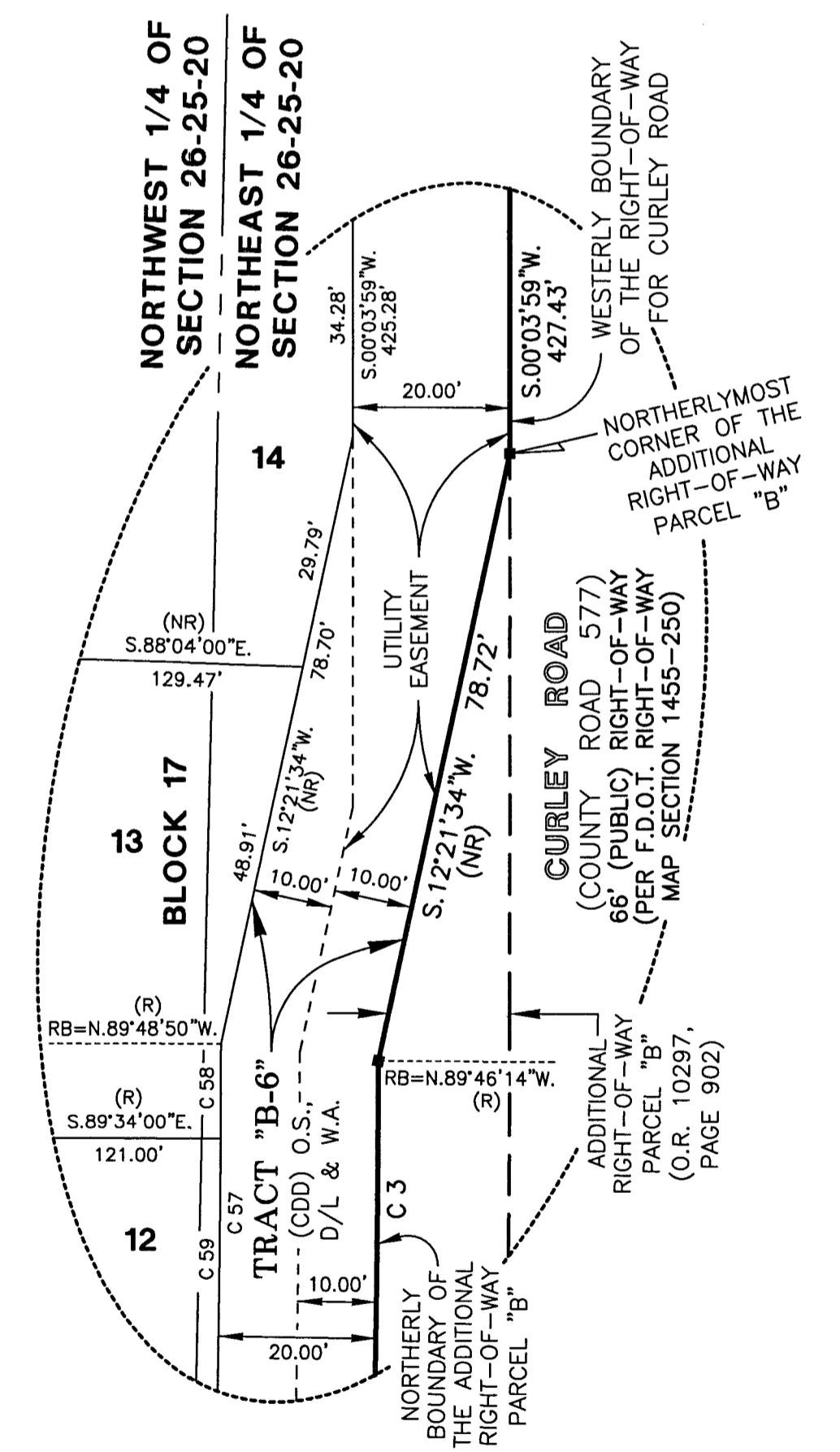
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	2815.04	07°36'12"	373.57	373.30	S.04°01'53"W.
5	150.00	30°49'45"	80.71	78.74	S.74°24'53"E.
6	150.00	13°43'39"	35.94	35.85	S.65°51'50"E.
7	150.00	17°06'06"	44.77	44.61	S.81°16'42"E.
8	50.00	84°41'53"	73.91	67.36	N.47°49'18"E.
9	2649.04	05°18'21"	245.32	245.23	N.02°49'11"E.
22	125.00	11°50'42"	25.84	25.80	S.64°55'21"E.
23	125.00	02°48'42"	8.06	6.96	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.04°49'45"E.
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°29'51"	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.

- 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 (SWFMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.
- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Epperson North Community Development District
 - T.E. - Technology Easement
 - (CDD) R/W & U.E. - (CDD) Right-of-Way and Utility Easement
 - F.D.O.T. - Florida Department of Transportation
 - (CDD) O.S., D/L & W.A. - (CDD) Open Space, Drainage/Landscape and Wall Area

EPPELSON NORTH VILLAGE D-3
LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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"	69.32	69.32	N.08°50'31"W
37	1769.00	01°29'02"	45.81	45.81	N.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"	50.89	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.

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 - (CDD) R/W & U.E. - (CDD) Right-of-Way and Utility Easement
 - F.D.O.T. - Florida Department of Transportation
 - (CDD) O.S., D/L & W.A. - (CDD) Open Space, Drainage/Landscape and Wall Area

NORTHWEST 1/4 OF SECTION 26-25-20
NORTHEAST 1/4 OF SECTION 26-25-20