

ZEPHYR RIDGE PHASE 2

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF ZEPHYR RIDGE PHASE 1-A, AS RECORDED IN PLAT BOOK 72, PAGES 25-32, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°01'10"E., 670.31 FEET ALONG THE EASTERLY BOUNDARY LINE OF LAKE BERNADETTE GARDENS PHASE I, AS RECORDED IN PLAT BOOK 15, PAGES 113-117, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, TO THE NORTHWEST CORNER THEREOF; THENCE N.89°51'54"E., 1317.16 FEET ALONG THE NORTHERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8 TO THE NORTHEAST CORNER THEREOF; THENCE S.00°02'40"W., 664.88 FEET ALONG THE EASTERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8 TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHERLY BOUNDARY LINE OF SAID ZEPHYR RIDGE PHASE 1-A; THENCE S.89°37'43"W., 1316.90 FEET ALONG SAID NORTHERLY BOUNDARY LINE, SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8 TO THE POINT OF BEGINNING.

CONTAINING 20.18 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA AND ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS ZEPHYR RIDGE PHASE 2, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

THE OWNERS GRANT, CONVEY, AND DEDICATE LEGAL TITLE TO TRACT A-1 (CDD RIGHT OF WAY), TRACT B-1 (DRAINAGE AREA), TRACT B-2 (DRAINAGE AREA), TRACT C-1 (DRAINAGE, LANDSCAPE AND UTILITIES AREA) AND TRACT C-2 (DRAINAGE, LANDSCAPE AND UTILITIES AREA), AS SHOWN AND DEPICTED HEREON TO THE ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA CORPORATION COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING RIGHT OF WAY, EASEMENTS, AND OTHER TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED

THE OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, FLORIDA (THE COUNTY) A PERPETUAL EASEMENT OVER AND ACROSS ALL RIGHTS-OF-WAY WHICH ARE SHOWN HEREON AS TRACT A-1 FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO

THE OWNERS FURTHER DO 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 "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 EMERGENCY MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNERS DO FURTHER GRANT AND RESERVE UNTO THE "DISTRICT", 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).

THE OWNERS DO FURTHER RESERVE UNTO THEMSELVES, THEIR 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).

THE OWNERS DO GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT TOGETHER WITH ANY NECESSARY EASEMENTS, 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.

THE OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY, AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, NATURAL GAS, CABLE TELEVISION AND OTHER UTILITIES INCIDENTAL THERETO, OVER AND ACROSS TRACT A-1 (CDD RIGHT OF WAY) AS SHOWN HEREON.

THE OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED PUBLIC UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER AND SEWER 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 PUBLIC AND 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 DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY, A NON-INGRESS EGRESS EASEMENT ALONG LOTS 11-22 ADJACENT TO BELL AVENUE.

OWNER:

FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: Anthony J. Squitieri (VICE PRESIDENT) Ty Vincent (WITNESS) Brandy Bohart (WITNESS)
ANTHONY J. SQUITIERI, VICE PRESIDENT
TY VINCENT
BRANDY BOHART
PRINTED NAME

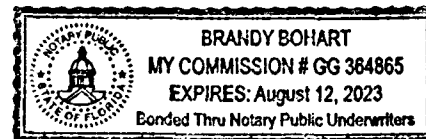
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 28th DAY OF June, 2022, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ANTHONY J. SQUITIERI, VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC, KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Brandy Bohart (NOTARY PUBLIC, STATE OF FLORIDA AT LARGE) MY COMMISSION EXPIRES: 8.12.2023
Brandy Bohart (PRINTED NAME OF NOTARY) COMMISSION NUMBER: 66 264815



OWNER:

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

BY: Thomas Giella (BOARD CHAIR) Mark Johnson (WITNESS) Calvin Betler (WITNESS)
THOMAS GIELLA, BOARD CHAIR
MARK JOHNSON
CALVIN BETLER
PRINTED NAME

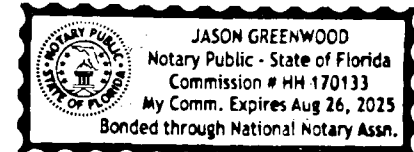
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 30 DAY OF June, 2022, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, THOMAS GIELLA, BOARD CHAIR OF ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Jason Greenwood (NOTARY PUBLIC, STATE OF FLORIDA AT LARGE) MY COMMISSION EXPIRES: 8.26.2025
JASON GREENWOOD
COMMISSION NUMBER: HH170133



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCLUMBERED BY THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT FROM D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED SEPTEMBER 13, 2021 IN OFFICIAL RECORDS BOOK 10436, PAGE 3904, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO PLAT OF ZEPHYR RIDGE PHASE 2, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

CERTIFICATE OF ACCEPTANCE:

ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO ZEPHYR RIDGE 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 THE ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 30 DAY OF June, 2022 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

BY: Thomas Giella (BOARD CHAIR) Mark Johnson (WITNESS) Calvin Betler (WITNESS)
THOMAS GIELLA, BOARD CHAIR
MARK JOHNSON
CALVIN BETLER
PRINTED NAME

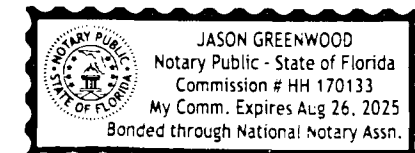
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 30 DAY OF June, 2022, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, THOMAS GIELLA, BOARD CHAIR OF ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Jason Greenwood (NOTARY PUBLIC, STATE OF FLORIDA AT LARGE) MY COMMISSION EXPIRES: 8.26.2025
JASON GREENWOOD
COMMISSION NUMBER: HH170133



CERTIFICATE OF TITLE:

STATE OF _____)
COUNTY OF _____)

I, JOHANNA WOOD, 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 THE PLAT. IN THE EVENT THE 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 _____ DAY OF _____, 20____

GRAYROBINSON, P.A.
JOHANNA WOOD
LICENSED ATTORNEY - FLORIDA BAR NUMBER: 96853

REVIEW OF PLAT BY REGISTERED SURVEYOR, 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 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 1st DAY OF July, 2022

Alex W. Parnes
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 1st DAY OF July, 2022, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Kathryn Skates
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 1st DAY OF July, 2022, IN PLAT BOOK 89, PAGE(S) 63-66.

Nikki Alvarez-Sowles
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.

SIGNED AND SEALED THIS 28th DAY OF June, 2022.

Scott R. Fowler
SCOTT R. FOWLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5185

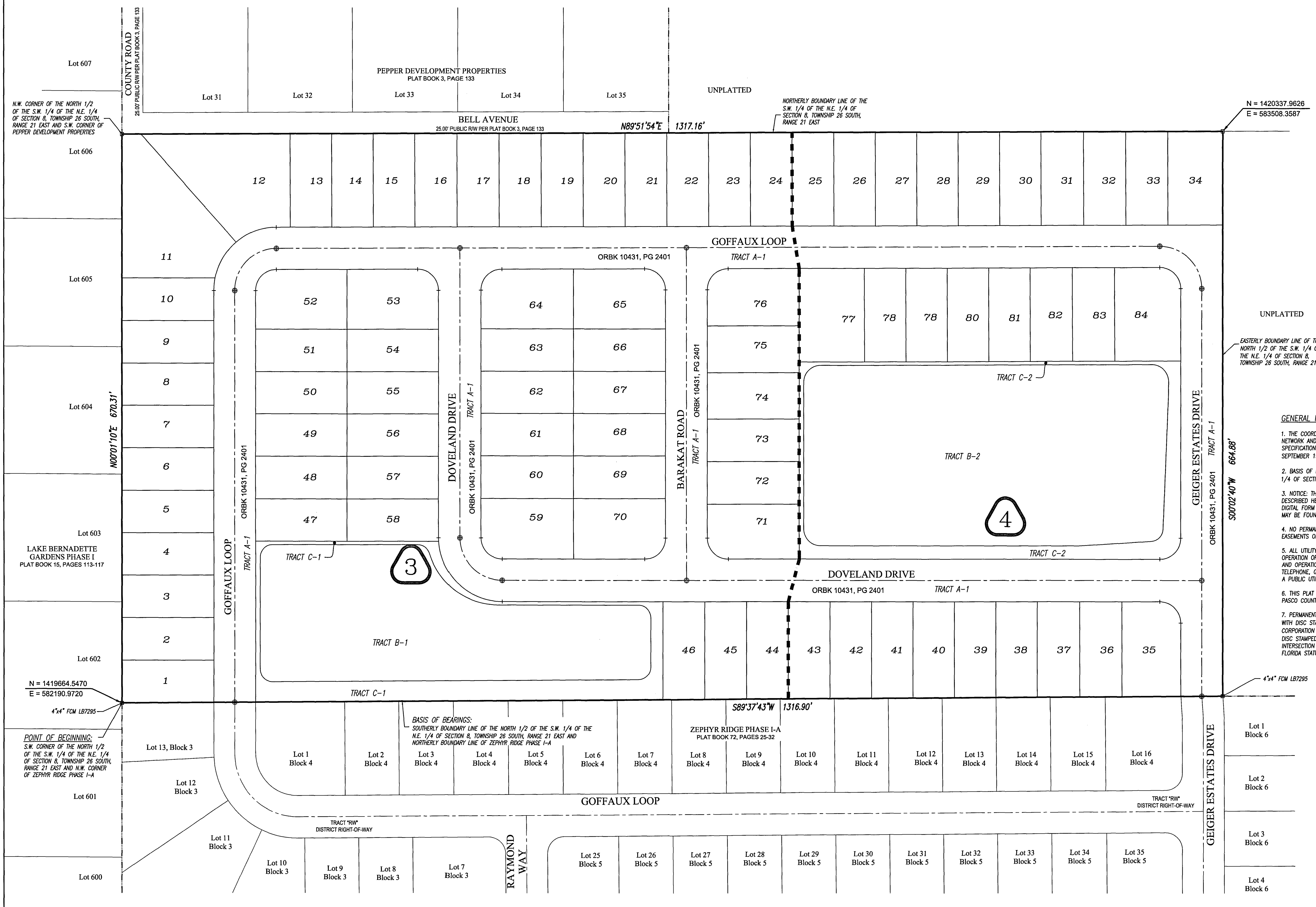
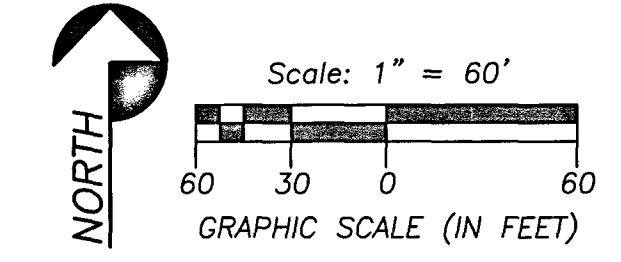


8515 Palm River Road | Tampa, Florida 33619
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ZEPHYR RIDGE PHASE 2

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK: 89 PAGE: 64



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT PRM LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT PRM LB 3913
 - SET PK NAIL & DISK PRM LB 3913
 - FOUND PK NAIL & DISK PRM LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
 - (NR) = NON-RADIAL
 - (R) = RADIAL
 - (P) = RECORDED PLAT INFORMATION
 - C/L = CENTERLINE
 - O/A = OVER ALL
 - R/W = RIGHT-OF-WAY
 - CCR = CERTIFIED CORNER RECORD
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - CST = CLEAR SIGHT TRIANGLE
 - D.E. = DRAINAGE EASEMENT
 - EPC = ENVIRONMENTAL PROTECTION COMMISSION
 - FCM = FOUND CONCRETE MONUMENT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FRK = FOUND FRY NAIL
 - FN+D = FOUND NAIL & DISK
 - LB = LICENSED BUSINESS
 - HA = HOMEOWNERS ASSOCIATION
 - NAOD83 = NORTH AMERICAN DATUM 1983
 - N.T.S. = NOT TO SCALE
 - O.G.S. = OPEN GREEN SPACE
 - O.R. = OFFICIAL RECORDS
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - SEC = SECTION
 - SN+D = SET NAIL & DISK LB 3913
 - SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TP = TYPICAL
- GENERAL NOTES:**
- 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 COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION. (PLCDC 306.10)
 - BASIS OF BEARINGS: SOUTHERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST, BEARS S.89°37'43"W. (GRID).
 - 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.
 - NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
 - ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF 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 PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
 - PERMANENT CONTROL POINTS SET BY LANDMARK ENGINEERING & SURVEYING CORPORATION WILL BE A SET NAIL WITH DISC STAMPED "PCP LB 3913". LOT AND TRACT CORNERS SET BY LANDMARK ENGINEERING & SURVEYING CORPORATION WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "LB 3913" (ON SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "LB 3913" (ON HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.

KEY MAP

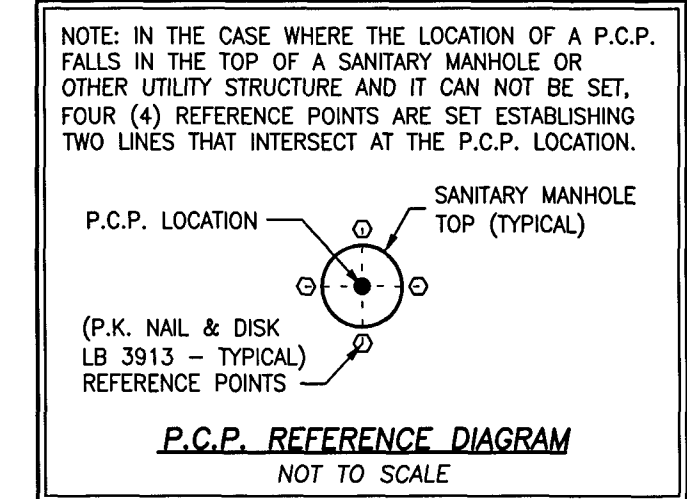
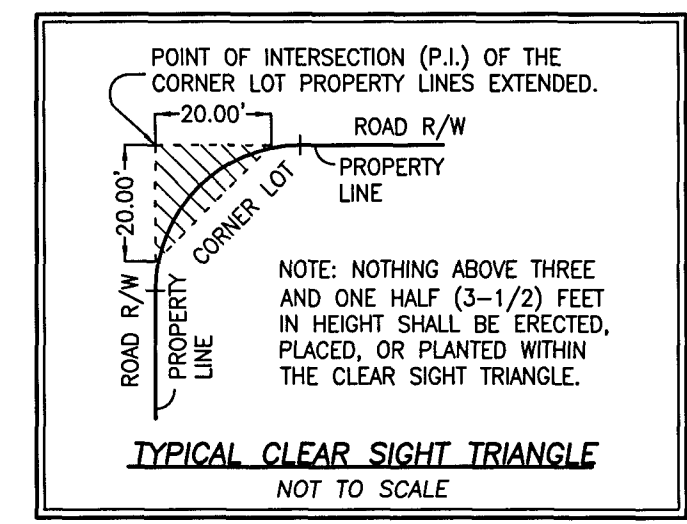
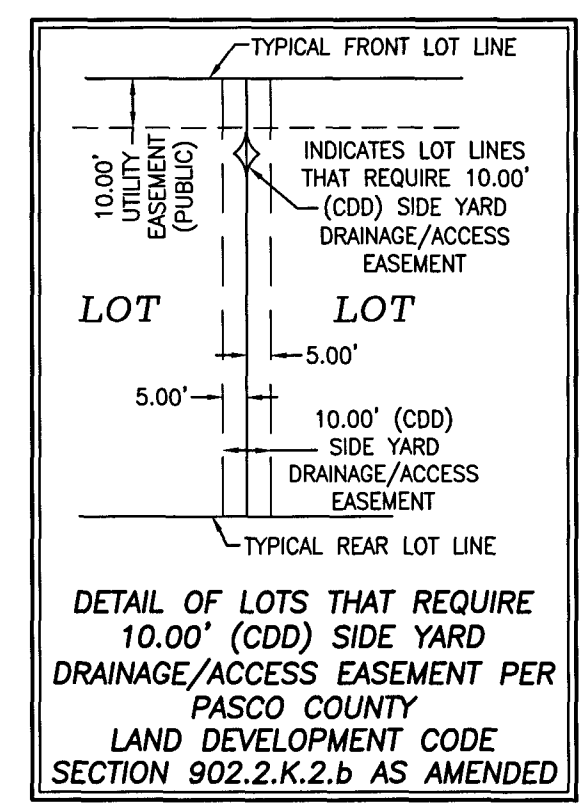
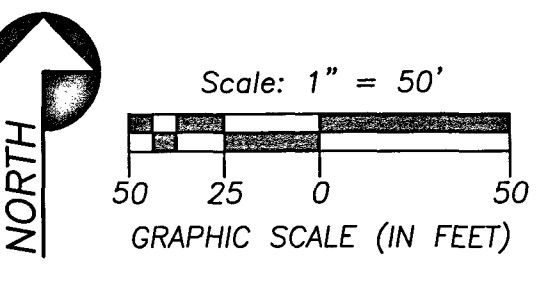
LANDMARK
Engineering & Surveying Corporation

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ZEPHYR RIDGE PHASE 2

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK: **89** PAGE: **65**



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET PK NAIL & DISK FROM LB 3913
 - FOUND PK NAIL & DISK FROM LB 3913
 - ⊙ PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK

- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- MATCH LINE
- RADIAL BEARING TIE
- UTILITY EASEMENT
- DRAINAGE EASEMENT

SEE SHEET 2 FOR GENERAL NOTES AND KEY MAP.

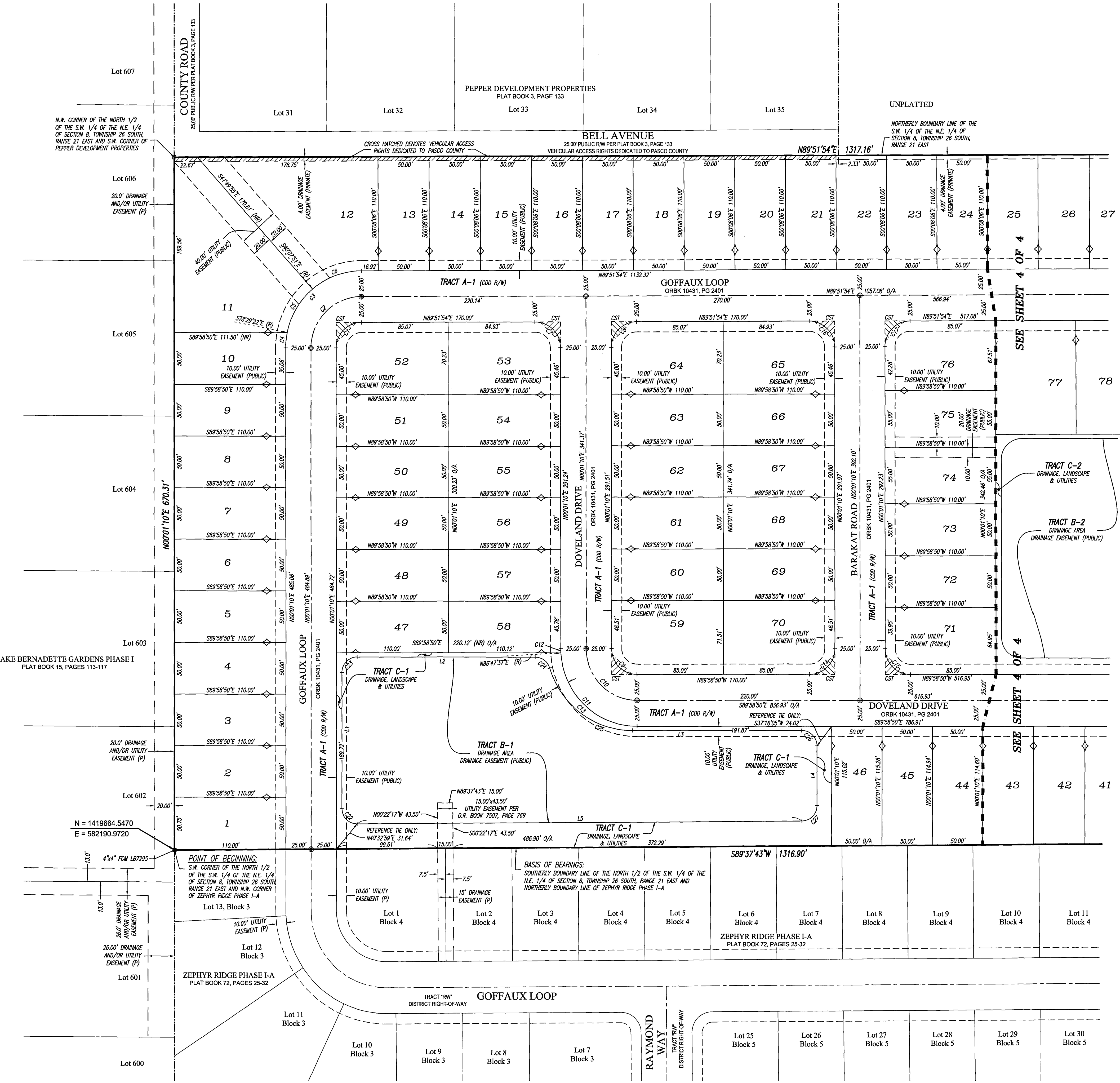
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- (R) = RADIAL
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = CENTER ALL
- R/W = RIGHT-OF-WAY
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- CST = CLEAR SIGHT TRIANGLE
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FRK = FOUND PK NAIL
- FNH = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- HSA = HOMEOWNERS ASSOCIATION
- NAD83 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- SEC = SECTION
- SHW = SET NAIL & DISK LB 3913
- SWMWD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

CURVE TABLE

| Curve | Radius | Delta | Arc/Length | Chord | Chord Bearing |
|-------|--------|-----------|------------|---------|---------------|
| C1 | 25.00' | 89°50'44" | 39.20' | 35.31' | S44°56'32"W |
| C2 | 50.00' | 89°50'44" | 78.41' | 70.62' | S44°56'32"W |
| C3 | 75.00' | 89°50'44" | 117.61' | 105.92' | S44°56'32"W |
| C4 | 75.00' | 11°29'28" | 15.04' | 15.02' | S05°45'54"W |
| C5 | 75.00' | 38°21'31" | 50.21' | 49.28' | S30°41'23"W |
| C6 | 75.00' | 39°59'45" | 52.35' | 51.30' | S69°52'01"W |
| C7 | 25.00' | 90°09'16" | 39.34' | 35.40' | N45°03'28"W |
| C8 | 25.00' | 89°50'44" | 39.20' | 35.31' | S44°56'32"W |
| C9 | 25.00' | 90°00'00" | 39.27' | 35.36' | S44°58'50"E |
| C10 | 50.00' | 90°00'00" | 78.54' | 70.71' | S44°58'50"E |
| C11 | 75.00' | 90°00'00" | 117.81' | 106.07' | S44°58'50"E |
| C12 | 75.00' | 03°13'32" | 4.22' | 4.22' | S01°35'37"E |
| C13 | 75.00' | 86°46'28" | 113.59' | 103.04' | S46°35'37"E |
| C14 | 25.00' | 90°00'00" | 39.27' | 35.36' | N45°01'10"E |
| C15 | 25.00' | 90°00'00" | 39.27' | 35.36' | S44°58'50"E |
| C16 | 25.00' | 90°09'16" | 39.34' | 35.40' | N45°03'28"W |
| C17 | 25.00' | 89°50'44" | 39.20' | 35.31' | S44°56'32"W |
| C22 | 15.00' | 90°33'57" | 23.66' | 21.29' | S45°10'34"E |
| C23 | 15.00' | 90°00'00" | 23.56' | 21.21' | S45°01'10"W |
| C24 | 15.00' | 73°00'37" | 19.11' | 17.85' | N53°28'32"W |
| C25 | 85.00' | 73°00'37" | 108.31' | 101.13' | S53°28'32"E |
| C26 | 15.00' | 90°00'00" | 23.56' | 21.21' | N44°58'50"W |
| C27 | 15.00' | 89°36'33" | 23.46' | 21.14' | N44°49'26"E |

LINE TABLE

| Line # | Bearing | Distance |
|--------|-------------|----------|
| L1 | N00°01'10"E | 131.55' |
| L2 | S89°58'50"E | 174.36' |
| L3 | S89°58'50"E | 166.87' |
| L4 | S00°01'10"W | 57.79' |
| L5 | S89°37'43"W | 436.88' |



N = 1419664.5470
E = 582190.9720

4"x4" FCM LB7295

POINT OF BEGINNING:
S.W. CORNER OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST AND S.W. CORNER OF ZEPHYR RIDGE PHASE I-A

Lot 13, Block 3

Lot 12, Block 3

Lot 11, Block 3

Lot 10, Block 3

Lot 9, Block 3

Lot 8, Block 3

Lot 7, Block 3

Lot 6, Block 4

Lot 5, Block 4

Lot 4, Block 4

Lot 3, Block 4

Lot 2, Block 4

Lot 1, Block 4

BASIS OF BEARINGS:
SOUTHERLY BOUNDARY LINE OF THE NORTH 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST AND NORTHERLY BOUNDARY LINE OF ZEPHYR RIDGE PHASE I-A

Lot 13, Block 3

Lot 12, Block 3

Lot 11, Block 3

Lot 10, Block 3

Lot 9, Block 3

Lot 8, Block 3

Lot 7, Block 3

Lot 6, Block 4

Lot 5, Block 4

Lot 4, Block 4

Lot 3, Block 4

Lot 2, Block 4

Lot 1, Block 4

ZEPHYR RIDGE PHASE I-A
PLAT BOOK 72, PAGES 25-32

GOFFAUX LOOP

RAYMOND WAY

LOT 25, BLOCK 5

LOT 26, BLOCK 5

LOT 27, BLOCK 5

LOT 28, BLOCK 5

LOT 29, BLOCK 5

LOT 30, BLOCK 5

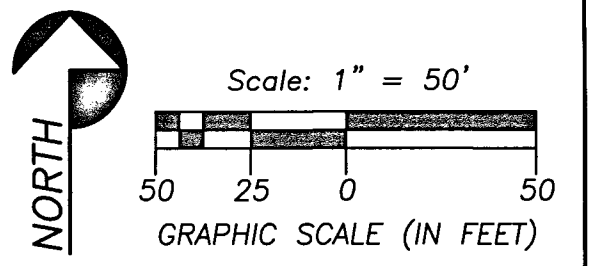
LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 624-1832 (fax)
www.lmesc.com | L.B. # 3913

ZEPHYR RIDGE PHASE 2

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST PASCO COUNTY, FLORIDA

PLAT BOOK: **89** PAGE: **66**



PEPPER DEVELOPMENT
PROPERTIES
PLAT BOOK 3, PAGE 133
Lot 35

BELL AVENUE
25.00' PUBLIC R/W PER PLAT BOOK 3, PAGE 133
VEHICULAR ACCESS RIGHTS DEDICATED TO PASCO COUNTY

