

# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION: EMERALD FIELDS

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 27, 34 AND 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HUDSON AVENUE, ACCORDING TO THE PLAT OF HUDSON AVENUE PHASE I RECORDED IN PLAT BOOK 26, PAGE 125 THROUGH 127 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE PLAT OF HUDSON AVENUE PHASE II RECORDED IN PLAT BOOK 26, PAGE 128 THROUGH 131 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 43°57'00" EAST ALONG THE SOUTHWESTERN RIGHT OF WAY OF HUDSON AVENUE FOR 682.33 FEET; THENCE SOUTH 46°02'59" WEST FOR 452.99 FEET; THENCE SOUTH 43°58'04" EAST FOR 624.99 FEET TO INTERSECT THE WESTERN RIGHT OF WAY OF LIBRARY ROAD ACCORDING TO THE PLAT OF LIBRARY ROAD AS RECORDED IN PLAT BOOK 26, PAGES 103 TO 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE PLAT OF MILLWOOD VILLAGE, RECORDED IN PLAT BOOK 26, PAGES 86 THROUGH 90 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERN RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 46°01'13" WEST FOR 214.46 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 43°52'39" EAST; (2) SOUTH 46°01'13" WEST FOR 214.46 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 31°44'23" WEST FOR 357.70 FEET TO THE NORTHEAST CORNER OF TRACT C OF SAID MILLWOOD VILLAGE; THENCE ALONG THE BOUNDARY OF SAID TRACT C THE FOLLOWING THREE(3) COURSES: (1) NORTH 72°38'08" WEST FOR 30.02 FEET; (2) SOUTH 15°45'39" WEST FOR 40.01 FEET; (3) SOUTH 75°50'26" EAST FOR 29.98 FEET TO THE INTERSECT THE AFORESAID WESTERN RIGHT OF WAY AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 75°41'39" EAST; THENCE ALONG SAID WESTERN RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 10°15'18", AN ARC LENGTH OF 128.87 FEET, AND A CHORD BEARING SOUTH 09°10'42" WEST FOR 128.70 FEET; (2) SOUTH 04°17'58" WEST FOR 11.56 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS NORTH 86°01'25" WEST; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 40°59'03", AN ARC LENGTH OF 236.05 FEET, AND A CHORD BEARING SOUTH 24°28'06" WEST FOR 231.05 FEET; (4) SOUTH 44°59'03" WEST FOR 295.14 FEET TO INTERSECT THE NORTHERN RIGHT OF WAY OF FIVAY ROAD; THENCE ALONG SAID NORTHERN RIGHT OF WAY THE TWO (2) COURSES: (1) NORTH 44°59'01" WEST FOR 2,059.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS NORTH 45°01'57" EAST; (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 07°53'11", AN ARC LENGTH OF 132.14 FEET, AND A CHORD BEARING NORTH 41°01'28" WEST FOR 132.03 FEET; THENCE NORTH 46°33'44" EAST FOR 427.30 FEET TO THE SOUTHWESTERLY CORNER OF PARKVIEW PLACE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 78 THROUGH 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID PLAT THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 42°43'33" EAST FOR 15.19 FEET; (2) NORTH 44°41'21" EAST FOR 239.61 FEET; (3) NORTH 87°47'55" EAST FOR 111.00 FEET; (4) NORTH 44°13'31" EAST FOR 145.18 FEET; (5) NORTH 06°34'21" EAST FOR 50.98 FEET; THENCE NORTH 57°04'26" EAST FOR 114.66 FEET; THENCE NORTH 89°26'21" EAST FOR 130.09 FEET; THENCE NORTH 46°04'19" EAST FOR 108.02 FEET; THENCE NORTH 43°56'58" WEST FOR 220.28 FEET; THENCE NORTH 46°02'27" EAST FOR 425.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'33", AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING SOUTH 88°57'17" EAST FOR 35.36 FEET; TO A POINT ON A NON-RADIAL LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF HUDSON AVENUE, ACCORDING TO THE PLAT OF HUDSON AVENUE PHASE I RECORDED IN PLAT BOOK 26, PAGE 125 THROUGH 127 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 43°57'00" EAST FOR 144.30 FEET; (2) SOUTH 48°03'00" WEST FOR 29.97 FEET; (3) SOUTH 43°57'00" EAST FOR 49.99 FEET; (4) NORTH 46°12'08" EAST FOR 29.97 FEET; (5) SOUTH 43°57'00" EAST FOR 439.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,073,718 SQUARE FEET OR 70.5629 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

SI HOMES RCL, LLC A FLORIDA LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO AS THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "EMERALD FIELDS", AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") TRACTS "RD-1", "RD-2"(ADDITIONAL PUBLIC RIGHT OF WAY FOR HUDSON AVENUE) AND "RD-3" (ADDITIONAL PUBLIC RIGHT OF WAY FOR FIVAY ROAD) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT.
- OWNER HEREBY DEDICATES ALL ROADS, STREETS AND RIGHTS-OF-WAY (TRACTS "R-1" AND "R-2") AS SHOWN HEREON TO THE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY, FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL BE MAINTAINED BY THE COUNTY.
- OWNER HEREBY RESERVES FEE TITLE TO TRACTS "D-1", "D-3", "D-4", "D-5" AND "D-6" DRAINAGE, LANDSCAPE AND ACCESS AREA AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO EMERALD FIELDS OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION HEREAFTER "THE ASSOCIATION" BY SEPARATE INSTRUMENT. TRACTS "D-1", "D-3", "D-4", "D-5" AND "D-6" DRAINAGE, LANDSCAPE AND ACCESS AREA SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSED FROM AND AFTER SUCH CONVEYANCE
- OWNER HEREBY RESERVES FEE TITLE TO TRACT "D-2" FLOODPLAIN COMPENSATION, LANDSCAPE AND OPEN SPACE AREA, AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO EMERALD FIELDS OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION HEREAFTER "THE ASSOCIATION" BY SEPARATE INSTRUMENT. FLOODPLAIN COMPENSATION, LANDSCAPE AND OPEN SPACE AREA SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSED FROM AND AFTER SUCH CONVEYANCE
- 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 ANY OWNER OR ASSOCIATION, AS APPROPRIATE, 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.
- OWNER HEREBY RESERVES FEE TITLE TO TRACT "NP-1" NEIGHBORHOOD PARK, AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO EMERALD FIELDS OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION HEREAFTER "THE ASSOCIATION" BY SEPARATE INSTRUMENT. TRACT "NP-1" NEIGHBORHOOD PARK SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSED FROM AND AFTER SUCH CONVEYANCE.
- OWNER HEREBY RESERVES FEE TITLE TO TRACTS "P-1", "P-2", "P-3", "P-4" AND "P-5" LANDSCAPE AND COMMON ACCESS AREAS, AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO EMERALD FIELDS OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION HEREAFTER "THE ASSOCIATION" BY SEPARATE INSTRUMENT. TRACTS "P-1", "P-2", "P-3", "P-4" AND "P-5" LANDSCAPE AND COMMON ACCESS AREAS SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSED FROM AND AFTER SUCH CONVEYANCE. TRACTS "P-1" AND "P-3" ARE FOR DRAINAGE.
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA, TRACT "LS" (PUBLIC LIFT STATION SITE) AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED HEREON FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACT "LS" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "LS" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY
- OWNER HEREBY RESERVES FEE TITLE TO TRACTS "C-1", "C-2", "C-3" AND "C-4" WETLAND CONSERVATION AREAS, AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO EMERALD FIELDS OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT ASSOCIATION HEREAFTER "THE ASSOCIATION" BY SEPARATE INSTRUMENT. TRACTS "C-1", "C-2", "C-3" AND "C-4" WETLAND CONSERVATION AREAS SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSED FROM AND AFTER SUCH CONVEYANCE
- OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES 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, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE AREAS OF THE PLAT IDENTIFIED AS "UTILITY EASEMENT "U.E.". 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.
- OWNER RESERVES UNTIL ITSELF, ITS SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT "U.E." 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) FLORIDA STATUTE.

## OWNER DEDICATION:

OWNER: SI HOMES RCL, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: Christopher K. Funk, AUTHORIZED MEMBER  
DANIEL BLANCHARD  
Seren Wakefield

## CERTIFICATE OF ACCEPTANCE

EMERALD FIELDS OWNERS ASSOCIATION INC., A FLORIDA NON PROFIT ASSOCIATION HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITIES AS SHOWN HERE ON

BY: Chris Funk, DIRECTOR  
DANIEL BLANCHARD  
Seren Wakefield

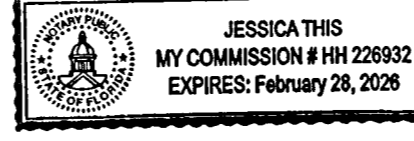
## PROPERTY INFORMATION:

STATE OF FLORIDA )  
HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITIES AS SHOWN HERE ON ) SS:  
COUNTY OF Duval )  
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FNF FILE NO. 11153626, HAVING EFFECTIVE DATE SEARCHED THROUGH JULY 18, 2023 AT 8:00 A.M.) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN SI HOMES RCL LLC, A FLORIDA LIMITED LIABILITY COMPANY BY VIRTUE OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10588, PAGE 1050, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THAT THE REAL ESTATE TAXES FOR 2022 HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FNF FILE NO. 11153626.  
THIS THE 27 DAY OF July, 2023.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
NAME: WYNNE GREENE  
TITLE: VICE PRESIDENT

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA ) SS:  
COUNTY OF Duval )

I HEREBY CERTIFY ON THIS 27 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE CHRISTOPHER FUNK, AS AUTHORIZED MEMBER OF SI HOMES RCL, LLC A FLORIDA LIMITED LIABILITY COMPANY KNOWN TO ME OR WHO HAS PRODUCED FL drivers license AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND SEAL AT Duval COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.  
COMMISSION NUMBER  
MY COMMISSION EXPIRES: Jessica Shro



## ACKNOWLEDGMENT OF ACCEPTANCE

STATE OF FLORIDA ) SS:  
COUNTY OF Duval )

I HEREBY CERTIFY ON THIS 27 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE CHRIS FUNK, AS DIRECTOR OF TO THE EMERALD FIELDS OWNERS ASSOCIATION INC., A FLORIDA NON PROFIT ASSOCIATION KNOWN TO ME OR WHO HAS PRODUCED FL drivers license AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND SEAL AT Duval COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.  
COMMISSION NUMBER  
MY COMMISSION EXPIRES: Jessica Shro



## THERE ARE NO MORTGAGES FILED

## TITLE EXCEPTION THAT ARE NON PLOTTABLE THAT AFFECT THE PLATTED PARCEL

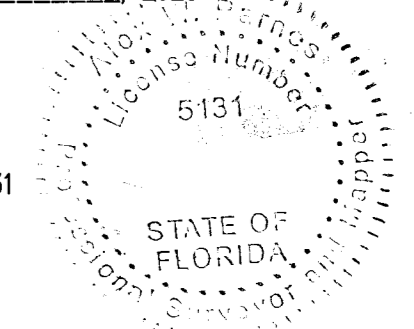
- PROPERTY IS SUBJECT TO RESOLUTION NO. 06-22 AMENDING RESOLUTION NO. 82.147 RECORDED NOVEMBER 17, 2005 IN OFFICIAL RECORDS BOOK 6700, PAGE 1070, NOTICE OF ADOPTION OF AN AMENDMENT TO DEVELOPMENT ORDER FOR THE BEACON WOODS EAST DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 27, 2006, IN OFFICIAL RECORDS BOOK 6858, PAGE 1987, NOTICE OF ADOPTION OF DEVELOPMENT ORDER AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8501, PAGE 3519, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT RECORDED JULY 31, 1984 IN OFFICIAL RECORDS BOOK 1353, PAGE 585, TOGETHER WITH AMENDMENT RECORDED JULY 1, 1992 IN OFFICIAL RECORDS BOOK 3041, PAGE 956, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THIS DOCUMENT CONTAINS NO LANGUAGE REGARDING PROHIBITION OF RESIDENTIAL DEVELOPMENT.
- PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 10756, PAGE 2784 IN PASCO COUNTY, FLORIDA.
- RIGHTS OF INGRESS TO DEED - MINERALS, RESOURCES AND GROUNDWATER (WITH RIGHTS IN SUBJECT AND EGRESS AND SPRING/SURFACE WATER) IN FAVOR OF DRH ENERGY, INC. RECORDED OCTOBER 24, 2008 IN OFFICIAL RECORDS BOOK 7953, PAGE 681; SURFACE RIGHTS WAIVED PURSUANT TO THAT CERTAIN WAIVER OF SURFACE RIGHTS RECORDED OCTOBER 24, 2008 IN OFFICIAL RECORDS BOOK 7953, PAGE 688 AND QUIT CLAIM DEED - MINERAL RESOURCES AND GROUNDWATER TO D.R. HORTON, INC. A DELAWARE CORPORATION RECORDED JANUARY 1, 2014 IN OFFICIAL RECORDS BOOK 8981, PAGE 41 AS CORRECTED IN OFFICIAL RECORDS BOOK 9061, PAGE 2920, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- PROPERTY IS SUBJECT TO AN AGREEMENT BY AND BETWEEN HILLSBOROUGH COUNTY, FLORIDA; PASCO COUNTY, FLORIDA; PINELLAS COUNTY, FLORIDA; THE CITY OF ST. PETERSBURG, FLORIDA AND THE CITY OF TAMPA, FLORIDA, RECORDED NOVEMBER 13, 1974 IN OFFICIAL RECORDS 773, PAGE 57, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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.



## 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 THE 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 COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.  
SIGNED AND SEALED THIS 31st DAY OF July, 2023.  
ALEX W. PARNES, PASCO COUNTY SURVEYOR  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131



## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

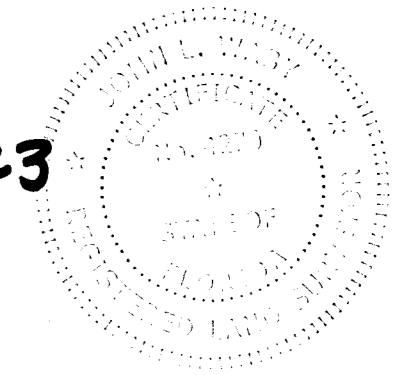
THIS IS TO CERTIFY THAT ON THIS 28th DAY OF August, 2023 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.  
Chairman of Board of County Commissioners

## 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 9th DAY OF August, 2023.  
IN PLAT BOOK 92 PAGE(S) 112-120  
Nikki Alvarez-Sowles, Esq.  
PASCO COUNTY CLERK & COMPTROLLER

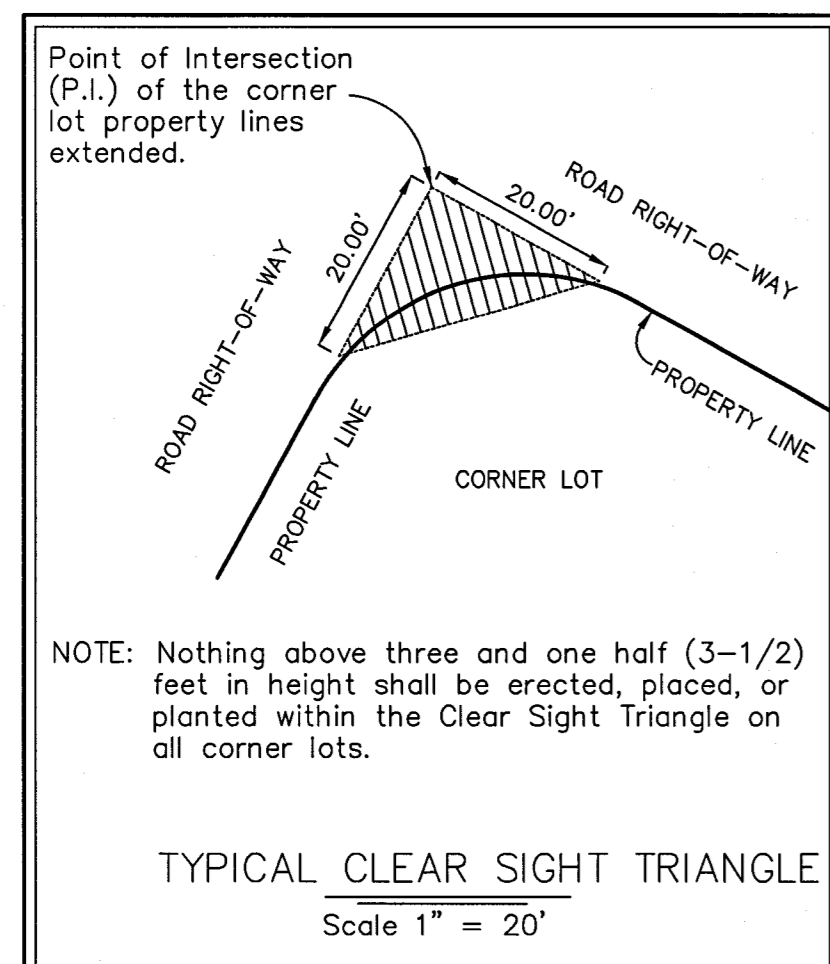
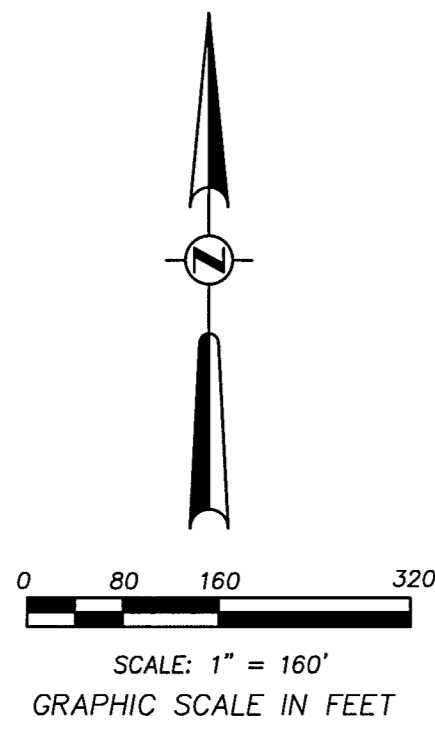
## SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1.  
JOHN L. WABY, PLS  
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4270  
AVID GROUP  
2300 CURLEW ROAD, SUITE 201  
PALM HARBOR, FLORIDA 34683  
SURVEYING AND MAPPING LB# 7345  
7/28/23



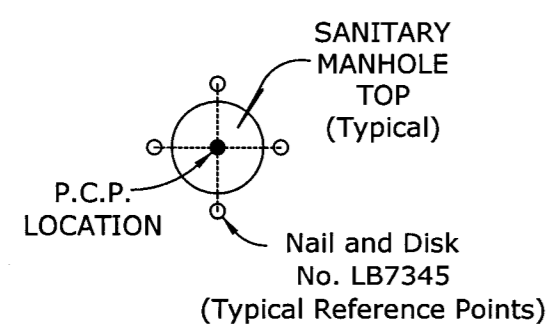
# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
 PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
 PASCO COUNTY, FLORIDA



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

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)

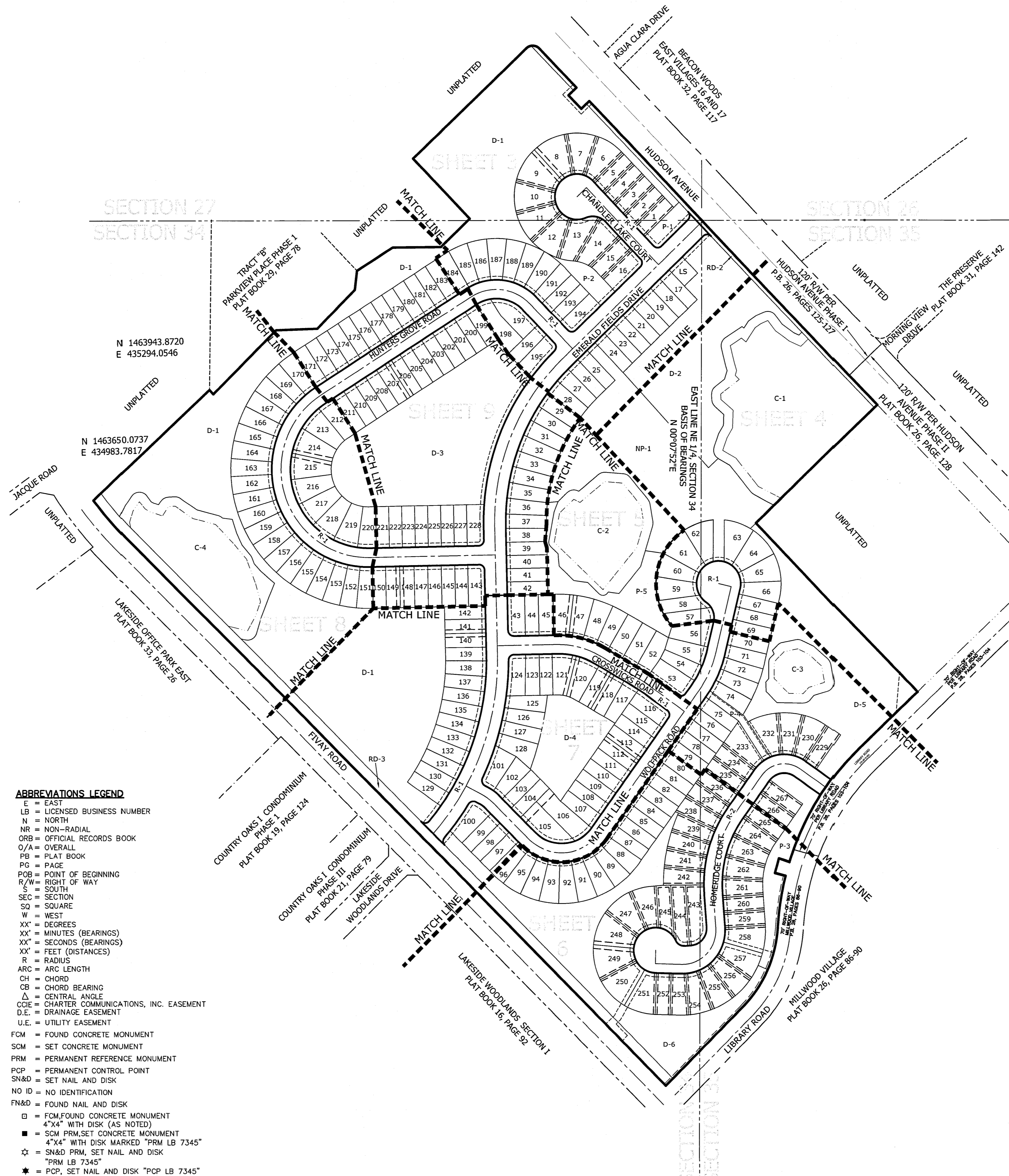
LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

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.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.

### ABBREVIATIONS LEGEND

- E = EAST
- LB = LICENSED BUSINESS NUMBER
- N = NORTH
- NR = NON-RADIAL
- ORB = OFFICIAL RECORDS BOOK
- O/A = OVERALL
- PG = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- S = SOUTH
- SEC = SECTION
- SQ = SQUARE
- W = WEST
- XX' = DEGREES
- XX" = MINUTES (BEARINGS)
- XX" = SECONDS (BEARINGS)
- XX' = FEET (DISTANCES)
- R = RADIUS
- ARC = ARC LENGTH
- CH = CHORD
- CB = CHORD BEARING
- Δ = CENTRAL ANGLE
- CDE = CHARTER COMMUNICATIONS, INC. EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- FCM = FOUND CONCRETE MONUMENT
- SCM = SET CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- SN&D = SET NAIL AND DISK
- NO ID = NO IDENTIFICATION
- FN&D = FOUND NAIL AND DISK
- = FCM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK (AS NOTED)
- = SCM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345"
- ☆ = SN&D, SET NAIL AND DISK "PRM LB 7345"
- ★ = PCP, SET NAIL AND DISK "PCP LB 7345"



### SURVEYOR'S NOTES:

1. BEARINGS ARE BASED UPON THE EAST LINE OF THE NE 1/4 OF SECTION 34, TOWNSHIP 24 S, RANGE 16 E AS BEING N 00°07'52"E AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE AND IS SHOWN ON THE MAP OF SURVEY.
2. THIS PLAT IS BASED ON A RECENT BOUNDARY SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
3. THE COORDINATE VALUES SHOWN HEREON WERE ESTABLISHED BY USING FDOT FLORIDA PERMANENT REFERENCE NETWORK REAL TIME NETWORK WITH MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.
4. ALL PLATTED PUBLIC UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CABLE TELEVISION SERVICES NOR ANY 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 OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PROVISION 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 OF CABLE TELEVISION SERVICES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. CURVES ON ALL LINES ARE RADIAL EXCEPT WHERE NOTED.
6. 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.

### TRACT DESIGNATION TABLE

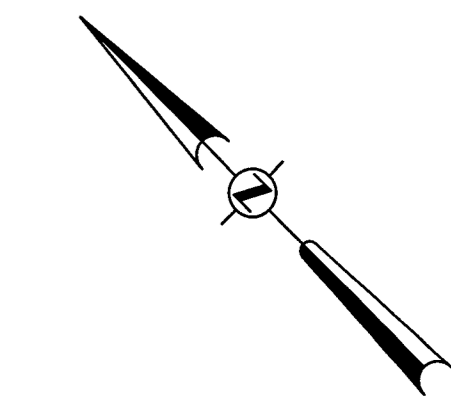
TRACT	DESIGNATION	ACREAGE
TRACT "C-1"	WETLAND CONSERVATION AREA	3.071 Ac.±
TRACT "C-2"	WETLAND CONSERVATION AREA	1.525 Ac.±
TRACT "C-3"	WETLAND CONSERVATION AREA	0.554 Ac.±
TRACT "C-4"	WETLAND CONSERVATION AREA	1.725 Ac.±
TRACT "D-1"	DRAINAGE, LANDSCAPE, AND ACCESS AREA	9.808 Ac.±
TRACT "D-2"	FLOODPLAIN COMPENSATION, LANDSCAPE AND OPEN SPACE	2.345 Ac.±
TRACT "D-3"	DRAINAGE, LANDSCAPE AND ACCESS AREA	3.160 Ac.±
TRACT "D-4"	DRAINAGE, LANDSCAPE AND ACCESS AREA	0.814 Ac.±
TRACT "D-5"	DRAINAGE, LANDSCAPE AND ACCESS AREA	2.247 Ac.±
TRACT "D-6"	DRAINAGE, LANDSCAPE AND ACCESS AREA	2.241 Ac.±
TRACT "NP-1"	NEIGHBORHOOD PARK	2.851 Ac.±
TRACT "P-1"	LANDSCAPE, COMMON ACCESS AREA	0.147 Ac.±
TRACT "P-2"	LANDSCAPE, COMMON ACCESS AREA	0.174 Ac.±
TRACT "P-3"	LANDSCAPE, COMMON ACCESS AREA	0.550 Ac.±
TRACT "P-4"	LANDSCAPE, COMMON ACCESS AREA	0.110 Ac.±
TRACT "P-5"	LANDSCAPE, COMMON ACCESS AREA	0.651 Ac.±
TRACT "R-1"	PUBLIC RIGHT OF WAY	7.200 Ac.±
TRACT "R-2"	PUBLIC RIGHT OF WAY	1.238 Ac.±
TRACT "RD-1"	PUBLIC RIGHT OF WAY	0.0400 Ac.±
TRACT "RD-2"	PUBLIC RIGHT OF WAY	0.283 Ac.±
TRACT "RD-3"	PUBLIC RIGHT OF WAY	1.383 Ac.±
TRACT "LS"	LIFT STATION	0.069 Ac.±

**AVID GROUP**  
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 STATE OF FLORIDA AUTHORIZATION NUMBER  
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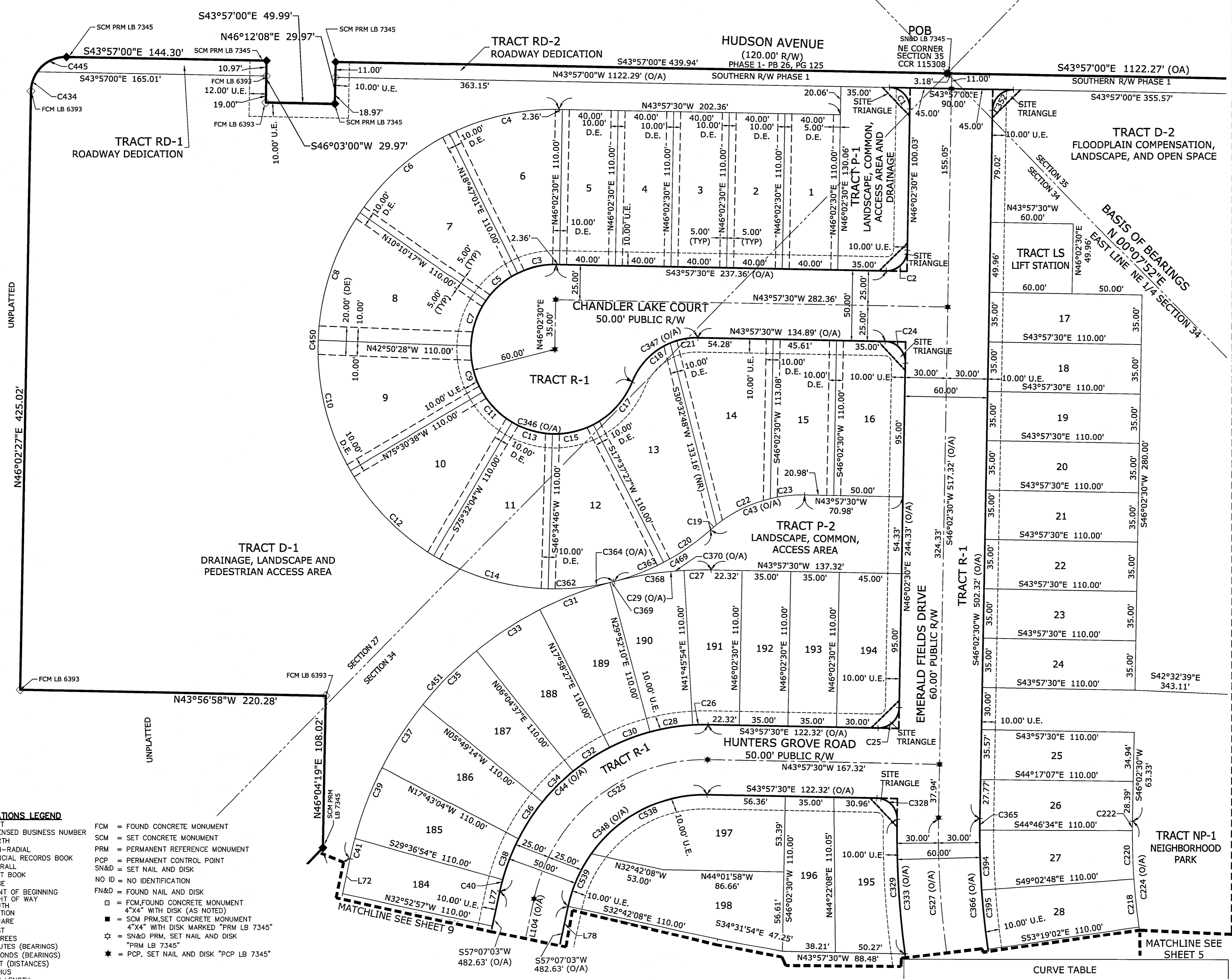
# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60

PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



0 20 40 80  
SCALE: 1" = 40'  
GRAPHIC SCALE IN FEET



**ABBREVIATIONS LEGEND**

E = EAST  
LB = LICENSED BUSINESS NUMBER  
N = NORTH  
NR = NON-RADIAL  
ORD = OFFICIAL RECORDS BOOK  
O/A = OVERALL  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
R/W = RIGHT OF WAY  
S = SOUTH  
SEC = SECTION  
SQ = SQUARE  
W = WEST  
XX' = DEGREES  
XX" = MINUTES (BEARINGS)  
XX'" = SECONDS (BEARINGS)  
XX' = FEET (DISTANCES)  
R = RADIUS  
ARC = ARC LENGTH  
CH = CHORD  
CB = CHORD BEARING  
A = CENTRAL ANGLE  
COE = CHARTER COMMUNICATIONS, INC. EASEMENT  
D.E. = DRAINAGE EASEMENT

FCM = FOUND CONCRETE MONUMENT  
SCM = SET CONCRETE MONUMENT  
PRM = PERMANENT REFERENCE MONUMENT  
4"X4" WITH DISK (AS NOTED)  
PCP = PERMANENT CONTROL POINT  
SN&D = SET NAIL AND DISK  
NO ID = NO IDENTIFICATION  
FN&D = FOUND NAIL AND DISK  
4"X4" WITH DISK (AS NOTED)  
SCM PRM SET CONCRETE MONUMENT  
4"X4" WITH DISK MARKED "PRM LB 7345"  
SN&D PRM, SET NAIL AND DISK  
"PRM LB 7345"  
PCP, SET NAIL AND DISK "PCP LB 7345"

**LINE TABLE**

LINE	BEARING	LENGTH
L72	N57°07'03"E	25.31'
L77	S57°07'03"W	25.31'
L104 (O/A)	S57°07'03"W	482.63'

LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

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 APPLIED 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.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C445	25.00'	055°56'39"	24.41'	N71°55'20"W	23.45'
C450	170.00'	195°31'02"	580.11'	S38°16'59"W	336.89'
C451	260.00'	063°24'23"	287.74'	S88°49'15"W	273.27'
C469	170.00'	026°41'16"	79.18'	S72°49'11"E	78.47'
C525	125.00'	078°55'27"	172.19'	N83°25'13"W	158.89'
C527 (O/A)	600.00'	047°16'51"	495.12'	S22°24'05"W	481.19'
C538	100.00'	055°21'44"	96.63'	S71°38'22"E	92.91'
C539	100.00'	023°33'43"	41.12'	N68°53'55"E	40.83'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C1	15.00'	090°04'33"	23.58'	N01°05'17"E	21.23'
C2	15.00'	090°00'00"	23.56'	S88°57'30"E	21.21'
C3	60.00'	027°15'29"	28.54'	N57°35'14"W	28.28'
C4	170.00'	027°15'29"	80.88'	S57°35'14"E	80.12'
C5	60.00'	028°57'18"	30.32'	N85°41'38"W	30.00'
C6	170.00'	028°57'18"	85.91'	S85°41'38"E	85.00'
C7	60.00'	032°40'11"	34.21'	S63°29'38"W	33.75'
C8	170.00'	032°40'11"	96.93'	N63°29'38"E	95.63'
C9	60.00'	032°40'11"	34.21'	S30°49'27"W	33.65'
C10	170.00'	032°40'11"	96.93'	N30°49'27"E	95.63'
C11	60.00'	028°57'18"	30.32'	S00°00'43"W	30.00'
C12	170.00'	028°57'18"	85.91'	N00°00'43"E	85.00'
C13	60.00'	028°57'18"	30.32'	S28°56'35"E	30.00'
C14	170.00'	028°57'18"	85.91'	N28°56'35"W	85.00'
C15	60.00'	028°57'18"	30.32'	S57°53'54"E	30.00'
C17	60.00'	040°15'32"	42.16'	N87°29'41"E	41.30'
C18	50.00'	045°28'56"	39.69'	S89°53'37"E	38.66'
C19	100.00'	003°07'57"	5.47'	N84°35'51"W	5.47'
C20	170.00'	013°47'17"	40.91'	N79°16'11"W	40.81'
C21	50.00'	023°11'39"	20.24'	S55°33'19"E	20.10'
C22	100.00'	024°48'36"	43.30'	N70°37'34"W	42.96'
C23	100.00'	014°15'46"	24.89'	N51°05'23"W	24.83'
C24	15.00'	090°00'00"	23.56'	N01°02'30"E	21.21'
C25	15.00'	090°00'00"	23.56'	S88°57'30"E	21.21'
C26	150.00'	004°16'36"	11.20'	N46°05'48"W	11.19'
C27	260.00'	004°16'36"	19.41'	N46°05'48"W	19.40'
C28	150.00'	011°53'43"	31.14'	N54°10'58"W	31.09'
C29 (O/A)	260.00'	011°53'45"	53.98'	N54°10'58"W	53.88'
C30	150.00'	011°53'43"	31.14'	N66°04'41"W	31.09'
C31	260.00'	011°53'43"	53.98'	N66°04'41"W	53.88'
C32	150.00'	011°53'50"	31.15'	N77°58'28"W	31.09'
C33	260.00'	011°53'50"	53.99'	N77°58'28"W	53.89'
C34	150.00'	011°53'50"	31.15'	N89°52'18"W	31.09'
C35	260.00'	011°53'50"	53.99'	N89°52'18"W	53.89'
C36	150.00'	011°53'50"	31.15'	S78°13'51"W	31.09'
C37	260.00'	011°53'50"	53.99'	S78°13'51"W	53.89'
C38	150.00'	011°53'50"	31.15'	S66°20'01"W	31.09'
C39	260.00'	011°53'50"	53.99'	S66°20'01"W	53.89'
C40	150.00'	003°16'03"	8.55'	S58°45'05"W	8.55'
C41	260.00'	003°16'03"	14.83'	S58°45'05"W	14.82'
C43 (O/A)	100.00'	042°12'20"	73.66'	N65°03'40"W	72.01'
C44 (O/A)	150.00'	078°55'27"	206.63'	S83°25'13"E	190.67'
C218	460.00'	004°16'14"	34.29'	S38°49'05"W	34.28'
C220	460.00'	004°16'14"	34.29'	S43°05'19"W	34.28'
C222	460.00'	000°49'04"	6.57'	S45°37'58"W	6.57'
C224	460.00'	039°51'55"	320.06'	S26°06'33"W	313.64'
C328	15.00'	089°49'01"	23.51'	S00°57'01"W	21.18'
C329	630.00'	008°40'46"	95.44'	S41°31'08"W	95.34'
C333 (O/A)	630.00'	047°05'52"	517.86'	S22°18'35"W	503.41'
C346 (O/A)	60.00'	248°40'35"	260.40'	N11°42'13"E	99.09'
C347 (O/A)	50.00'	068°40'35"	59.93'	N78°17'47"W	56.41'
C348 (O/A)	100.00'	078°55'27"	137.75'	S83°25'13"E	127.11'
C352	15.00'	090°00'30"	23.56'	N88°57'16"W	21.21'
C362	170.00'	016°03'18"	47.64'	S51°26'53"E	47.48'
C363	170.00'	012°54'00"	38.28'	S65°55'32"E	38.19'
C364 (O/A)	170.00'	028°57'18"	85.91'	N57°53'54"W	85.00'
C365	570.00'	000°49'04"	8.14'	S45°37'58"W	8.14'
C366 (O/A)	570.00'	047°16'51"	470.37'	S22°24'05"W	457.13'
C368	260.00'	011°14'27"	51.01'	S53°51'20"E	50.93'
C369	260.00'	000°39'16"	2.97'	S59°48'11"E	2.97'
C370 (O/A)	260.00'	015°31'03"	70.42'	N51°43'01"W	70.20'
C394	570.00'	004°16'14"	42.49'	S43°05'19"W	42.48'
C395	570.00'	004°16'14"	42.49'	S38°49'05"W	42.48'
C434	25.00'	034°03'53"	14.86'	N63°04'24"E	14.65'

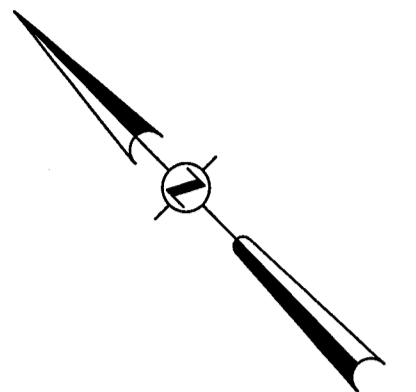
**AVID GROUP**  
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STATE OF FLORIDA AUTHORIZATION NUMBER FOR SURVEYING AND MAPPING LB #7345

# EMERALD FIELDS

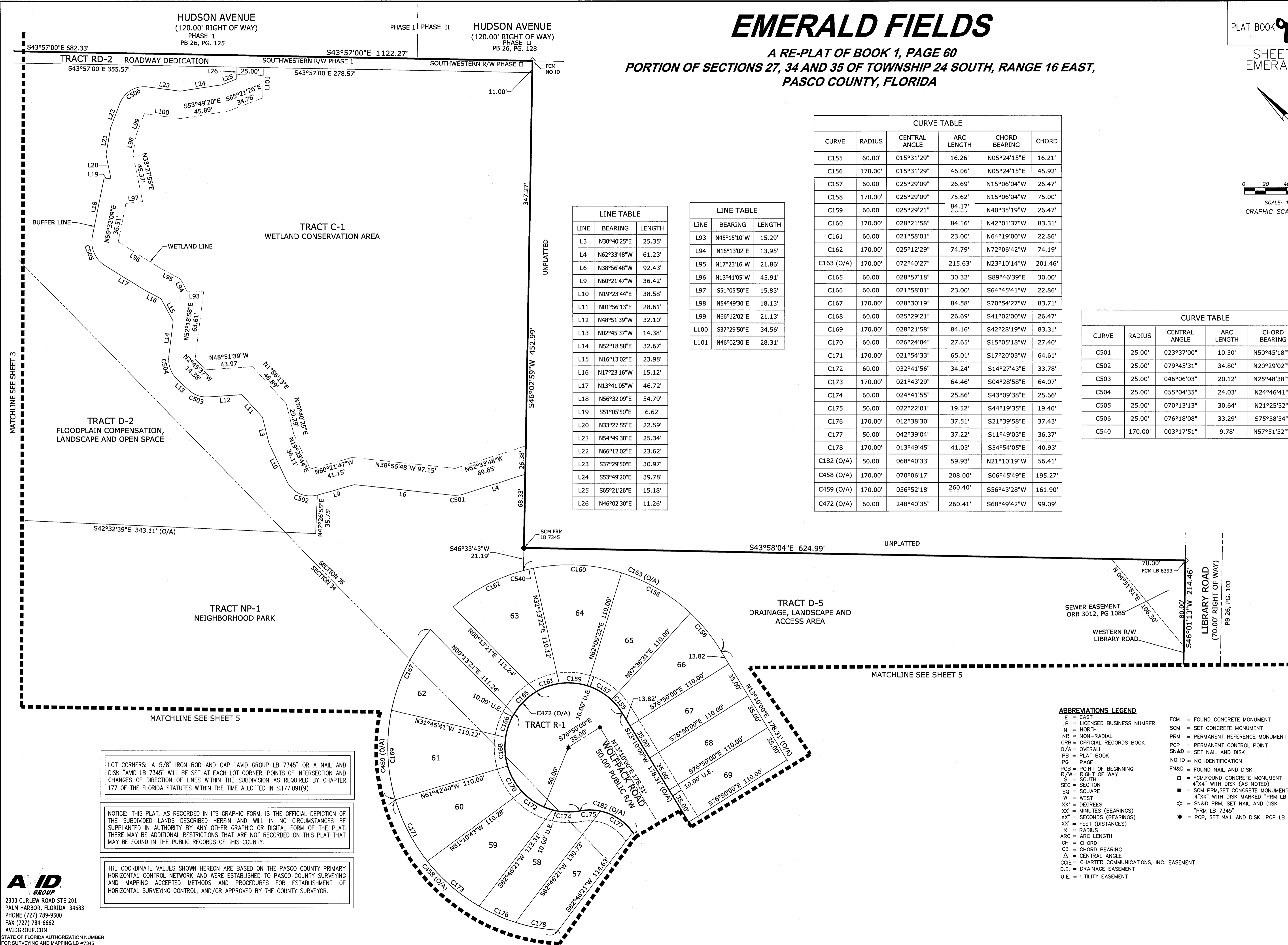
A RE-PLAT OF BOOK 1, PAGE 60  
 PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
 PASCO COUNTY, FLORIDA

PLAT BOOK 92 PAGE 115

SHEET 4 OF 9  
 EMERALD FIELDS



0 20 40 80  
 SCALE: 1" = 40'  
 GRAPHIC SCALE IN FEET



LINE	BEARING	LENGTH
L3	N30°40'25"E	25.35'
L4	N62°33'48"W	61.23'
L6	N38°56'48"W	92.43'
L9	N60°21'47"W	36.42'
L10	N19°23'44"E	38.58'
L11	N01°56'13"E	28.61'
L12	N48°51'39"W	32.10'
L13	N02°45'37"W	14.38'
L14	N52°18'58"E	32.67'
L15	N16°13'02"E	23.98'
L16	N17°23'16"W	15.12'
L17	N13°41'05"W	46.72'
L18	N56°32'09"E	54.79'
L19	S51°05'50"E	6.62'
L20	N33°27'55"E	22.59'
L21	N54°49'30"E	25.34'
L22	N66°12'02"E	23.62'
L23	S37°29'50"E	30.97'
L24	S53°49'20"E	39.78'
L25	S65°21'26"E	15.18'
L26	N46°02'30"E	11.26'

LINE	BEARING	LENGTH
L93	N45°15'10"W	15.29'
L94	N16°13'02"E	13.95'
L95	N17°23'16"W	21.86'
L96	N13°41'05"W	45.91'
L97	S51°05'50"E	15.83'
L98	N54°49'30"E	18.13'
L99	N66°12'02"E	21.13'
L100	S37°29'50"E	34.56'
L101	N46°02'30"E	28.31'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C155	60.00'	015°31'29"	16.26'	N05°24'15"E	16.21'
C156	170.00'	015°31'29"	46.06'	N05°24'15"E	45.92'
C157	60.00'	025°29'09"	26.69'	N15°06'04"W	26.47'
C158	170.00'	025°29'09"	75.62'	N15°06'04"W	75.00'
C159	60.00'	025°29'21"	24.17'	N40°35'19"W	26.47'
C160	170.00'	028°21'58"	84.16'	N42°01'37"W	83.31'
C161	60.00'	021°58'01"	23.00'	N64°19'00"W	22.86'
C162	170.00'	025°12'29"	74.79'	N72°06'42"W	74.19'
C163 (O/A)	170.00'	072°40'27"	215.63'	N23°10'14"W	201.46'
C165	60.00'	028°57'18"	30.32'	S89°46'39"E	30.00'
C166	60.00'	021°58'01"	23.00'	S64°45'41"W	22.86'
C167	170.00'	028°30'19"	84.58'	S70°54'27"W	83.71'
C168	60.00'	025°29'21"	26.69'	S41°02'00"W	26.47'
C169	170.00'	028°21'58"	84.16'	S42°28'19"W	83.31'
C170	60.00'	026°24'04"	27.65'	S15°05'18"W	27.40'
C171	170.00'	021°54'33"	65.01'	S17°20'03"W	64.61'
C172	60.00'	032°41'56"	34.24'	S14°27'43"E	33.78'
C173	170.00'	021°43'29"	64.46'	S04°28'58"E	64.07'
C174	60.00'	024°41'55"	25.86'	S43°09'38"E	25.66'
C175	50.00'	022°22'01"	19.52'	S44°19'35"E	19.40'
C176	170.00'	012°38'30"	37.51'	S21°39'58"E	37.43'
C177	50.00'	042°39'04"	37.22'	S11°49'03"E	36.37'
C178	170.00'	013°49'45"	41.03'	S34°54'05"E	40.93'
C182 (O/A)	50.00'	068°40'33"	59.93'	N21°10'19"W	56.41'
C458 (O/A)	170.00'	070°06'17"	208.00'	S06°45'49"E	195.27'
C459 (O/A)	170.00'	056°52'18"	260.40'	S56°43'28"W	161.90'
C472 (O/A)	60.00'	248°40'35"	260.41'	S68°49'42"W	99.09'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C501	25.00'	023°37'00"	10.30'	N50°45'18"W	10.23'
C502	25.00'	079°45'31"	34.80'	N20°29'02"W	32.06'
C503	25.00'	046°06'03"	20.12'	N25°48'38"W	19.58'
C504	25.00'	055°04'35"	24.03'	N24°46'41"E	23.12'
C505	25.00'	070°13'13"	30.64'	N21°25'32"E	28.76'
C506	25.00'	076°18'08"	33.29'	S75°38'54"E	30.89'
C540	170.00'	003°17'51"	9.78'	N57°51'32"W	9.78'

LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

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.

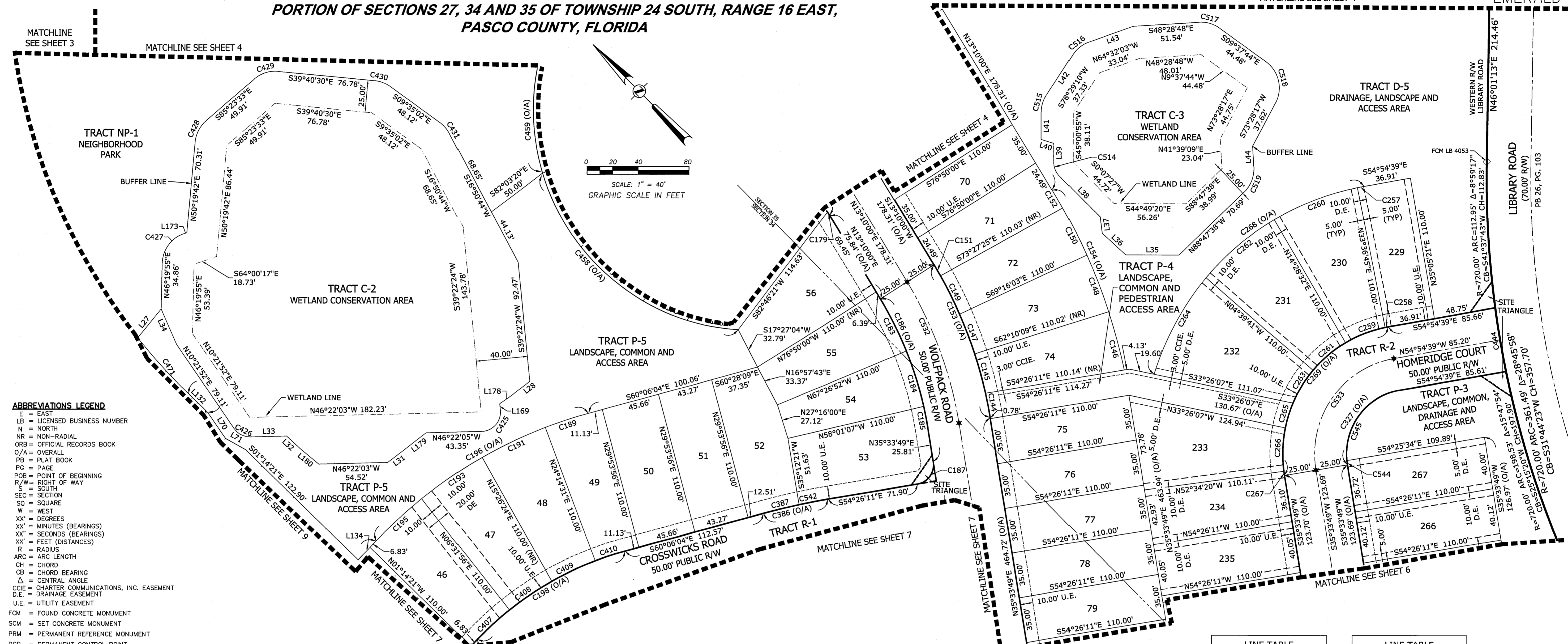
THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.

- ABBREVIATIONS LEGEND**
- E = EAST
  - LB = LICENSED BUSINESS NUMBER
  - N = NORTH
  - NR = NON-RADIAL
  - ORB = OFFICIAL RECORDS BOOK
  - O/A = OVERALL
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - S = SOUTH
  - SEC = SECTION
  - SQ = SQUARE
  - W = WEST
  - XX' = DEGREES
  - XX" = MINUTES (BEARINGS)
  - XX" = SECONDS (BEARINGS)
  - XX' = FEET (DISTANCES)
  - R = RADIUS
  - ARC = ARC LENGTH
  - CH = CHORD
  - CB = CHORD BEARING
  - Δ = CENTRAL ANGLE
  - COE = CHARTER COMMUNICATIONS, INC. EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - FCM = FOUND CONCRETE MONUMENT
  - SCM = SET CONCRETE MONUMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - ORB = OFFICIAL RECORDS BOOK
  - PCP = PERMANENT CONTROL POINT
  - SN&D = SET NAIL AND DISK
  - NO ID = NO IDENTIFICATION
  - FN&D = FOUND NAIL AND DISK
  - = FCM FOUND CONCRETE MONUMENT 4"x4" WITH DISK (AS NOTED)
  - = SCM PRM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345"
  - ☆ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345"
  - ★ = PCP, SET NAIL AND DISK "PCP LB 7345"

**AVID GROUP**  
 2300 CURLEW ROAD STE 201  
 PALM HARBOR, FLORIDA 34683  
 PHONE (727) 789-9500  
 FAX (727) 784-6662  
 AVIDGROUP.COM  
 STATE OF FLORIDA AUTHORIZATION NUMBER FOR SURVEYING AND MAPPING LB #7345

# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
 PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
 PASCO COUNTY, FLORIDA



- ABBREVIATIONS LEGEND**
- E = EAST
  - LB = LICENSED BUSINESS NUMBER
  - N = NORTH
  - NR = NON-RADIAL
  - ORB = OFFICIAL RECORDS BOOK
  - O/A = OVERALL
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - R/W = RIGHT OF WAY
  - S = SOUTH
  - SEC = SECTION
  - sq = SQUARE
  - W = WEST
  - XX' = DEGREES
  - XX" = MINUTES (BEARINGS)
  - XX" = SECONDS (BEARINGS)
  - XX' = FEET (DISTANCES)
  - R = RADIUS
  - ARC = ARC LENGTH
  - CH = CHORD
  - CB = CHORD BEARING
  - Δ = CENTRAL ANGLE
  - CCIE = CHARTER COMMUNICATIONS, INC. EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - FCM = FOUND CONCRETE MONUMENT
  - SCM = SET CONCRETE MONUMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PCP = PERMANENT CONTROL POINT
  - SN&D = SET NAIL AND DISK
  - NO ID = NO IDENTIFICATION
  - FN&D = FOUND NAIL AND DISK
  - = FCM FOUND CONCRETE MONUMENT 4"x4" WITH DISK (AS NOTED)
  - = SCM PRM SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345"
  - ☆ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345"
  - ★ = PCP, SET NAIL AND DISK "PCP LB 7345"

LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

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.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.

**AVID GROUP**  
 2300 CURLER ROAD STE 201  
 PALM HARBOR, FLORIDA 34683  
 PHONE (727) 789-9500  
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 AVIDGROUP.COM  
 STATE OF FLORIDA AUTHORIZATION NUMBER  
 FOR SURVEYING AND MAPPING LB #7345

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C144	325.00'	003°23'25"	19.23'	N33°52'07"E	19.23'
C145	325.00'	005°37'25"	31.90'	N29°21'42"E	31.89'
C146	435.00'	006°09'27"	46.75'	N29°57'09"E	46.73'
C147	325.00'	005°49'03"	33.00'	N23°38'28"E	32.98'
C148	435.00'	006°08'29"	46.63'	N23°48'11"E	46.60'
C149	325.00'	005°49'02"	33.00'	N17°49'26"E	32.98'
C150	435.00'	005°24'20"	41.04'	N18°01'47"E	41.02'
C151	325.00'	001°44'55"	9.92'	N14°02'27"E	9.92'
C152	435.00'	002°09'37"	16.40'	N14°14'48"E	16.40'
C153 (O/A)	325.00'	022°23'50"	127.05'	S24°21'54"W	126.24'
C154 (O/A)	435.00'	019°51'53"	150.82'	N23°05'56"E	150.06'
C179	50.00'	003°39'29"	3.19'	S11°20'14"W	3.19'
C183	275.00'	009°23'08"	45.05'	S17°51'34"W	45.00'
C184	275.00'	009°25'46"	45.26'	S27°16'00"W	45.21'
C185	275.00'	003°34'56"	17.19'	S33°46'21"W	17.19'
C186 (O/A)	275.00'	022°23'50"	107.50'	N24°21'54"E	106.82'
C187	15.00'	090°00'00"	23.56'	N80°33'49"E	21.21'
C189	360.00'	005°39'25"	35.54'	S62°55'47"E	35.53'
C191	360.00'	008°39'16"	54.38'	S70°05'07"E	54.33'
C193	360.00'	009°03'19"	56.90'	S78°56'25"E	56.84'
C195	360.00'	007°46'16"	48.83'	S87°21'13"E	48.79'
C196 (O/A)	360.00'	031°08'17"	195.65'	S75°40'12"E	193.25'
C198 (O/A)	250.00'	031°08'17"	135.86'	S75°40'12"E	134.20'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C257	210.00'	001°28'36"	5.41'	S55°38'57"E	5.41'
C258	100.00'	001°28'36"	2.58'	N55°38'57"W	2.58'
C259	100.00'	019°08'13"	33.40'	N65°57'21"W	33.25'
C260	210.00'	019°08'13"	70.14'	S65°57'21"E	69.82'
C261	100.00'	019°08'13"	33.40'	N85°05'35"W	33.25'
C262	210.00'	019°08'13"	70.14'	S85°05'35"E	69.82'
C263	100.00'	017°14'12"	30.08'	S76°43'13"W	29.97'
C264	210.00'	023°18'31"	85.43'	N73°41'03"E	84.84'
C265	100.00'	011°32'13"	20.14'	S62°20'00"W	20.10'
C266	100.00'	019°08'13"	33.40'	S46°59'47"W	33.25'
C267	100.00'	001°51'51"	3.25'	S36°29'44"W	3.25'
C268 (O/A)	210.00'	063°03'34"	231.12'	S86°26'26"E	219.64'
C269 (O/A)	100.00'	089°31'32"	156.25'	S80°19'35"W	140.83'
C327 (O/A)	50.00'	089°31'33"	78.12'	S80°19'35"W	70.42'
C386 (O/A)	525.00'	005°39'53"	51.91'	S57°16'07"E	51.89'
C387	525.00'	003°08'34"	28.80'	N58°31'47"W	28.79'
C407	250.00'	007°46'16"	39.91'	S78°54'28"E	39.88'
C408	250.00'	009°07'13"	39.79'	S78°54'28"E	39.75'
C409	250.00'	008°35'22"	37.48'	S70°03'10"E	37.44'
C410	250.00'	005°39'25"	24.68'	S62°55'47"E	24.67'
C425	14.95'	094°15'32"	24.59'	S86°16'49"W	21.91'
C426	14.99'	056°43'56"	14.84'	N17°58'28"W	14.24'
C427	25.00'	069°39'48"	30.40'	N81°09'49"E	28.56'

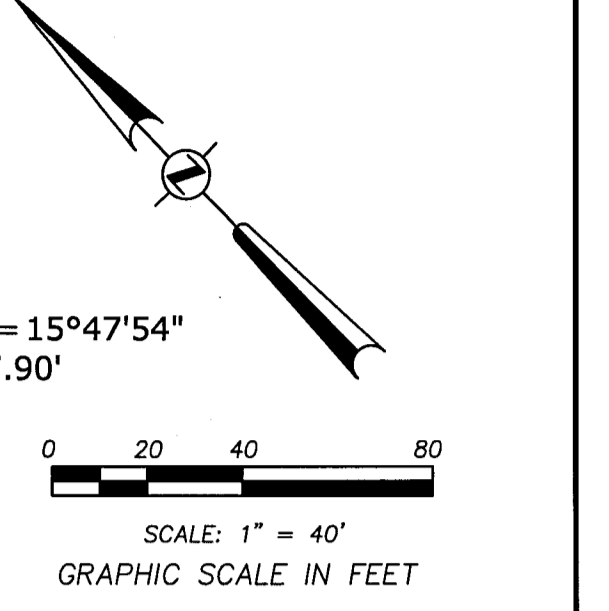
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C428	25.00'	044°16'45"	19.32'	N72°28'04"E	18.84'
C429	25.00'	045°43'03"	19.95'	S62°32'02"E	19.42'
C430	25.00'	030°05'28"	13.13'	S24°37'46"E	12.98'
C431	25.00'	026°25'46"	11.53'	S03°37'51"W	11.43'
C444	720.00'	003°58'47"	50.01'	S35°08'41"W	50.00'
C458 (O/A)	170.00'	070°06'17"	208.00'	S06°45'49"E	195.27'
C459 (O/A)	170.00'	056°52'18"	168.74'	S56°43'28"W	161.90'
C471	460.00'	007°24'56"	59.54'	N02°28'07"E	59.49'
C514	15.00'	044°53'28"	11.75'	N22°34'11"E	11.45'
C515	25.00'	033°28'16"	14.60'	N61°45'03"E	14.40'
C516	25.00'	036°58'46"	16.14'	S83°01'26"E	15.86'
C517	25.00'	038°51'05"	16.95'	S29°03'16"E	16.63'
C518	25.00'	083°06'00"	36.26'	S31°55'17"W	33.16'
C519	25.00'	049°33'13"	21.62'	S66°25'45"W	20.95'
C532	300.00'	022°23'50"	117.27'	N24°21'54"E	116.53'
C533	75.00'	089°31'32"	117.19'	S80°19'35"W	105.63'
C542	525.00'	002°31'19"	23.11'	N55°41'50"W	23.11'
C544	50.00'	003°47'09"	3.30'	S37°27'23"W	3.30'
C545	50.00'	085°44'24"	74.82'	S82°13'10"W	68.03'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N84°31'21"E	28.98'
L28	N82°59'46"W	17.76'
L31	N81°37'08"W	20.79'
L32	N03°20'39"W	14.62'
L33	N46°18'49"W	28.82'
L34	N21°08'38"E	30.22'
L35	N44°49'20"W	41.49'
L36	N02°32'23"W	24.81'
L37	N38°13'16"E	12.78'
L38	N00°07'27"E	44.72'
L39	N45°00'55"E	14.65'
L40	N27°52'50"W	10.46'
L41	N45°00'55"E	20.39'
L42	N78°29'10"E	37.33'
L43	S64°32'03"E	36.57'
L44	S41°39'09"W	15.92'
L70	S10°04'09"W	24.72'
L71	S16°43'19"E	18.16'
L132	S01°14'21"E	20.16'
L134	S88°45'39"W	13.46'

LINE TABLE		
LINE	BEARING	LENGTH
L169	S39°27'03"W	4.93'
L173	S64°00'17"E	2.59'
L178	N80°19'00"W	11.50'
L179	N82°07'47"W	17.11'
L180	N06°01'51"W	18.54'

# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C125	150.00'	007°46'42"	20.36'	S48°52'38"E	20.35'
C126	260.00'	007°46'42"	35.30'	S48°52'38"E	35.27'
C127	150.00'	011°50'22"	31.00'	S58°41'10"E	30.94'
C128	260.00'	011°50'22"	53.73'	S58°41'10"E	53.63'
C129	150.00'	011°50'23"	31.00'	S70°31'32"E	30.94'
C130	260.00'	011°50'23"	53.73'	S70°31'32"E	53.63'
C131	150.00'	011°50'23"	31.00'	S82°21'55"E	30.94'
C132	260.00'	011°50'23"	53.73'	S82°21'55"E	53.63'
C133	150.00'	011°50'23"	31.00'	N85°47'42"E	30.94'
C134	260.00'	011°50'23"	53.73'	N85°47'42"E	53.63'
C135	150.00'	011°50'23"	31.00'	N73°57'19"E	30.94'
C136	260.00'	011°50'23"	53.73'	N73°57'19"E	53.63'
C137	150.00'	011°50'23"	31.00'	N62°06'56"E	30.94'
C138	260.00'	011°50'23"	53.73'	N62°06'56"E	53.63'
C139	150.00'	011°50'23"	31.00'	N50°16'34"E	30.94'
C140	260.00'	011°50'23"	53.73'	N50°16'34"E	53.63'
C141	150.00'	008°47'33"	23.02'	N39°57'36"E	23.00'
C142	260.00'	008°47'33"	39.90'	N39°57'36"E	39.86'
C143 (O/A)	150.00'	099°26'54"	260.38'	S85°17'16"W	228.88'
C270	350.00'	005°01'48"	30.73'	S33°02'56"W	30.72'
C271	350.00'	006°11'50"	37.86'	S27°26'07"W	37.84'
C272	350.00'	006°11'50"	37.86'	S21°14'17"W	37.84'
C273	460.00'	006°11'50"	49.75'	N21°14'17"E	49.73'
C274	350.00'	006°11'50"	37.86'	S15°02'27"W	37.84'
C275	460.00'	006°11'50"	49.75'	N15°02'27"E	49.73'
C276	350.00'	006°11'50"	37.86'	S08°50'37"W	37.84'
C277	460.00'	006°11'50"	49.75'	N08°50'37"E	49.73'
C278	350.00'	006°11'50"	37.86'	S02°38'46"W	37.84'
C279	460.00'	006°11'50"	49.75'	N02°38'46"E	49.73'
C280	350.00'	003°49'09"	23.33'	S02°21'43"E	23.33'
C281 (O/A)	350.00'	039°50'07"	243.36'	S15°38'46"W	238.47'
C282 (O/A)	460.00'	024°47'20"	199.00'	N11°56'32"E	197.47'
C283	45.00'	090°00'00"	70.69'	N40°43'42"E	63.64'
C284	25.00'	068°47'23"	30.02'	S59°52'36"E	28.24'
C285	60.00'	007°38'31"	8.00'	S29°18'11"E	8.00'
C286	60.00'	048°55'52"	51.24'	S57°35'22"E	49.70'
C287	60.00'	031°49'04"	33.32'	N82°02'10"E	32.89'
C288	170.00'	017°56'47"	53.25'	N75°06'01"E	53.03'
C289	60.00'	028°46'43"	30.14'	N51°44'16"E	29.82'
C290	170.00'	028°46'43"	85.39'	N51°44'16"E	84.49'
C291	60.00'	032°22'41"	33.91'	N21°09'34"E	33.46'
C292	170.00'	032°22'41"	96.07'	N21°09'34"E	94.79'
C293	60.00'	032°22'34"	33.90'	N11°13'03"W	33.45'
C294	170.00'	032°22'34"	96.06'	N11°13'03"W	94.79'
C295	60.00'	032°22'44"	33.90'	N43°35'42"W	33.46'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C296	170.00'	032°22'44"	96.07'	N43°35'42"W	94.80'
C297	60.00'	028°43'49"	30.09'	N74°08'59"W	29.77'
C298	170.00'	028°43'48"	85.24'	N74°08'59"W	84.35'
C299	115.00'	005°35'30"	11.22'	S88°41'22"W	11.22'
C300	225.00'	005°35'30"	21.96'	S88°41'22"W	21.95'
C301 (O/A)	60.00'	243°01'58"	254.50'	N33°00'06"E	102.30'
C302 (O/A)	170.00'	172°35'18"	512.08'	N02°13'14"W	339.29'
C303	115.00'	017°00'13"	34.13'	S77°23'31"W	34.00'
C304	225.00'	017°00'13"	66.77'	S77°23'31"W	66.53'
C305	115.00'	017°00'13"	34.13'	S60°23'19"W	34.00'
C306	225.00'	017°00'13"	66.77'	S60°23'19"W	66.53'
C307	115.00'	017°00'13"	34.13'	S43°23'06"W	34.00'
C308	225.00'	017°00'13"	66.77'	S43°23'06"W	66.53'
C309	115.00'	019°12'01"	38.54'	S25°16'59"W	38.36'
C311	115.00'	019°07'53"	38.40'	S06°07'02"W	38.22'
C312	225.00'	019°07'53"	75.13'	S06°07'02"W	74.78'
C313	115.00'	000°49'23"	1.65'	S03°51'36"E	1.65'
C314	225.00'	000°49'23"	3.23'	S03°51'36"E	3.23'
C315 (O/A)	115.00'	095°45'25"	192.20'	S43°36'25"W	170.60'
C316 (O/A)	225.00'	028°36'07"	112.32'	S10°01'46"W	111.16'
C317	300.00'	007°28'45"	39.16'	S00°31'55"E	39.13'
C318	190.00'	007°28'45"	24.80'	S00°31'55"E	24.78'
C319	300.00'	011°25'16"	59.80'	S08°55'06"W	59.70'
C320	190.00'	011°25'16"	37.87'	S08°55'06"W	37.81'
C321	300.00'	011°25'16"	59.80'	S20°20'22"W	59.70'
C322	190.00'	011°25'16"	37.87'	S20°20'22"W	37.81'
C323	300.00'	009°30'49"	49.81'	S30°48'25"W	49.76'
C324	190.00'	009°30'49"	31.55'	S30°48'25"W	31.51'
C325 (O/A)	190.00'	039°50'07"	132.09'	S15°38'46"W	129.45'
C326 (O/A)	300.00'	039°50'07"	208.57'	S15°38'46"W	204.40'
C351 (O/A)	260.00'	099°26'54"	451.28'	N85°17'16"E	396.73'
C417	225.00'	010°33'10"	41.44'	S29°36'25"W	41.38'
C420	225.00'	008°38'51"	33.96'	S20°00'24"W	33.93'
C422 (O/A)	225.00'	067°09'18"	263.72'	S57°54'28"W	248.88'
C468	330.00'	021°09'46"	121.89'	S34°22'45"W	121.20'
C470	330.00'	019°49'17"	114.16'	S13°53'13"W	113.59'
C534	325.00'	039°50'07"	225.96'	S15°38'46"W	221.43'
C535	90.00'	095°45'25"	150.41'	N43°36'25"E	133.51'

LINE TABLE		
LINE	BEARING	LENGTH
L63	S45°00'43"W	33.02'
L64	S45°00'43"W	20.01'
L65	S44°59'17"E	43.00'
L66	S45°00'43"W	15.62'
L70	S10°04'09"W	24.72'
L71	S16°43'19"E	18.16'
L73	N44°59'17"W	14.54'
L74	S44°59'17"E	14.54'
L75	N85°43'42"E	13.20'
L76	N85°43'42"E	4.90'
L134	S88°45'39"W	13.46'
L165	N44°59'01"W	63.00'

**ABBREVIATIONS LEGEND**

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- R/W = RIGHT OF WAY
- S = SOUTH
- SEC = SECTION
- SO = SQUARE
- W = WEST
- XX' = DEGREES
- XX" = MINUTES (BEARINGS)
- XX" = SECONDS (BEARINGS)
- XX' = FEET (DISTANCES)
- R = RADIUS
- ARC = ARC LENGTH
- CH = CHORD
- CB = CHORD BEARING
- Δ = CENTRAL ANGLE
- COE = CHARTER COMMUNICATIONS, INC. EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- FCM = FOUND CONCRETE MONUMENT
- SCM = SET CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- SN&D = SET NAIL AND DISK
- NO ID = NO IDENTIFICATION
- FN&D = FOUND NAIL AND DISK
- = FCM/FOUND CONCRETE MONUMENT
- = 4"x4" WITH DISK (AS NOTED)
- = SCM/PRM, SET CONCRETE MONUMENT
- ★ = 4"x4" WITH DISK MARKED "PRM LB 7345"
- ☆ = SN&D, PRM, SET NAIL AND DISK
- ★ = PCP, SET NAIL AND DISK "PCP LB 7345"

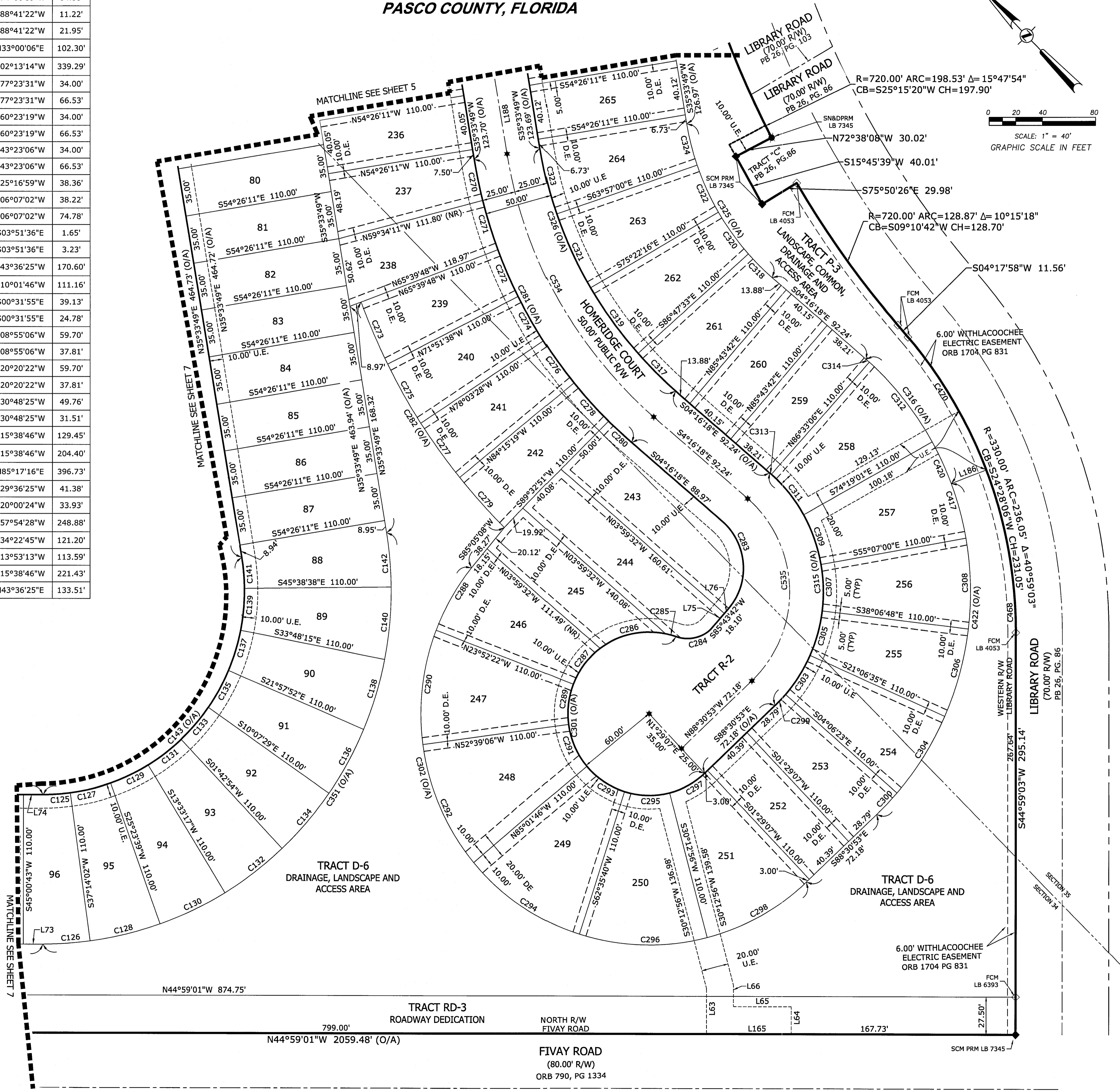
LOT CORNERS: A 5/8" IRON ROD AND CAP "AVID GROUP LB 7345" OR A NAIL AND DISK "AVID LB 7345" WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S.177.091(9)

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2300 CURLEW ROAD STE 201  
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STATE OF FLORIDA AUTHORIZATION NUMBER  
FOR SURVEYING AND MAPPING LB #7345



# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
 PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
 PASCO COUNTY, FLORIDA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C89	669.93'	001°22'13"	16.02'	S00°33'22"E	16.02'
C90	560.00'	001°22'13"	13.39'	S00°33'14"E	13.39'
C91	669.93'	003°31'11"	41.15'	S01°53'20"W	41.15'
C93	560.00'	003°31'11"	34.40'	S01°53'27"W	34.39'
C94	669.93'	003°31'11"	41.15'	S05°24'30"W	41.15'
C95	560.00'	003°31'08"	34.39'	S05°24'37"W	34.39'
C96	669.93'	003°31'11"	41.15'	S08°55'41"W	41.15'
C97	560.00'	003°31'10"	34.40'	S08°55'46"W	34.39'
C98	669.93'	003°31'11"	41.15'	S12°26'52"W	41.15'
C99	560.00'	003°31'09"	34.40'	S12°26'55"W	34.39'
C100	669.93'	003°31'10"	41.15'	S15°58'02"W	41.15'
C101	560.00'	003°31'09"	34.40'	S15°58'04"W	34.39'
C102	669.93'	003°31'11"	41.15'	S19°29'13"W	41.15'
C103	560.00'	003°31'09"	34.40'	S19°29'13"W	34.39'
C104	669.93'	003°31'10"	41.15'	S23°00'24"W	41.15'
C105	560.00'	003°31'08"	34.39'	S23°00'22"W	34.39'
C106	669.93'	003°31'11"	41.15'	S26°31'35"W	41.15'
C107	560.00'	003°31'10"	34.40'	S26°31'31"W	34.39'
C108	669.93'	003°31'10"	41.15'	S30°02'45"W	41.14'
C109	560.00'	003°31'08"	34.39'	S30°02'40"W	34.39'
C110	669.93'	003°31'11"	41.16'	S33°33'56"W	41.15'
C111	560.00'	003°31'11"	34.40'	S33°33'50"W	34.40'
C112 (O/A)	560.00'	036°33'46"	357.39'	S17°02'32"W	351.33'
C113 (O/A)	669.93'	040°53'23"	478.10'	N19°12'12"E	468.02'
C115	729.70'	001°52'09"	23.80'	S39°21'48"W	23.80'
C116	669.93'	004°19'22"	50.54'	S37°29'13"W	50.53'
C117	729.70'	001°52'09"	23.80'	S39°21'48"W	23.80'
C118	729.70'	006°51'36"	87.37'	S34°59'56"W	87.31'
C119	15.00'	086°55'20"	22.76'	S75°01'55"W	20.64'
C120 (O/A)	729.70'	006°51'36"	87.37'	S34°59'56"W	87.31'
C121	15.00'	086°55'20"	22.76'	S18°02'45"E	20.64'
C122	125.00'	007°33'05"	16.47'	S57°43'52"E	16.46'
C123	125.00'	008°58'03"	19.56'	S49°28'18"E	19.54'
C124	75.00'	016°31'08"	21.62'	S53°14'51"E	21.55'
C143 (O/A)	150.00'	099°26'54"	260.36'	S85°17'16"W	228.88'
C187	15.00'	090°00'00"	23.56'	N80°33'49"E	21.21'
C198 (O/A)	250.00'	031°08'17"	135.86'	S75°40'12"E	134.20'
C245	15.00'	088°44'54"	23.23'	S44°23'12"W	20.98'
C246	200.00'	015°18'12"	53.42'	S83°35'15"E	53.26'
C247	90.00'	015°18'12"	24.04'	S83°35'15"E	23.97'
C248	200.00'	015°50'04"	55.27'	S68°01'06"E	55.10'
C249	90.00'	015°50'04"	24.87'	S68°01'06"E	24.79'
C250	15.00'	090°00'00"	23.56'	N09°26'11"W	21.21'
C251 (O/A)	200.00'	031°08'17"	108.69'	S75°40'12"E	107.36'
C252 (O/A)	90.00'	031°08'17"	48.91'	S75°40'12"E	48.31'
C254	100.00'	032°53'48"	57.42'	N52°00'43"E	56.63'
C255	100.00'	066°33'06"	116.15'	S78°15'50"E	109.73'
C256 (O/A)	100.00'	099°26'54"	173.57'	N85°17'16"E	152.59'
C334	730.00'	007°21'55"	93.84'	S21°43'57"W	93.78'
C335	730.00'	002°40'08"	34.00'	S16°42'56"W	34.00'
C336	840.00'	004°44'27"	69.50'	S17°45'05"W	69.48'
C337	730.00'	002°43'56"	34.81'	S14°00'54"W	34.81'
C338	840.00'	002°43'56"	40.06'	S14°00'54"W	40.05'
C339	730.00'	002°40'28"	34.08'	S11°18'42"W	34.07'
C340	840.00'	003°07'41"	45.86'	S11°05'06"W	45.85'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C341	730.00'	002°26'45"	31.16'	S08°45'05"W	31.16'
C342	840.00'	003°08'52"	46.15'	S07°56'49"W	46.14'
C343	730.00'	007°30'58"	95.76'	S03°46'14"W	95.69'
C344 (O/A)	840.00'	013°44'55"	201.57'	N13°14'51"E	201.08'
C345 (O/A)	730.00'	025°24'10"	323.65'	S12°42'50"W	321.01'
C350 (O/A)	125.00'	016°31'08"	36.04'	S53°14'51"E	35.91'
C353	475.00'	002°52'38"	23.85'	N58°39'45"W	23.85'
C354	475.00'	002°47'15"	23.11'	N55°49'48"W	23.11'
C355 (O/A)	475.00'	005°39'53"	46.94'	N57°16'07"W	46.94'
C358	500.00'	005°39'53"	49.43'	S57°16'07"E	49.41'
C386 (O/A)	525.00'	005°39'53"	51.91'	S57°16'07"E	51.89'
C405	15.00'	090°00'00"	23.56'	S46°14'21"E	21.21'
C435	15.00'	085°16'50"	22.33'	S02°20'36"E	20.32'
C436	15.00'	095°22'14"	24.97'	N87°19'50"E	22.18'
C465	700.00'	012°44'04"	155.58'	N34°51'37"E	155.26'
C466	700.00'	029°43'56"	363.25'	N13°37'37"E	359.18'
C529	100.00'	016°31'08"	28.83'	N53°14'51"W	28.73'
C530	125.00'	099°26'54"	216.96'	N85°17'16"E	190.74'
C531	225.00'	031°08'17"	122.28'	N75°40'12"W	120.78'

**ABBREVIATIONS LEGEND**

FCM = FOUND CONCRETE MONUMENT  
 SCM = SET CONCRETE MONUMENT  
 PRM = PERMANENT REFERENCE MONUMENT  
 PCP = PERMANENT CONTROL POINT  
 SN&D = SET NAIL AND DISK  
 NO ID = NO IDENTIFICATION  
 FN&D = FOUND NAIL AND DISK  
 □ = FCM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK (AS NOTED)  
 ■ = SCM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345"  
 ☆ = SN&D, SET NAIL AND DISK "PRM LB 7345"  
 ★ = PCP, SET NAIL AND DISK "PCP LB 7345"

E = EAST  
 LB = LICENSED BUSINESS NUMBER  
 N = NORTH  
 NR = NON-RADIAL  
 ORB = OFFICIAL RECORDS BOOK  
 O/A = OVERALL  
 PB = PLAT BOOK  
 PG = PAGE  
 POB = POINT OF BEGINNING  
 R/W = RIGHT OF WAY  
 S = SOUTH  
 SEC = SECTION  
 SQ = SQUARE  
 W = WEST  
 ° = DEGREES  
 ' = MINUTES (BEARINGS)  
 " = SECONDS (BEARINGS)  
 ' = FEET (DISTANCES)  
 R = RADIUS  
 L = ARC LENGTH  
 CH = CHORD  
 CB = CHORD BEARING  
 Δ = CENTRAL ANGLE  
 COE = CHARTER COMMUNICATIONS, INC. EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT

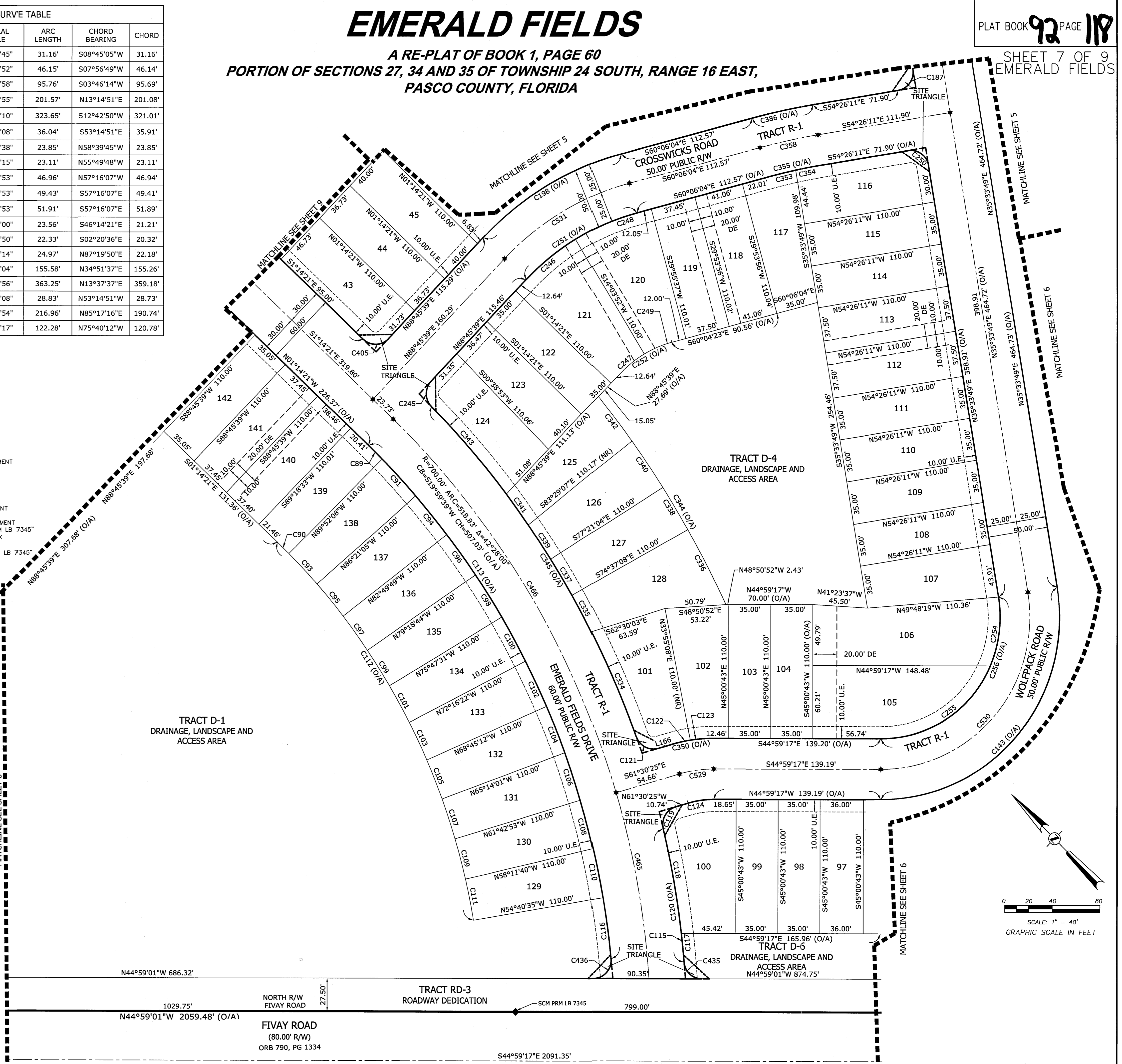
LINE	BEARING	LENGTH
L166	N61°30'25"W	10.74'

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 STATE OF FLORIDA AUTHORIZATION NUMBER FOR SURVEYING AND MAPPING LB #7345

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# EMERALD FIELDS

A RE-PLAT OF BOOK 1, PAGE 60  
 PORTION OF SECTIONS 27, 34 AND 35 OF TOWNSHIP 24 SOUTH, RANGE 16 EAST,  
 PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C46	260.00'	007°43'02"	35.02'	S53°15'32"W	34.99'
C47	370.00'	007°43'02"	49.84'	S53°15'32"W	49.80'
C48	260.00'	007°29'21"	33.98'	S45°39'20"W	33.96'
C49	370.00'	007°29'21"	48.36'	S45°39'20"W	48.33'
C50	260.00'	007°29'21"	33.98'	S38°09'59"W	33.96'
C51	370.00'	007°29'21"	48.36'	S38°09'59"W	48.33'
C52	260.00'	007°29'21"	33.98'	S30°40'38"W	33.96'
C53	370.00'	007°29'21"	48.36'	S30°40'38"W	48.33'
C54	260.00'	007°29'21"	33.98'	S23°11'17"W	33.96'
C55	370.00'	007°29'21"	48.36'	S23°11'17"W	48.33'
C56	260.00'	007°29'21"	33.98'	S15°41'56"W	33.96'
C57	370.00'	007°29'21"	48.36'	S15°41'56"W	48.33'
C58	260.00'	007°29'21"	33.98'	S08°12'35"W	33.96'
C59	370.00'	007°29'21"	48.36'	S08°12'35"W	48.33'
C60	260.00'	007°29'21"	33.98'	S00°43'14"W	33.96'
C61	370.00'	007°29'21"	48.36'	S00°43'14"W	48.33'
C62	260.00'	007°29'21"	33.98'	S06°46'07"E	33.96'
C63	370.00'	007°29'21"	48.36'	S06°46'07"E	48.33'
C64	260.00'	007°29'21"	33.98'	S14°15'28"E	33.96'
C65	370.00'	007°29'21"	48.36'	S14°15'28"E	48.33'
C66	260.00'	007°29'21"	33.98'	S21°44'49"E	33.96'
C67	370.00'	007°29'21"	48.36'	S21°44'49"E	48.33'
C68	260.00'	007°29'21"	33.98'	S29°14'10"E	33.96'
C69	370.00'	007°29'21"	48.36'	S29°14'10"E	48.33'
C70	260.00'	007°29'21"	33.98'	S36°43'31"E	33.96'
C71	370.00'	007°29'21"	48.36'	S36°43'31"E	48.33'
C72	260.00'	007°29'21"	33.98'	S44°12'52"E	33.96'
C73	370.00'	007°29'21"	48.36'	S44°12'52"E	48.33'
C74	260.00'	007°29'21"	33.98'	S51°42'13"E	33.96'
C75	370.00'	007°29'21"	48.36'	S51°42'13"E	48.33'
C76	260.00'	007°29'21"	33.98'	S59°11'34"E	33.96'
C77	370.00'	007°29'21"	48.36'	S59°11'34"E	48.33'
C78	260.00'	007°29'21"	33.98'	S66°40'55"E	33.96'
C79	370.00'	007°29'21"	48.36'	S66°40'55"E	48.33'
C80	260.00'	007°29'21"	33.98'	S74°10'16"E	33.96'
C81	370.00'	007°29'21"	48.36'	S74°10'16"E	48.33'
C82	260.00'	007°14'01"	32.82'	S81°31'57"E	32.80'
C83	370.00'	007°05'51"	45.83'	S81°27'52"E	45.80'
C84	260.00'	006°05'24"	27.63'	S88°11'39"E	27.62'
C85	370.00'	006°13'33"	40.21'	S88°07'34"E	40.19'
C86 (O/A)	260.00'	148°21'24"	673.13'	N17°03'39"W	500.30'
C87 (O/A)	370.00'	148°21'24"	958.00'	S17°03'39"E	711.97'
C225	210.00'	006°38'22"	24.33'	N53°47'52"E	24.32'
C226	100.00'	006°38'22"	11.59'	S53°47'52"W	11.58'
C227	210.00'	018°53'35"	69.25'	N41°01'54"E	68.93'
C228	100.00'	018°53'17"	32.44'	S41°11'03"W	32.30'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C229	210.00'	019°35'22"	71.80'	N21°47'26"E	71.45'
C230	100.00'	019°53'40"	34.72'	S21°56'35"W	34.55'
C231	210.00'	019°34'51"	71.77'	N02°12'19"E	71.42'
C232	100.00'	019°54'52"	34.76'	S02°02'19"W	34.58'
C233	210.00'	018°49'34"	69.00'	N16°59'53"W	68.69'
C234	100.00'	018°29'33"	32.28'	S17°09'54"E	32.14'
C235	210.00'	018°33'11"	68.00'	N35°41'16"W	67.70'
C236	100.00'	018°33'11"	32.38'	S35°41'16"E	32.24'
C237	210.00'	018°33'11"	68.00'	N54°14'26"W	67.70'
C238	100.00'	018°33'11"	32.38'	S54°14'26"E	32.24'
C239	210.00'	018°29'30"	67.78'	N72°45'47"W	67.48'
C240	100.00'	018°29'30"	32.27'	S72°45'47"E	32.13'
C241	210.00'	009°13'49"	33.83'	N86°37'26"W	33.79'
C242	100.00'	009°13'49"	16.11'	S86°37'26"E	16.09'
C243 (O/A)	100.00'	148°21'24"	258.93'	S17°03'39"E	192.42'
C244 (O/A)	210.00'	148°21'24"	543.76'	N17°03'39"W	404.09'
C359	25.00'	017°39'26"	7.70'	N25°28'55"E	7.67'
C447 (O/A)	932.50'	008°04'27"	131.41'	N40°55'48"W	131.30'
C462	932.50'	002°35'48"	42.26'	N43°03'56"W	42.26'
C467	932.50'	004°52'28"	79.33'	N39°19'48"W	79.31'
C473	932.50'	000°36'11"	9.82'	N44°39'56"W	9.82'
C520	25.00'	107°48'05"	47.04'	N88°12'40"E	40.40'
C521	25.00'	053°31'14"	23.35'	N59°57'53"E	22.51'
C522	25.00'	037°51'26"	16.52'	S74°20'47"E	16.22'
C523	25.00'	032°23'35"	14.13'	S59°23'29"E	13.95'
C524	25.00'	075°30'51"	32.95'	S66°14'11"W	30.62'
C526	235.00'	148°21'24"	608.49'	S17°03'39"E	452.19'

LINE TABLE		
LINE	BEARING	LENGTH
L46	N27°19'14"E	23.91'
L47	N34°18'38"E	30.49'
L48	S37°53'18"E	19.57'
L49	S59°54'58"E	6.91'
L50	S72°06'27"E	14.51'
L51	N33°12'16"E	10.32'
L52	N86°43'30"E	17.97'
L53	S82°23'51"E	26.64'
L54	S17°37'01"E	39.01'
L55	S24°44'27"E	34.54'
L56	S40°03'05"E	35.60'
L57	S32°02'17"E	6.22'
L58	S20°26'11"E	18.60'
L59	S42°07'56"E	27.13'
L60	S28°28'46"W	3.98'
L61	N76°00'23"W	11.97'
L79	N57°07'03"E	22.27'
L80	S57°07'03"W	22.27'
L81	N88°45'39"E	17.68'
L82	S88°45'39"W	17.68'

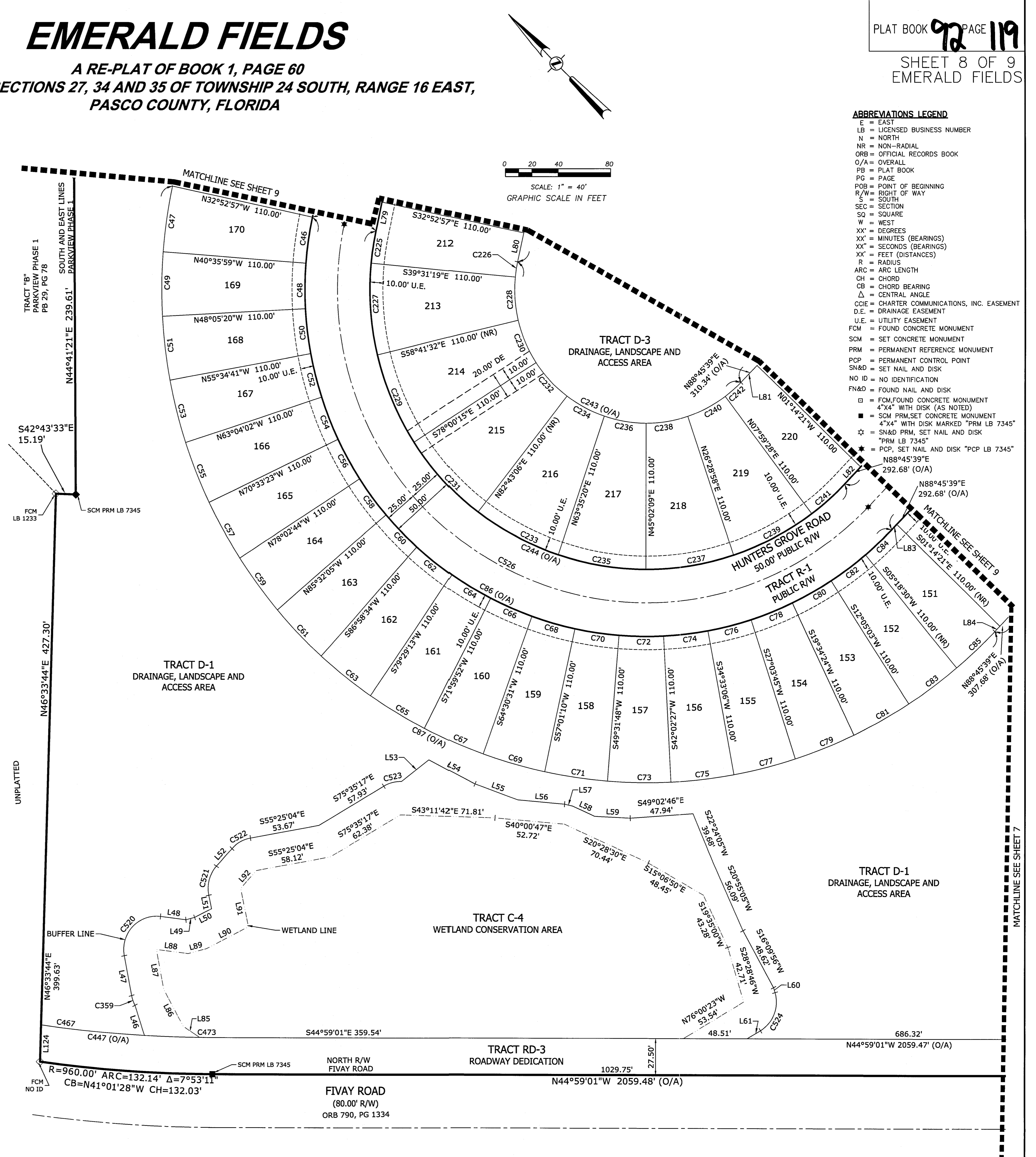
LINE TABLE		
LINE	BEARING	LENGTH
L83	N88°45'39"E	5.58'
L84	N88°45'39"E	5.58'
L85	N10°57'10"W	15.25'
L86	N16°39'12"E	31.29'
L87	N34°18'38"E	30.49'
L88	S37°53'18"E	24.44'
L89	S59°54'58"E	14.45'
L90	S72°06'27"E	36.25'
L91	N33°12'16"E	29.39'
L92	N86°43'30"E	17.97'
L124	N46°33'44"E	27.68'

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