

TOWNS AT WOODSDALE PHASE 2

BEING A REPLAT OF TRACT F-2 OF TOWNS AT WOODSDALE PHASE 1, AS RECORDED IN PLAT BOOK 92, PAGE 128, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

92

143

DESCRIPTION:

A replat of Tract F-2 of TOWNS AT WOODSDALE, PHASE 1, as recorded in Plat Book 92 Page 128, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest Corner of said Tract F-2, run thence along the North, Easterly, Southerly, and Westerly boundary the following Twenty-three (23) courses: 1) S.87°54'39"E., a distance of 807.52 feet; 2) S.02°05'16"W., a distance of 143.06 feet; 3) N.87°54'44"W., a distance of 33.58 feet; 4) S.02°05'16"W., a distance of 50.00 feet; 5) Southeasterly, 38.94 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°14'12" (chord bearing S.42°31'50"E., 35.12 feet); 6) S.02°05'16"W., a distance of 165.00 feet; 7) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.47°05'16"W., 35.36 feet); 8) N.87°54'44"W., a distance of 69.70 feet; 9) S.02°05'16"W., a distance of 155.00 feet; 10) N.87°54'44"W., a distance of 327.50 feet; 11) N.02°05'16"E., a distance of 29.00 feet; 12) Northwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 35.36 feet); 13) N.87°54'44"W., a distance of 70.30 feet; 14) Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 35.36 feet); 15) N.02°05'16"E., a distance of 141.00 feet; 16) Northwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 35.36 feet); 17) N.87°54'44"W., a distance of 50.00 feet; 18) Northwesterly, 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 28.28 feet); 19) N.02°05'16"E., a distance of 65.00 feet; 20) Northwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 35.36 feet); 21) N.87°54'44"W., a distance of 50.09 feet; 22) Northwesterly, 135.09 feet along the arc of a tangent curve to the right having a radius of 86.00 feet and a central angle of 90°00'00" (chord bearing N.42°54'44"W., 121.62 feet); 23) N.02°04'35"E., a distance of 122.09 feet to the **POINT OF BEGINNING**.

Containing 7.952 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

BOOS-WOODSDALE, LLC, a Florida Limited Liability Company (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as "Towns at Woodsdale, Phase 2" and as described in the legal description, which is part of this plat, and makes the following dedications:

- Owner does hereby grant, convey and dedicate Tract B-5 (Drainage, Access, & Open Space (CDD)) and Tract B-6 (Drainage, Access, and Technology Easement (CDD)) as shown and depicted hereon to the Towns at Woodsdale Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "District") as evidenced by its execution of this plat. The District accepts this dedication and agrees to maintain the foregoing tracts for the benefit and use of the property owners in the District for purposes they were intended.
- Owner does hereby grant, convey and dedicate the roadways shown and depicted hereon as Tract A-3 ([Right-of-Way & Drainage (CDD) & Utility Easement (Public)] and Tract A-4 ([Right-of-Way (CDD) & Utility Easement (Public)]) to the District as evidenced by its execution of this plat. The District accepts this dedication and agrees to maintain the roadways and appurtenances therein. None of the roadways within Tracts A-3 and A-4 as shown and depicted on this plat shall be deemed to be dedicated to Pasco County, Florida (the "County").
- The Owner further does:

a. grant, convey, and dedicate to the County a perpetual easement for ingress egress over and across Tract A-3 and Tract A-4 which is shown and depicted hereon for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.

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

c. grant, convey, and dedicate to the District, its successors or assigns, a perpetual easement over and across all lands shown hereon as Landscape Easements for the purpose of constructing, maintaining, repairing, replacing, and accessing the landscaping lying therein.

d. grant, convey, and dedicate to the District, its successors or assigns, a perpetual easement over and across all lands shown hereon as Drainage and Access Easements for the purpose of maintaining, repairing, replacing, and accessing the storm water drainage facilities lying therein.

e. reserve unto itself, its successors or 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 FS 177.085(1).

f. reserve unto itself, its successors or assigns, a non-exclusive easement in common with others located within the Utility Easement and Technology Easement over and across the front of all lots on this Plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of underground utility conduits and related facilities to accommodate whatever cables and line that the Owner elects to install or have installed within said conduits, including, but not limited to cable television, internet access, telecommunications and bulk telecommunications services to the extent consistent with FS 177.091(28).

g. grant, convey, and dedicate to the District, its successors or assigns, a Wall easement located in the rear of some lots, labeled and depicted here on. Said Wall easement is for the installation, operation and maintenance and/or replacement of the wall. The District shall be responsible for maintaining the easement at all times.

- 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 the general public drainage purposes over, through and under all Drainage Easements or commonly owned property show on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

- Owner further does hereby 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 successors or assigns, 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.

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.

OWNER: BOOS-WOODSDALE, LLC, a Florida Limited Liability Company

By: BOOS LAND DEVELOPMENT, LLC, a Florida Limited Liability Company, Manager

By:

Name: Robert D. Boos

Title: Manager

Witness:

Witness:

Print Name: SEAN GALARIS

Print Name: Tina Gheorghiu

ACKNOWLEDGMENT:

STATE OF FLORIDA

) SS:

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence, this 11th day of August 2023, before me personally appeared Robert D. Boos, as Manager of BOOS LAND DEVELOPMENT, LLC, a Florida limited liability company, in its capacity as Manager of BOOS-WOODSDALE, LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ produced a valid driver's license as identification.

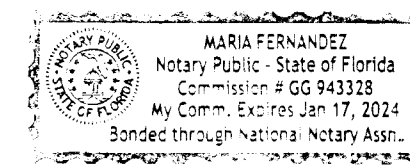
Witness my hand and seal at Pinellas County, Florida, the day and year aforesaid.

Maria Fernandez
Notary Public, State of Florida at Large

(Printed Name of Notary)

My commission expires: 1/17/2024

Commission Number:



CERTIFICATE OF ACCEPTANCE:

of the Towns at Woodsdale Community Development District

The dedication to the Towns at Woodsdale Community Development District, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the Towns at Woodsdale Community Development District by their Board of Supervisors this 11th day of August 2023 and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

Robert B. Boos, Chairman

Witness:

Witness:

Robert B. Boos, Chairman

Print Name: SEAN GALARIS

Print Name: Tina Gheorghiu

ACKNOWLEDGMENT:

STATE OF FLORIDA

) SS:

COUNTY OF PINELLAS

I hereby certify on this 11th day of August 2023, before me personally appeared by means of physical presence Robert B. Boos, as Chairman of Towns at Woodsdale Community Development District, known to me or who has produced 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.

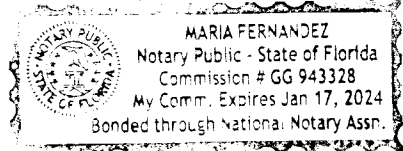
Witness my hand and seal at Pinellas County, Florida, the day and year aforesaid.

Maria Fernandez
Notary Public, State of Florida at Large

(Printed Name of Notary)

My commission expires: 1/17/2024

Commission Number:



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

Lands being platted herein are, as of the date of platting, encumbered by certain Mortgage and Security Agreement recorded on May 4th, 2022 in Official Records Book 10606, Page 3893, the Public Records of Pasco County, Florida, in favor of Valley National Bank, also Encumbered by Certain Mortgage and Security Agreement recorded on May 10, 2022 in Official Records Book 10617, Page 3760, of the Public Records of Pasco County, Florida in Favor of D.R. Horton, Inc., a Delaware Corporation, and a separate Joinder and Consent to Boos-Woodsdale, LLC 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 PINELLAS } SS

We, Fidelity National 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, Order No. 10913025 and based on said report find that the title of the property is vested in BOOS-WOODSDALE, LLC, a Florida 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 on the Property Information Report for the Filing of a Subdivision Plat, Order No. 10913025.

This the 11th day of August 2023.

Fidelity National Title Insurance Company

Bryan J. Stanley, Esq.
Issuing Agent

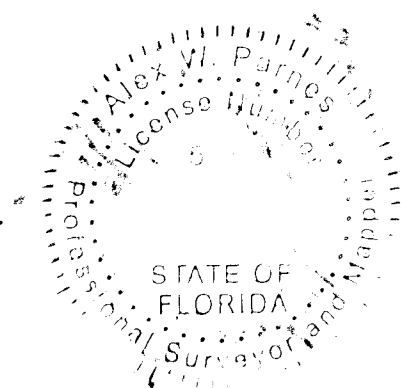
REVIEW OF PLAT BY REGISTERED SURVEYOR:

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 15th day of August 2023.

Alex W. Parnes, Pasco County Surveyor

Florida Professional Surveyor and Mapper No. 5131



BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on this 28th day of August 2023, The foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Joe Marino
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 24th day of August 2023 in Plat Book 92, Pages 143-144

Heather Brimes, D.C.
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

CERTIFICATE OF SURVEYOR:

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes, Chapter 177, Part 1.

Signed and Sealed this 8th day of August 2023.

David A. Williams
Professional Land Surveyor No. LS8423
Certificate of Authorization No. LB7768

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

BEING A REPLAT OF TRACT F-2 OF TOWNS AT WOODSDALE PHASE 1, AS RECORDED IN PLAT BOOK 92, PAGE 128, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

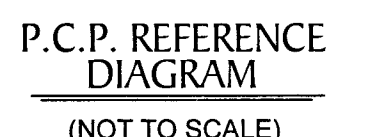
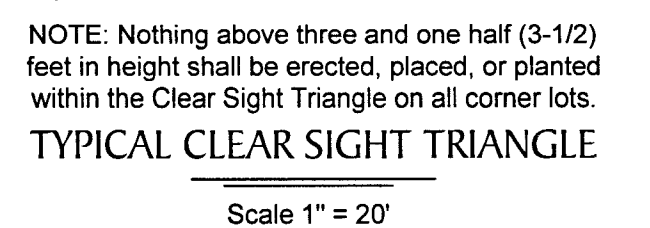
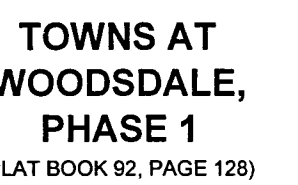
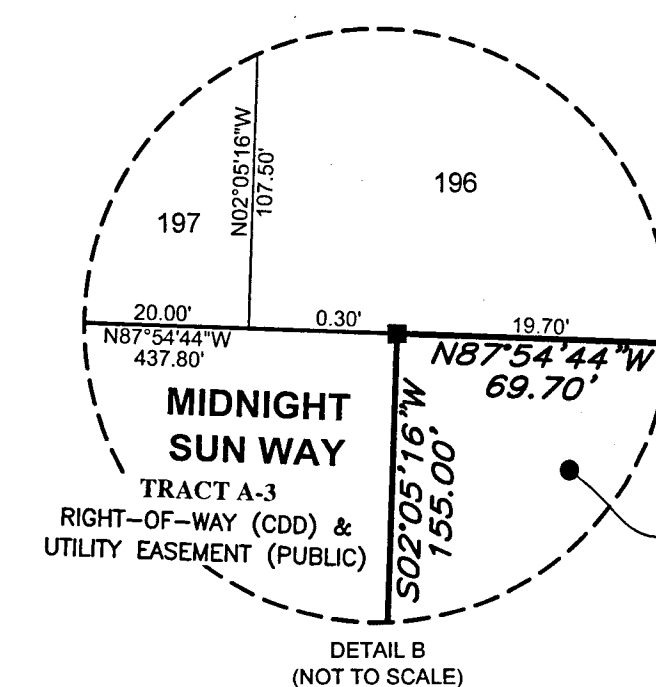
POINT OF BEGINNING
NORTHWEST CORNER OF TRACT F-2
N: 1435828.70', E: 558947.91'

NORTH BOUNDARY OF TRACT F-
(BASIS OF BEARINGS)



The North boundary of Tract F-2 of TOWNS OF WOODSDALE, PHASE 1, as recorded in Plat Book 92, Page 128, of the Public Records of Pasco County, Florida, having a Grid bearing of S 87°54'39"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N87°54'44"W	21.44'



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	89°14'12"	38.94'	35.12'	S42°31'50"E
C2	25.00'	90°00'00"	39.27'	35.36'	S47°05'16"W
C3	25.00'	90°00'00"	39.27'	35.36'	N42°54'44"W
C4	25.00'	90°00'00"	39.27'	35.36'	N42°54'44"W
C5	25.00'	90°00'00"	39.27'	35.36'	N42°54'44"W
C6	20.00'	90°00'00"	31.42'	28.28'	N42°54'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	N42°54'44"W
C8	86.00'	90°00'00"	135.09'	121.62'	N42°54'44"W
C9	25.00'	90°00'00"	39.27'	35.36'	S42°54'44"E
C10	45.00'	90°00'00"	72.26'	65.05'	S42°54'44"E
C11	75.00'	90°00'00"	117.81'	106.07'	N42°54'44"W
C12	21.00'	90°00'00"	32.99'	29.70'	S42°54'44"E
C13	25.00'	90°00'00"	39.27'	35.36'	N47°05'16"E
C14	42.24'	0°27'06"	0.33'	0.33'	S89°54'44"E
C15	25.00'	89°59'42"	39.27'	35.35'	N42°54'53"W
C16	55.00'	16°15'37"	15.61'	15.56'	S83°57'27"E
C17	45.00'	16°15'37"	12.73'	12.73'	S83°57'27"W

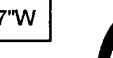
- Indicates (P.R.M.) Permanent Reference Monument - 12" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

(NR) --- Non-Radial
 SF --- Square Feet
 O/A --- Overall
 P.U.E --- Utility Easement
 T.E --- Technology Easement

W.M.D. --- Southwest Florida Water Management District

**TOWNS AT
WOODSDALE,
PHASE 1**
(PLAT BOOK 92, PAGE 128)

15.61°	15.56°	N65°31'21"E
12.77°	12.73°	S83°57'27"W



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Licensed Business Number LB 7768