PLAT BOOK 94
PAGE 6

SHEET ONE OF SIX

WEST HILL ESTATES

A SUBDIVISION IN
SECTIONS 29 & 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND LYING IN SECTION 29 AND IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N. 89°56'52" W., ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 661.93 FEET, TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32 FOR A POINT OF BEGINNING; THENCE S. 00°19'43" W., A DISTANCE OF 664.82 FEET, TO THE SOUTHEAST CORNER OF SAID WEST 3/4; THENCE N. 89°52'03" W., A DISTANCE OF 1986.66 FEET, TO THE SOUTHWEST CORNER OF SAID WEST 3/4; THENCE N. 00°10'50" E., A DISTANCE OF 661.85 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE N. 00°17'19" E., ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1259.75 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 578 (ALSO KNOWN AS ST. JOE ROAD); THENCE N. 89°40'05" E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 664.55 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N. 89°55'34" E., A DISTANCE OF 658.44 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE S. 00°10'20" W., ALONG THE EAST BOUNDARY OF SAID EAST LINE, A DISTANCE OF 1265.46 FEET, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4; THENCE S. 89°56'52" E., A DISTANCE OF 662.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING 68.67 ± ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

1. OWNER RESERVES FEE TITLE TO TRACTS "A", "B" AND "C" (DRAINAGE RETENTION AREAS) AND TRACT "D" (COMMUNITY PARK) AND TRACT "E" - INGRESS-EGRESS AND DRAINAGE EASEMENT (PROPERTY OWNERS ASSOCIATION) AND UTILITY EASEMENT (PUBLIC) AND TRACT "F" (WETLAND CONSERVATION AREA) AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY SEPARATE INSTRUMENT TO THE WEST HILL ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. SAID TRACTS ARE NOT DEDICATED TO THE COUNTY AND SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS. TRACT "D" SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.
2. OWNER GRANTS ALL LANDSCAPE BUFFER, DRAINAGE AND INGRESS-EGRESS EASEMENTS AS SHOWN AND DEPICTED HEREON TO THE WEST HILL ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE PURPOSES FOR WHICH IT IS INTENDED.
3. OWNER GRANTS AND RESERVES UNTO ITSELF, 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).
4. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A PERPETUAL INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "E" (INGRESS-EGRESS,DRAINAGE AND UTILITY EASEMENT) FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
5. OWNER DOES FURTHER GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY, A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE ASSOCIATION FAIL TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO INSURE THE FREE FLOW OF WATER.
6. OWNER FURTHER 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, WATER, SEWER, CABLE TELEVISION, STREET LIGHT, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THIS 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 IMPROVEMENT AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

OWNER:
ICI HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

(MANAGING MEMBER) — WITNESS — WITNESS

MORTEZA HOSSEINI-KARGAR — NICOLE KEELBY — CARRIE JANSSEN
PRINTED NAME — PRINTED NAME — PRINTED NAME

ACKNOWLEDGMENT:
STATE OF FLORIDA)
) SS:
COUNTY OF VOLUSIA)

I HEREBY CERTIFY ON THIS 18th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MORTEZA HOSSEINI-KARGAR, AS MANAGING MEMBER OF ICI HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF 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 HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: 12/16/2026 COMMISSION NUMBER: HH328747

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

JOANNE SCHMIEDER
Commission # HH 328747
Expires December 16, 2026

CERTIFICATE OF ACCEPTANCE:

OF WEST HILL ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: _____ — WITNESS — WITNESS
RICK BARBER
PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 19th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, RICK BARBER, AS PRESIDENT OF WEST HILL ESTATES PROPERTY OWNERS' ASSOCIATION, INC., 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 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.

MY COMMISSION EXPIRES: 2/1/2028 COMMISSION NUMBER: HH 488056

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Notary Public State of Florida
Christy C Thorne
My Commission HH 488056
Expires 2/1/2028

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 PASCO COUNTY, FLORIDA.

PROPERTY INFORMATION:

WE, OLD REPUBLIC 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 IN PASCO COUNTY, FLORIDA, ORT FILE NO. 23089710 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN ICI HOMES OF TAMPA, 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 IN SAID PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ORT FILE NO. 23089710.

THIS THE 18th, DAY OF March, 2024

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

~~KEVIN BALDWIN~~ ERIC BLACKMAN — VICE PRESIDENT

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 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 THE 20th DAY OF March, 2024.

ALEX W. PARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5131
STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 26th, DAY OF March, 2024 THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

for CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE 27th DAY OF March, 2024, IN PLAT BOOK 94, PAGE(S) 6-11,

BY: _____ D.C.

NIKKI ALVAREZ-SOWLES, ESQ., 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 SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1.

SIGNED AND SEALED THIS 15TH, DAY OF MARCH, 2024.

SIMMONS, BEALL & TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS

MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. LS4281
CERTIFICATE OF AUTHORIZATION NO. LB8382

MAURICE W. BEALL LICENSE NO. LS 4281 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SIMMONS, BEALL AND TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382
P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA. 33526
(352) 567-0048

WEST HILL ESTATES

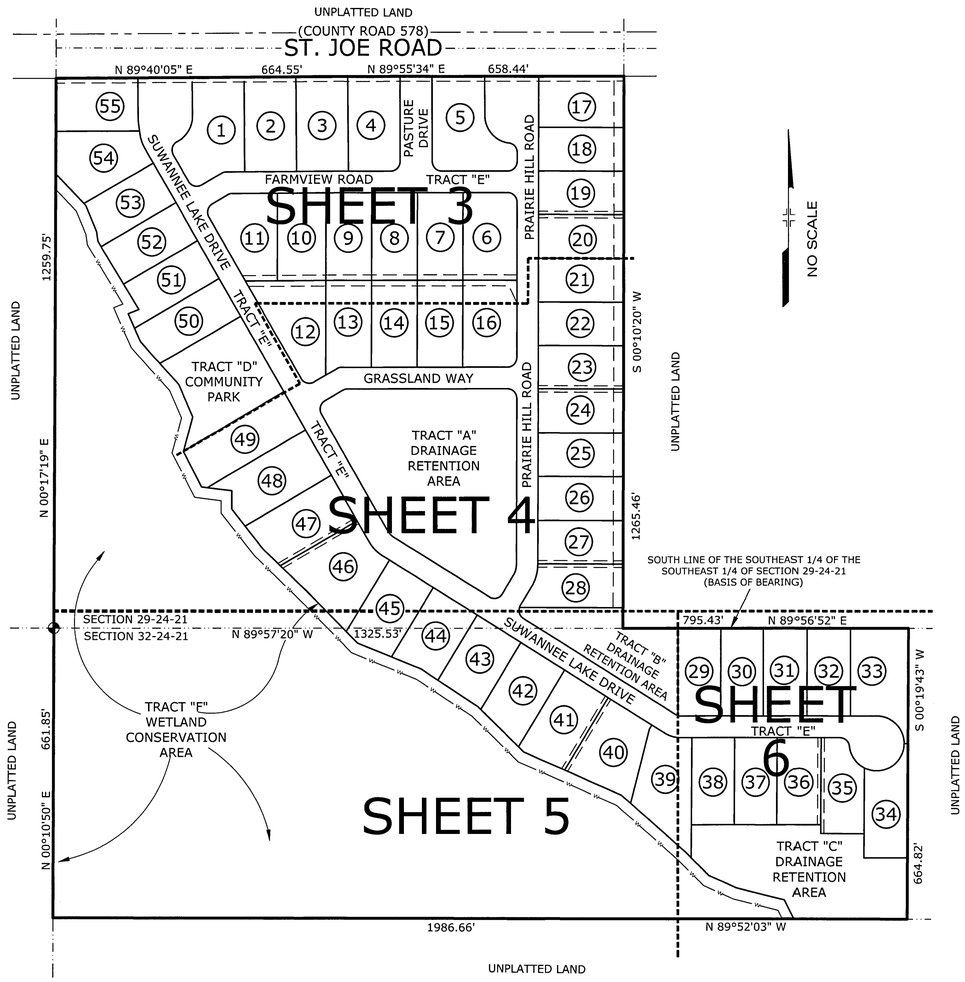
A SUBDIVISION IN
SECTIONS 29 & 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 94
PAGE 7

SHEET TWO OF SIX

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, HAVING A GRID BEARING OF N. 89°56'52" W.
2. 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 CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION. ORIGINATING COORDINATES: STATION K37-155 AND F36-157.
3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
4. A ROD WITH CAP INSCRIBED WITH LB# 8382 SHALL 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)., UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



NO SCALE

PLAT LEGEND

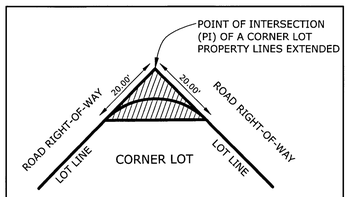
POB	DENOTES POINT OF BEGINNING
CM	DENOTES CONCRETE MONUMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
PCP	DENOTES PERMANENT CONTROL POINT
R/W	DENOTES RIGHT-OF-WAY
O.R.	DENOTES OFFICIAL RECORDS BOOK
PG.	DENOTES PAGE
CCR	DENOTES CERTIFIED CORNER RECORD
CST	DENOTES CLEAR SITE TRIANGLE
(R)	DENOTES RADIAL LINE
(NR)	DENOTES NON-RADIAL LINE
(OA)	DENOTES OVER ALL
■	DENOTES 4" CM (PRM) SET LB# 8382
●	DENOTES NAIL & DISK SET (PCP) LB# 8382
N:1482576.62 E:578965.87	DENOTES FLORIDA STATE PLANE WEST ZONE COORDINATE VALUE

DENOTES LINE NOT DRAWN TO SCALE

— W — DENOTES WETLAND BOUNDARY LINE

NOTE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS,OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

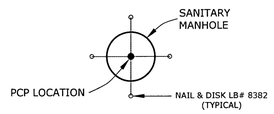
WETLAND CONSERVATION AREA NOTE:
WETLAND CONSERVATION AREA AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OF THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.



NOTE: ON ALL CORNER LOTS, NOTHING ABOVE 3.5 FEET IN HEIGHT WILL BE ERECTED, PLACED OR PLANTED IN THE TRIANGLED AREA SHOWN ABOVE IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20 FEET OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS

CLEAR SITE TRIANGLE (CST) DETAIL
NO SCALE

NOTE: IN THE CASE WHERE THE LOCATION OF A PCP FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CANNOT BE SET, FOUR (4) REFERENCE POINTS WILL BE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE PCP LOCATION



PCP REFERENCE DIAGRAM
NO SCALE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	DRAINAGE AREA	3.51± ACRES
TRACT "B"	DRAINAGE AREA	1.00± ACRES
TRACT "C"	DRAINAGE AREA	1.84± ACRES
TRACT "D"	COMMUNITY PARK	1.00± ACRES
TRACT "E"	INGRESS-EGRESS AND DRAINAGE EASEMENT (PROPERTY OWNERS ASSOCIATION) AND UTILITIES EASEMENT (PUBLIC)	6.82± ACRES
TRACT "F"	CONSERVATION AREA	25.45± ACRES

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KEY SHEET

SIMMONS, BEALL AND TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382
P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048

WEST HILLS ESTATES

A SUBDIVISION IN
SECTIONS 29 & 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 94
PAGE 8

SHEET THREE OF SIX

(COUNTY ROAD 578)
ST. JOE ROAD
(STATE ROAD 578 SECTION 1406-101)

NORTH R/W LINE
SOUTH R/W LINE
CENTERLINE OF R/W
NW CORNER OF SW 1/4 OF SE 1/4 SECTION 29-24-21 N&D FD. RLS# 4281
N:1465443.973 E:582601.784
4" CM FD. NO ID REPLACED WITH 4" CM (PRM) LB# 8382
S 89°56'12" E
1322.83'
NE CORNER OF SW 1/4 OF SE 1/4 SECTION 29-24-21
N:1465448.67 E:583924.77
16.00' LANDSCAPE BUFFER & UTILITY EASEMENT
VEHICULAR ACCESS RIGHTS DEDICATED TO PASCO COUNTY
1/2" IRON ROD FD. NO ID REPLACED WITH 4" CM (PRM) LB# 8382
664.55' N 89°40'05" E
658.44' N 89°55'34" E
189.36'
126.00'
120.76'
107.67'
121.17'
122.75'
126.43'
200.00'
16.00'
62.84'
69.01'
50.00'
13.09'
37.50'
75.00'

10.00' UTILITY EASEMENT
TRACT "E" INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT
16.00' LANDSCAPE BUFFER & UTILITY EASEMENT
23.00' DRAINAGE EASEMENT
7.50' DRAINAGE EASEMENT
12.50' DRAINAGE EASEMENT

55 54 53 52 51 50 1 2 3 4 5 17 18 19 20

FARMVIEW ROAD
PASTURE DRIVE
PRAIRIE HILL ROAD
SUWANNEE LAKE DRIVE
TRACT "D" COMMUNITY PARK
TRACT "F" WETLAND CONSERVATION AREA
WETLAND LINE
WETLAND BUFFER
INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT

SOUTHWEST 1/4 OF SOUTHEAST 1/4
SOUTHEAST 1/4 OF SOUTHWEST 1/4 UNPLATTED LAND
WEST LINE OF SW 1/4 OF SE 1/4 SECTION 29-24-21
EAST LINE OF SW 1/4 OF SE 1/4 SECTION 29-24-21
UNPLATTED LAND
1259.75'
1003.93'
N 00°17'19" E
1265.46'
S 00°10'20" W

MATCHLINE SEE SHEET 4

SCALE - 1" = 50'
0 25' 50' 100'

CURVE TABLE

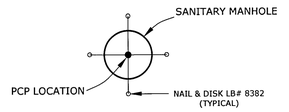
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	47.00'	24.62'	24.34'	N 74°39'37" E	30°00'56"
C13	98.00'	40.00'	39.72'	N 18°19'57" W	23°23'10"
C14	225.76'	36.05'	36.01'	N 06°02'49" W	9°09'00"
C15	63.00'	70.33'	66.73'	S 31°38'50" W	63°57'29"
C16	22.00'	35.96'	32.09'	S 16°48'01" W	93°39'07"
C17	22.00'	34.56'	31.11'	S 75°01'33" E	90°00'00"
C18	22.00'	11.40'	11.27'	N 74°49'16" E	29°41'38"
C19	22.00'	34.56'	31.11'	N 44°55'34" E	90°00'00"
C20	22.00'	34.56'	31.11'	S 45°04'26" E	90°00'00"
C21	22.00'	34.46'	31.05'	N 45°02'57" E	89°45'14"
C22	22.00'	32.23'	29.43'	N 41°48'05" W	83°56'50"
C23	63.00'	92.03'	84.07'	N 41°55'28" W	83°42'04"
C24	22.00'	34.43'	31.03'	S 14°48'49" W	89°40'42"
C28	22.00'	34.65'	31.18'	N 44°57'03" W	90°14'46"
C29	22.00'	11.53'	11.39'	S 74°39'37" W	30°00'56"
C43	225.76'	32.16'	32.13'	S 05°33'11" E	8°09'43"
C44	225.76'	3.89'	3.89'	S 10°07'41" E	0°59'16"

LINE TABLE

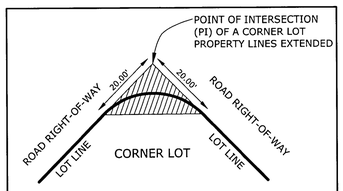
LINE	BEARING	DISTANCE
L1	S 43°39'16" E	69.68'
L2	S 22°44'54" E	57.01'
L3	S 08°01'09" E	24.21'
L4	S 68°13'24" W	23.03'
L5	S 23°53'33" E	100.03'
L6	S 41°08'52" E	50.94'
L7	S 42°15'09" E	81.79'
L8	S 23°53'51" E	68.25'
L9	S 15°24'39" W	82.80'
L19	N 00°10'20" E	20.51'
L20	S 59°39'10" W	41.11'
L23	S 08°01'09" E	22.29'
L24	S 68°13'24" W	26.64'
L25	S 41°08'52" E	46.90'
L28	N 00°17'19" E	36.03'

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PCP REFERENCE DIAGRAM
NO SCALE



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CLEAR SITE TRIANGLE (CST) DETAIL
NO SCALE

PLAT LEGEND

POB	DENOTES POINT OF BEGINNING
CM	DENOTES CONCRETE MONUMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
PCP	DENOTES PERMANENT CONTROL POINT
R/W	DENOTES RIGHT-OF-WAY
O.R.	DENOTES OFFICIAL RECORDS BOOK
PG.	DENOTES PAGE
CCR	DENOTES CERTIFIED CORNER RECORD
CST	DENOTES CLEAR SITE TRIANGLE
FD.	DENOTES FOUND
RLS	DENOTES REGISTERED LAND SURVEYOR
SRD	DENOTES STATE ROAD DEPARTMENT
N&D	DENOTES NAIL AND DISK
(R)	DENOTES RADIAL LINE
(NR)	DENOTES NON-RADIAL LINE
(OA)	DENOTES OVER ALL

■ DENOTES 4" CM (PRM) SET LB# 8382
● DENOTES NAIL & DISK SET (PCP) LB# 8382
N:1482576.62 E:578965.87 DENOTES FLORIDA STATE PLANE WEST ZONE COORDINATE VALUE
DENOTES LINE NOT DRAWN TO SCALE
W DENOTES WETLINE BOUNDARY LINE

SIMMONS, BEALL AND TREBOUR, LLC
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WEST HILLS ESTATES

A SUBDIVISION IN
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PASCO COUNTY, FLORIDA

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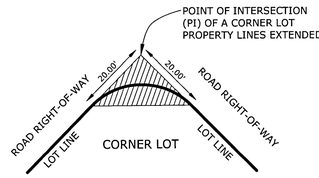
SHEET FOUR OF SIX

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PCP REFERENCE DIAGRAM
NO SCALE



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CLEAR SITE TRIANGLE (CST) DETAIL
NO SCALE

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PCP	DENOTES PERMANENT CONTROL POINT
R/W	DENOTES RIGHT-OF-WAY
O.R.	DENOTES OFFICIAL RECORDS BOOK
PG.	DENOTES PAGE
CCR	DENOTES CERTIFIED CORNER RECORD
FD.	DENOTES FOUND
CST	DENOTES CLEAR SITE TRIANGLE
(R)	DENOTES RADIAL LINE
(NR)	DENOTES NON-RADIAL LINE
(OA)	DENOTES OVER ALL
■	DENOTES 4" CM (PRM) SET LB# 8382
●	DENOTES NAIL & DISK SET (PCP) LB# 8382

N:1482576.62
E:578965.87 — DENOTES FLORIDA STATE PLANE WEST ZONE COORDINATE VALUE

DENOTES LINE NOT DRAWN TO SCALE

W DENOTES WETLINE BOUNDARY LINE

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C2	73.00'	40.04'	39.54'	N 15°53'01" E	31°25'23"
C3	47.00'	24.57'	24.29'	N 74°57'01" E	29°57'06"
C4	73.00'	36.16'	35.79'	S 44°12'55" E	28°22'45"
C6	98.00'	53.75'	53.08'	S 15°53'01" W	31°25'35"
C7	22.00'	34.56'	31.11'	S 13°24'18" E	90°00'00"
C12	98.00'	48.54'	48.05'	N 44°12'55" W	28°22'45"
C25	22.00'	34.56'	31.11'	S 75°01'33" E	90°00'00"
C26	22.00'	11.50'	11.37'	N 74°57'01" E	29°57'06"
C27	22.00'	34.46'	31.05'	N 45°02'57" E	89°45'14"
C30	22.00'	34.56'	31.11'	N 76°35'42" E	90°00'00"
C31	48.00'	26.32'	26.00'	N 15°53'01" E	31°25'23"
C32	22.00'	34.65'	31.18'	N 44°57'03" W	90°14'46"
C33	22.00'	11.50'	11.37'	S 74°57'01" W	29°57'06"
C34	22.00'	34.56'	31.11'	S 14°58'27" W	90°00'00"
C35	48.00'	23.77'	23.53'	S 44°12'55" E	28°22'45"
C36	22.00'	5.45'	5.44'	S 24°29'55" W	14°11'36"
C37	22.00'	29.11'	27.03'	S 20°30'05" E	75°48'24"

LINE TABLE

LINE	BEARING	DISTANCE
L10	S 27°34'30" E	113.61'
L11	S 82°41'42" E	61.90'
L12	S 00°05'43" W	28.29'
L17	S 31°35'42" W	49.83'
L21	N 31°35'42" E	49.83'
L22	S 59°58'27" W	48.14'
L26	S 00°05'43" W	41.62'

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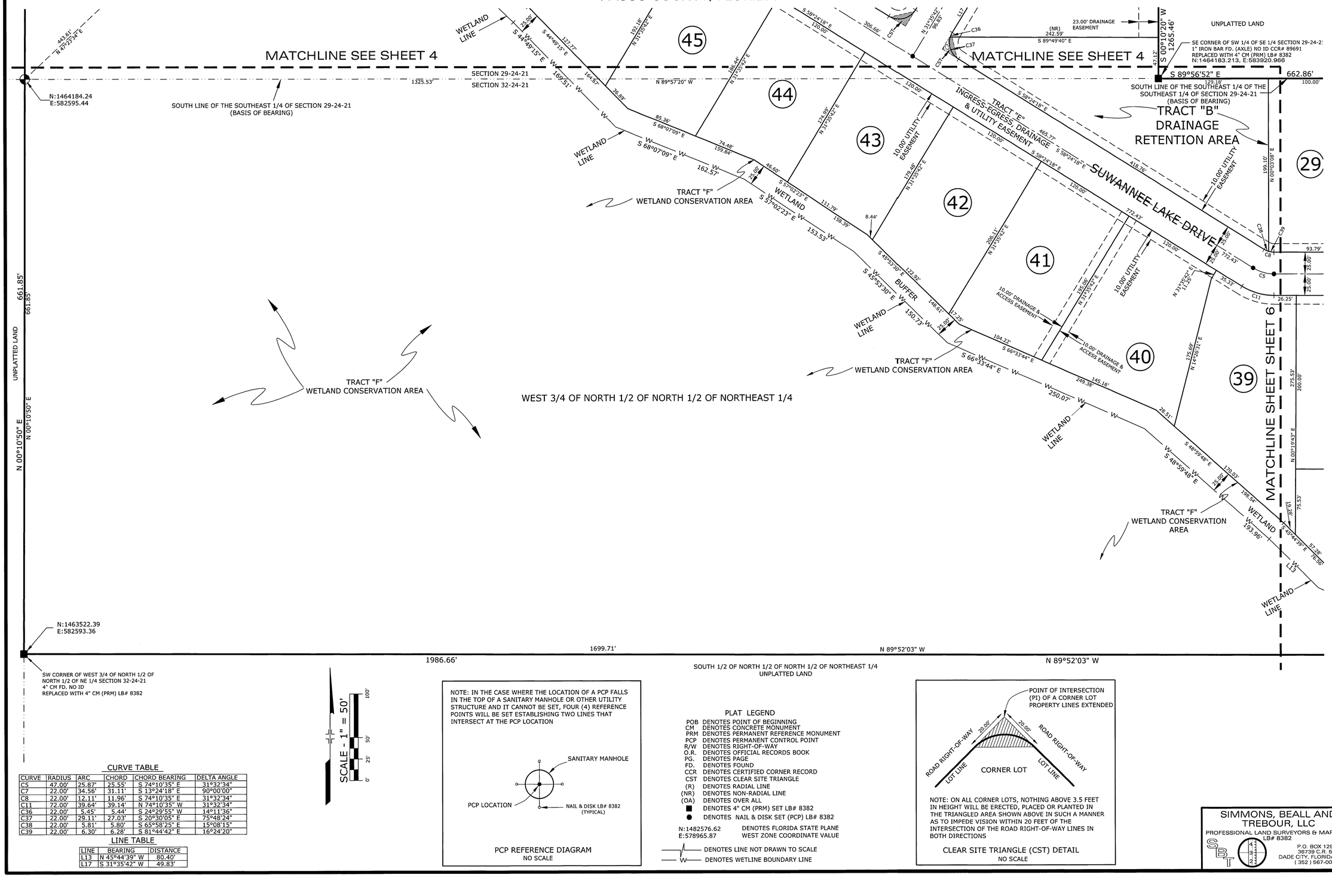
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PASCO COUNTY, FLORIDA

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SHEET FIVE OF SIX



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C5	47.00'	25.87'	25.55'	S 74°10'35" E	31°32'34"
C7	22.00'	34.56'	31.11'	S 13°24'18" E	90°00'00"
C8	22.00'	12.11'	11.96'	S 74°10'35" E	31°32'34"
C11	72.00'	39.64'	39.14'	N 74°10'35" W	31°32'34"
C36	22.00'	5.45'	5.44'	S 24°29'55" W	14°11'36"
C37	22.00'	29.11'	27.03'	S 20°30'05" E	75°48'24"
C38	22.00'	5.81'	5.80'	S 65°58'25" E	15°08'15"
C39	22.00'	6.30'	6.28'	S 81°44'42" E	16°24'20"

LINE TABLE

LINE	BEARING	DISTANCE
L13	N 45°44'39" W	80.40'
L17	S 31°35'42" W	49.83'

SCALE - 1" = 50'
100' 50' 25' 0'

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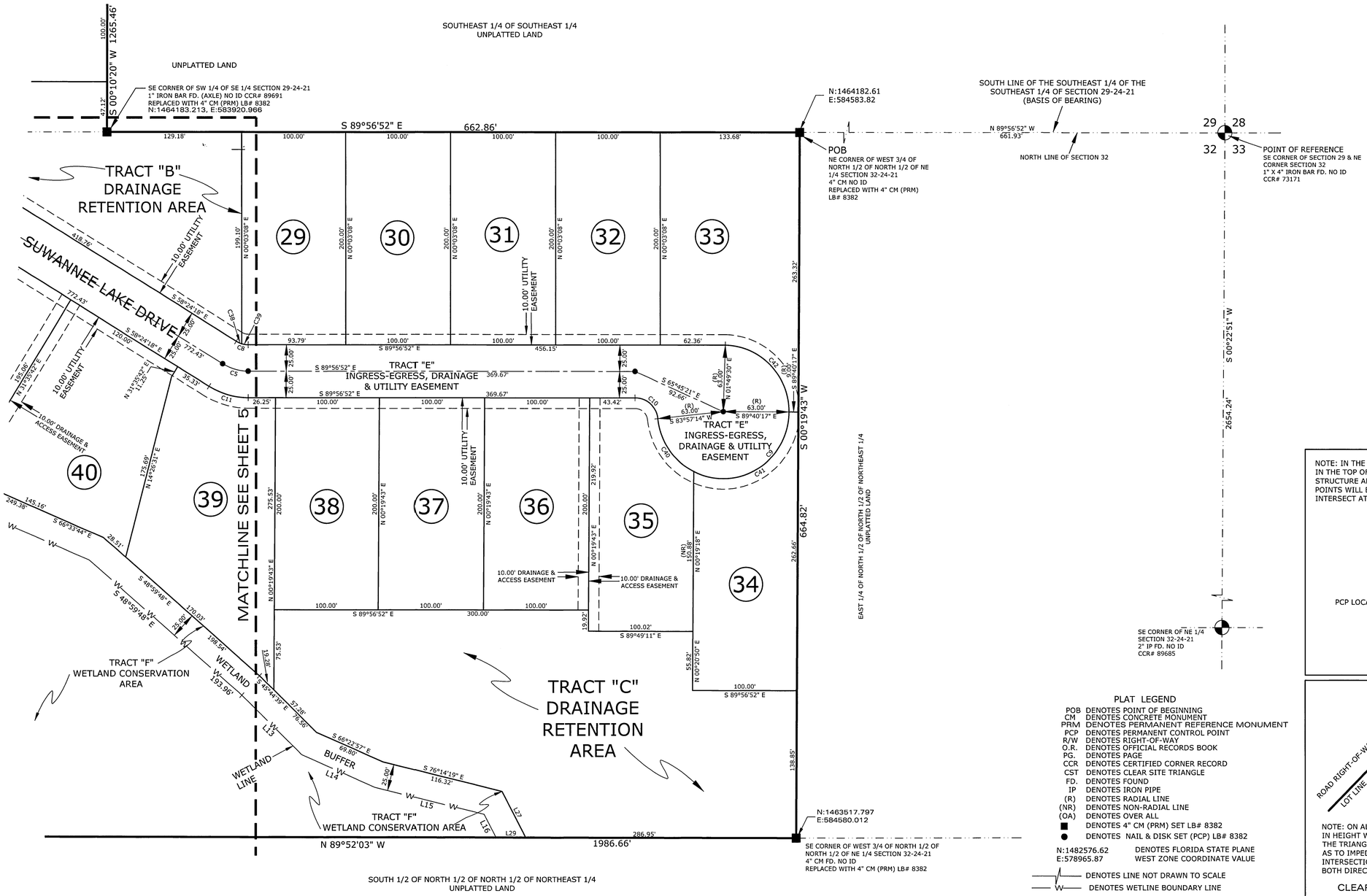
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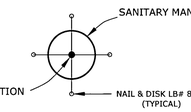
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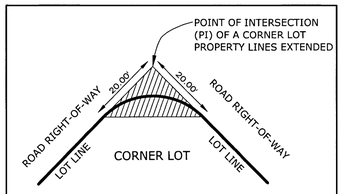
SHEET SIX OF SIX



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C9	63.00'	288.23'	95.00'	S 42°53'22" W	262°07'44"
C10	22.00'	32.22'	29.41'	N 47°59'49" W	83°54'06"
C11	72.00'	39.64'	39.14'	N 74°10'35" W	31°32'34"
C38	22.00'	5.81'	5.80'	S 65°58'25" E	15°08'15"
C39	22.00'	6.30'	6.28'	S 81°44'42" E	16°24'20"
C40	63.00'	62.94'	60.35'	S 34°39'52" E	57°14'12"
C41	63.00'	127.98'	107.08'	N 58°31'22" E	116°23'19"
C42	63.00'	97.31'	87.92'	N 43°55'24" W	88°30'13"

LINE TABLE

LINE	BEARING	DISTANCE
L13	N 45°44'39" W	80.40'
L14	S 66°22'57" E	76.51'
L15	S 76°14'19" E	107.10'
L16	S 27°17'15" E	24.63'
L27	S 27°17'15" E	48.98'
L29	N 89°52'03" W	28.16'

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