

TOWNES AT WINDSONG

A REPLAT OF TRACTS 104 AND 105, AND A PORTION OF TRACTS 103, 106, AND 119, PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

94 30
PLAT BOOK PAGE

LEGAL DESCRIPTION:

TRACTS 103, 104, 105, 106, 119 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST ACCORDING TO THE PLAT OF THE ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE ROAD RIGHT-OF-WAY FOR STATE ROAD 54, AND ALSO LESS AND EXCEPT THE ROAD RIGHT OF WAY CONVEYED TO PASCO COUNTY FOR THE COUNTY ROAD KNOWN AS RYALS ROAD, ALL BEING IN PASCO COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 103, 104, 105, 106 AND 119, ACCORDING TO THE PLAT OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 119, SAME BEING THE SOUTHEAST CORNER OF TRACT 120, BOTH ACCORDING TO THE PLAT OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°02'13"E, ALONG THE WEST LINE OF SAID TRACT 119, SAME BEING THE EAST LINE OF SAID TRACT 120, FOR 333.55 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 119, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 120, SAME ALSO BEING THE SOUTHEAST CORNER OF TRACT 105, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY; THENCE S89°35'46"W, ALONG THE NORTH LINE OF SAID TRACT 120, SAME BEING THE SOUTH LINE OF SAID TRACT 105, FOR 650.54 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 120, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 105, SAME ALSO BEING THE POINT OF INTERSECTION WITH THE EAST LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY; THENCE N00°02'25"W, ALONG THE WEST LINE OF SAID TRACT 105, AND THE WEST LINE OF TRACT 104, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY, RESPECTIVELY, SAME BEING SAID EAST LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO THE PLAT OF ZEPHYRHILLS COLONY COMPANY, FOR 651.79 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 104, SAME BEING THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY; THENCE LEAVING SAID EAST LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY; N89°35'24"E, ALONG THE NORTH LINE OF SAID TRACT 104, AND THE NORTH LINE OF TRACT 103, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY, RESPECTIVELY, SAME BEING SAID SOUTH LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO THE PLAT OF ZEPHYRHILLS COLONY COMPANY, FOR 1,292.84 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 103, SAME BEING THE POINT OF INTERSECTION WITH THE WEST MONUMENTED RIGHT-OF-WAY LINE OF RYALS ROAD, SAME ALSO BEING THE POINT OF INTERSECTION WITH A LINE LYING 25 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST; THENCE LEAVING SAID SOUTH LINE OF A 15 FOOT RIGHT-OF-WAY, ACCORDING TO THE PLAT OF ZEPHYRHILLS COLONY COMPANY, S00°06'51"W, ALONG THE EAST LINE OF SAID TRACT 103, THE EAST LINE OF TRACT 106, AND THE EAST LINE OF SAID TRACT 119, ALL ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY, RESPECTIVELY, SAME BEING SAID WEST MONUMENTED RIGHT-OF-WAY LINE OF RYALS ROAD, SAME ALSO BEING SAID LINE LYING 25 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION); FOR 985.08 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 119, SAME BEING THE NORTHEAST CORNER OF TRACT 122, ACCORDING TO SAID PLAT OF ZEPHYRHILLS COLONY COMPANY; THENCE LEAVING SAID WEST MONUMENTED RIGHT-OF-WAY LINE OF RYALS ROAD, SAME BEING SAID LINE LYING 25 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, S89°33'36"W, ALONG THE SOUTH LINE OF SAID TRACT 119, SAME BEING THE NORTH LINE OF SAID TRACT 122, FOR 640.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.21 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATIONS


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


- OWNER HEREBY RESERVES FEE TITLE TO TRACT 19 (INGRESS/EGRESS, DRAINAGE & UTILITY), TRACTS 4, 8, AND 11 (DRAINAGE), TRACTS 2, 3, 5, 6, AND 10 (OPEN AREAS), TRACTS 12, 13, 14, 15, 16, 17, AND 18 (LANDSCAPE BUFFERS), AND TRACTS 1 AND 9 (NEIGHBORHOOD PARKS), AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO THE TOWNES AT WINDSONG COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT 19 (INGRESS/EGRESS, DRAINAGE & UTILITY), TRACTS 2, 3, 5, 6, AND 10 (OPEN AREAS), TRACTS 4, 8, AND 11 (DRAINAGE), AND TRACTS 12, 13, 14, 15, 16, 17, AND 18 (LANDSCAPE BUFFERS) SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES AFTER SUCH CONVEYANCE.
- OWNER DOES FURTHER:
 - GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT 7 (LIFT STATION), SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT 7 FOR THE PURPOSE OF CONSTRUCTION, OPERATING AND MAINTAINING UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT 7 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY PASCO COUNTY, FLORIDA.
 - GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO ITS SUCCESSOR OR ASSIGNS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITY 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.
 - GRANT AND CONVEY TO THE ASSOCIATION A NON-EXCLUSIVE EASEMENT OVER ALL DRAINAGE EASEMENTS AND ALL SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON, FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
 - RESERVES FOR THE BENEFIT OF, AND GRANTS TO THE ASSOCIATION TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1), FLORIDA STATUTES.
 - RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, 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 STATUTES.
 - 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 THE OWNER OR THE ASSOCIATION 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.
 - GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF WATER, SEWER, STREET LIGHTS, TELEPHONE UTILITY, ELECTRIC POWER UTILITY, NATURAL GAS UTILITY, AND CABLE TELEVISION UTILITY AND FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, OVER AND ACROSS TRACT 19 AS SHOWN HEREON.
 - OWNER FURTHER GRANTS TO DUKE ENERGY FLORIDA, LLC, ITS PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), ITS RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES AND ITS SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENT OVER ALL UTILITY EASEMENTS SHOWN AND DESIGNATED ON THIS PLAT FOR THE DISTRIBUTION OF ELECTRICITY. SUCH CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT EXPRESSLY INCLUDES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT 19 NECESSARY TO ACCESS THEIR EASEMENTS.
 - GRANT, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT 19 (INGRESS/EGRESS, DRAINAGE & UTILITY), AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND ANY EMERGENCY MEDICAL SERVICES.
 - OWNER FURTHER DOES HEREBY 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 UTILITY 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 UTILITY.

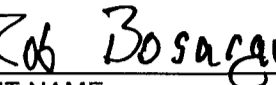
OWNER:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY


ROBERT BOSARGE, AS VICE PRESIDENT


WITNESS


WITNESS


PRINT NAME

SEAN M. FINOTTI
PRINT NAME

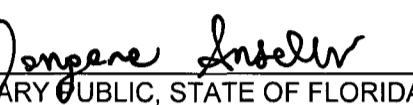
KEITH MALCUIT
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)SS

I HEREBY CERTIFY ON THIS THE 14th DAY OF APRIL, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ROBERT BOSARGE, AS VICE PRESIDENT OF LENNAR HOMES, LLC. PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
(MORGANA ANSELM)
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: Dec. 4, 2027

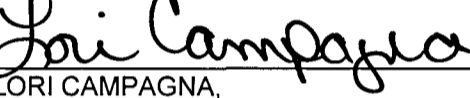
COMMISSION NUMBER: HH 469930





CERTIFICATE OF ACCEPTANCE:

OF THE TOWNES AT WINDSONG COMMUNITY ASSOCIATION, INC.

TOWNES AT WINDSONG COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE PROPOSED CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: 
LORI CAMPAGNA,
VICE PRESIDENT AND DIRECTOR


WITNESS


WITNESS

SEAN M. FINOTTI
PRINTED NAME

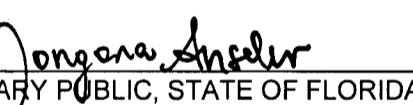
KEITH MALCUIT
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)SS

I HEREBY CERTIFY ON THIS THE 14th DAY OF APRIL, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, LORI CAMPAGNA, AS VICE PRESIDENT AND DIRECTOR OF THE TOWNES AT WINDSONG COMMUNITY ASSOCIATION, INC., PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
(MORGANA ANSELM)
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: Dec. 4, 2027

COMMISSION NUMBER: HH 469930



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, USING AN ASSUMED BEARING OF NORTH 89°34'44" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST.
- 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.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- 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 (FS177.091).
- CURVILINEAR LOT LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (N/R).
- A 1/2" IRON ROD INSCRIBED WITH "LB 8323" 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).

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.

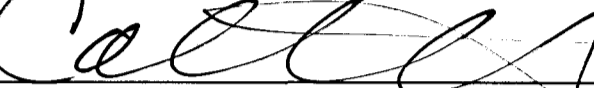
PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF ESCAMBA)SS:

WE, LENNAR TITLE, INC., A MARYLAND CORPORATION, ON BEHALF OF FIRST AMERICAN 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, FATIC FILE NO. 110137029) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LENNAR HOMES, 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 THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 110137029.

THIS THE 15th DAY OF April, 2024


LENNAR TITLE, INC., A MARYLAND CORPORATION

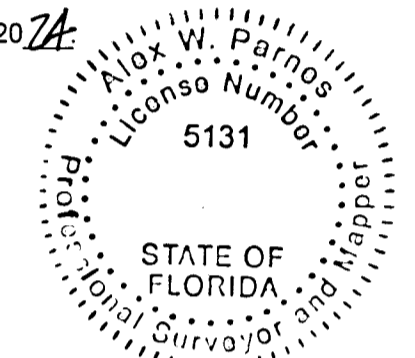
BY: 
NAME: CATHERINE P. MUELLER, ESQ.
TITLE: VICE PRESIDENT

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS THE 17th DAY OF April, 2024


ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131



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 14th DAY OF April, 2024, IN PLAT BOOK 94, PAGE(S) 30-34.


NIKKI ALVAREZ-SOWLES, ESQ., CLERK AND COMPTROLLER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:


THIS IS TO CERTIFY THAT ON THIS THE 23rd DAY OF April, 2024 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

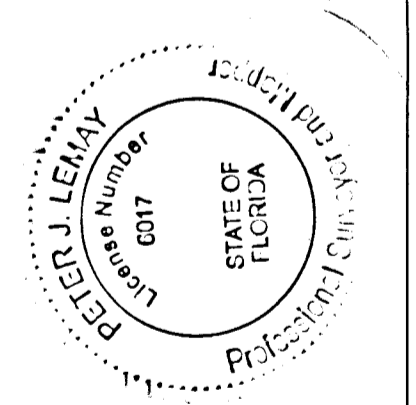

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART I.

SIGNED AND SEALED THIS THE 16th DAY OF April, 2024


PETER J. LEMAY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS6017
CERTIFICATE OF AUTHORIZATION NUMBER LB8323
TAMPA CIVIL DESIGN, LLC
17937 HUNTING BOW CIR., SUITE 102
LUTZ, FLORIDA 33558

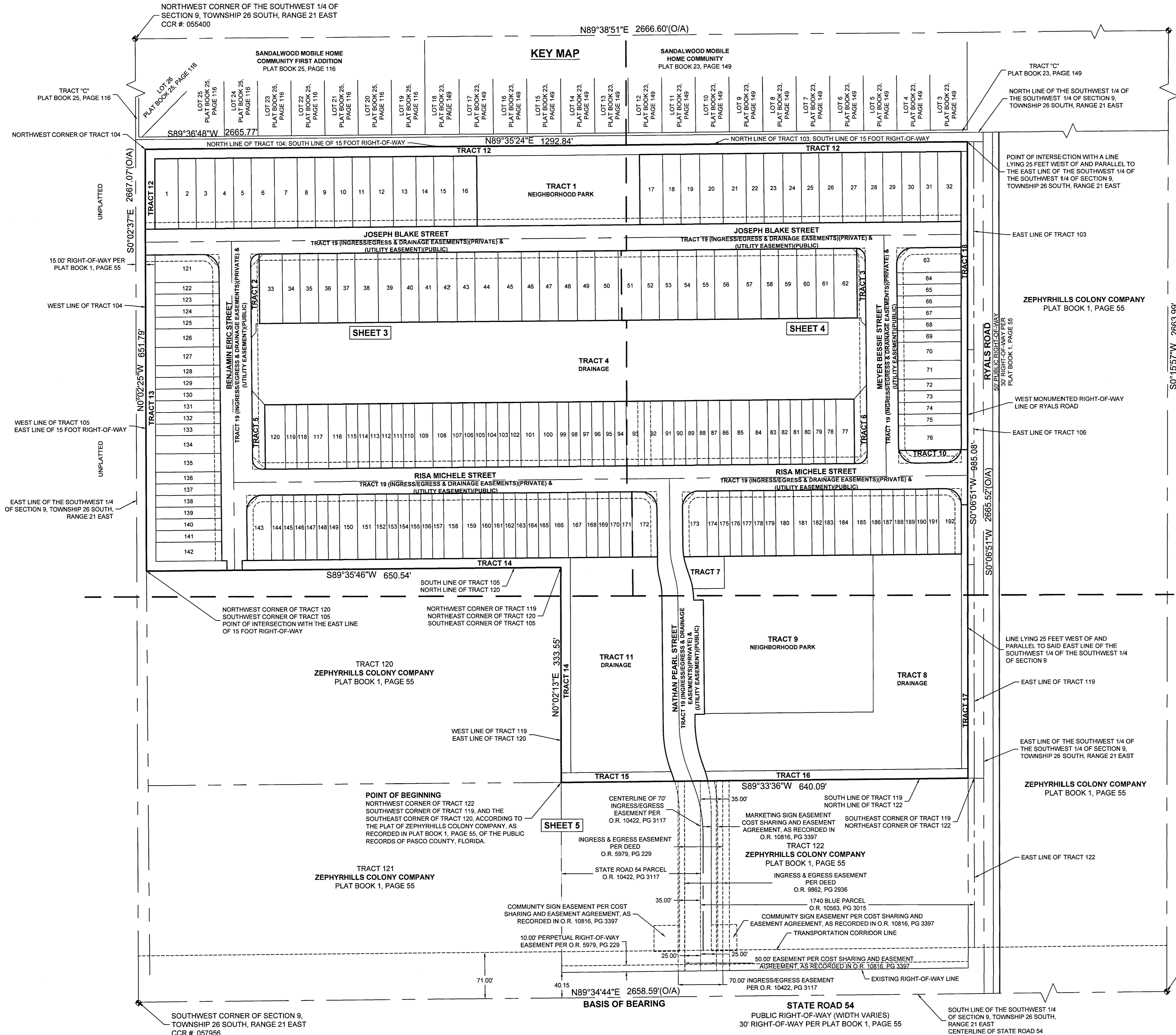


SHEET 1 OF 5

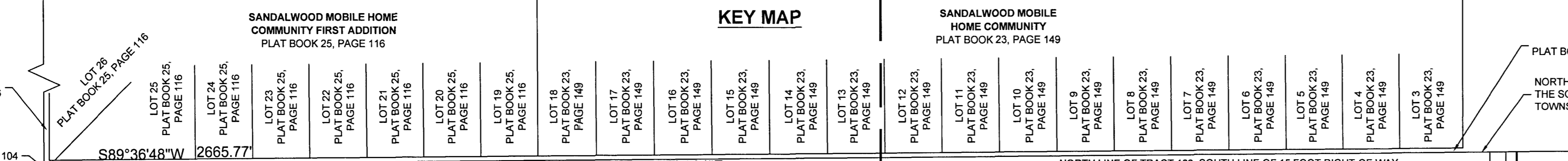
TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR., 5-102
LUTZ, FL. 33558
(813) 920-2005 PHONE
(813) 482-9125 FAX
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

TOWNES AT WINDSONG

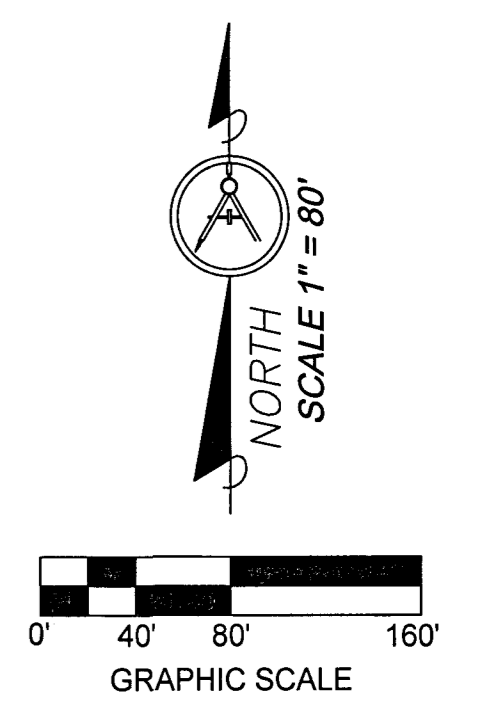
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KEY MAP



- LEGEND:**
- PRM - PERMANENT REFERENCE MONUMENT
 - CCR - CERTIFIED CORNER RECORD
 - O/A - OVERALL
 - (NR) - NON-RADIAL CURVE
 - (P) - PER PLAT
 - - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 - - SET NAIL AND DISK STAMPED "PCP LB 8323"
 - - BREAK LINE (NOT TO SCALE)

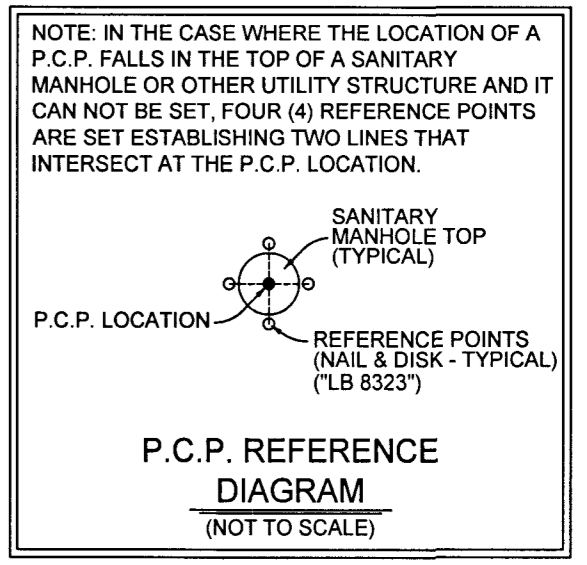
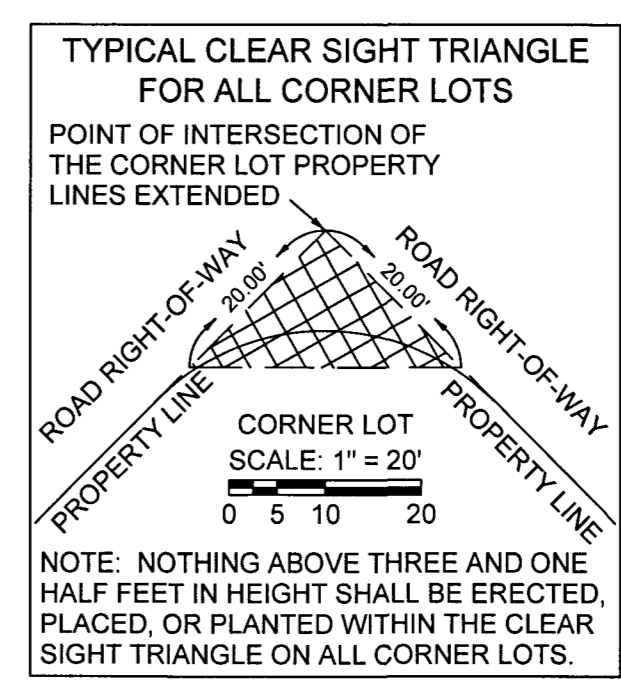
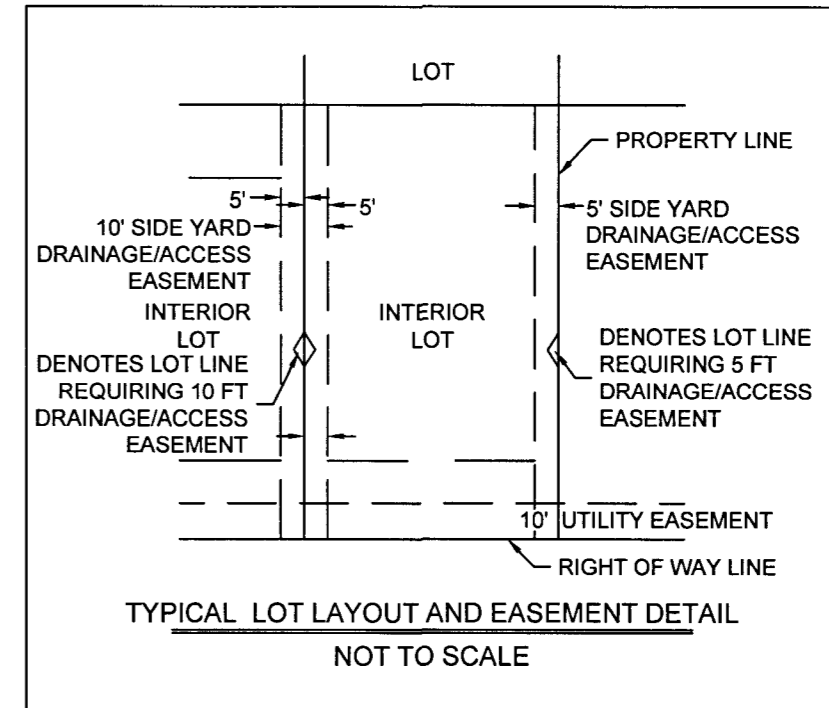
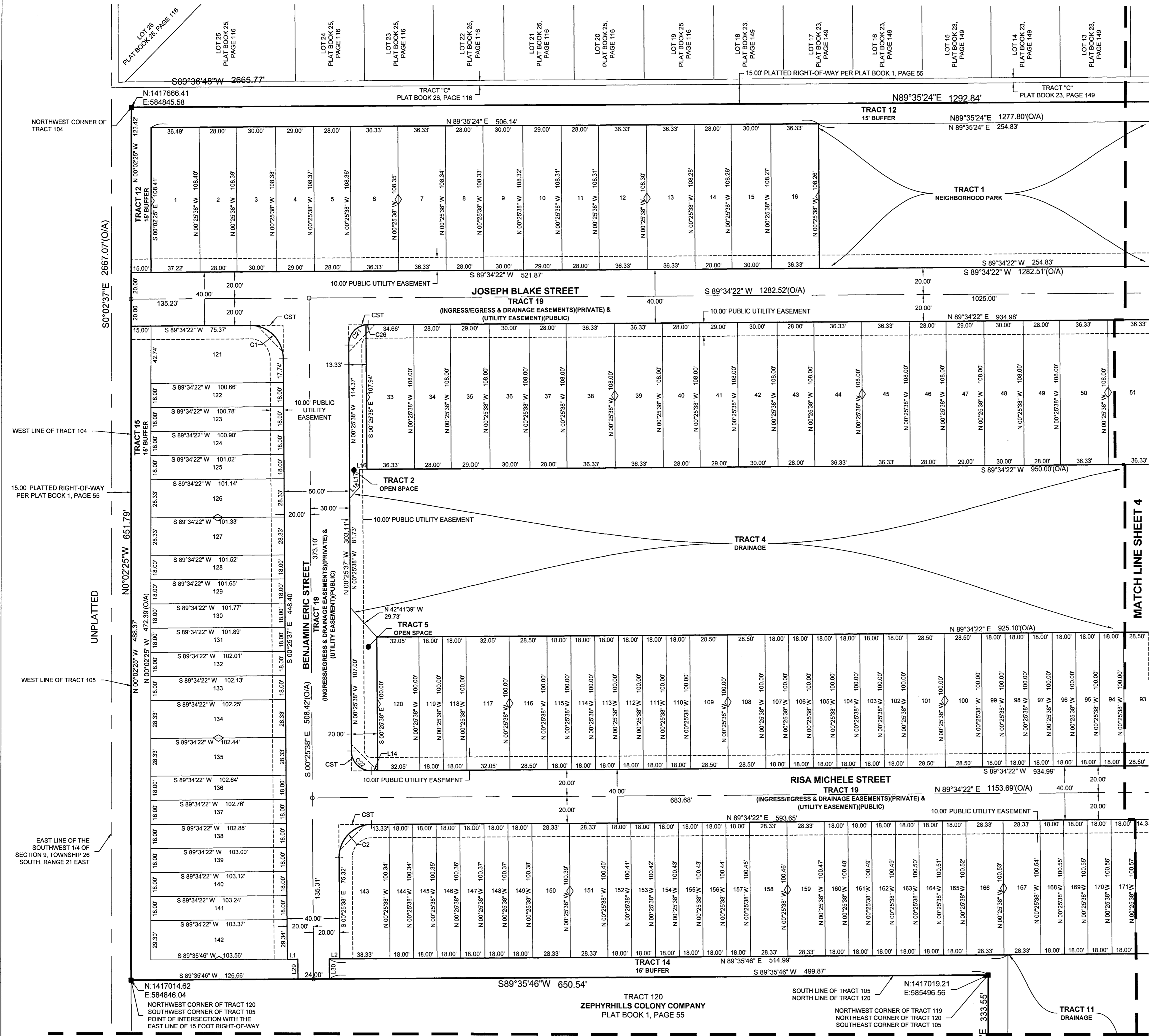


TRACT DESIGNATION:

TRACT 1	NEIGHBORHOOD PARK
TRACT 2	OPEN SPACE
TRACT 3	OPEN SPACE
TRACT 4	DRAINAGE
TRACT 5	OPEN SPACE
TRACT 6	OPEN SPACE
TRACT 7	LIFT STATION
TRACT 8	DRAINAGE
TRACT 9	NEIGHBORHOOD PARK
TRACT 10	OPEN SPACE
TRACT 11	DRAINAGE
TRACT 12	15' BUFFER
TRACT 13	15' BUFFER
TRACT 14	15' BUFFER
TRACT 15	15' BUFFER
TRACT 16	15' BUFFER
TRACT 17	15' BUFFER
TRACT 18	10' BUFFER
TRACT 19	INGRESS/EGRESS, DRAINAGE & UTILITY

TOWNES AT WINDSONG

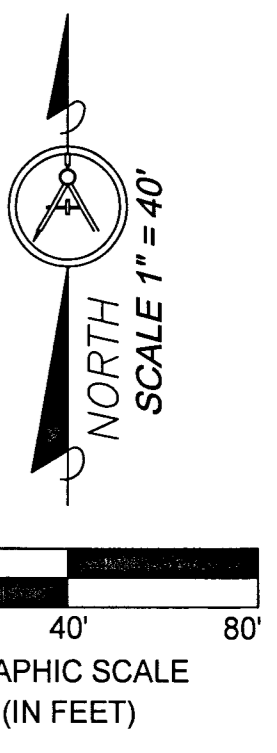
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- LEGEND:**
- PRM - PERMANENT REFERENCE MONUMENT
 - CRM - CERTIFIED CORNER RECORD
 - O/A - OVERALL
 - (N) - NON-RADIAL CURVE
 - (P) - PER PLAT
 - CST - CLEAR SIGHT TRIANGLE
 - - SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 - - SET NAIL AND DISK STAMPED "PCP LB 8323"
 - - - BREAK LINE (NOT TO SCALE)

NO.	BEARING	LENGTH
L1	N 89°35'46" E	8.00'
L2	N 89°35'46" E	8.00'
L14	S 89°34'22" W	5.00'
L16	S 89°34'22" W	5.83'
L17	S 00°25'38" E	13.36'
L18	S 42°40'06" W	10.98'
L29	S 00°25'38" E	15.00'
L30	N 00°25'41" W	15.00'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	S 45°25'38" E
C2	25.00'	90°00'00"	39.27'	35.36'	S 44°34'22" W
L14	14.66'	86°10'11"	22.05'	20.03'	S 41°18'19" W
C22	15.00'	90°00'00"	23.56'	21.21'	S 45°25'38" E
C26	25.00'	3°49'49"	1.67'	1.67'	S 87°39'27" W



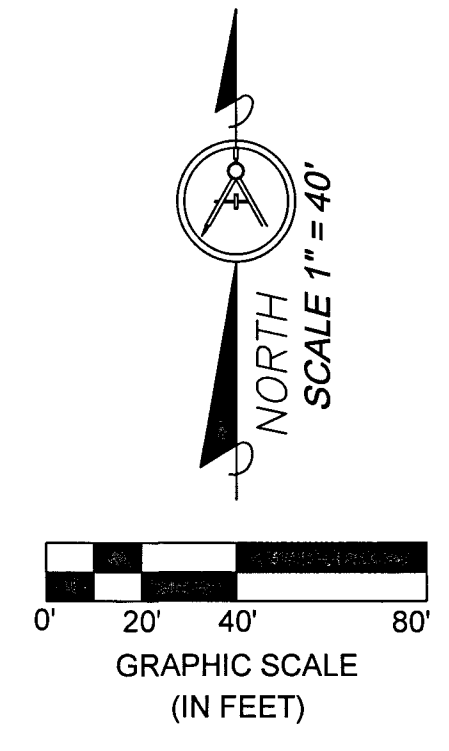
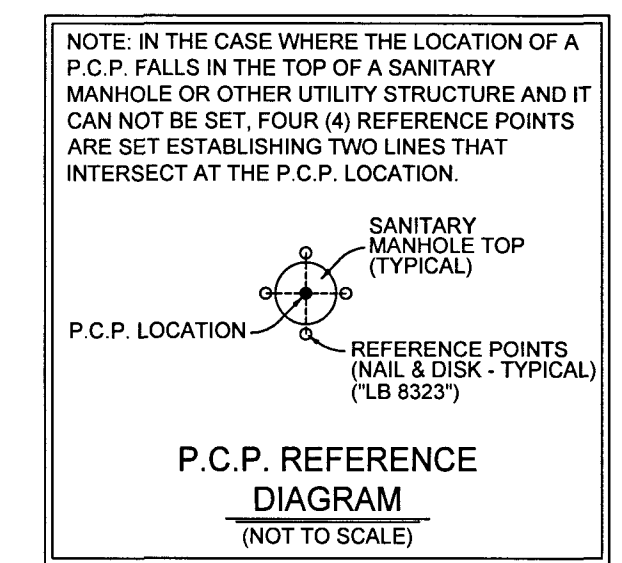
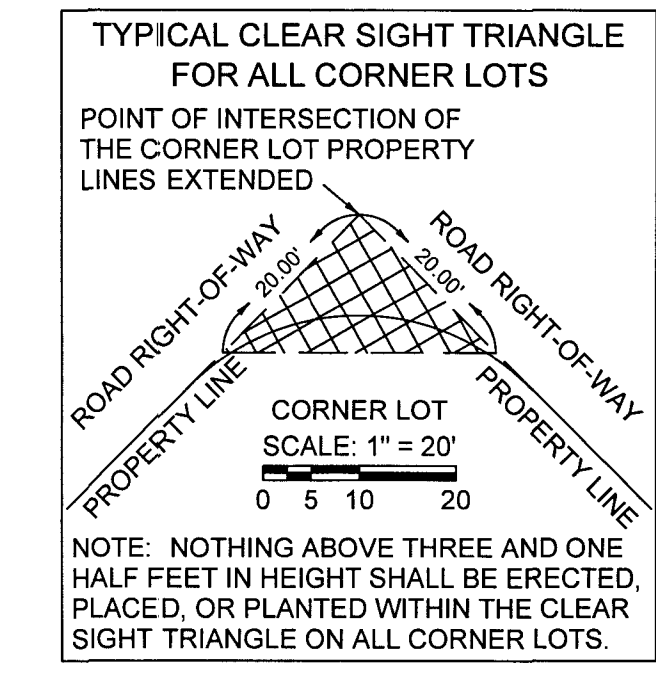
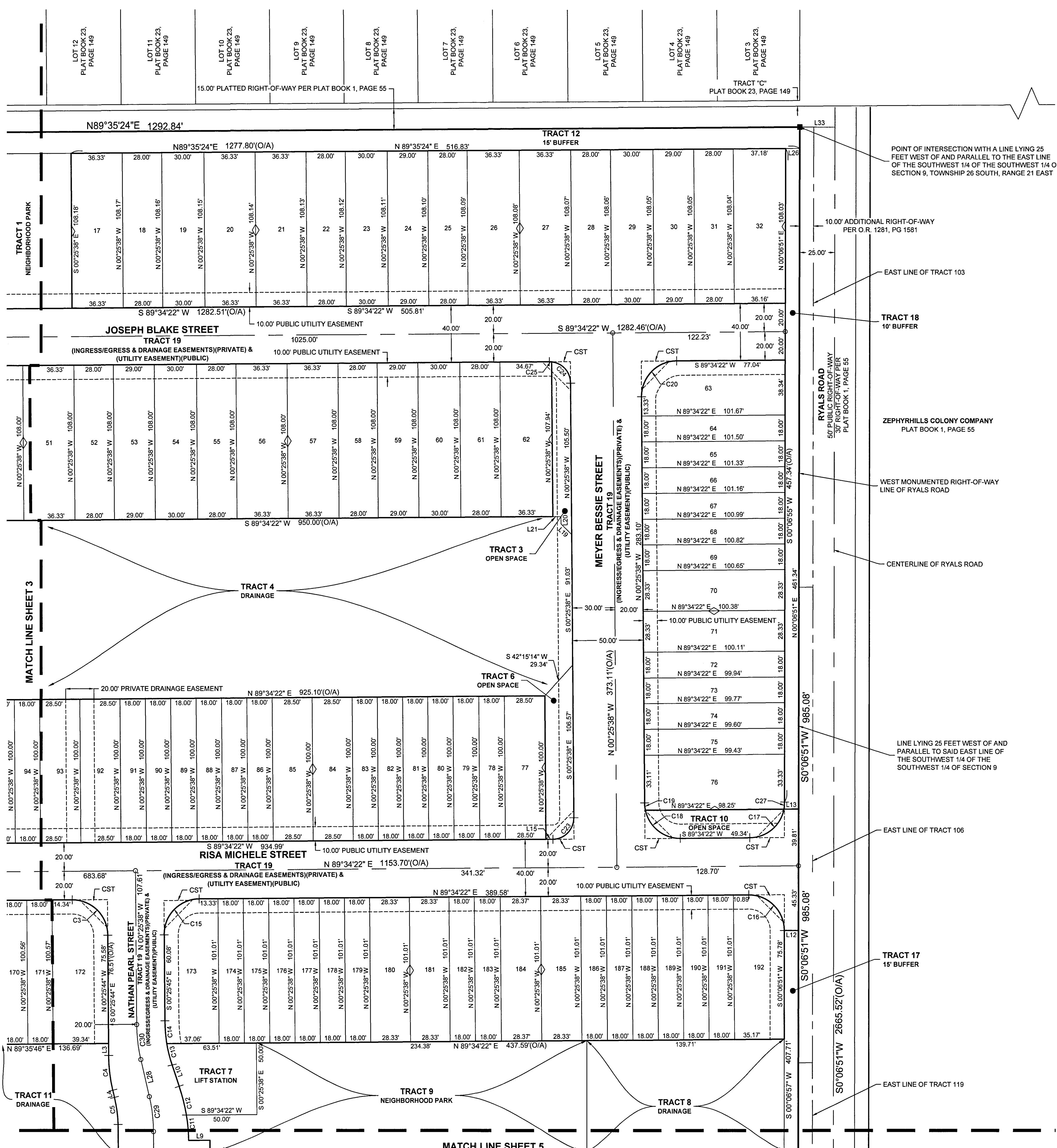
MATCH LINE SHEET 5

MATCH LINE SHEET 4

TOWNES AT WINDSONG

A REPLAT OF TRACTS 104 AND 105, AND A PORTION OF TRACTS 103, 106, AND 119, PLAT OF ZEPHYRHILLS COLONY COMPANY TRACTS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

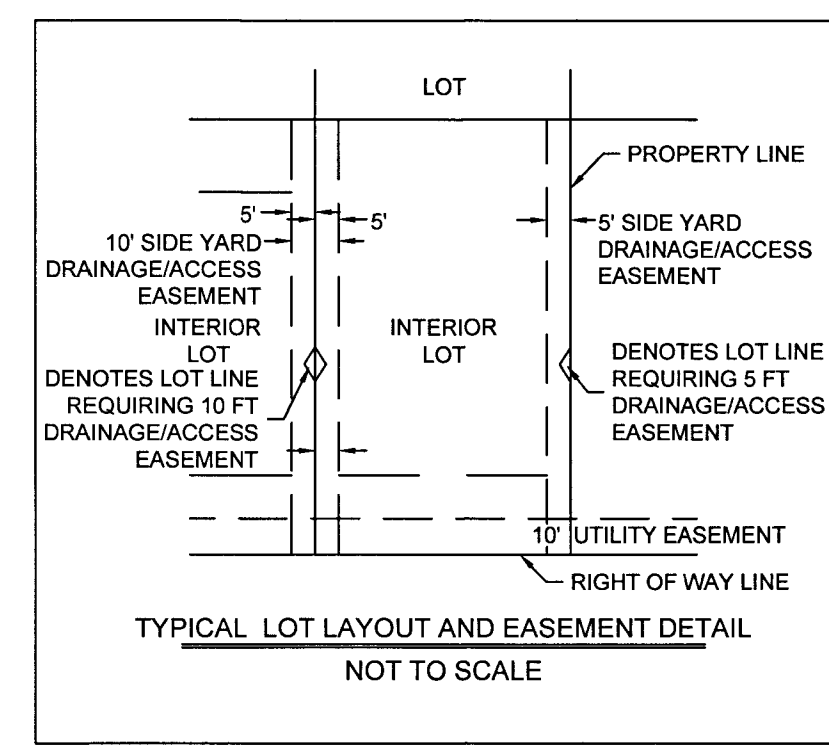
SANDALWOOD MOBILE HOME COMMUNITY
PLAT BOOK 23, PAGES 149



- LEGEND:**
- PRM - PERMANENT REFERENCE MONUMENT
 - CCR - CERTIFIED CORNER RECORD
 - O/A - OVERALL
 - (NR) - NON-RADIAL CURVE
 - (P) - PER PLAT
 - CST - CLEAR SIGHT TRIANGLE
 - - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 - - SET NAIL AND DISK STAMPED "PCP LB 8323"
 - - - BREAK LINE (NOT TO SCALE)

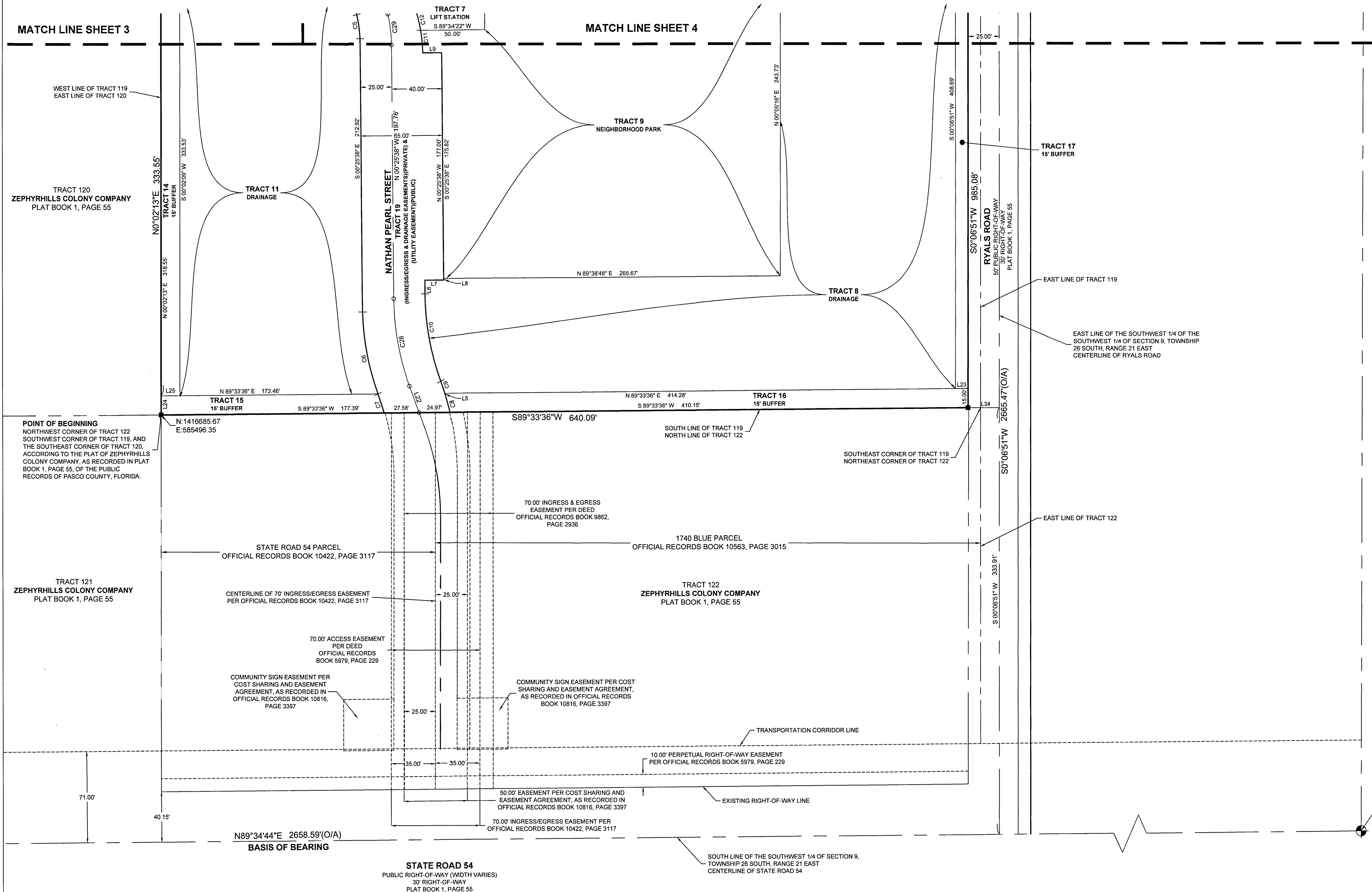
NO.	BEARING	LENGTH
L3	S 00°25'38" E	7.55'
L4	S 13°10'11" E	5.15'
L9	S 89°34'22" W	15.00'
L10	N 18°29'26" W	15.70'
L12	S 89°53'09" E	10.00'
L13	N 89°34'22" E	10.28'
L14	N 89°34'22" E	4.89'
L15	N 45°25'38" W	10.61'
L20	N 00°25'38" W	5.00'
L21	N 89°34'22" E	5.84'
L26	N 89°35'24" E	10.00'
L28	N 13°10'11" W	26.59'
L33	S 89°53'09" E	25.00'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	25.00'	90°00'00"	39.27'	35.36'	S 05°25'38" W
C4	110.00'	12°44'33"	24.46'	24.41'	S 06°47'55" W
C5	100.00'	10°56'45"	19.10'	19.08'	S 07°50'45" E
C11	120.00'	8°25'15"	17.64'	17.62'	S 05°22'27" W
C12	120.00'	9°51'15"	20.64'	20.61'	N 14°26'20" W
C13	98.75'	9°00'28"	15.53'	15.51'	N 14°02'35" W
C14	100.00'	9°10'05"	16.00'	15.98'	S 05°00'41" E
C15	25.00'	90°00'00"	39.27'	35.36'	S 44°34'22" W
C16	25.00'	90°32'29"	39.51'	35.52'	S 45°09'24" E
C17	25.01'	77°58'03"	34.03'	31.47'	S 50°34'06" W
C18	25.01'	77°53'25"	34.00'	31.44'	N 51°27'41" W
C19	25.00'	11°59'28"	5.23'	5.22'	S 06°25'22" E
C20	25.00'	90°00'00"	39.27'	35.36'	S 44°34'22" W
C23	15.00'	90°00'00"	23.56'	21.21'	N 44°34'22" E
C24	14.86'	86°10'11"	22.05'	20.03'	N 42°09'36" W
C25	24.91'	3°49'49"	1.67'	1.67'	N 88°31'08" W
C27	24.91'	11°28'34"	4.99'	4.98'	N 03°16'53" E
C29	110.00'	12°44'33"	24.46'	24.41'	N 06°47'55" W
C30	111.00'	12°44'33"	24.69'	24.64'	N 06°47'55" W



TOWNES AT WINDSONG

A REPLAT OF TRACTS 104 AND 105, AND A PORTION OF TRACTS 103, 106, AND 119, PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



MATCH LINE SHEET 3

MATCH LINE SHEET 4

WEST LINE OF TRACT 119
EAST LINE OF TRACT 120

TRACT 120
ZEPHYRHILLS COLONY COMPANY
PLAT BOOK 1, PAGE 55

TRACT 11
DRAINAGE

TRACT 9
NEIGHBORHOOD PARK

TRACT 8
DRAINAGE

TRACT 17
15' BUFFER

RYALS ROAD
55' 30" RIGHT-OF-WAY
PLAT BOOK 1, PAGE 85

EAST LINE OF TRACT 119

EAST LINE OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP
26 SOUTH, RANGE 21 EAST
CENTERLINE OF RYALS ROAD

TRACT 15
15' BUFFER

TRACT 16
15' BUFFER

POINT OF BEGINNING
NORTHWEST CORNER OF TRACT 122
SOUTHWEST CORNER OF TRACT 119, AND
THE SOUTHEAST CORNER OF TRACT 120,
ACCORDING TO THE PLAT OF ZEPHYRHILLS
COLONY COMPANY, AS RECORDED IN PLAT
BOOK 1, PAGE 55, OF THE PUBLIC
RECORDS OF PASCO COUNTY, FLORIDA.

N:1416685.67
E:585496.35

S89°33'36"W 640.09'

SOUTH LINE OF TRACT 119
NORTH LINE OF TRACT 122

SOUTHEAST CORNER OF TRACT 119
NORTHEAST CORNER OF TRACT 122

70.00' INGRESS & EGRESS
EASEMENT PER DEED
OFFICIAL RECORDS BOOK 9862,
PAGE 2936

1740 BLUE PARCEL
OFFICIAL RECORDS BOOK 10563, PAGE 3015

STATE ROAD 54 PARCEL
OFFICIAL RECORDS BOOK 10422, PAGE 3117

TRACT 121
ZEPHYRHILLS COLONY COMPANY
PLAT BOOK 1, PAGE 55

CENTERLINE OF 70' INGRESS/EGRESS EASEMENT
PER OFFICIAL RECORDS BOOK 10422, PAGE 3117

TRACT 122
ZEPHYRHILLS COLONY COMPANY
PLAT BOOK 1, PAGE 55

70.00' ACCESS EASEMENT
PER DEED
OFFICIAL RECORDS
BOOK 5979, PAGE 229

COMMUNITY SIGN EASEMENT
PER COST SHARING AND EASEMENT
AGREEMENT, AS RECORDED IN
OFFICIAL RECORDS BOOK 10816,
PAGE 3397

COMMUNITY SIGN EASEMENT PER COST
SHARING AND EASEMENT AGREEMENT,
AS RECORDED IN OFFICIAL RECORDS
BOOK 10816, PAGE 3397

TRANSPORTATION CORRIDOR LINE

10.00' PERPETUAL RIGHT-OF-WAY EASEMENT
PER OFFICIAL RECORDS BOOK 5979, PAGE 229

EXISTING RIGHT-OF-WAY LINE

50.00' EASEMENT PER COST SHARING AND
EASEMENT AGREEMENT, AS RECORDED IN
OFFICIAL RECORDS BOOK 10816, PAGE 3397

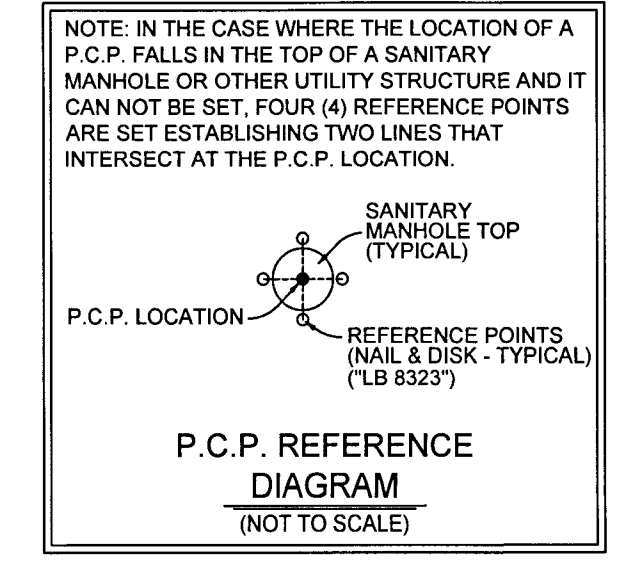
70.00' INGRESS/EGRESS EASEMENT PER
OFFICIAL RECORDS BOOK 10422, PAGE 3117

N89°34'44"E 2658.59'(O/A)
BASIS OF BEARING

STATE ROAD 54
PUBLIC RIGHT-OF-WAY (WIDTH VARIES)
30' RIGHT-OF-WAY
PLAT BOOK 1, PAGE 55

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 9,
TOWNSHIP 26 SOUTH, RANGE 21 EAST
CENTERLINE OF STATE ROAD 54

SOUTHEAST OF SECTION 9,
TOWNSHIP 26 SOUTH, RANGE 21 EAST
CCR # 081058



- LEGEND:**
- PRM - PERMANENT REFERENCE MONUMENT
 - CCR - CERTIFIED CORNER RECORD
 - O/A - OVERALL
 - (NR) - NON-RADIAL CURVE
 - (P) - PER PLAT
 - - SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 - - SET NAIL AND DISK STAMPED "PCP LB 8323"
 - - - - - BREAK LINE (NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	100.00'	10°56'45"	19.10'	19.08'	S 07°50'45" E
C6	200.00'	18°40'38"	65.20'	64.91'	S 10°52'14" E
C7	200.85'	4°29'42"	15.76'	15.75'	S 18°13'37" E
C8	172.51'	5°01'59"	15.15'	15.15'	N 15°26'57" W
C9	200.00'	2°56'45"	10.28'	10.28'	N 18°54'10" W
C10	200.00'	19°56'58"	69.64'	69.29'	N 10°24'04" W
C11	120.00'	8°25'15"	17.64'	17.62'	N 05°22'27" W
C12	120.00'	9°51'15"	20.64'	20.61'	N 14°26'20" W
C28	200.00'	19°55'43"	69.56'	69.21'	N 10°23'30" W
C29	110.00'	12°44'33"	24.46'	24.41'	N 06°47'55" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L5	N 89°39'01" E	0.05'
L6	N 00°25'34" W	10.81'
L7	N 89°34'22" E	15.00'
L8	S 00°25'38" E	1.18'
L9	S 89°34'22" W	15.00'
L22	N 20°21'21" W	21.08'
L23	N 89°35'04" E	10.00'
L24	N 00°00'51" E	15.00'
L26	N 89°33'37" E	15.00'
L34	S 89°53'09" E	25.00'