

**CONNERTON VILLAGE 3 PHASE 2A**  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A parcel of land lying in Section 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 30 and said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212, the following two (2) courses: 1) N.00°11'38"E., 419.17 feet; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, continue N.47°48'01"W., 200.84 feet to the Southerlymost corner of CONNERTON VILLAGE 3 PHASE 1, according to the plat thereof, as recorded in Plat Book 91, Pages 89 through 100 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said CONNERTON VILLAGE 3 PHASE 1, the following ten (10) courses: 1) N.51°00'00"E., 760.65 feet; 2) N.36°22'00"E., 218.21 feet to a point on a curve; 3) Southeast, 10.36 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 01°15'00" (chord bearing S.52°55'30"E., 10.36 feet); 4) N.37°42'00"E., 171.00 feet; 5) S.72°07'02"E., 47.33 feet; 6) N.59°00'00"E., 149.14 feet; 7) N.83°30'00"E., 70.42 feet; 8) S.81°30'00"E., 61.81 feet; 9) S.60°30'00"E., 89.51 feet; 10) EAST, 190.00 feet to the Southeast corner of said CONNERTON VILLAGE 3 PHASE 1; thence continue EAST, 605.75 feet; thence N.44°58'10"E., 726.31 feet; thence S.10°00'00"W., 1499.20 feet; thence S.18°42'02"E., 61.39 feet to a point on a curve; thence Southerly, 871.60 feet along the arc of a curve to the left having a radius of 1553.00 feet and a central angle of 32°09'24" (chord bearing S.16°22'23"W., 860.21 feet) to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 30; thence along said South boundary of the Southeast 1/4 of Section 30, N.89°42'15"W., 174.47 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 30; thence along the aforesaid South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1182.81 feet to the **POINT OF BEGINNING**.

Containing 77.612 acres, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands, referenced to as CONNERTON VILLAGE 3 PHASE 2A, as described in the legal description on this plat, and make the following dedications:

- Owner does further grant, convey and dedicate to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-11", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner does further grant, convey and dedicate to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-11" as shown hereon.
- Owner hereby reserves fee title to TRACTS "A-11", "B-6" and "P-21", as shown hereon for conveyance by Owner to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument, subsequent to the recording of this plat. TRACTS "A-11", "B-6" and "P-21", shall be maintained by OWNER for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby grants to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this conveyance and agrees to maintain the foregoing easements for the purposes for which they were intended.
- 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, 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.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, 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 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.
- Owner hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the (Public) Emergency Access Easement as shown hereon for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services provider, the (Public) Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- 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 Owners 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 hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. 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 Section 177.091(28), Florida Statutes.
- Owner do hereby grant and reserve unto the District, 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 Section 177.085(1), Florida Statutes.

**OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida**

Nathan Holt  
Nathan Holt, Authorized Signatory

Dustin Potter  
Witness

Eric Pearce  
Witness

Dustin Potter  
Printed Name

Eric Pearce  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 19<sup>th</sup> day of April, 2024, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, (X) personally 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 ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County of Maricopa, Arizona, the day and year aforesaid.

Michelle Bowen  
Notary Public, State of Arizona at Large  
Michelle Bowen  
(Printed Name of Notary)

My Commission expires:  
March 15 2028  
Commission Number:  
663626



**CERTIFICATE OF ACCEPTANCE:**

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 1<sup>st</sup> day of May, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Kelly Evans  
Kelly Evans,  
Chairman, Board of Supervisors

Amanda Matey  
Witness  
Alexandra Matey  
Printed Name

Heather Meyer  
Witness  
Heather Meyer  
Printed Name

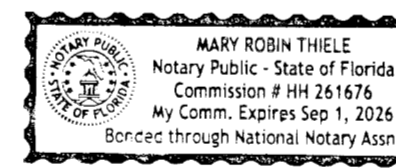
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 1<sup>st</sup> day of May, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me 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.

Mary Robin Thiele  
Notary Public, State of Florida at Large  
Mary Robin Thiele  
(Printed Name of Notary)

My Commission expires: Sept. 1, 2026  
Commission Number: HH 261676



**PROPERTY INFORMATION**

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF PASCO )

We, Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, NATIC File No. 2023-04627-FL and based on said report find that the title of the property is vested in LNR3 AIV, 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, NATIC File No. 2023-04627-FL.

This the 30<sup>th</sup> day of April, 2024.

Lennar Title Inc., a Maryland corporation

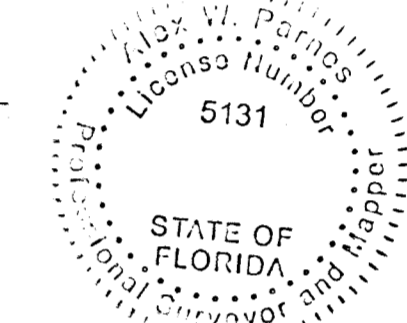
By: Catherine P. Mueller  
Catherine P. Mueller, Esq.  
Title: Vice President

**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 1<sup>st</sup> day of May, 2024.

Alex W. Parnes  
Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131



**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS**

This is to certify that on this the 7<sup>th</sup> day of May, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald E. Oakley  
Chairman of the Board of County Commissioners

**CERTIFICATE OF THE CLERK OF CIRCUIT COURT**

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 8<sup>th</sup> day of May, 2024, in Plat Book 94, Page(s) 58-65.

By: Nikki Alvarez-Sowles  
Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

**SURVEYOR'S CERTIFICATE**

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 25th day of January, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 20<sup>th</sup> day of April, 2024.

**AMERRITT, INC.**  
3010 W. Azele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

**CONNERTON VILLAGE 3 PHASE 2A**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-11"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	5.418 Ac.±
TRACT "B-6"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA; (PUBLIC) EMERGENCY ACCESS EASEMENT	48.208 Ac.±
TRACT "P-21"	(CDD) PARK AREA	1.208 Ac.±

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: Stations "W15 049" and "W19 063"

**NOTE:**

A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

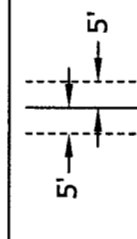
**NOTICE:**

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.

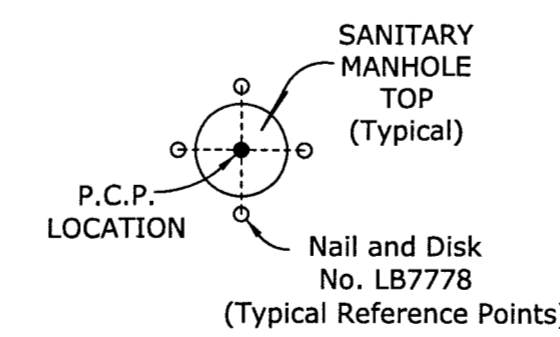
**NOTE:**

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.

**NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5" = 5.00')**



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.



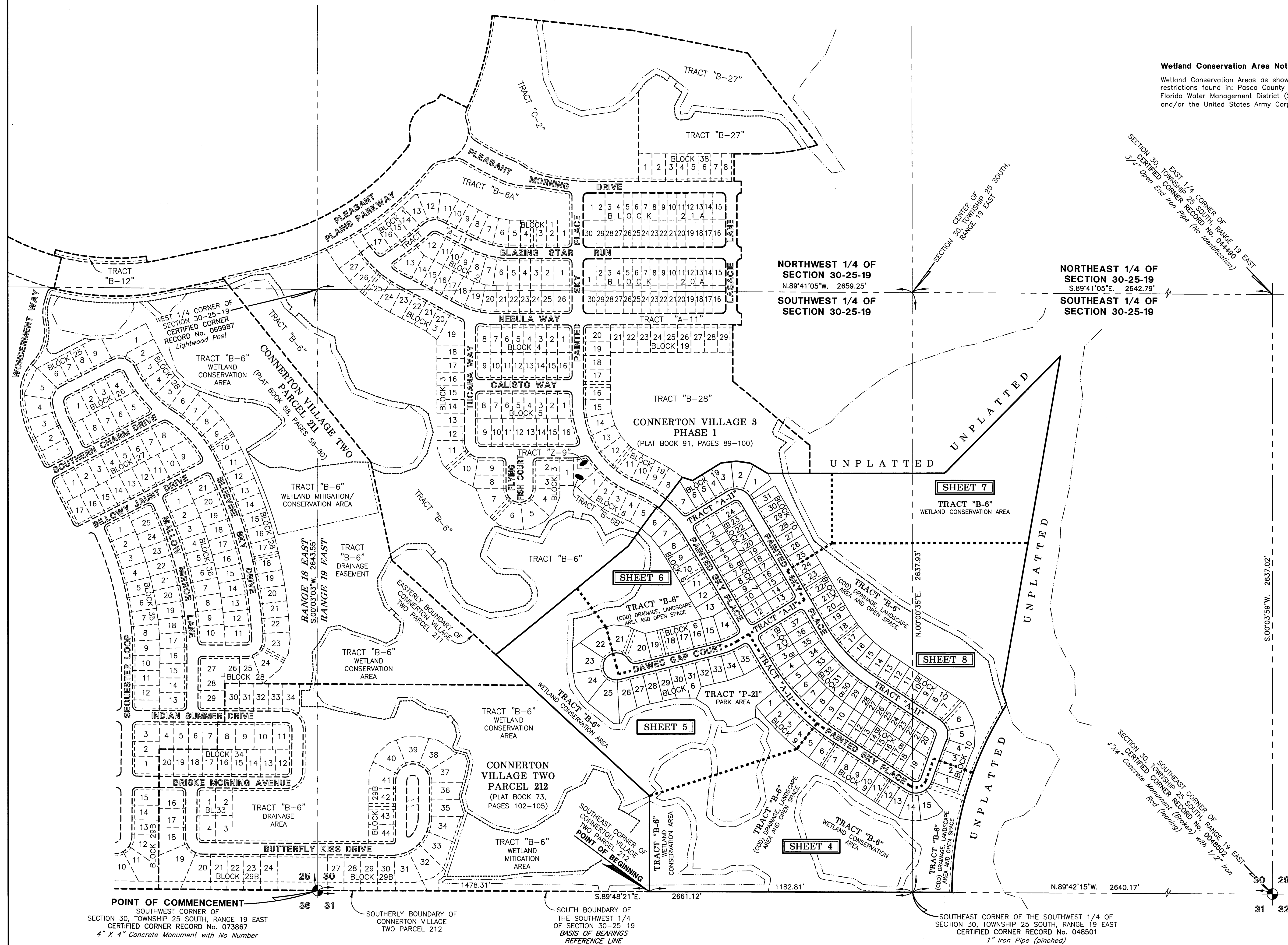
**P.C.P. REFERENCE DIAGRAM**  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

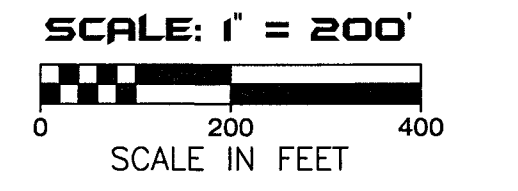
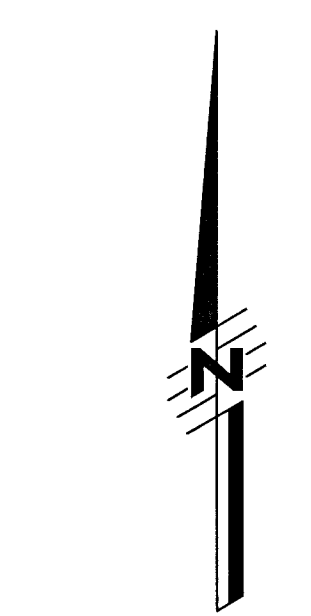
- TRACT "A-11", as shown on the plat of Connerton Village 3, Phase 1, as recorded in Plat Book 91, Pages 89 through 100, has been conveyed to the Connerton East Community Development District, by Special Warranty Deed as recorded in Official Records Book 10873, Page 3767 of the Public Records of Pasco County, Florida, and as affected by Assignment of Plat Responsibilities and Easements as recorded in Official Records Book 10873, Page 3769 and by Quit Claim Deed as recorded in Official Records Book 10873, Page 3772 both of the Public Records of Pasco County, Florida.

**CONNERTON VILLAGE 3 PHASE 2A**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

**Wetland Conservation Area Note:**  
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



**BASIS OF BEARINGS**  
 The South boundary of the Southwest 1/4 of Section 30, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of S.89°48'21"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Adjustment Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.



**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

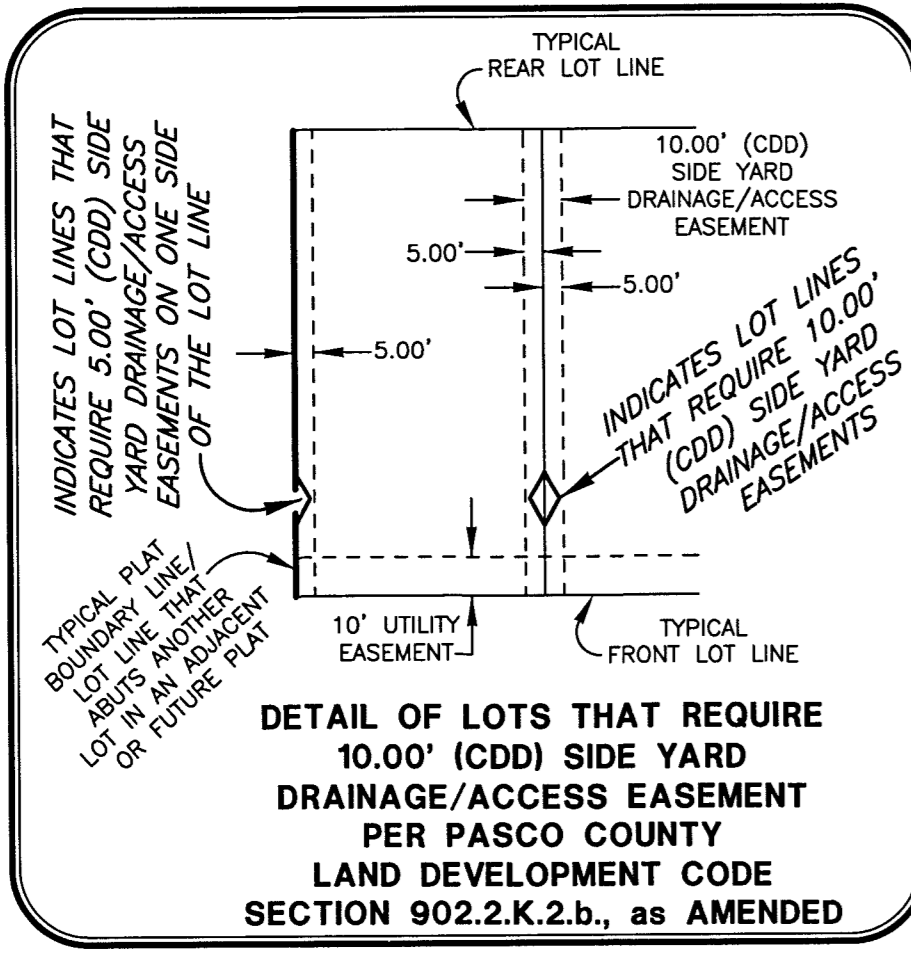
- LEGEND**
- O.R. - Official Records Book
  - BL. - Block
  - (CDD) - Connerton East Community Development District

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**SHEET 3 OF 8 SHEETS**

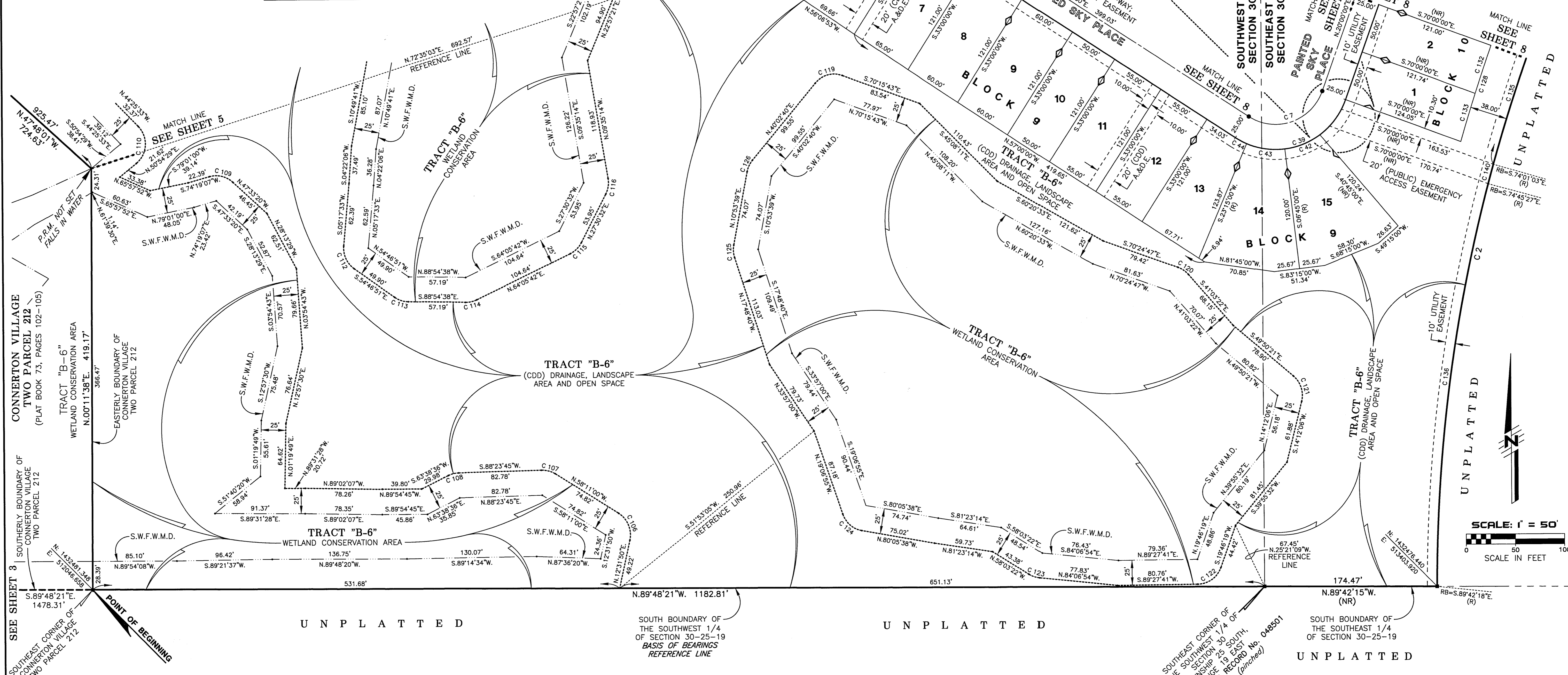
# CONNERTON VILLAGE 3 PHASE 2A

LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1553.00	32°09'24"	871.60	860.21	S.16°22'23"W
6	1000.00	26°00'00"	453.79	449.90	S.44°00'00"E
7	50.00	103°00'00"	89.88	78.26	N.71°30'00"E
39	75.00	103°00'00"	134.83	117.39	S.71°30'00"E
41	75.00	133°50'19"	44.29	43.65	S.36°55'09"W
42	75.00	29°24'41"	38.50	38.08	S.68°32'39"W
43	75.00	30°00'00"	39.27	38.82	N.81°45'00"W
44	75.00	09°45'00"	12.76	12.75	N.61°52'30"W
45	1025.00	26°00'00"	465.13	461.15	N.44°00'00"W
46	1025.00	02°29'00"	44.43	44.42	N.55°45'50"W
47	1025.00	03°18'00"	59.04	59.03	N.52°52'00"W
106	25.00	70°42'50"	30.85	28.93	N.22°49'35"W
107	25.00	33°25'16"	14.58	14.38	N.74°53'38"W
108	25.00	24°45'08"	10.80	10.72	S.76°01'10"W
109	25.00	58°07'32"	25.36	24.29	N.76°37'06"W
110	25.00	95°20'02"	41.60	36.96	N.03°14'28"E
112	25.00	60°04'24"	28.21	25.03	S.24°44'39"E
113	25.00	34°07'47"	14.89	14.67	S.71°50'44"E
114	25.00	26°59'40"	11.78	11.67	N.77°35'32"E
115	25.00	36°35'10"	15.96	15.69	N.45°48'07"E
116	25.00	37°05'46"	16.19	15.90	N.08°57'39"E
119	25.00	69°41'38"	30.41	28.57	N.74°53'29"E
120	25.00	29°21'25"	12.81	12.67	S.55°44'05"E
121	25.00	64°02'26"	27.94	26.51	S.17°49'08"E
122	25.00	69°41'21"	30.41	28.57	S.54°37'00"E
123	25.00	26°03'32"	11.37	11.27	N.71°05'08"W
124	25.00	60°58'43"	26.61	25.37	N.49°36'17"W
125	25.00	28°42'19"	12.53	12.39	N.03°27'30"W

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
126	25.00	29°09'00"	12.72	12.58	N.25°28'10"E
128	1591.00	07°33'50"	210.04	209.88	S.20°13'56"W
132	1591.00	01°48'03"	50.01	50.01	S.19°09'12"W
133	1591.00	01°48'09"	50.06	50.05	S.17°21'06"W
135	1553.00	15°16'28"	414.02	412.79	S.23°37'11"W
136	1553.00	14°56'51"	405.15	404.01	S.07°46'07"W
140	1553.00	00°44'24"	20.06	20.06	S.15°36'45"W
141	75.00	07°53'37"	10.33	10.32	S.23°56'48"W
142	75.00	15°56'06"	20.86	20.79	S.35°51'40"W
143	75.00	10°00'36"	13.10	13.09	S.48°50'01"W



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**Wetland Conservation Area Note:**  
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

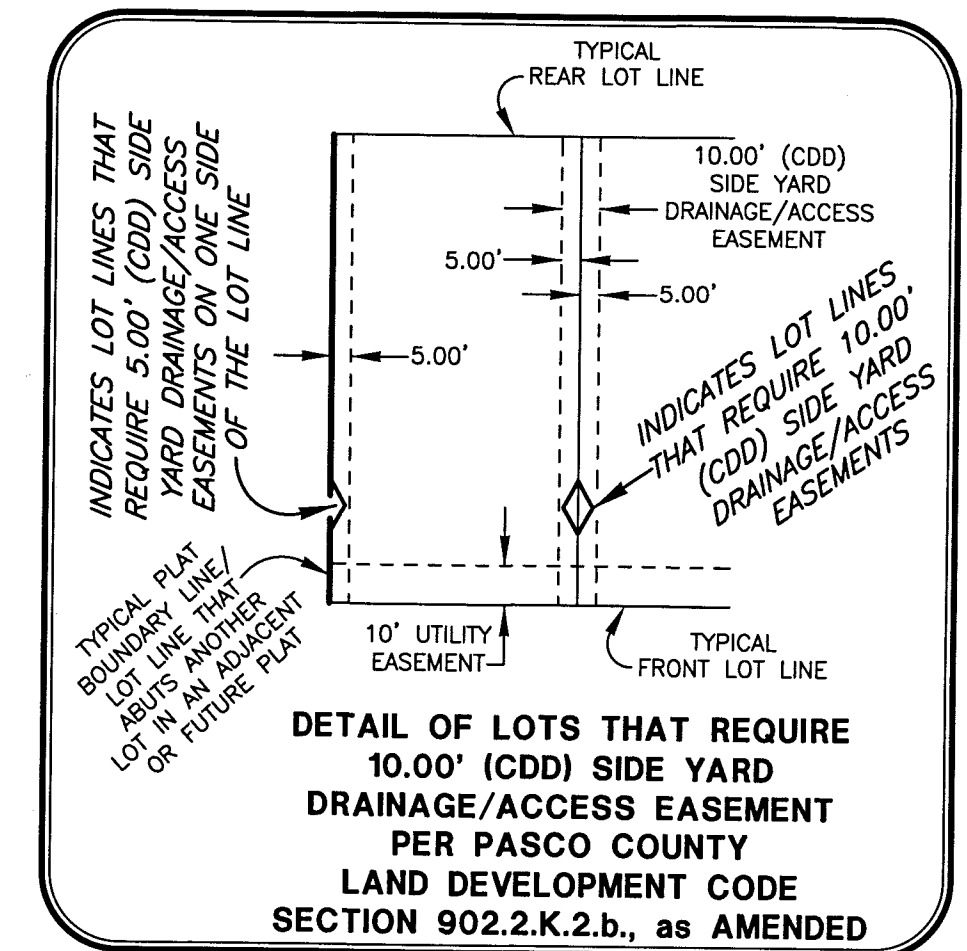
SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

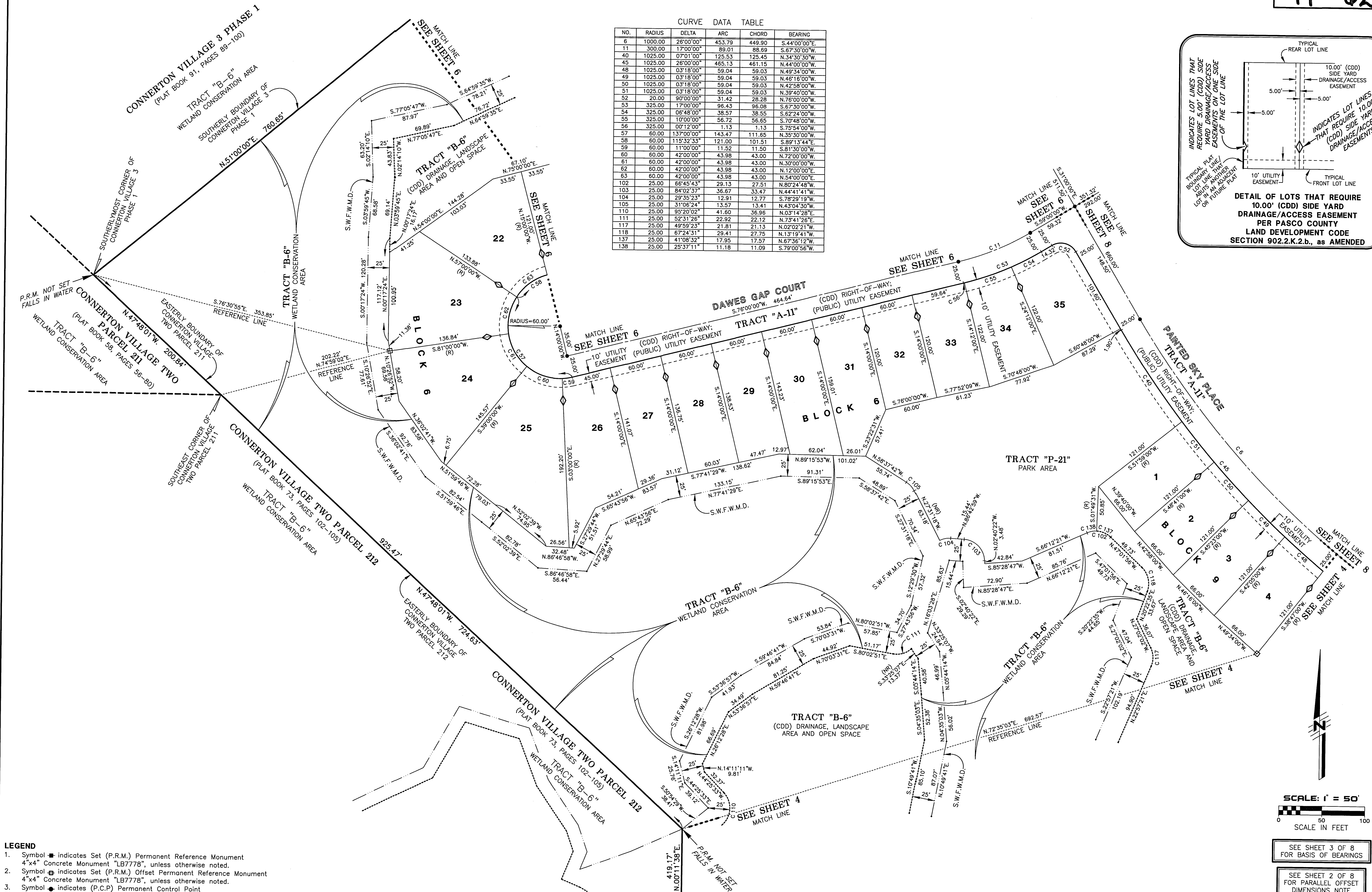
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6	1000.00	26°00'00"	453.79	449.90	S.44°00'00"E.
11	300.00	17°00'00"	89.01	88.59	S.67°30'00"W.
40	1025.00	07°01'00"	125.53	123.45	N.34°30'00"W.
45	1025.00	26°00'00"	465.13	461.15	N.44°00'00"W.
48	1025.00	03°18'00"	59.04	59.03	N.49°34'00"W.
49	1025.00	03°18'00"	59.04	59.03	N.46°18'00"W.
50	1025.00	03°18'00"	59.04	59.03	N.42°58'00"W.
51	1025.00	03°18'00"	59.04	59.03	N.39°40'00"W.
52	20.00	90°00'00"	31.42	28.28	N.76°30'00"W.
53	325.00	17°00'00"	96.43	95.08	S.67°30'00"W.
54	325.00	06°48'00"	38.57	38.55	S.62°24'00"W.
55	325.00	10°00'00"	56.72	56.65	S.70°48'00"W.
56	325.00	00°12'00"	1.13	1.13	S.75°54'00"W.
57	60.00	137°00'00"	143.47	111.65	N.35°30'00"W.
58	60.00	115°32'33"	121.00	101.51	N.89°13'44"E.
59	60.00	119°00'00"	89.42	11.50	S.81°30'00"W.
60	60.00	42°00'00"	43.98	43.00	N.72°00'00"W.
61	60.00	42°00'00"	43.98	43.00	N.30°00'00"E.
62	60.00	42°00'00"	43.98	43.00	N.12°00'00"E.
63	60.00	42°00'00"	43.98	43.00	N.54°00'00"E.
102	25.00	66°45'43"	29.13	27.51	N.80°24'48"W.
103	25.00	84°02'37"	36.67	33.47	N.44°41'41"W.
104	25.00	29°33'23"	12.91	12.77	S.78°29'19"W.
105	25.00	31°06'24"	13.57	13.41	N.72°00'00"W.
110	25.00	95°20'02"	41.60	36.96	N.03°14'28"E.
111	25.00	52°31'26"	22.92	22.12	N.73°41'26"E.
117	25.00	49°59'23"	21.81	21.13	N.02°02'21"W.
118	25.00	67°24'31"	29.41	27.75	N.13°19'41"W.
137	25.00	41°08'32"	17.95	17.57	N.67°36'12"W.
138	25.00	25°37'11"	11.18	11.09	S.79°00'56"W.

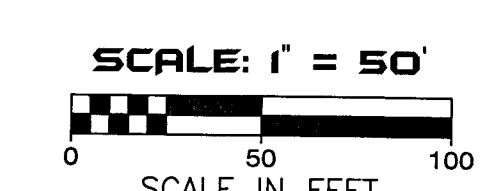


**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ● indicates (P.C.P) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

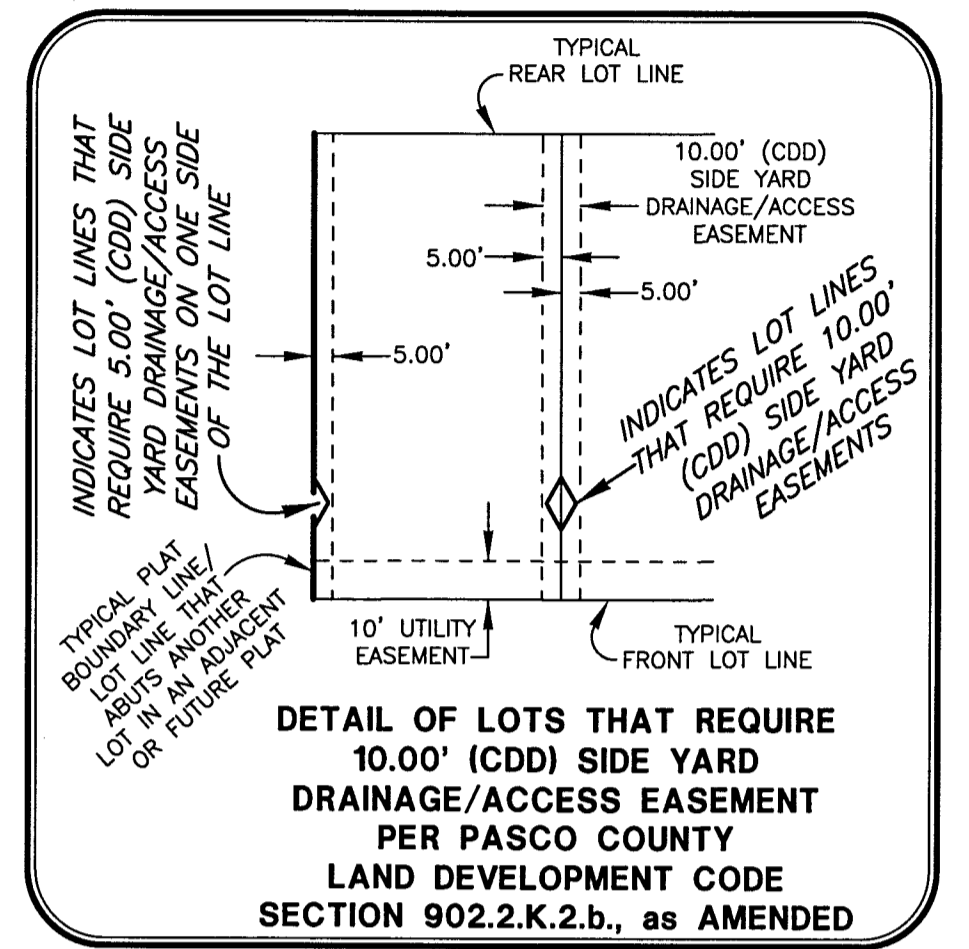
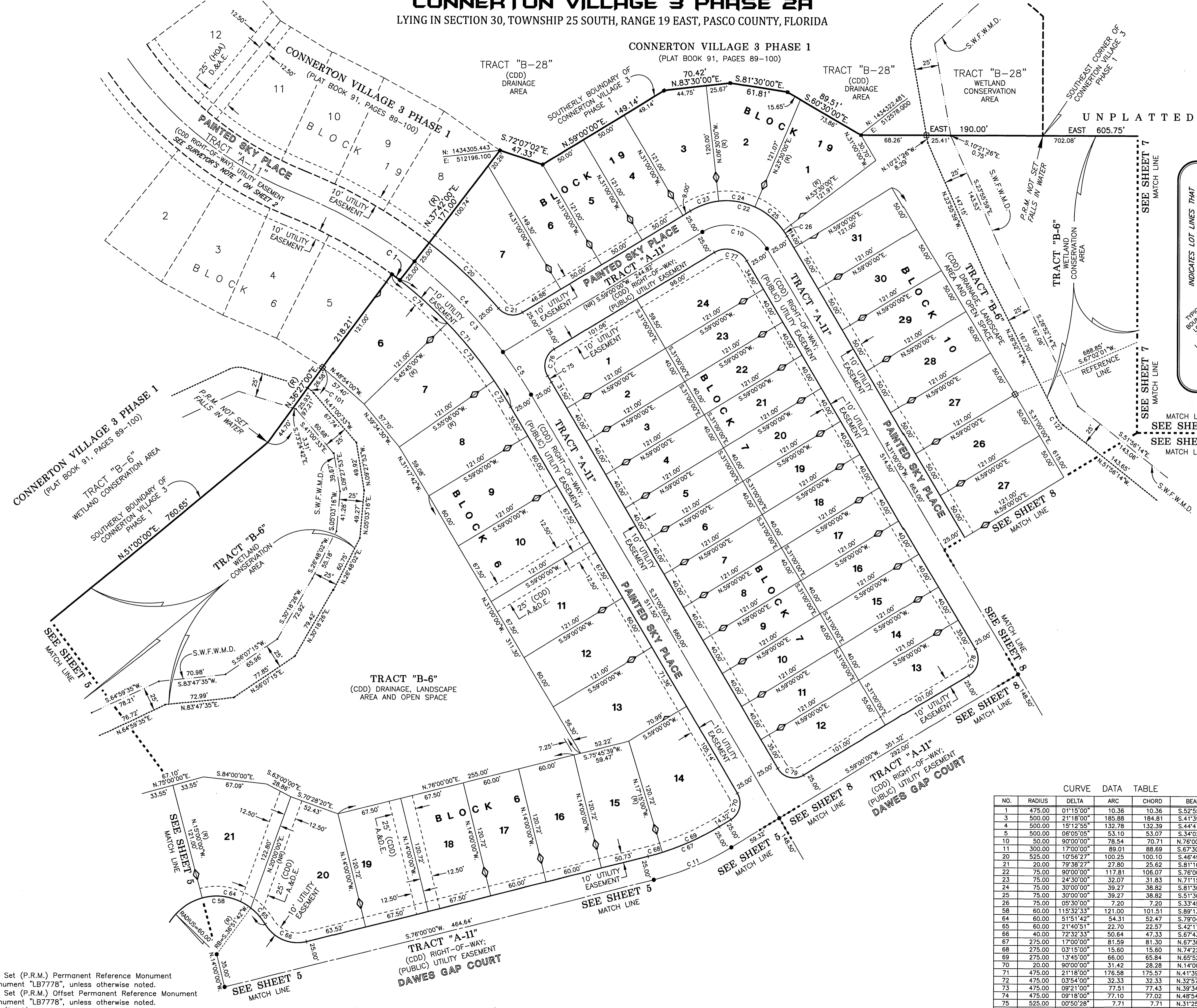
**Wetland Conservation Area Note:**  
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SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azulee Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**CONNERTON VILLAGE 3 PHASE 2A**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



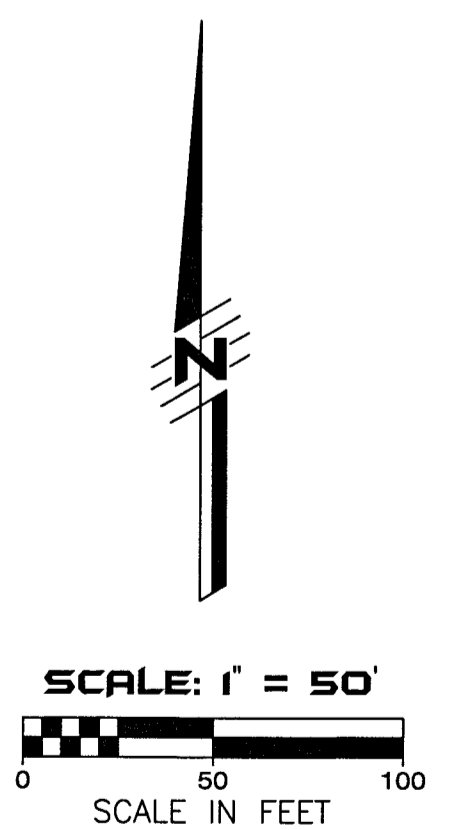
**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00\"E.  
 SOUTH - S.00°00'00\"W.  
 EAST - N.90°00'00\"E.  
 WEST - N.90°00'00\"W.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	475.00	0°15'00\"	10.36	10.36	S.52°55'30\"E
3	500.00	2°18'00\"	185.88	184.81	S.41°39'00\"E
4	500.00	15°12'55\"	132.78	132.39	S.44°41'33\"E
5	500.00	06°05'05\"	53.10	53.07	S.34°02'33\"E
10	50.00	90°00'00\"	78.54	70.71	N.76°00'00\"W
11	300.00	17°00'00\"	89.01	88.69	S.67°30'00\"W
20	525.00	10°56'27\"	100.25	100.10	S.46°49'48\"E
21	25.00	79°38'27\"	27.80	25.62	S.81°10'48\"E
22	75.00	90°00'00\"	117.81	108.07	S.78°00'00\"E
23	75.00	24°30'00\"	32.07	31.83	N.71°15'00\"E
24	75.00	30°00'00\"	39.27	38.82	S.81°30'00\"E
25	75.00	30°00'00\"	39.27	38.82	S.51°30'00\"E
26	75.00	05°30'00\"	7.20	7.20	S.33°45'00\"E
58	60.00	115°32'33\"	121.00	101.51	S.89°13'44\"E
64	60.00	90°51'42\"	54.31	54.43	S.79°00'00\"E
65	60.00	21°40'51\"	22.70	22.57	S.42°17'53\"E
66	40.00	72°32'33\"	50.64	47.33	S.67°43'44\"E
67	275.00	17°00'00\"	81.59	81.30	N.67°30'00\"E
68	275.00	03°15'00\"	15.60	15.60	N.74°22'30\"E
69	275.00	13°45'00\"	66.00	65.84	N.65°52'30\"E
70	20.00	90°00'00\"	31.42	28.28	N.14°00'00\"E
71	475.00	2°18'00\"	176.58	175.57	N.41°39'00\"E
72	475.00	03°54'00\"	32.33	32.33	N.32°59'00\"E
73	475.00	09°21'00\"	77.51	77.43	N.39°34'30\"W
74	475.00	09°18'00\"	77.10	77.02	N.48°54'00\"W
75	525.00	00°50'28\"	7.71	7.71	N.31°25'14\"W
76	20.00	90°50'28\"	31.71	28.49	N.13°34'46\"E
77	25.00	90°00'00\"	39.27	35.36	S.78°00'00\"E
78	20.00	90°00'00\"	31.42	28.28	S.14°00'00\"W
79	20.00	90°00'00\"	31.42	28.28	N.78°00'00\"W
101	25.00	19°41'17\"	8.59	8.55	N.50°51'11\"W
127	25.00	25°04'01\"	10.94	10.85	N.39°24'14\"W

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
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  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**Wetland Conservation Area Note:**  
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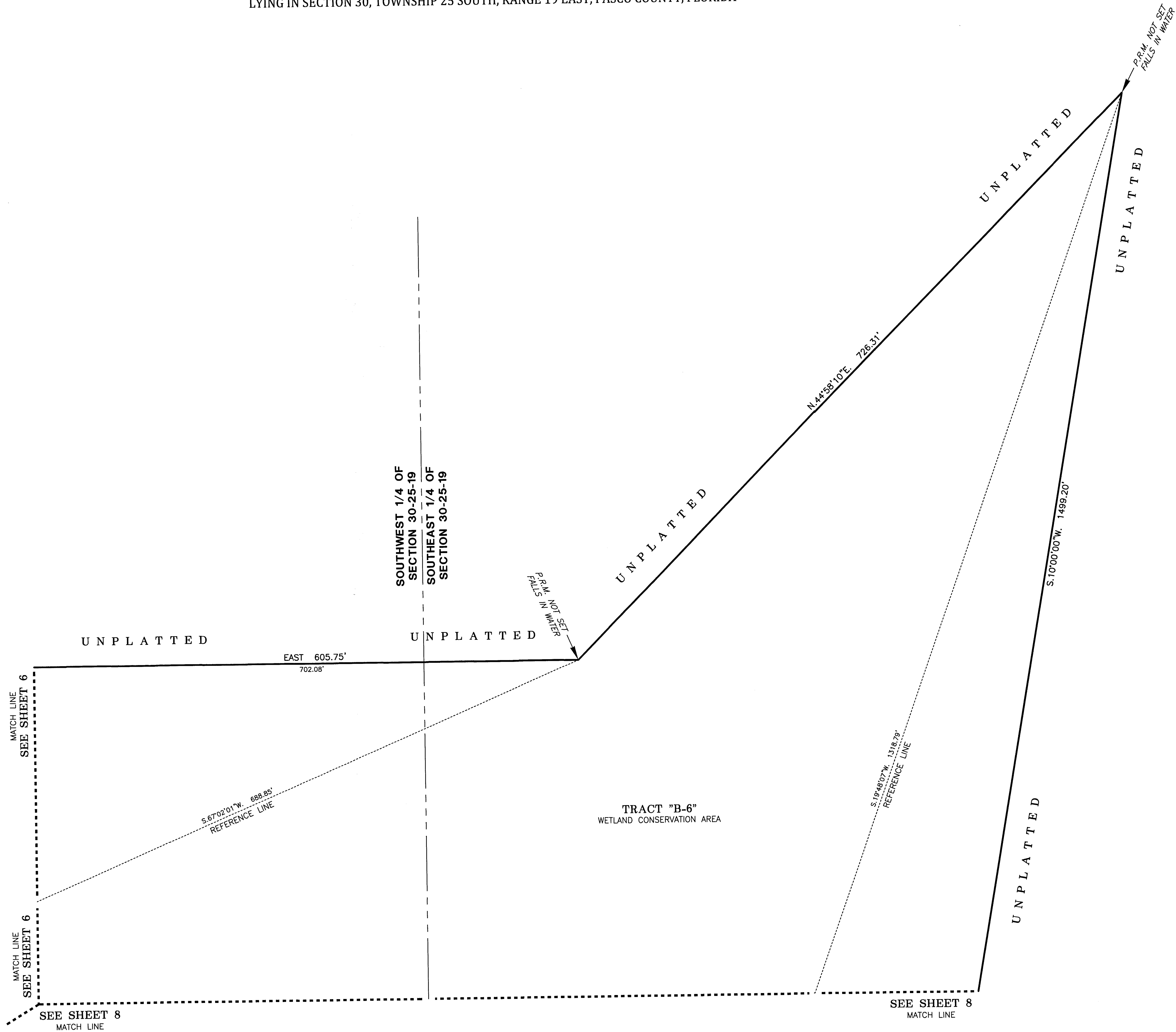


SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

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**CONNERTON VILLAGE 3 PHASE 2A**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00\"/>



**SCALE: 1" = 50'**  
 0 50 100  
 SCALE IN FEET

SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

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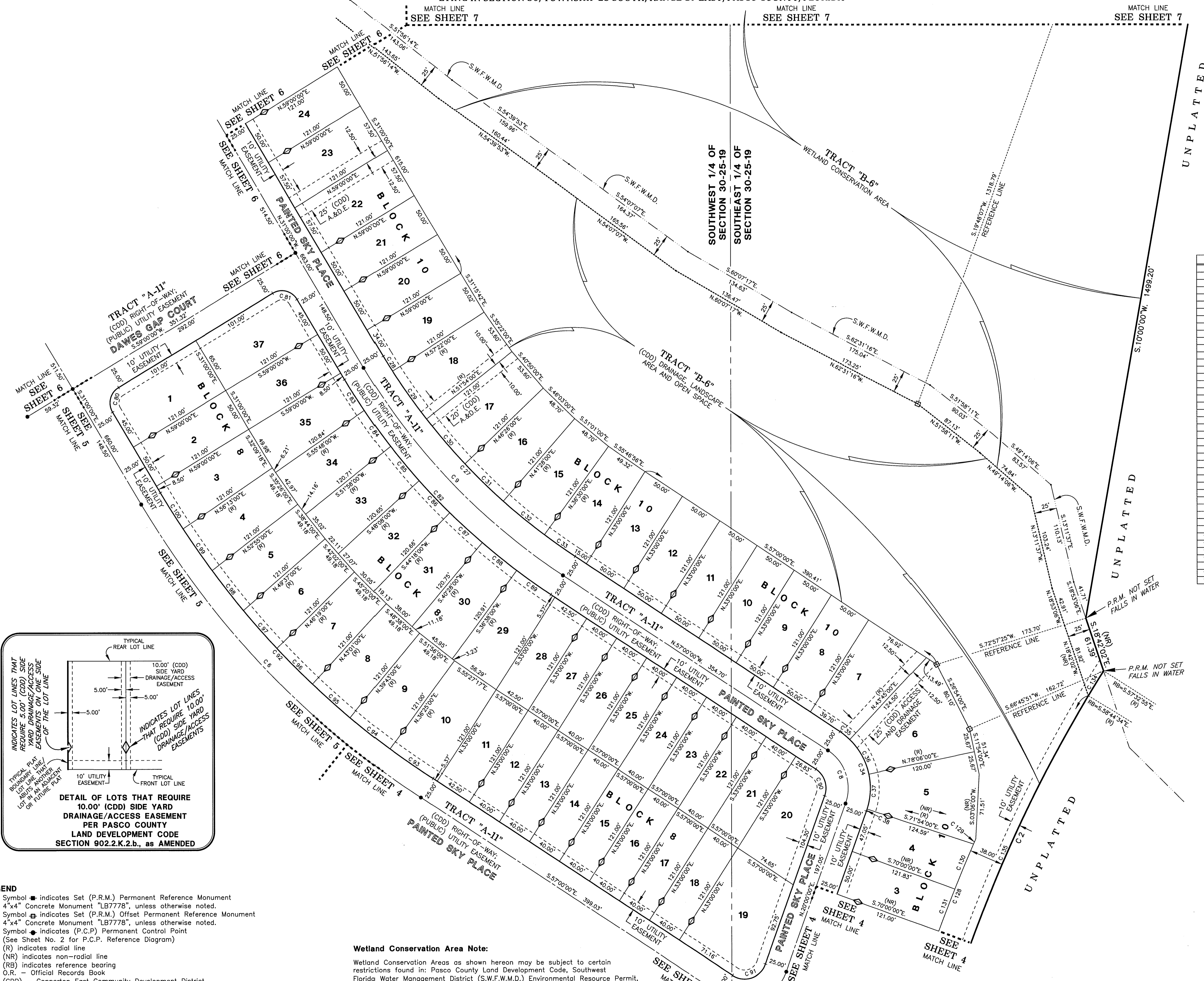
**SHEET 7 OF 8 SHEETS**

- LEGEND**
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 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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 (See Sheet No. 2 for P.C.P. Reference Diagram)
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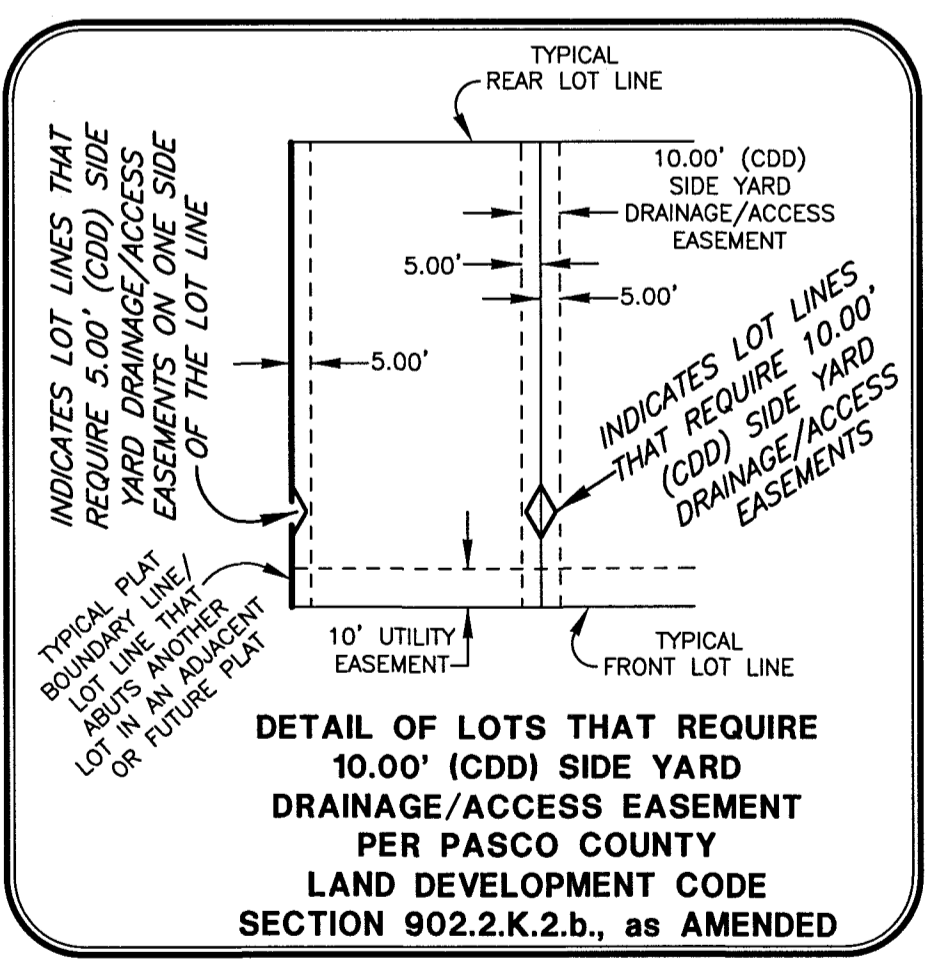
# CONNERTON VILLAGE 3 PHASE 2A

LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



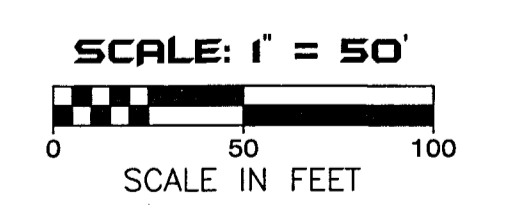
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1553.00	32°09'24"	871.60	860.21	S.16°22'23"W.
6	1000.00	26°00'00"	453.79	449.90	S.44°00'00"E.
7	50.00	103°00'00"	89.88	78.26	N.71°30'00"E.
8	50.00	77°00'00"	67.20	62.25	N.18°30'00"W.
9	708.00	26°00'00"	321.28	318.53	N.44°00'00"W.
27	683.00	26°00'00"	309.94	307.28	S.44°00'00"E.
28	683.00	01°38'00"	19.47	19.47	S.31°49'00"E.
29	683.00	05°28'00"	65.17	65.14	S.35°22'00"E.
30	683.00	05°28'00"	65.17	65.14	S.40°50'00"E.
31	683.00	04°58'00"	59.21	59.19	S.46°03'00"E.
32	683.00	04°58'00"	59.21	59.19	S.51°01'00"E.
33	683.00	03°30'00"	41.72	41.72	S.55°15'00"E.
34	75.00	77°00'00"	100.79	93.38	S.18°30'00"E.
35	75.00	10°45'00"	14.07	14.05	S.51°37'30"E.
36	75.00	34°21'00"	44.96	44.29	S.29°04'30"E.
37	75.00	30°00'00"	39.27	38.82	S.03°06'00"W.
38	75.00	01°54'00"	2.49	2.49	S.19°03'00"W.
80	20.00	90°00'00"	31.42	28.28	N.14°00'00"E.
81	20.00	90°00'00"	31.42	28.28	S.76°00'00"E.
82	733.00	26°00'00"	332.62	329.78	S.44°00'00"E.
83	733.00	03°12'00"	40.94	40.93	S.32°36'00"E.
84	733.00	03°50'00"	49.04	49.03	S.36°07'00"E.
85	733.00	03°50'00"	49.04	49.03	S.39°57'00"E.
86	733.00	03°50'00"	49.04	49.03	S.43°47'00"E.
87	733.00	03°50'00"	49.04	49.03	S.47°37'00"E.
88	733.00	03°50'00"	49.04	49.03	S.51°27'00"E.
89	733.00	03°38'00"	46.48	46.47	S.55°11'00"E.
90	25.00	77°00'00"	33.60	31.13	S.18°30'00"W.
91	25.00	103°00'00"	44.94	39.13	S.71°30'00"W.
92	975.00	26°00'00"	442.44	438.65	N.44°00'00"W.
93	975.00	03°25'00"	58.14	58.13	N.55°17'30"W.
94	975.00	03°18'00"	56.16	56.15	N.51°56'00"W.
95	975.00	03°18'00"	56.16	56.15	N.48°38'00"W.
96	975.00	03°18'00"	56.16	56.15	N.45°20'00"W.
97	975.00	03°18'00"	56.16	56.15	N.42°02'00"W.
98	975.00	03°18'00"	56.16	56.15	N.38°44'00"W.
99	975.00	03°18'00"	56.16	56.15	N.35°26'00"W.
100	975.00	02°47'00"	47.36	47.36	N.32°23'30"W.
128	1591.00	07°33'50"	210.04	209.88	S.20°13'56"W.
129	1591.00	00°13'27"	6.23	6.23	S.23°54'08"W.
130	1591.00	01°56'07"	53.74	53.74	S.22°49'21"W.
131	1591.00	01°48'03"	50.01	50.01	S.20°57'16"W.
134	1553.00	01°11'40"	32.37	32.37	S.03°51'16"W.
135	1553.00	15°16'28"	414.02	412.79	S.23°37'11"W.



- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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