

CLINTON TOWNHOMES

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 ALL IN TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF THE FORMER SEABOARD COASTLINE RAILROAD, ALSO BEING A PORTION OF W.S. GILLAM'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 ALL IN TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF W.S. GILLAM'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF THE FORMER SEABOARD COASTLINE RAILROAD, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 33 OF BUCKEYE TERRACE AS RECORDED IN PLAT BOOK 5, PAGE 32 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST BOUNDARY OF SAID BUCKEYE TERRACE SOUTH 00°21'24" WEST, A DISTANCE OF 470.20 FEET TO A POINT LYING ON THE NORTH BOUNDARY OF W.S. GILLAM'S SUBDIVISION, LAKE PASADENA LAND COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID W.S. GILLAM'S SUBDIVISION, LAKE PASADENA LAND COMPANY BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°39'01" WEST A DISTANCE OF 340.00 FEET; 2) SOUTH 45°00'36" WEST, A DISTANCE OF 225.39 FEET; 3) SOUTH 00°09'47" WEST, A DISTANCE OF 409.26 FEET; 4) SOUTH 89°55'32" EAST, A DISTANCE OF 70.07 FEET; 5) SOUTH 02°28'38" WEST, A DISTANCE OF 250.06 FEET TO A POINT LYING ON THE NORTHERN RIGHT-OF-WAY OF CLINTON AVENUE AS RECORDED IN RIGHT-OF-WAY MAP 1469-150 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID NORTHERN RIGHT-OF-WAY NORTH 89°45'38" WEST, A DISTANCE OF 359.57 FEET TO A POINT LYING ON THE EASTERN BOUNDARY OF W.S. GILLAM'S SUBDIVISION, LAKE PASADENA LAND COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA; THENCE RUN ALONG SAID EASTERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 00°07'54" EAST, A DISTANCE OF 1283.66 FEET; 2) NORTH 89°53'29" EAST, A DISTANCE OF 369.20 FEET; 3) NORTH 11°22'58" WEST, A DISTANCE OF 662.78 FEET; 4) NORTH 89°48'22" EAST, A DISTANCE OF 422.43 FEET; 5) SOUTH 00°18'51" WEST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 21.61 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CLINTON LAND INVESTMENTS LP, A DELAWARE LIMITED PARTNERSHIP (THE "OWNER"), AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL THE LANDS AS SHOWN HEREON, WHICH LANDS ARE REFERRED TO AS CLINTON TOWNHOMES, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1. THE OWNER DOES HEREBY RESERVE FEE TITLE TO THE ROADWAYS AS SHOWN AND DEPICTED HEREON AS TRACT "R-1" (INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT) FOR CONVEYANCE TO CLINTON TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), BY THE OWNER BY SEPARATE INSTRUMENT. TRACT "R-1" 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 FROM AND AFTER SUCH CONVEYANCE. NONE OF THE ROADWAYS WITHIN TRACT "R-1" AS SHOWN AND DEPICTED ON THIS PLAT SHALL BE DEEMED TO BE DEDICATED TO PASCO COUNTY, FLORIDA (THE "COUNTY").
2. OWNER HEREBY RESERVES FEE TITLE TO "D1", "D2", AND "D3" (DRAINAGE), "L-1" (LANDSCAPE BUFFER), "M" (MAIL KIOSK AND PARKING), "P1", "P2", "P3", "P4", AND "P5" (PARK AND OPEN SPACE), AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY THE ASSOCIATION BY SEPARATE INSTRUMENT. TRACTS "D1", "D2", "D3", "L-1", "M", "P1", "P2", "P3", "P4", AND "P5" 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 FROM AND AFTER SUCH CONVEYANCE, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT. THE ASSOCIATION AGREES TO MAINTAIN THE FOREGOING TRACTS FOR THE BENEFIT AND USE OF THE PROPERTY OWNERS FOR THE PURPOSES THEY WERE INTENDED.
3. OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE CITY OF DADE CITY, FLORIDA (THE "CITY"), TRACT "LS-1" (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 AN EASEMENT ON, OVER AND UNDER TRACT "LS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "LS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE CITY.
4. OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "R-1" AND ADDITIONAL PUBLIC RIGHT-OF-WAY FOR CLINTON AVENUE AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO, AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY, SUBSEQUENT TO THE RECORDING OF THIS PLAT.
5. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS TRACT R-1, AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
6. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY (THE "COUNTY"), A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE DRAINAGE ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC PURPOSES OVER, THROUGH AND UNDER ALL EASEMENT AREAS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, AS 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.
7. OWNER HEREBY RESERVES FOR ITSELF, SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT 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(2), FLORIDA STATUTES.
8. OWNER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE CITY OR 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.
9. OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES, AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "CITY", 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.
10. THE OWNER DOES GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY 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 ITSELF, ITS 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 CITY.

OWNER:

CLINTON LAND INVESTMENTS LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA BY: CLINTON LANDS GP INC., A FOREIGN PROFIT CORPORATION, ITS GENERAL PARTNER

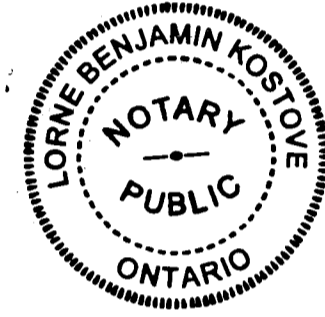
MARC VENTRESCA, PRESIDENT; WITNESS MELITA BARBOZA; WITNESS SUZAN McMILLEN

ACKNOWLEDGEMENT:

CITY OF TORONTO; PROVINCE OF ONTARIO

I HEREBY CERTIFY ON THIS 25th DAY OF April, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MARC VENTRESCA, AS PRESIDENT OF CLINTON LANDS GP INC., A FOREIGN PROFIT CORPORATION, AS GENERAL PARTNER OF CLINTON LAND INVESTMENTS LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT Toronto, Ontario THE DAY AND YEAR AFORESAID.

Notary Public, Province of Ontario; Lorne Kostove



CERTIFICATE OF ACCEPTANCE

CLINTON TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS PRESIDENT OF CLINTON TOWNHOMES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE PROPOSED CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

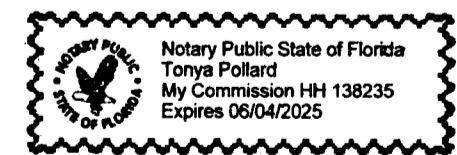
ATINO SECOR, PRESIDENT; WITNESS Rich leatham; WITNESS Mike Lewis

ACKNOWLEDGEMENT:

STATE OF FLORIDA; COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 30th DAY OF April, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ATINO SECOR, AS PRESIDENT OF CLINTON TOWNHOMES HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF OR HERSELF 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 Co. Florida THE DAY AND YEAR AFORESAID.

Notary Public, State of Florida at Large; Tonia Pollard



PROPERTY INFORMATION

STATE OF FLORIDA; COUNTY OF

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FILE NO. 11316668) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN CLINTON LAND INVESTMENTS, LP, A DELAWARE LIMITED PARTNERSHIP, 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, FILE NO. 11316668.

THIS 30th DAY OF APRIL, 2024.

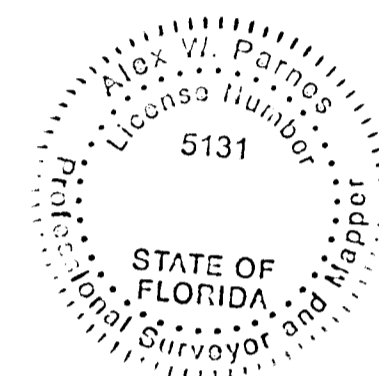
Charles L. Ferguson, CLS; TITLE: AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED 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 19th DAY OF May, 2024.

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 7th DAY OF May, 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

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 8th DAY OF May, 2024, IN PLAT BOOK 94, PAGE(S) 66-70.

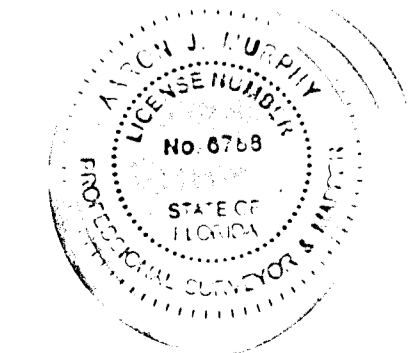
Nikki Alvarez-Sowles Esq., Pasco County Clerk/Comptroller

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 (PRMS) WERE SET THE 14TH DAY OF NOVEMBER, 2023, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 21st DAY OF April, 2024.

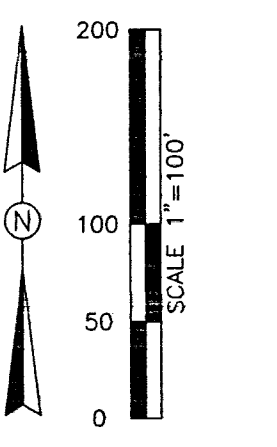
Aaron J. Murphy, FSM; Florida Professional Surveyor & Mapper No. 6788; For Hamilton Engineering & Surveying, LLC; License No. LB #8405



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535; LB #8405 CA #8474 www.HamiltonEngineering.us; 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

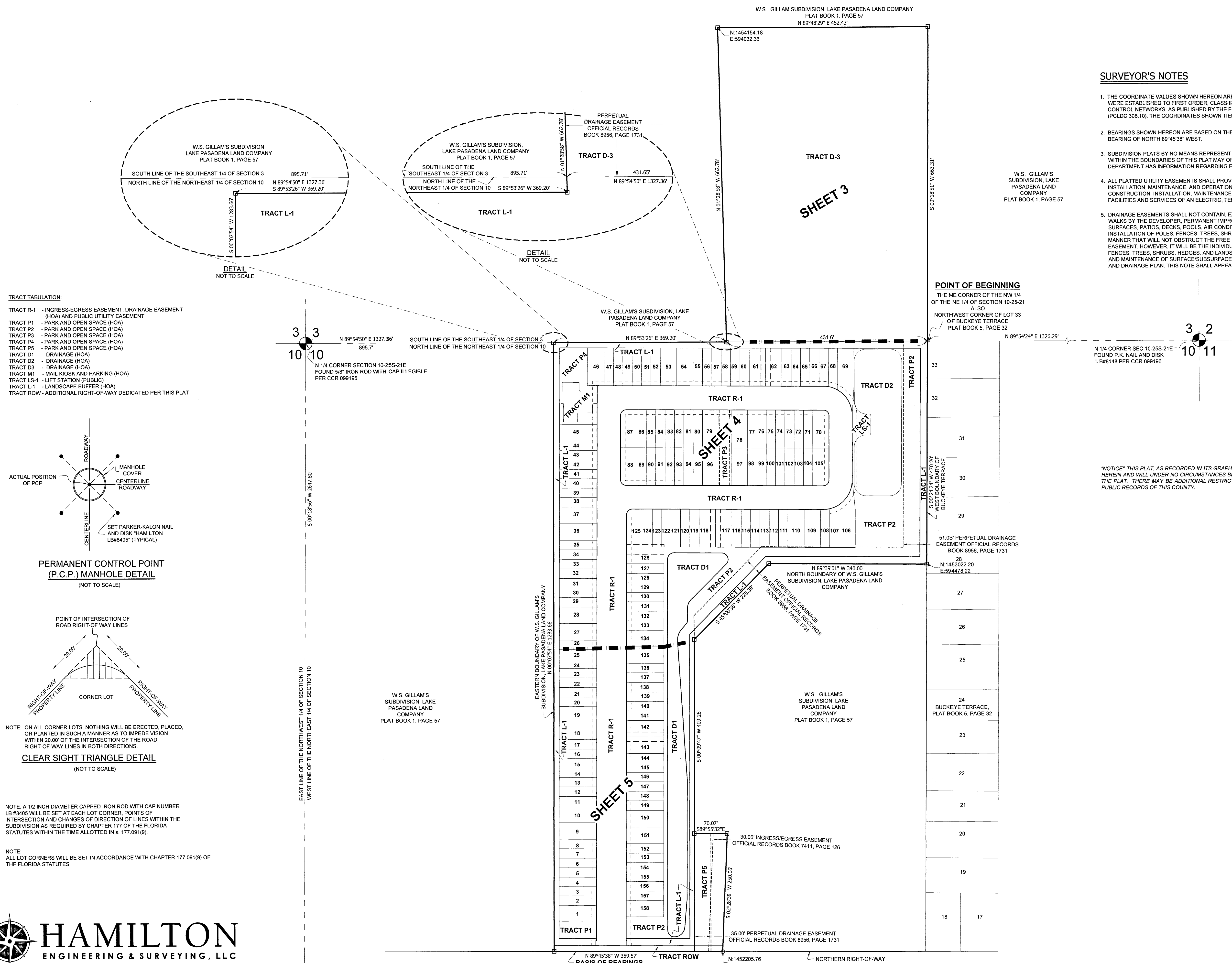
CLINTON TOWNHOMES

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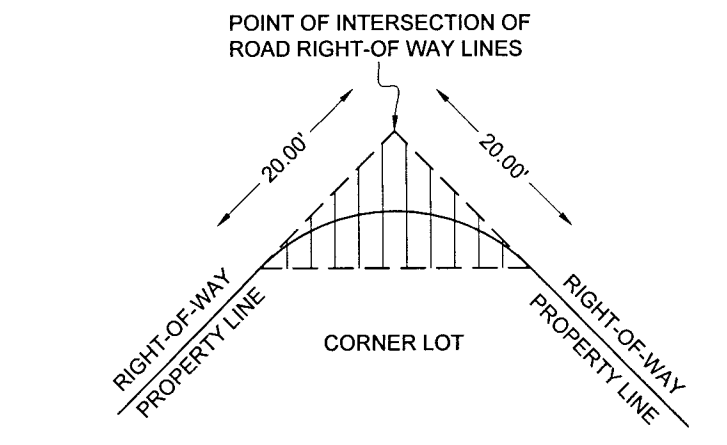
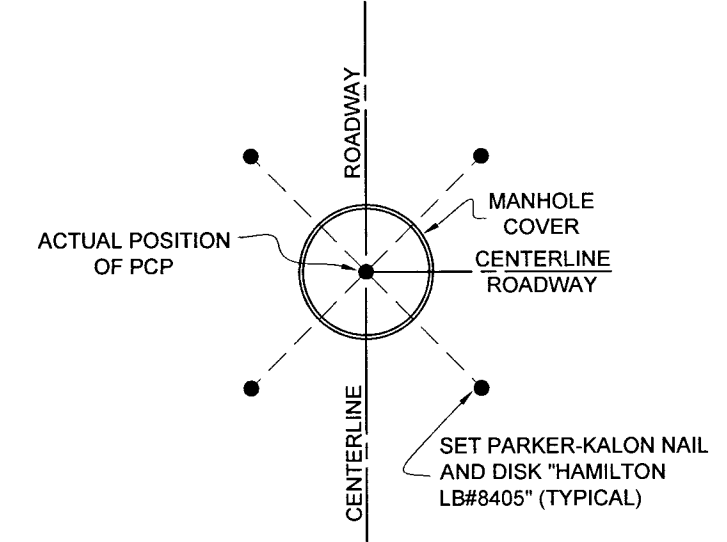
SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO FIRST ORDER CLASS II ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCDC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "L37156".
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT-OF-WAY LINE OF CLINTON AVENUE AS SHOWN HAVING A BEARING OF NORTH 89°45'38" WEST.
- 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; THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.



TRACT TABULATION

TRACT R-1	- INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT (HOA) AND PUBLIC UTILITY EASEMENT
TRACT P1	- PARK AND OPEN SPACE (HOA)
TRACT P2	- PARK AND OPEN SPACE (HOA)
TRACT P3	- PARK AND OPEN SPACE (HOA)
TRACT P4	- PARK AND OPEN SPACE (HOA)
TRACT P5	- PARK AND OPEN SPACE (HOA)
TRACT D1	- DRAINAGE (HOA)
TRACT D2	- DRAINAGE (HOA)
TRACT D3	- DRAINAGE (HOA)
TRACT M1	- MAIL KIOSK AND PARKING (HOA)
TRACT LS-1	- LIFT STATION (PUBLIC)
TRACT L-1	- LANDSCAPE BUFFER (HOA)
TRACT ROW	- ADDITIONAL RIGHT-OF-WAY DEDICATED PER THIS PLAT



NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

NOTE: A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB #8405 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.091(9).

NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

POINT OF BEGINNING

THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10-25-21E -ALSO- NORTHWEST CORNER OF LOT 33 OF BUCKEYE TERRACE PLAT BOOK 5, PAGE 32

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.

LEGEND

□	= SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #8405 UNLESS STATED OTHERWISE.
■	= FOUND 4"x4" CONCRETE MONUMENT LB #8405 UNLESS STATED OTHERWISE.
○	= FOUND PARKER-KALON NAIL AND DISC STAMPED "LB #112". UNLESS STATED OTHERWISE.
●	= SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM".
⊙	= SET (PCP) PERMANENT CONTROL POINT PARKER-KALON NAIL AND DISC "HAMILTON LB #8405".
AROWDPTP	= ADDITIONAL RIGHT-OF-WAY DEDICATED PER THIS PLAT
BDRY	= BOUNDARY
CCR	= CERTIFIED CORNER RECORD
DE	= DRAINAGE EASEMENT
HOA	= HOMEOWNERS ASSOCIATION
LB	= LICENSE BUSINESS
(NR)	= NON-RADIAL LINE
Q/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
(R)	= RADIAL LINE
SWFWMD	= SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TLO	= TIE LINE ONLY
UE	= UTILITY EASEMENT
WCA	= WETLAND CONSERVATION AREA

HAMILTON
ENGINEERING & SURVEYING, LLC

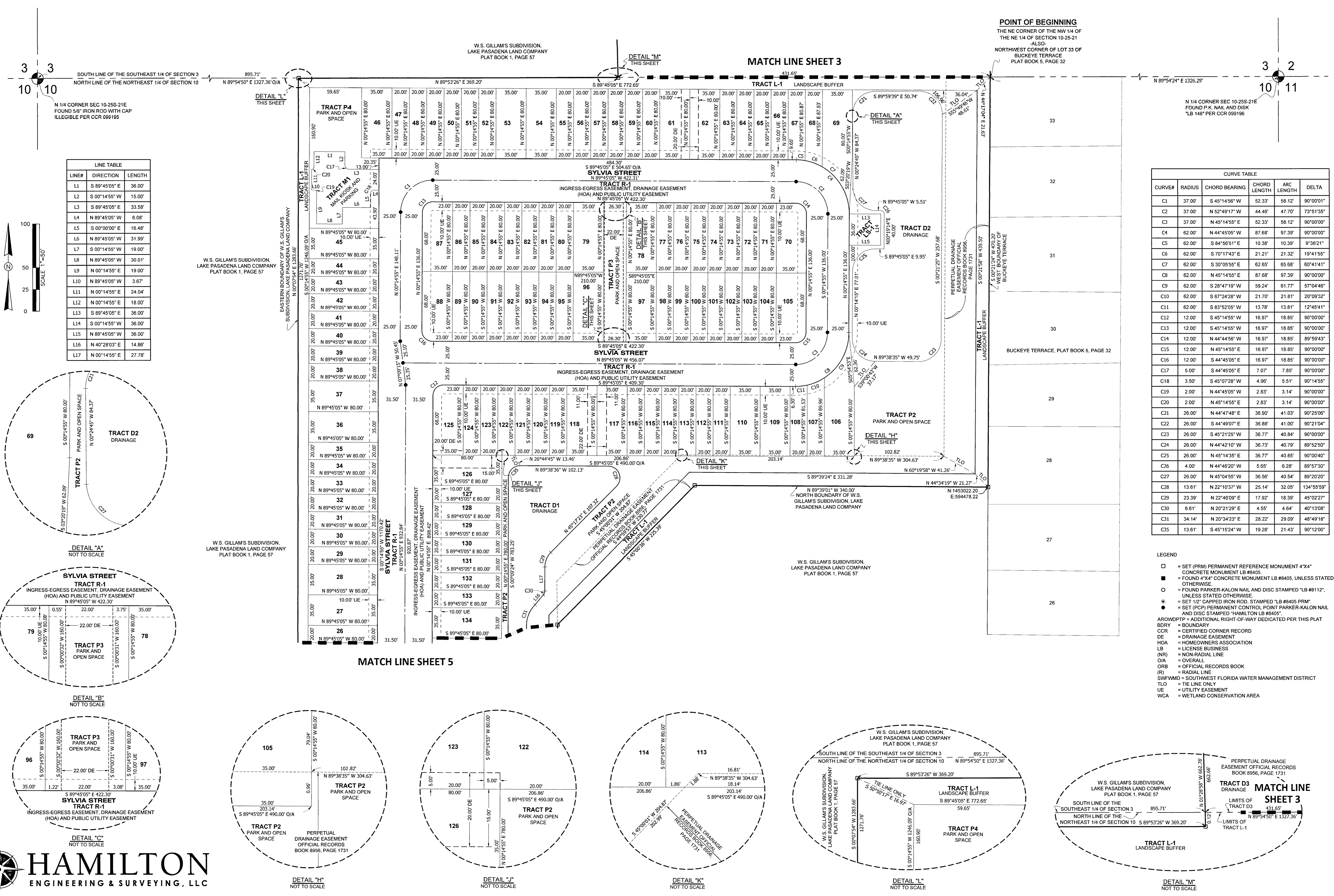
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.9209

CLINTON TOWNHOMES

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 ALL IN TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF THE FORMER SEABOARD COASTLINE RAILROAD, ALSO BEING A PORTION OF W.S. GILLAM'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY, SITUATED IN PASCO COUNTY, FLORIDA



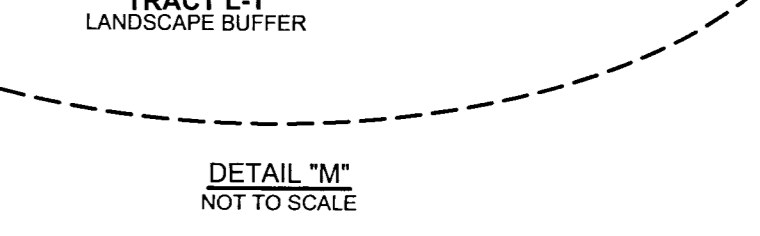
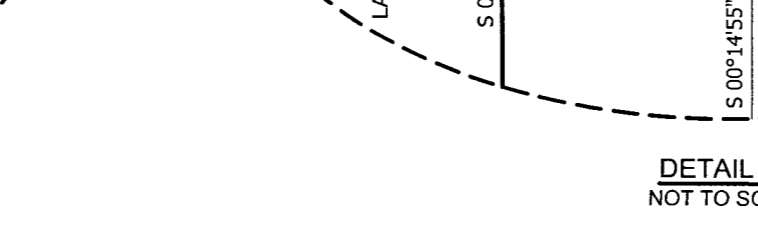
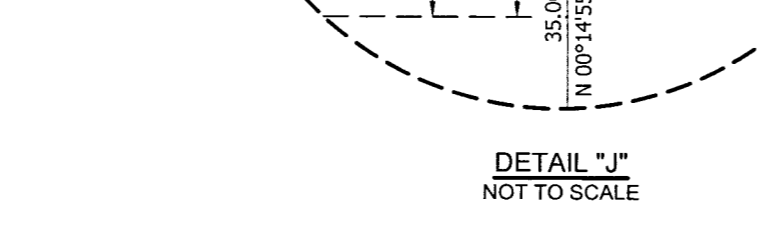
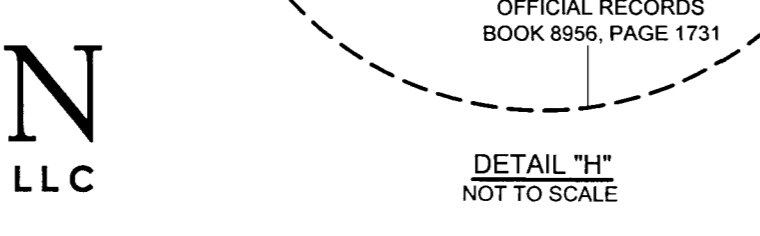
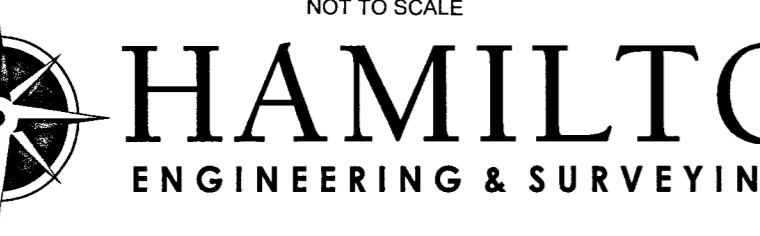
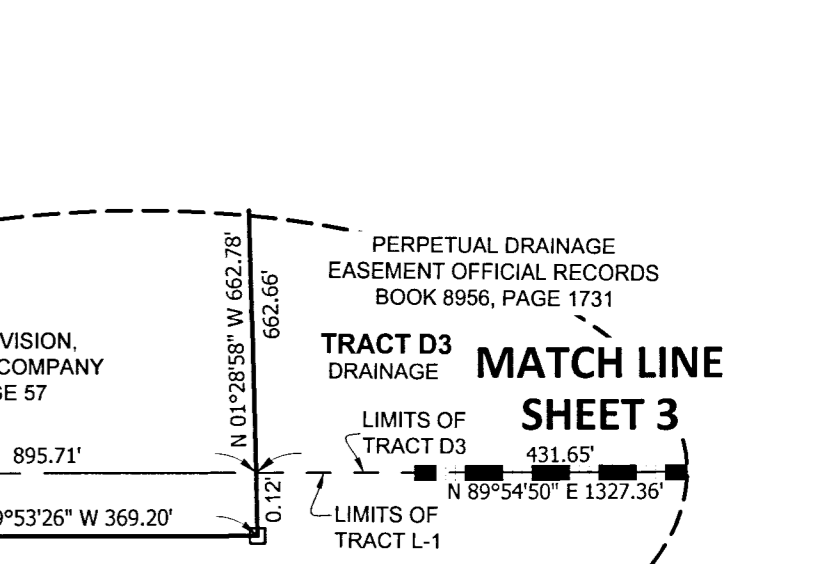
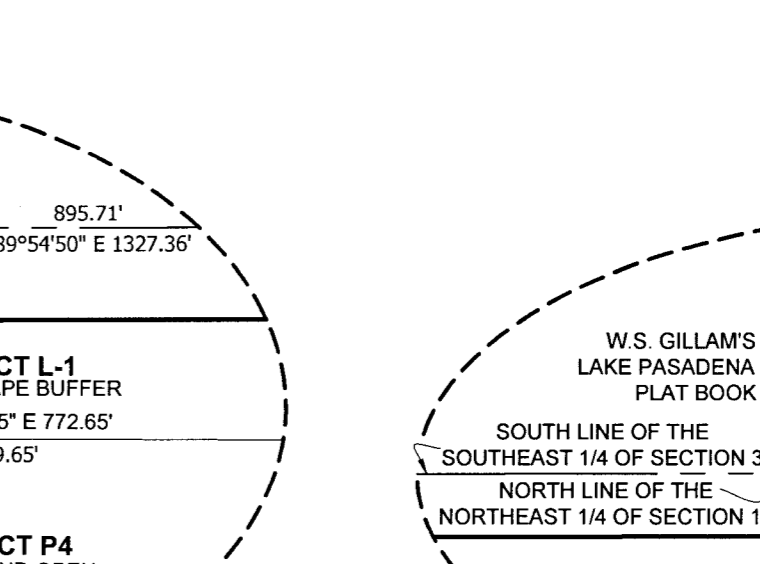
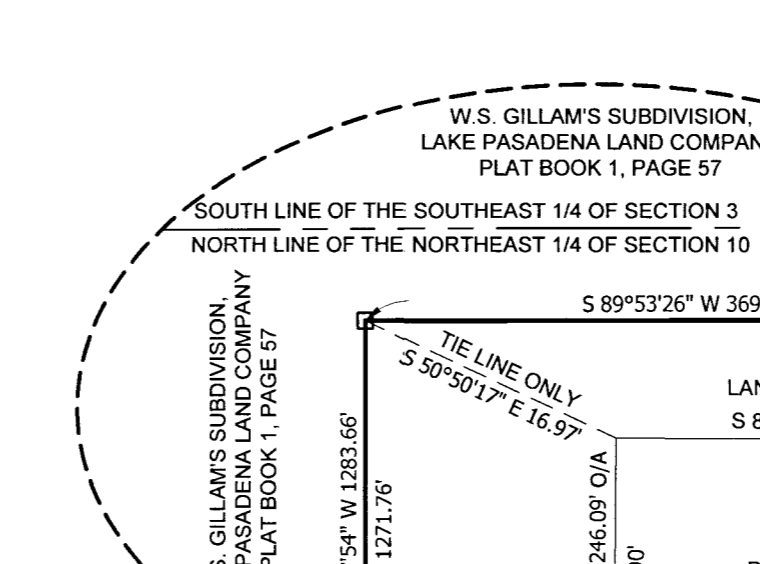
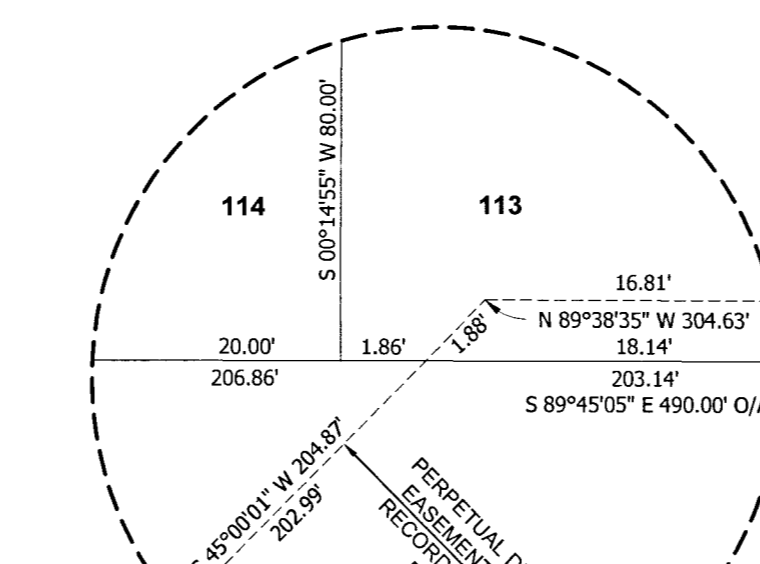
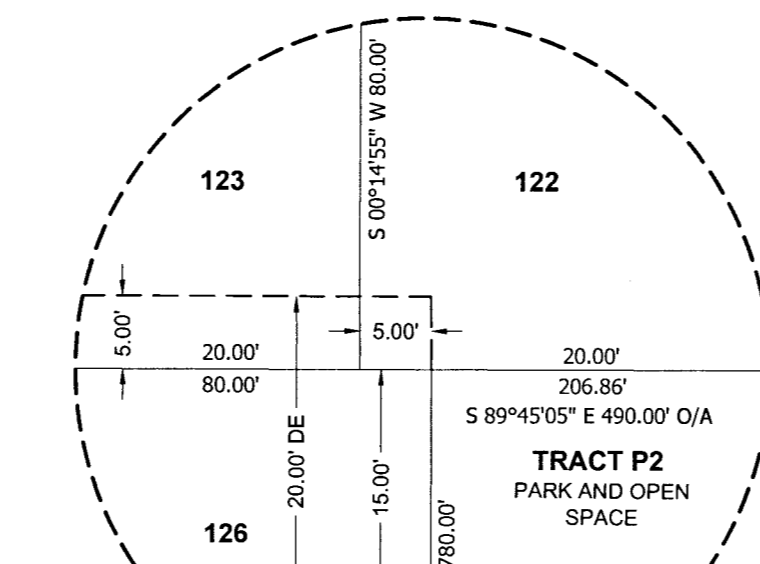
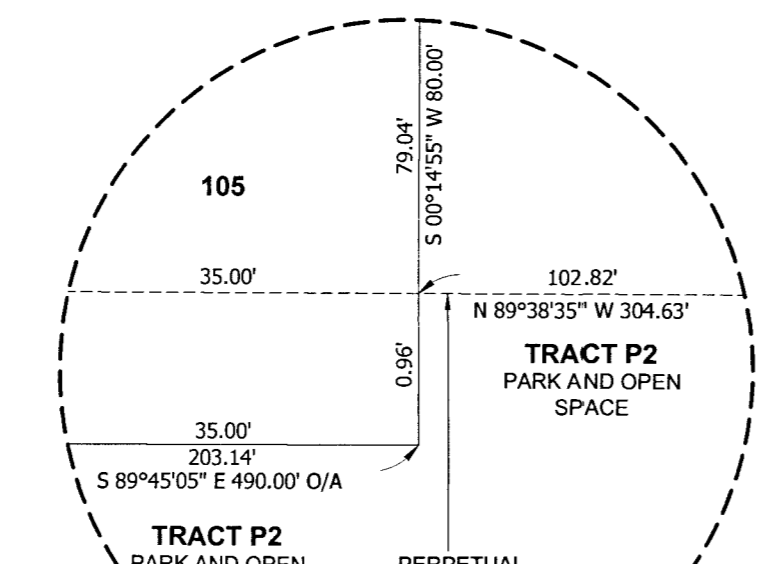
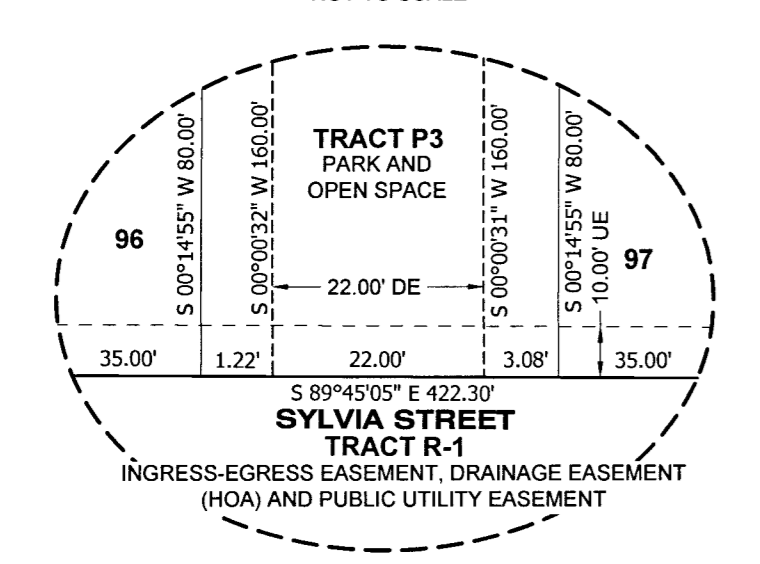
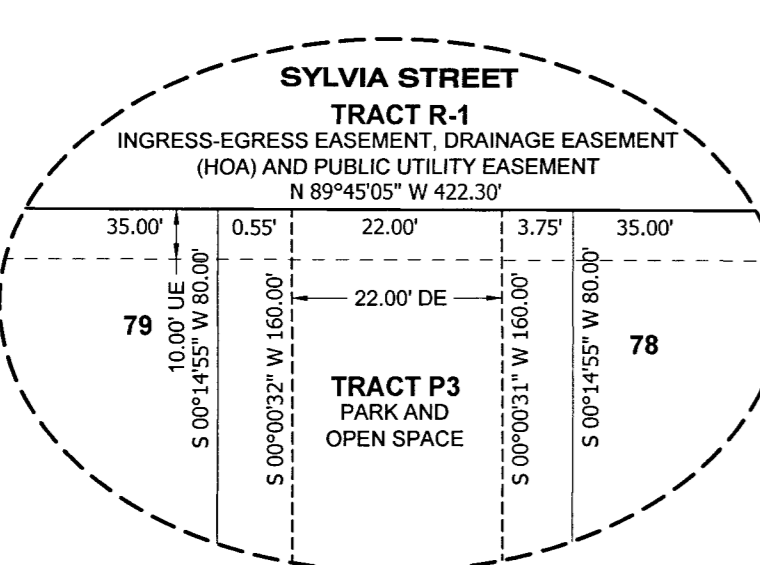
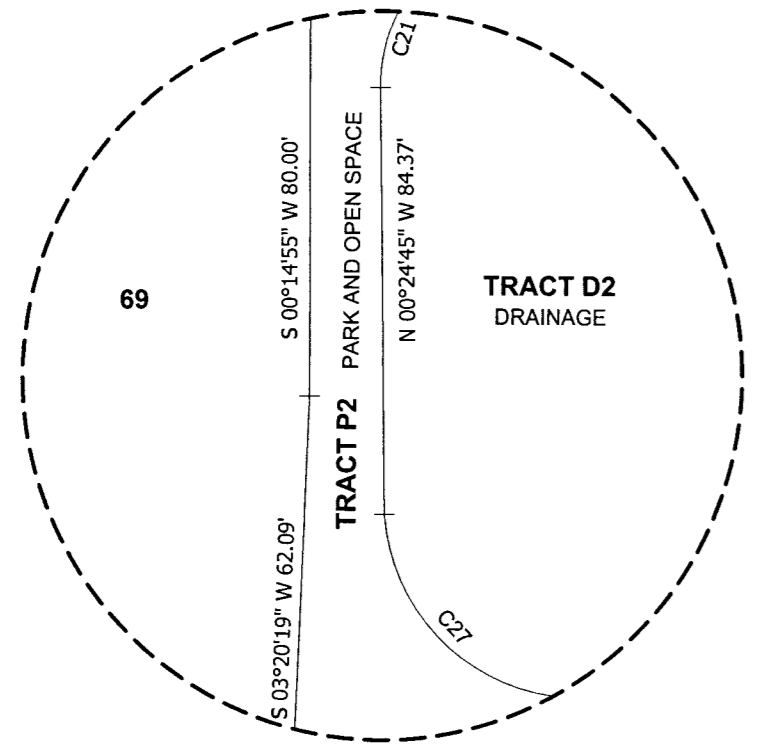
LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S 89°45'05" E	36.00'
L2	S 00°14'55" W	15.00'
L3	S 89°45'05" E	33.58'
L4	N 89°45'05" W	6.08'
L5	S 00°00'00" E	16.48'
L6	N 89°45'05" W	31.99'
L7	S 00°14'55" W	19.00'
L8	N 89°45'05" W	30.01'
L9	N 00°14'55" E	19.00'
L10	N 89°45'05" W	3.67'
L11	N 00°14'55" E	24.04'
L12	N 00°14'55" E	18.00'
L13	S 89°45'05" E	36.00'
L14	S 00°14'55" W	36.00'
L15	N 89°45'05" W	36.00'
L16	N 40°28'03" E	14.86'
L17	N 00°14'55" E	27.78'

CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	37.00'	S 45°14'56" W	52.33'	58.12'	90°00'01"
C2	37.00'	N 52°49'17" W	44.48'	47.70'	73°51'35"
C3	37.00'	N 45°14'55" E	52.33'	58.12'	90°00'00"
C4	62.00'	N 44°45'05" W	87.68'	97.39'	90°00'00"
C5	62.00'	S 84°56'51" E	10.38'	10.39'	9°36'21"
C6	62.00'	S 70°17'43" E	21.21'	21.32'	19°41'55"
C7	62.00'	S 30°05'55" E	62.65'	65.68'	60°41'41"
C8	62.00'	N 45°14'55" E	87.68'	97.39'	90°00'00"
C9	62.00'	S 28°47'19" W	59.24'	61.77'	57°04'46"
C10	62.00'	S 67°24'28" W	21.70'	21.81'	20°09'32"
C11	62.00'	S 83°52'05" W	13.78'	13.81'	12°45'41"
C12	12.00'	S 45°14'55" W	16.97'	18.85'	90°00'00"
C13	12.00'	S 45°14'55" W	16.97'	18.85'	90°00'00"
C14	12.00'	N 44°44'55" E	16.97'	18.85'	89°59'43"
C15	12.00'	N 45°14'55" E	16.97'	18.85'	90°00'00"
C16	12.00'	S 44°45'05" E	16.97'	18.85'	90°00'00"
C17	5.00'	S 44°45'05" E	7.07'	7.85'	90°00'00"
C18	3.50'	S 45°07'28" W	4.96'	5.51'	90°14'55"
C19	2.00'	N 44°45'05" W	2.83'	3.14'	90°00'00"
C20	2.00'	N 45°14'55" E	2.83'	3.14'	90°00'00"
C21	26.00'	N 44°47'48" E	36.90'	41.03'	90°25'06"
C22	26.00'	S 44°49'07" E	36.88'	41.00'	90°21'04"
C23	26.00'	S 45°21'25" W	36.77'	40.84'	90°00'00"
C24	26.00'	N 44°44'10" W	36.73'	40.79'	89°52'50"
C25	26.00'	N 45°14'35" E	36.77'	40.85'	90°00'40"
C26	4.00'	N 44°46'20" W	5.65'	6.28'	89°57'30"
C27	26.00'	N 45°04'55" W	36.56'	40.54'	89°20'20"
C28	13.61'	N 22°10'37" W	25.14'	32.05'	134°55'59"
C29	23.39'	N 22°46'09" E	17.92'	18.39'	45°02'27"
C30	6.61'	N 20°21'20" E	4.55'	4.64'	40°13'08"
C31	34.14'	N 20°34'23" E	28.22'	29.09'	48°49'18"
C35	13.61'	S 45°15'24" W	19.28'	21.43'	90°12'00"

- LEGEND**
- = SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #8405
 - = FOUND 4"x4" CONCRETE MONUMENT LB #8405, UNLESS STATED OTHERWISE.
 - = FOUND PARKER-KALON NAIL AND DISC STAMPED "LB #8112", UNLESS STATED OTHERWISE.
 - ⊙ = SET (PCP) PERMANENT CONTROL POINT PARKER-KALON NAIL AND DISC STAMPED "HAMILTON LB #8405"
 - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM"
 - ⊙ = BOUNDARY
 - ⊙ = CERTIFIED CORNER RECORD
 - DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LB = LICENSE BUSINESS
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - T/L = THE LINE ONLY
 - UE = UTILITY EASEMENT
 - WCA = WETLAND CONSERVATION AREA



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
 LB #8405 CA #8474 www.HamiltonEngineering.US
 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

