

# SUMMIT VIEW PHASE 1B - PART 1

A SUBDIVISION OF LAND IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, NORTH 89°54'39" WEST, FOR 663.79 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW PHASE 2B, AS RECORDED IN PLAT BOOK 88, PAGE 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID SUMMIT VIEW PHASE 2B THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 00°00'00" WEST, FOR 294.53 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 29.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°55'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 33°27'50" WEST, FOR 27.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (3) SOUTHWESTERLY 127.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 23°32'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 55°09'25" WEST, FOR 126.48 FEET; (4) SOUTH 43°23'10" WEST, FOR 88.77 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) SOUTHWESTERLY 428.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°26'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°36'38" WEST, FOR 426.00 FEET; (6) SOUTH 27°41'00" EAST, FOR 88.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (7) SOUTHWESTERLY 142.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,260.00 FEET, A CENTRAL ANGLE OF 06°27'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 63°11'28" WEST, FOR 142.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SUMMIT VIEW PHASE 1A, AS RECORDED IN PLAT BOOK 93, PAGE 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY OF SUMMIT VIEW PHASE 1A, SOUTH 22°33'16" EAST, FOR 26.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°26'44" EAST, FOR 221.44 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 364.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 40°08'30", AND A CHORD BEARING AND DISTANCE OF NORTH 87°30'59" EAST, FOR 356.91 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 601.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,459.50 FEET, A CENTRAL ANGLE OF 23°36'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°36'43" EAST, FOR 596.97 FEET TO AFORESAID BOUNDARY OF SUMMIT VIEW PHASE 1A; THENCE ALONG SAID BOUNDARY OF SUMMIT VIEW PHASE 1A THE FOLLOWING TEN (10) COURSES: (1) SOUTH 26°35'41" WEST, FOR 151.29 FEET; (2) SOUTH 54°54'41" WEST, FOR 138.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (3) NORTHWESTERLY 490.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,178.50 FEET, A CENTRAL ANGLE OF 23°51'25", AND A CHORD BEARING AND DISTANCE OF NORTH 60°29'04" WEST, FOR 487.17 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; (4) WESTERLY 167.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 40°08'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 87°30'59" WEST, FOR 164.04 FEET; (5) SOUTH 67°26'44" WEST, FOR 173.01 FEET; (6) NORTH 22°33'16" WEST, FOR 95.00 FEET TO A POINT ON A CURVE TO THE RIGHT; (7) NORTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 22°26'44" EAST, FOR 35.36 FEET; (8) NORTH 28°15'54" WEST, FOR 50.25 FEET; (9) SOUTH 67°26'44" WEST, FOR 68.42 FEET; (10) NORTH 22°33'16" WEST, FOR 111.00 FEET TO THE POINT OF BEGINNING.

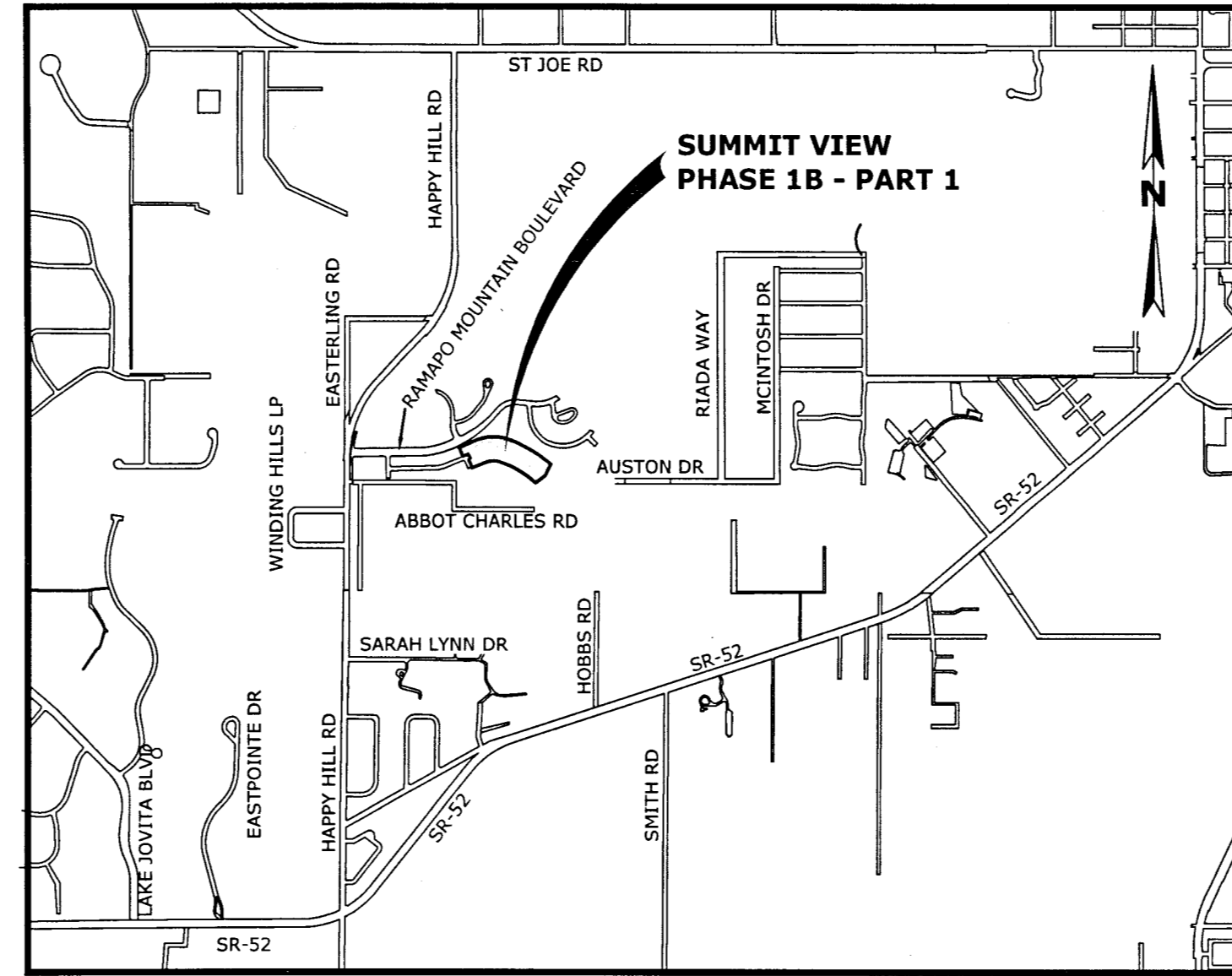
CONTAINING 6.562 ACRES.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), BEING THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS "SUMMIT VIEW PHASE 1B - PART 1", AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA, (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "A" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
- OWNER DOES HEREBY RESERVE TITLE TO TRACT "A" (RIGHT-OF-WAY) AS SHOWN AND DEPICTED HEREON TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE "SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT", A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, (THE "DISTRICT"), ITS SUCCESSORS AND/OR ASSIGNS BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. THE FOREGOING TRACTS SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, FOR THE BENEFIT AND USE OF THE LOT OWNERS WITHIN THE SUBDIVISION.
- OWNER DOES FURTHER GRANT, CONVEY 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 ON THIS PLAT. IN THE EVENT 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 EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE 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 DOES FURTHER GRANT AND RESERVE UNTO THE "DISTRICT", 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).
- OWNER DOES FURTHER GRANT AND RESERVE UNTO THE "DISTRICT", ITS SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS TRACTS DEDICATED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THE LANDSCAPING, FENCES, UTILITIES AND ANY OTHER IMPROVEMENTS LYING THEREIN.
- OWNER RESERVES UNTO ITSELF, ITS RESPECTIVE 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 AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATIONS SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(27).

**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 RESTRICTED 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 (FS. 177.091(27))



VICINITY MAP  
NOT TO SCALE

### OWNER:

SUMMIT VIEW LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: JES PROPERTIES, INC., A FLORIDA CORPORATION  
ITS MANAGER

*Douglas J. Weiland*  
DOUGLAS J. WEILAND  
PRESIDENT

*Edith A. Sterling*      *Edward Mazer Jr.*  
WITNESS SIGNATURE      WITNESS SIGNATURE  
Edith A. Sterling      Edward Mazer Jr.  
WITNESS NAME PRINTED      WITNESS NAME PRINTED

### ACKNOWLEDGMENT:

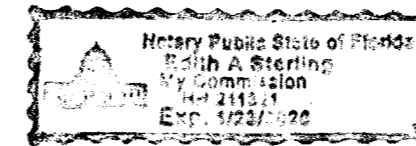
STATE OF FLORIDA } SS:  
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 26<sup>th</sup> DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED DOUGLAS J. WEILAND AS PRESIDENT OF JES PROPERTIES, INC., A FLORIDA CORPORATION, AS MANAGER OF SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED HEREIN 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, THE DAY AND YEAR AFORESAID.

*Edith A. Sterling*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:  
COMMISSION NUMBER:



### CERTIFICATE OF ACCEPTANCE OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT:

THE DEDICATION TO SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 26<sup>th</sup> DAY OF June, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THE INSTRUMENT AND DEDICATIONS SHOWN HEREON.

BY: *Douglas J. Weiland*  
DOUGLAS J. WEILAND  
CHAIRMAN

ATTEST BY: *Edith A. Sterling*  
SIGNATURE  
Edith A. Sterling  
PRINT NAME

### ACKNOWLEDGMENT:

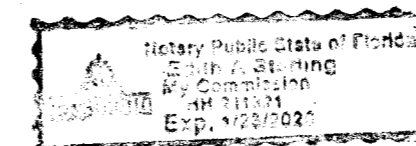
STATE OF FLORIDA } SS:  
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 26<sup>th</sup> DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED DOUGLAS J. WEILAND, CHAIRMAN OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, 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 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, THE DAY AND YEAR AFORESAID.

*Edith A. Sterling*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:  
COMMISSION NUMBER:



### MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

1) LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE FROM SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 214, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 10564, PAGE 1749, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

2) LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN AGREED LIEN AGAINST SUMMIT VIEW, LLC, IN FAVOR OF WEG CONSTRUCTION, INC., RECORDED ON SEPTEMBER 8, 2010 IN BOOK 8414, PAGE 1032, AS ASSIGNED TO CWES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY ASSIGNMENT, RECORDED NOVEMBER 30, 2010 IN BOOK 8474, PAGE 1873, AS AFFECTED BY ACKNOWLEDGEMENT OF CONTINUING LIEN OBLIGATION RECORDED AUGUST 25, 2017 IN BOOK 9595, PAGE 1674, AS SUBORDINATED BY SUBORDINATION AGREEMENT, RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 223 AND AS FURTHER AFFECTED BY LIENHOLDER SPECIAL ASSESSMENT ACKNOWLEDGEMENT, RECORDED AUGUST 12, 2021 IN BOOK 10413, PAGE 3094, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

3) LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN CLAIM OF LIEN AGAINST SUMMIT VIEW, LLC, IN FAVOR OF FLORIDA DESIGN CONSULTANTS, INC., RECORDED ON MARCH 26, 2009 IN BOOK 8048, PAGE 1773, AS AMENDED BY AMENDED CLAIM OF LIEN, RECORDED APRIL 7, 2009 IN BOOK 8057, PAGE 1172, AS AFFECTED BY AGREED LIEN, RECORDED DECEMBER 7, 2010 IN BOOK 8480, PAGE 1992, AS ASSIGNED TO DOUGLAS WEILAND BY ASSIGNMENT, RECORDED MAY 21, 2014 IN BOOK 9035, PAGE 2255, AS SUBORDINATED BY SUBORDINATION AGREEMENT RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 226, AND AS FURTHER AFFECTED BY LIENHOLDER SPECIAL ASSESSMENT ACKNOWLEDGEMENT RECORDED AUGUST 12, 2021 IN BOOK 10413, PAGE 3074 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

### CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I, STEPHEN C. BOOTH, ATTORNEY AT LAW FOR BOOTH & COOK, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE OWNER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEARS TAXES OUTSTANDING ON THE LAND.

THIS THE 26<sup>th</sup> DAY OF JUNE, 2024.

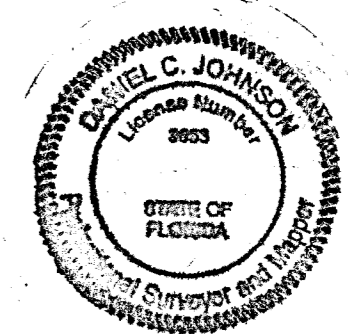
BY: *Stephen C. Booth*  
STEPHEN C. BOOTH  
BAR # 145880

### REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER:

REVIEWED FOR COMPLIANCE WITH 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 POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 26<sup>th</sup> DAY OF JUNE, 2024.

REVIEWED BY: *Daniel C. Johnson*  
PRINTED NAME: DANIEL C. JOHNSON  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3653



### CERTIFICATE OF APPROVAL BY GOVERNING BODY:

THIS IS TO CERTIFY THAT ON THIS THE 26 DAY OF June, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE CITY COMMISSION OF DADE CITY, FLORIDA.

SCOTT BLACK  
MAYOR

### 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 1<sup>st</sup> DAY OF July, 2024, IN PLAT BOOK 95, PAGE(S) 23-24.

*Kimberly D. Johnson, D.C.*  
NIKKI ALVAREZ-BOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER

### SURVEYOR'S CERTIFICATION:

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 1.

SIGNED AND SEALED THIS 26<sup>th</sup> DAY OF June, 2024.

*Joseph E. Beckman*  
JOSEPH E. BECKMAN, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. L57204  
FLORIDA LAND DESIGN & PERMITTING, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB8342  
3030 STARKEY BOULEVARD  
TRINITY, FLORIDA 34655



**Florida Land Design & Permitting**  
3030 STARKEY BOULEVARD  
TRINITY, FLORIDA 34655  
PHONE: (727) 478-2421  
www.floridaland.com  
E-mail: info@floridaland.com  
Engineer # - CA No. 33088  
Survey # - LB8342

# SUMMIT VIEW PHASE 1B - PART 1

A SUBDIVISION OF LAND IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

**POINT OF COMMENCEMENT**  
NE CORNER OF SW 1/4 OF SEC 32-24S-21E  
FCM 4"x4" (CCR #089690)  
N 89°54'39"W - 663.79'  
N LINE OF SW 1/4 OF SEC 32-24S-21E

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S26°41'33"E	13.99'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	66°55'39"	29.20'	S33°27'50"W	27.57'
C2	310.00'	23°32'29"	127.37'	S55°09'25"W	126.48'
C3	1200.00'	20°26'55"	428.27'	S59°36'38"W	426.00'
C4	1260.00'	6°27'37"	142.07'	S63°11'28"W	142.00'
C5	520.00'	40°08'30"	364.31'	N87°30'59"E	356.91'
C6	1459.50'	23°36'06"	601.21'	S60°36'43"E	596.97'
C7	1178.50'	23°51'25"	490.71'	N60°29'04"W	487.17'
C8	239.00'	40°08'30"	167.44'	S87°30'59"W	164.04'
C9	25.00'	90°00'00"	39.27'	N23°26'44"E	35.36'
C10	409.00'	40°08'30"	286.55'	S87°30'59"W	280.72'
C11	409.00'	0°37'44"	4.50'	S67°45'35"W	4.49'
C12	409.00'	7°38'37"	54.56'	S71°53'46"W	54.52'
C13	409.00'	6°40'21"	47.63'	S79°03'15"W	47.60'
C14	409.00'	6°40'21"	47.63'	S85°43'37"W	47.60'
C15	409.00'	6°40'21"	47.63'	N87°36'02"W	47.60'
C16	409.00'	6°40'21"	47.63'	N80°55'41"W	47.60'
C17	409.00'	5°10'44"	36.97'	N75°00'08"W	36.96'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C18	520.00'	0°29'40"	4.48'	N67°41'34"E	4.49'
C19	520.00'	7°46'41"	70.59'	N71°49'45"E	70.54'
C20	520.00'	6°40'21"	60.56'	N79°03'15"E	60.52'
C21	520.00'	6°40'21"	60.56'	N85°43'37"E	60.52'
C22	520.00'	6°40'21"	60.56'	S87°36'02"E	60.52'
C23	520.00'	6°40'21"	60.56'	S80°55'41"E	60.52'
C24	520.00'	5°10'44"	47.00'	S75°00'08"E	46.99'
C25	384.00'	40°08'30"	269.03'	S87°30'59"W	263.56'
C26	1323.50'	22°59'25"	531.06'	N60°55'04"W	527.51'
C27	100.00'	22°43'49"	39.67'	N38°03'27"W	39.41'
C28	1348.50'	22°59'25"	541.09'	N60°55'04"W	537.47'
C29	1348.50'	0°28'07"	11.01'	N72°10'43"W	11.03'
C30	1348.50'	2°05'36"	49.27'	N70°53'52"W	49.26'
C31	1348.50'	2°05'36"	49.27'	N68°48'16"W	49.26'
C32	1348.50'	2°05'36"	49.27'	S56°14'43"W	49.26'
C33	1348.50'	2°05'36"	49.27'	N64°37'05"W	49.26'
C34	1348.50'	2°05'36"	49.27'	N62°31'29"W	49.26'

**CURVE TABLE**

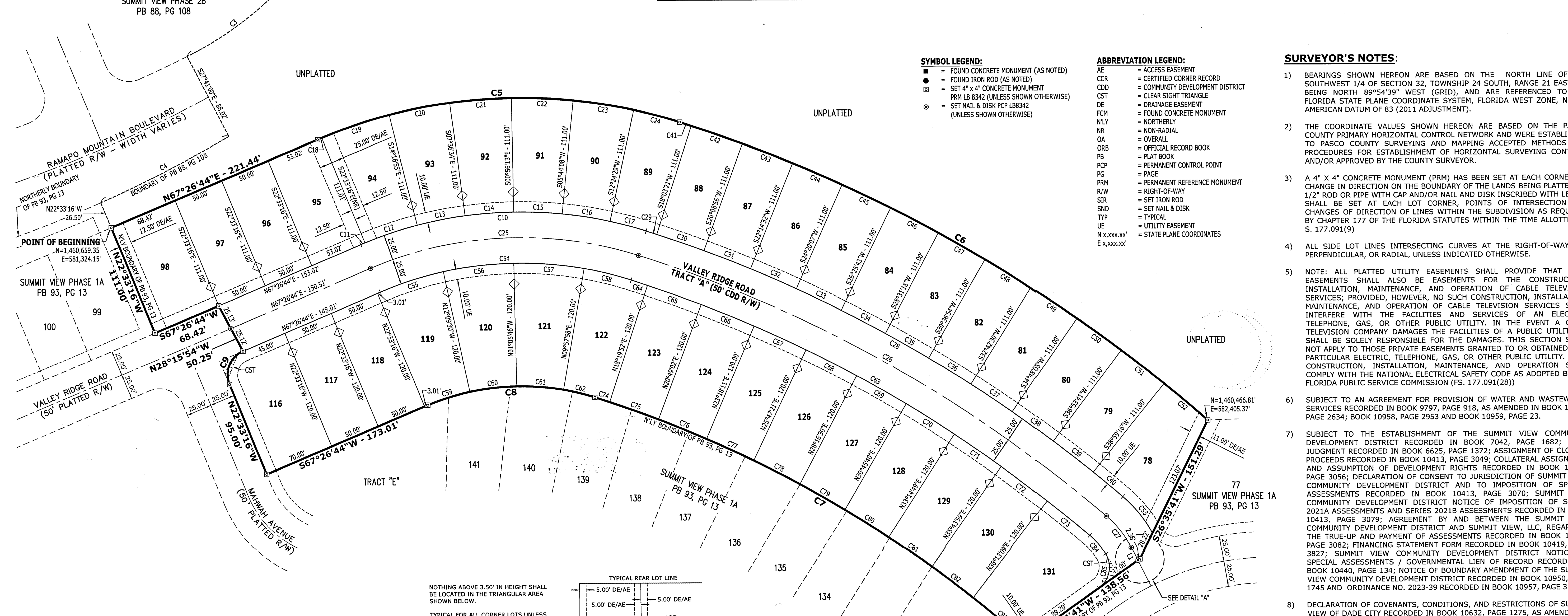
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C35	1348.50'	2°05'36"	49.27'	N60°25'54"W	49.26'
C36	1348.50'	2°05'36"	49.27'	N58°20'18"W	49.26'
C37	1348.50'	2°05'36"	49.27'	N56°14'43"W	49.26'
C38	1348.50'	2°05'36"	49.27'	N54°09'07"W	49.26'
C39	1348.50'	2°05'36"	49.27'	N52°03'32"W	49.26'
C40	1348.50'	1°35'22"	37.38'	N50°13'02"W	37.41'
C41	1459.50'	0°27'00"	11.94'	N72°10'43"W	11.94'
C42	1459.50'	2°05'36"	53.32'	S70°53'52"E	53.32'
C43	1459.50'	2°05'36"	53.32'	S68°48'16"E	53.32'
C44	1459.50'	2°05'36"	53.32'	S66°42'41"E	53.32'
C45	1459.50'	2°05'36"	53.32'	S64°37'05"E	53.32'
C46	1459.50'	2°05'36"	53.32'	S62°31'29"E	53.32'
C47	1459.50'	2°05'36"	53.32'	S60°25'54"E	53.32'
C48	1459.50'	2°05'36"	53.32'	S58°20'18"E	53.32'
C49	1459.50'	2°05'36"	53.32'	S56°14'43"E	53.32'
C50	1459.50'	2°05'36"	53.32'	S54°09'07"E	53.32'
C51	1459.50'	2°05'36"	53.32'	S52°03'32"E	53.32'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C52	1459.50'	2°12'03"	56.07'	S49°54'42"E	56.08'
C53	125.00'	21°15'09"	46.37'	N38°47'47"W	46.10'
C54	359.00'	40°08'30"	251.52'	S87°30'59"W	246.40'
C55	359.00'	10°23'46"	65.15'	N72°38'37"E	65.05'
C56	359.00'	11°03'44"	69.31'	N83°22'22"E	69.20'
C57	359.00'	11°03'44"	69.31'	S85°33'54"E	69.20'
C58	359.00'	7°37'16"	47.75'	S78°13'24"E	47.72'
C59	239.00'	10°23'46"	43.37'	S72°38'37"W	43.31'
C60	239.00'	11°03'44"	46.14'	S83°22'22"W	46.07'
C61	239.00'	11°03'44"	46.14'	N85°33'54"W	46.07'
C62	239.00'	7°37'16"	31.79'	N78°13'24"W	31.77'
C63	1298.50'	22°59'25"	521.03'	N60°55'04"W	517.54'
C64	1298.50'	0°44'38"	16.86'	S72°02'27"E	16.86'
C65	1298.50'	2°29'10"	56.34'	S70°23'33"E	56.34'
C66	1298.50'	2°29'10"	56.34'	S67°56'24"E	56.34'
C67	1298.50'	2°29'10"	56.34'	S65°27'14"E	56.34'
C68	1298.50'	2°29'10"	56.34'	S62°58'04"E	56.34'

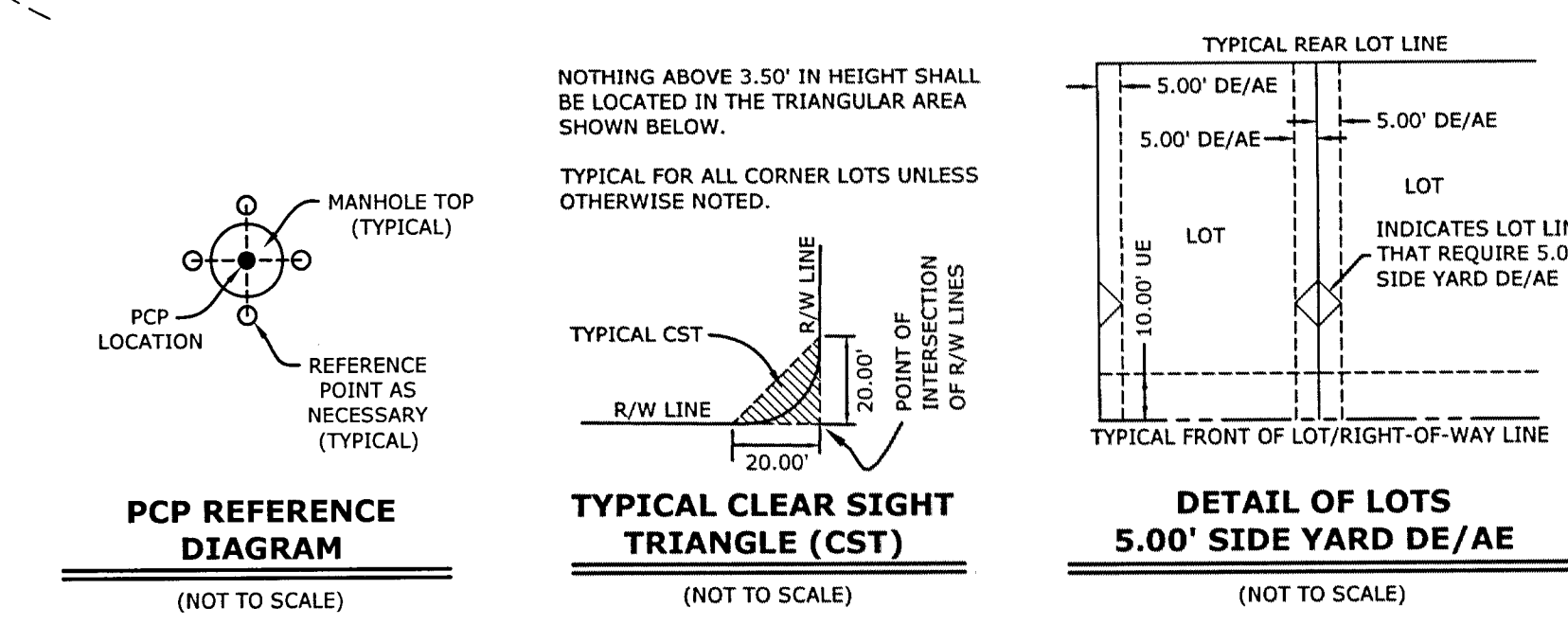
**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C69	1298.50'	2°29'10"	56.34'	S60°28'55"E	56.34'
C70	1298.50'	2°29'10"	56.34'	S57°59'45"E	56.34'
C71	1298.50'	2°29'10"	56.34'	S55°30'36"E	56.34'
C72	1298.50'	2°29'10"	56.34'	S53°01'26"E	56.34'
C73	1298.50'	2°21'30"	53.45'	S50°30'06"E	53.44'
C74	1178.50'	11°03'44"	69.31'	N72°02'27"W	15.31'
C75	1178.50'	2°29'10"	51.13'	N70°23'33"W	51.13'
C76	1178.50'	2°29'10"	51.13'	N67°56'24"W	51.13'
C77	1178.50'	2°29'10"	51.13'	N65°27'14"W	51.13'
C78	1178.50'	2°29'10"	51.13'	N62°58'04"W	51.13'
C79	1178.50'	2°29'10"	51.13'	N60°28'55"W	51.13'
C80	1178.50'	2°29'10"	51.13'	N57°59'45"W	51.13'
C81	1178.50'	2°29'10"	51.13'	N55°30'36"W	51.13'
C82	1178.50'	2°29'10"	51.13'	N53°01'26"W	51.13'
C83	1178.50'	3°13'30"	66.35'	N50°30'06"W	66.34'
C84	75.00'	18°17'05"	23.93'	S40°16'49"E	23.83'
C85	25.00'	86°02'58"	37.55'	S11°53'13"W	34.12'



- SYMBOL LEGEND:**
- = FOUND CONCRETE MONUMENT (AS NOTED)
  - = FOUND IRON ROD (AS NOTED)
  - ⊙ = SET 4" X 4" CONCRETE MONUMENT FROM LB 8342 (UNLESS SHOWN OTHERWISE)
  - ⊙ = SET NAIL & DISK PCP LB8342 (UNLESS SHOWN OTHERWISE)
- ABBREVIATION LEGEND:**
- AE = ACCESS EASEMENT
  - CCR = CERTIFIED CORNER RECORD
  - CDD = COMMUNITY DEVELOPMENT DISTRICT
  - CST = CLEAR SIGHT TRIANGLE
  - DE = DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT
  - NLY = NORTHERLY
  - NR = NON-RADIAL
  - OA = OVERALL
  - ORB = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PC = PAGE
  - PRM = PERMANENT REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - SIR = SET IRON ROD
  - SND = SET NAIL & DISK
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - N x,xxxxx'x' = STATE PLANE COORDINATES
  - E x,xxxxx'x' = STATE PLANE COORDINATES

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, AS BEING NORTH 89°54'39" WEST (GRID), AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83 (2011 ADJUSTMENT).
  - 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.
  - A 4" X 4" CONCRETE MONUMENT (PRM) HAS BEEN SET AT EACH CORNER OR CHANGE IN DIRECTION ON THE BOUNDARY OF THE LANDS BEING PLATTED. A 1/2" ROD OR PIPE WITH CAP AND/OR NAIL AND DISK INSCRIBED WITH LB8342 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)
  - ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
  - 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 (FS. 177.091(28))
  - SUBJECT TO AN AGREEMENT FOR PROVISION OF WATER AND WASTEWATER SERVICES RECORDED IN BOOK 9797, PAGE 918, AS AMENDED IN BOOK 10609, PAGE 2634; BOOK 10958, PAGE 2953 AND BOOK 10959, PAGE 23.
  - SUBJECT TO THE ESTABLISHMENT OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 7042, PAGE 1682; FINAL JUDGMENT RECORDED IN BOOK 6625, PAGE 1372; ASSIGNMENT OF CLOSING PROCEEDS RECORDED IN BOOK 10413, PAGE 3049; COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 10413, PAGE 3056; DECLARATION OF CONSENT TO JURISDICTION OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN BOOK 10413, PAGE 3070; SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF IMPOSITION OF SERIES 2021A ASSESSMENTS AND SERIES 2021B ASSESSMENTS RECORDED IN BOOK 10413, PAGE 3079; AGREEMENT BY AND BETWEEN THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND SUMMIT VIEW, LLC, REGARDING THE TRUE-UP AND PAYMENT OF ASSESSMENTS RECORDED IN BOOK 10413, PAGE 3082; FINANCING STATEMENT FORM RECORDED IN BOOK 10419, PAGE 3827; SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD RECORDED IN BOOK 10440, PAGE 134; NOTICE OF BOUNDARY AMENDMENT OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 10950, PAGE 1745 AND ORDINANCE NO. 2023-39 RECORDED IN BOOK 10957, PAGE 331.
  - DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUMMIT VIEW OF DADE CITY RECORDED IN BOOK 10632, PAGE 1275, AS AMENDED IN BOOK 10654, PAGE 41.



**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 (FS. 177.091(27))

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