

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 48

LEGAL DESCRIPTION:

A parcel of land lying in Sections 8, 9, 16 and 17, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the South 1/4 corner said Section 9, run thence along the South boundary of the Southwest 1/4 of said Section 9, S.89°57'20"W., 83.73 feet to the POINT OF BEGINNING, thence S.00°29'59"W., 513.12 feet; thence S.00°22'19"W., 333.82 feet; thence WEST, 609.65 feet to a point on a curve; thence Northerly, 152.33 feet along the arc of a curve to the left having a radius of 855.00 feet and a central angle of 10°12'29" (chord bearing N.04°23'46"W., 152.13 feet) to a point of reverse curvature; thence Northerly, 592.56 feet along the arc of a curve to the right having a radius of 785.00 feet and a central angle of 43°15'00" (chord bearing N.12°07'30"E., 578.59 feet) to a point of reverse curvature; thence Northerly, 772.24 feet along the arc of a curve to the left having a radius of 855.00 feet and a central angle of 51°45'00" (chord bearing N.07°52'30"E., 746.26 feet) to a point of tangency; thence N.18°00'00"W., 311.16 feet; thence S.72°00'00"W., 70.00 feet; thence S.18°00'00"E., 311.16 feet to a point of curvature; thence Southerly, 709.02 feet along the arc of said curve to the right having a radius of 785.00 feet and a central angle of 51°45'00" (chord bearing S.07°52'30"W., 685.16 feet) to a point of reverse curvature; thence Southerly, 645.40 feet along the arc of a curve to the left having a radius of 855.00 feet and a central angle of 43°15'00" (chord bearing S.12°07'30"W., 630.19 feet) to a point of reverse curvature; thence Southerly, 140.72 feet along the arc of a curve to the right having a radius of 785.00 feet and a central angle of 10°16'16" (chord bearing S.04°21'52"E., 140.53 feet); thence WEST, 538.32 feet; thence S.31°23'58"W., 957.46 feet to a point on the South boundary of the Northwest 1/4 of the aforesaid Section 16; thence SOUTH, 63.38 feet; thence N.66°25'53"W., 15.68 feet; thence N.37°00'31"W., 73.35 feet; thence N.12°42'07"W., 52.53 feet; thence N.00°48'13"W., 64.20 feet; thence N.03°31'14"W., 59.86 feet; thence N.42°08'52"E., 30.39 feet; thence N.03°32'23"W., 40.30 feet; thence N. 36°22'01"W., 75.89 feet; thence N.38°56'53"W., 37.67 feet; thence WEST, 344.50 feet; thence N.45°00'00"W., 45.33 feet; thence NORTH, 28.56 feet; thence N.02°00'00"E., 50.05 feet; thence N.88°00'00"W., 61.78 feet; thence SOUTH, 1013.35 feet; thence WEST, 1196.50 feet to a point on the Easterly boundary of State of Florida Department of Transportation Parcel 107 - Part "C", according to Amended Order of Taking, as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundaries of said State of Florida Department of Transportation Parcel 107 - Part "C", the following thirteen (13) courses: 1) N.04°22'54"W., 293.51 feet to a point of curvature; 2) Northerly, 1279.02 feet along the arc of a curve to the right having a radius of 10859.11 feet and a central angle of 06°44'55" (chord bearing N.01°05'27"W., 1278.28 feet); 3) N.87°42'59"W., 58.20 feet; 4) S.20°04'21"W., 157.32 feet; 5) N.88°25'14"W., 26.18 feet; 6) N.13°44'33"W., 67.76 feet; 7) N.02°47'02"E., 121.11 feet; 8) N.15°59'17"W., 58.81 feet; 9) S.47°00'11"W., 127.29 feet; 10) S.17°34'15"W., 134.55 feet; 11) S.26°21'37"W., 69.48 feet; 12) S.64°31'22"W., 44.34 feet; 13) S.84°51'21"W., 87.37 feet to a point on a curve on the Easterly boundary of the Limited Access Right-of-Way for Interstate Highway No. 75 (State Road No. 93), according to the State of Florida Department of Transportation Right-of-Way Map Section 14140-2401; thence along said Easterly boundary of the Limited Access Right-of-Way for Interstate Highway No. 75 (State Road No. 93), the following two (2) courses: 1) Northerly, 544.61 feet along the arc of a curve to the right having a radius of 11309.11 feet and a central angle of 02°45'33" (chord bearing N.02°31'48"E., 544.56 feet) to a point of tangency; 2) N.03°54'34"E., 1833.87 feet to the Southerlymost corner of State of Florida Department of Transportation Parcel 107 - Part "E" (Limited Access Right-of-Way), according to the aforesaid Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said State of Florida Department of Transportation Parcel 107 - Part "E" (Limited Access Right-of-Way), N.07°54'34"E., 888.15 feet to the Southwest corner of State of Florida Department of Transportation Parcel 107 - Part "D", according to the aforesaid Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said property described in Warranty Deed, as recorded in Official Records Book 3387, Page 1182, N.02°05'59"E., 67.82 feet to a point on a curve; thence Northerly, 354.76 feet along the arc of a curve to the right having a radius of 1671.00 feet and a central angle of 12°09'51" (chord bearing N.04°53'52"W., 354.10 feet); thence N.03°25'51"W., 53.37 feet to a point of curvature; thence Northwest, 40.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°12'08" (chord bearing N.49°31'55"W., 36.03 feet) to a point on the Southerly boundary of State of Florida Department of Transportation Parcel 106 - Part "B", according to the aforesaid Stipulated Order of Taking and Final Judgement as recorded in Official Records Book 9007, Page 1618, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of State of Florida Department of Transportation Parcel 106 - Part "B", N.84°22'01"E., 78.43 feet to the Southeast corner of said State of Florida Department of Transportation Parcel 106 - Part "B"; thence along the Easterly boundary of said State of Florida Department of Transportation Parcel 106 - Part "B", N.02°22'00"E., 18.98 feet to a point on a curve, also being the Southwest corner of State of Florida Department of Transportation Parcel 107 - Part "F", according to the aforesaid Amended Order of Taking as recorded in Official Records Book 8899, Page 843, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said State of Florida Department of Transportation Parcel 107 - Part "F", the following four (4) courses: 1) Easterly, 35.69 feet along the arc of a curve to the right having a radius of 10026.00 feet and a central angle of 00°12'14" (chord bearing N.84°29'30"E., 35.69 feet); 2) N.84°23'30"E., 175.50 feet to a point of curvature; 3) Easterly, 1294.33 feet along the arc of a curve to the right having a radius of 5485.00 feet and a central angle of 13°31'14" (chord bearing S.88°50'53"E., 1291.33 feet); 4) S.82°05'17"E., 1044.10 feet; thence S.00°28'48"W., 832.26 feet; thence S.00°17'48"W., 688.87 feet; thence S.00°54'54"W., 842.83 feet; thence S.00°29'59"W., 411.55 feet to the POINT OF BEGINNING.

Containing 434.087 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

DOUBLE BRANCH DEV INC., a Delaware corporation authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as Pasco Town Center Phase 1, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner does hereby grant, convey and dedicate to Pasco County ("the County") the public rights-of-way for Tradeway Boulevard, Settler Palm Road and Double Branch Parkway, as shown and depicted on this plat 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.
- Owner further does hereby grant, convey and dedicate to the County, the (Public) Access and Utility Easement and the (Public) Water Easement as shown and depicted on this plat for the purposes incidental thereto.
- Owner hereby grants, conveys and dedicates to the public in general, and the PTC Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, (the "District" or "CDD"), the Public Pedestrian Access Easement as shown hereon for pedestrian ingress and egress purposes (which may include a multi-purpose path/sidewalk). The District accepts this dedication and agrees to maintain the foregoing easement for the for purposes it is intended.
- Owner further does hereby grant, convey and dedicate to the County TRACTS Z1 and Z2 (Public Pump Station Sites), as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACTS Z1 and Z2 for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACTS Z1 and Z2 until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- Owner hereby reserves fee title to TRACTS W1, W2, W3 and W4, as shown and depicted hereon for conveyance by the Owner to the District by separate instrument, subsequent to the recording of this plat. TRACTS W1, W2, W3 and W4, 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.
- Owner hereby reserves fee title to TRACT U (Withlacoochee River Electric Cooperative, Inc., Substation) as shown hereon, for conveyance by the Owner to the Withlacoochee River Electric Cooperative, Inc., by separate instrument, subsequent to the recording of this plat. TRACT U, shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by Withlacoochee River Electric Cooperative, Inc., for such purposes from and after such conveyance.
- Owner hereby reserves fee title to LOTS C1A, C1B and C1C, as shown and depicted hereon, and shall be maintained by the Owner.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Drainage Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.
- Owner does hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, undivided 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, and 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 hereby grant, convey and dedicate 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 respective 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 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 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 reserves 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 does 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 does hereby grant to the Double Branch Property Owners' Association, Inc., (the "POA"), its successors or assigns a non-exclusive easement located in the Technology Easement (T.E.) over and across the front of all lots on this plat. Said non-exclusive easement is for the installation, operation and maintenance and/or maintenance of underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install within said conduit.
- Owner does further grant, convey and dedicate to Pasco County, Florida, a perpetual easement over all private access easements and parking areas for any and all governmental purposes incidental thereto

OWNER: DOUBLE BRANCH DEV INC., a Delaware corporation authorized to do business in the State of Florida

By: Sean Ellis
Sean Ellis, as Authorized Signatory

Nicholas Perillo
Witness
Nicholas Perillo
Printed Name

Alexandra Maley
Witness
Alexandra Maley
Printed Name

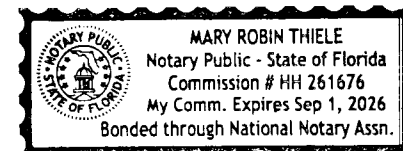
ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 2nd day of July, 2024, before me personally appeared by means of physical presence, Sean Ellis, as Authorized Signatory of DOUBLE BRANCH DEV INC., a Delaware corporation, personally known to me or [] who has produced personally known to me or [] 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 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: HA 261676



CERTIFICATE OF ACCEPTANCE

of the Double Branch Property Owners' Association, Inc.

Double Branch Property Owners' Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Sean Ellis
Sean Ellis, as Director/Secretary

Nicholas Perillo
Witness
Nicholas Perillo
Printed Name

Alexandra Maley
Witness
Alexandra Maley
Printed Name

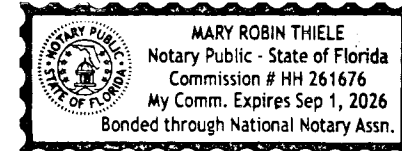
ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 2nd day of July, 2024, before me personally appeared by means of physical presence, Sean Ellis, as Director/Secretary of Double Branch Property Owners' Association, Inc., personally known to me or [] who has produced personally known to me or [] as identification, who has identified himself 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: HA 261676



CERTIFICATE OF ACCEPTANCE

of PTC COMMUNITY DEVELOPMENT DISTRICT

The dedication to PTC 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 PTC Community Development District by their Board of Supervisors this 1st day of July, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Michael Wolf
Michael Wolf, as Chair

Nicholas Perillo
Witness
Nicholas Perillo
Printed Name

JORDAN SCHRADER
Witness
JORDAN SCHRADER
Printed Name

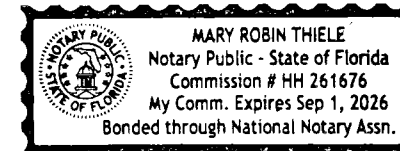
ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 1 day of July, 2024, before me personally appeared by means of physical presence, Michael Wolf, as Chair of PTC Community Development District, personally known to me or [] who has produced personally known to me or [] as identification, who has identified himself 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: HA 261676



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

Lands being platted herein are, as of the date of platting, encumbered by that certain Mortgage, Assignment of Rents and Security Agreement, in favor of PEGASUS BANK, recorded on January 05, 2022 in Official Records Book 10516, Page 2533, of the Public Records of Pasco County, Florida, and a separate Joinder and Consent to Plat of PEGASUS BANK is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this Plat.

PROPERTY INFORMATION

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

We, 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, FATIC File No. 110110144) and, based on said report find that the title of the property is vested in Double Branch Dev Inc., a Delaware corporation, 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, File No. 110110144.

This the 2 day of July, 2024

First American Title Insurance Company

By: David H. Roberts

Name: David H. Roberts, Authorized Signatory

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 3rd day of July, 2024

Alex W. Barnes
Alex W. Barnes, 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 9th day of July, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Randy E. Clarke
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 10th day of July, 2024, in Plat Book 95, Page(s) 46-61.

By: Nikk Alvarez-Sowles
Nikk 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 2nd 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 2nd day of July, 2024

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

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM11-PTC-PTC-003
File: P:\Pasco Town Center\Phase 1\Plat\PTC-Pl-101

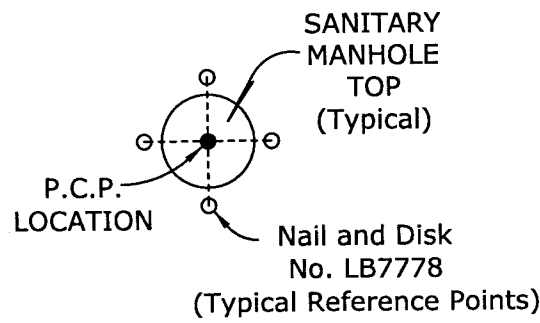
SHEET 1 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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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)

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.

NOTE:

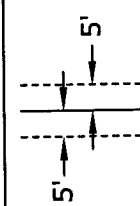
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT U	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC. SUBSTATION	2.130 Ac.±
TRACT W1	(CDD) DRAINAGE AND LANDSCAPE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA; CONSERVATION EASEMENT AREA	71.529 Ac.±
TRACT W2	(CDD) DRAINAGE AND LANDSCAPE AREA; WETLAND CONSERVATION AREA	49.818 Ac.±
TRACT W3	(CDD) DRAINAGE AND LANDSCAPE AREA; WETLAND CONSERVATION AREA	24.387 Ac.±
TRACT W4	(CDD) DRAINAGE AND LANDSCAPE AREA; WETLAND CONSERVATION AREA	11.270 Ac.±
TRACT Z1	PUMP STATION SITE	0.057 Ac.±
TRACT Z2	PUMP STATION SITE	0.073 Ac.±

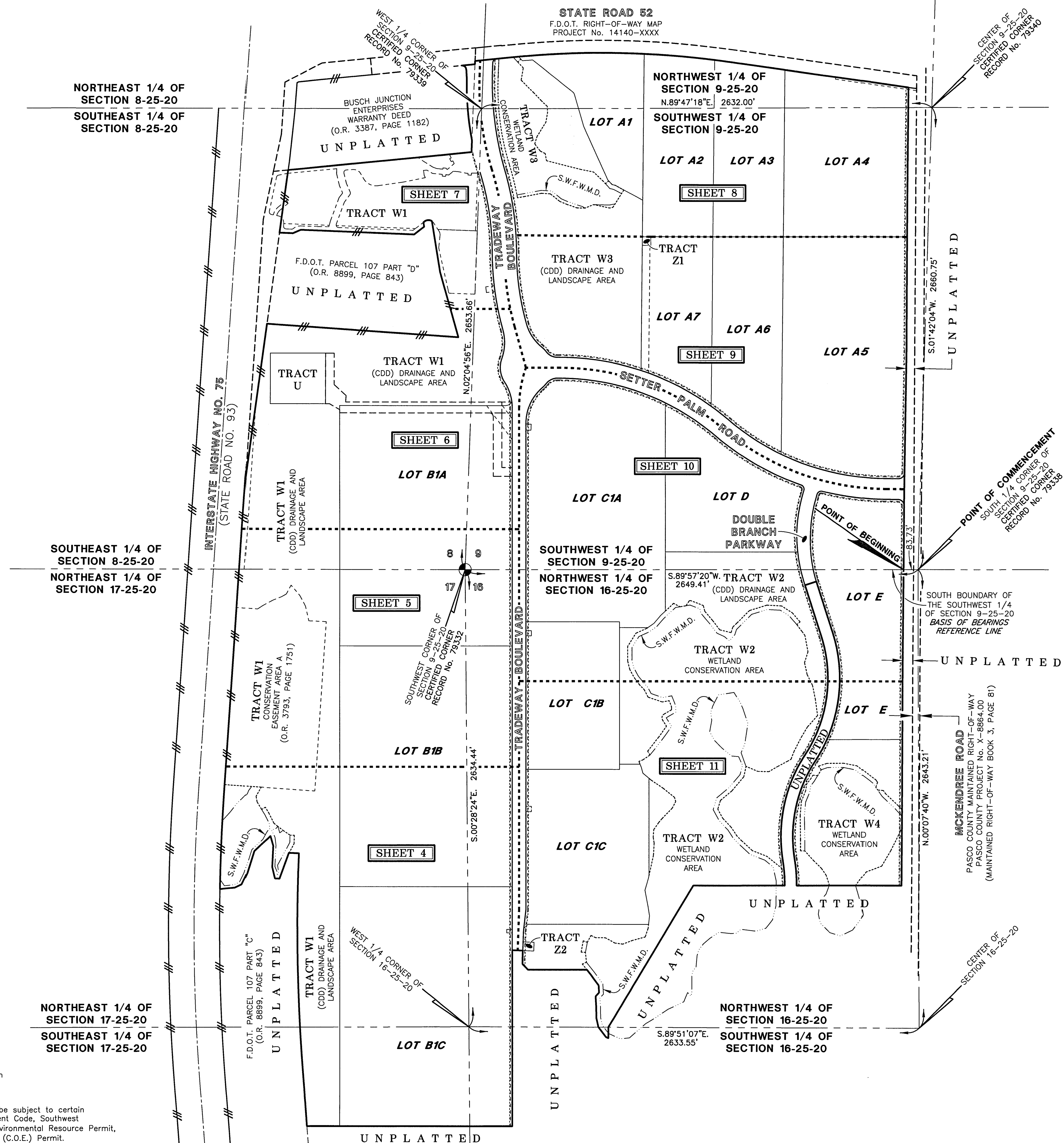
LOT ACREAGES

LOT	ACREAGE
LOT A1	6.836 Ac.±
LOT A2	9.888 Ac.±
LOT A3	9.433 Ac.±
LOT A4	15.038 Ac.±
LOT A5	22.368 Ac.±
LOT A6	10.713 Ac.±
LOT A7	8.133 Ac.±
LOT B1A	32.008 Ac.±
LOT B1B	32.002 Ac.±
LOT B1C	31.898 Ac.±
LOT C1A	25.406 Ac.±
LOT C1B	10.704 Ac.±
LOT C1C	14.764 Ac.±
LOT D	10.964 Ac.±
LOT E	14.399 Ac.±

PASCO TOWN CENTER PHASE 1
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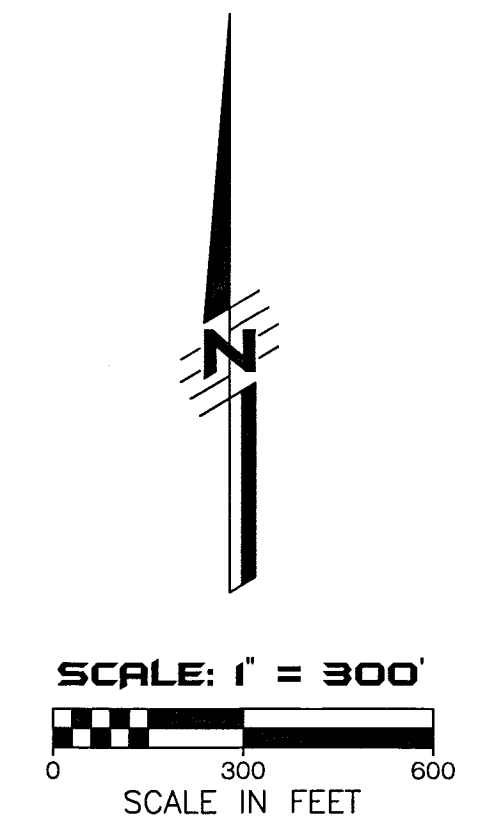
- LEGEND**
1. O.R. - Official Records Book
 2. (CDD) - PTC Community Development District
 3. F.D.O.T. - Florida Department of Transportation

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 9, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.89°57'20"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



KEY SHEET

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

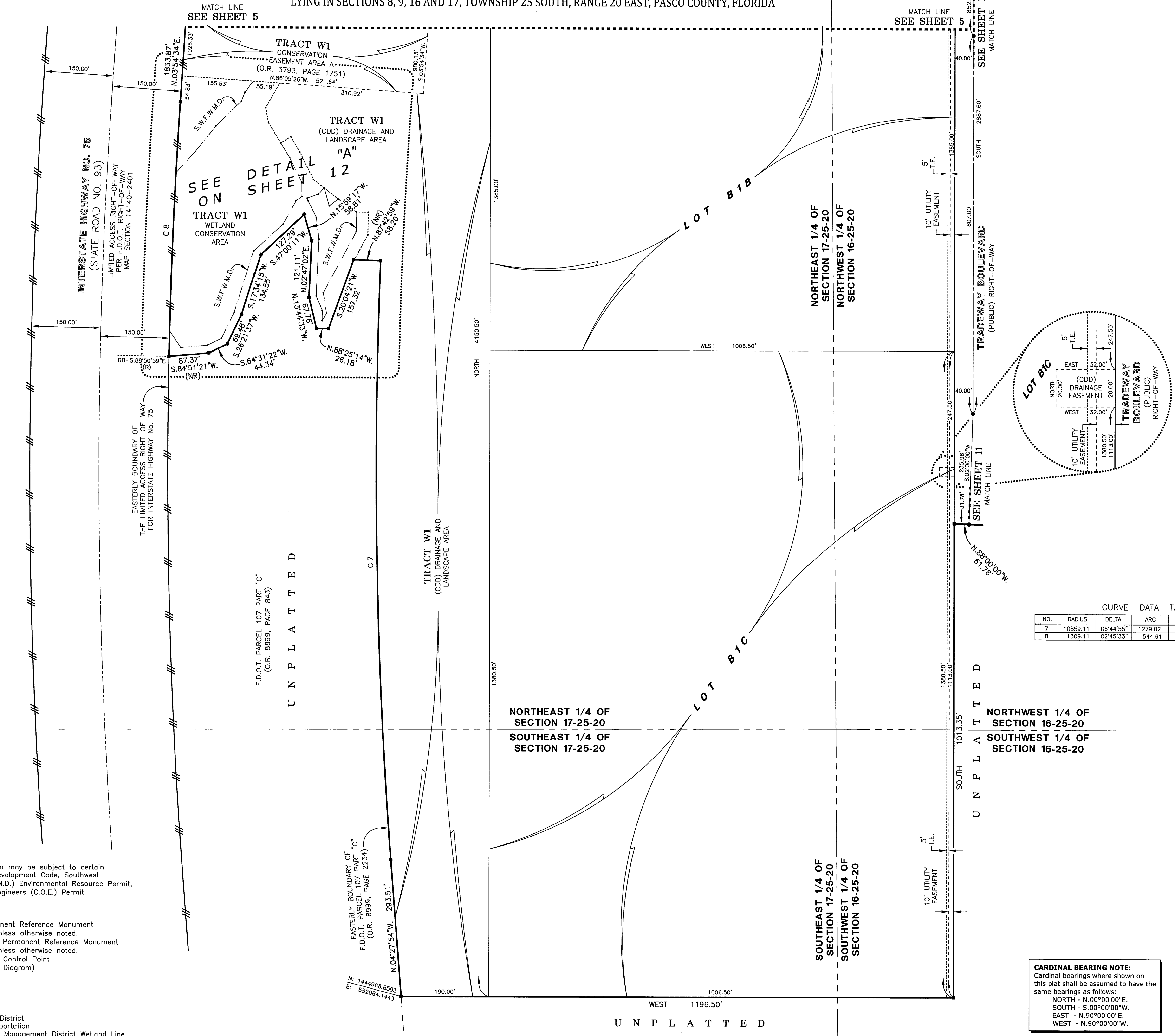
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 3 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
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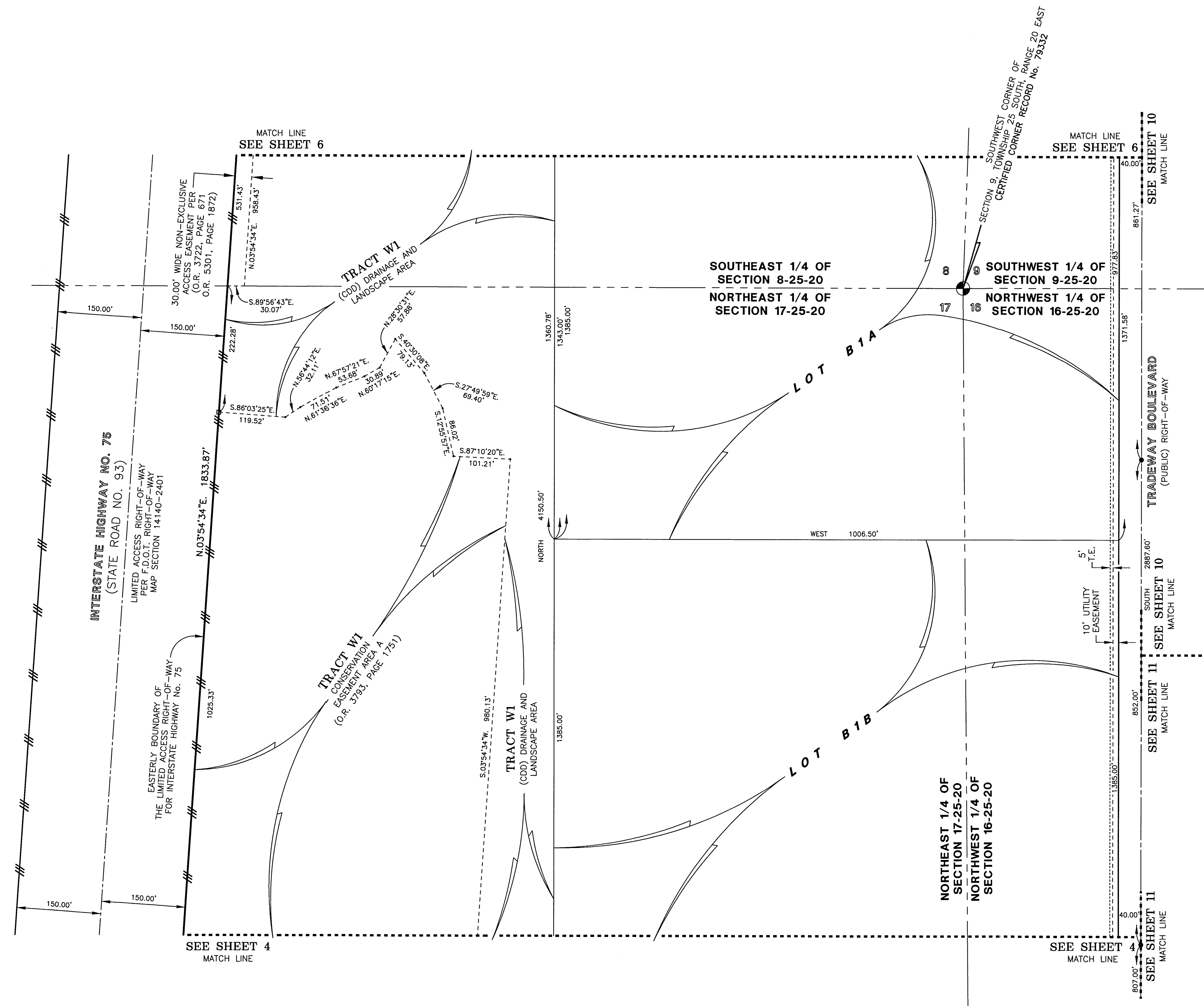
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PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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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
- T.E. - Technology Easement
- (CDD) - PTC Community Development District
- F.D.O.T. - Florida Department of Transportation
- 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.

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.

SCALE: 1" = 100'
0 100 200
SCALE IN FEET

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

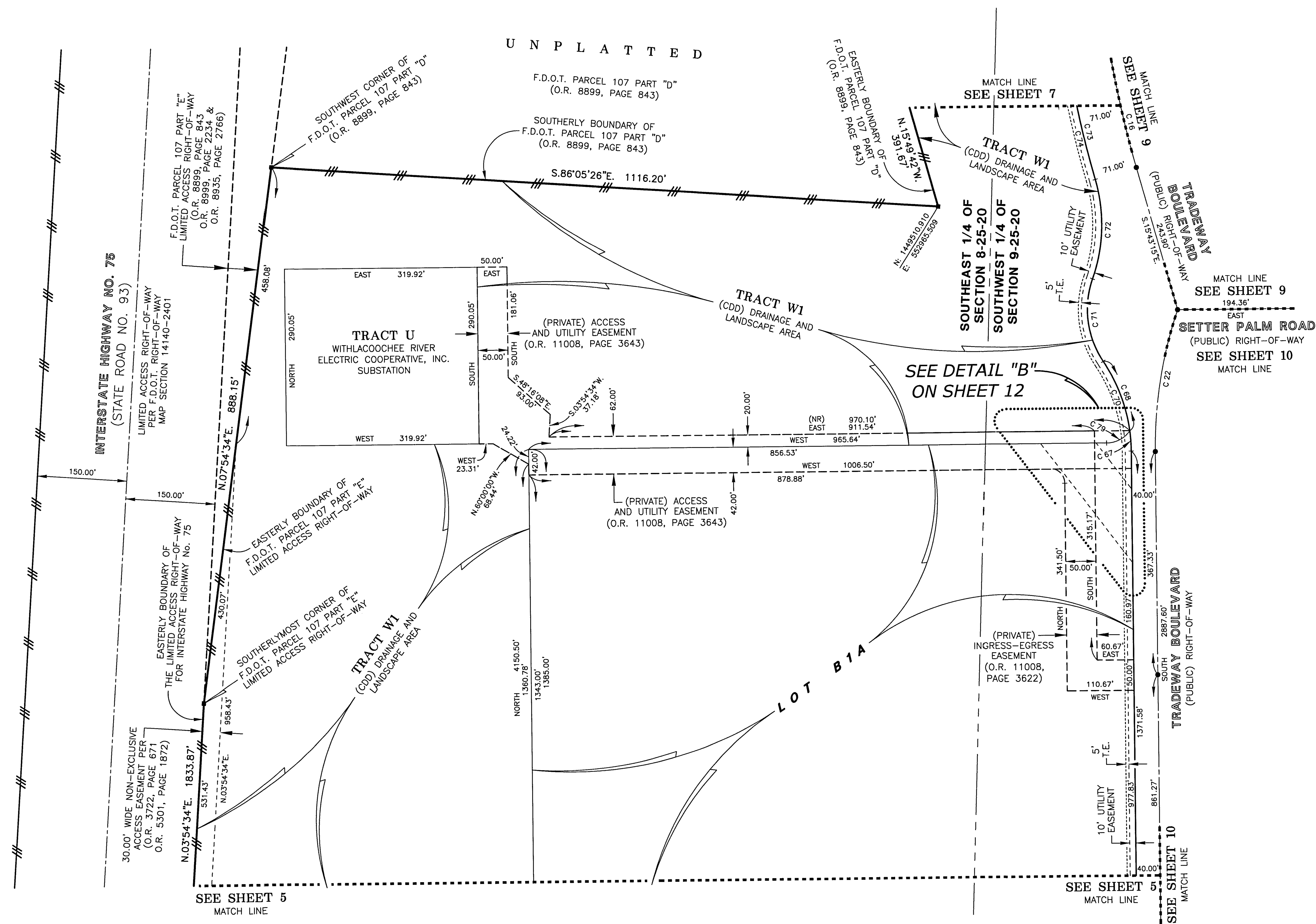
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Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

SHEET 5 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 53



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)
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	1600.00	15°37'04"	436.13	434.78	S.07°54'43"E
22	700.00	19°24'48"	237.18	236.05	S.09°42'25"W
67	266.00	07°09'29"	33.23	33.21	N.03°34'44"W
68	266.00	26°36'53"	123.56	122.45	N.20°27'55"W
70	266.00	26°33'15"	123.28	122.18	N.20°29'44"W
71	150.00	53°56'48"	141.23	136.07	N.06°47'58"W
72	266.00	35°53'41"	166.64	163.93	N.02°13'36"E
73	1671.00	15°37'04"	455.48	454.07	N.07°54'43"W
74	1671.00	07°47'19"	227.15	226.97	N.11°49'35"W
79	48.00	53°54'17"	45.16	43.51	S.63°02'52"W

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 - E.90°00'00"E.
WEST - W.90°00'00"W.

SCALE: 1" = 100'
0 100 200
SCALE IN FEET

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

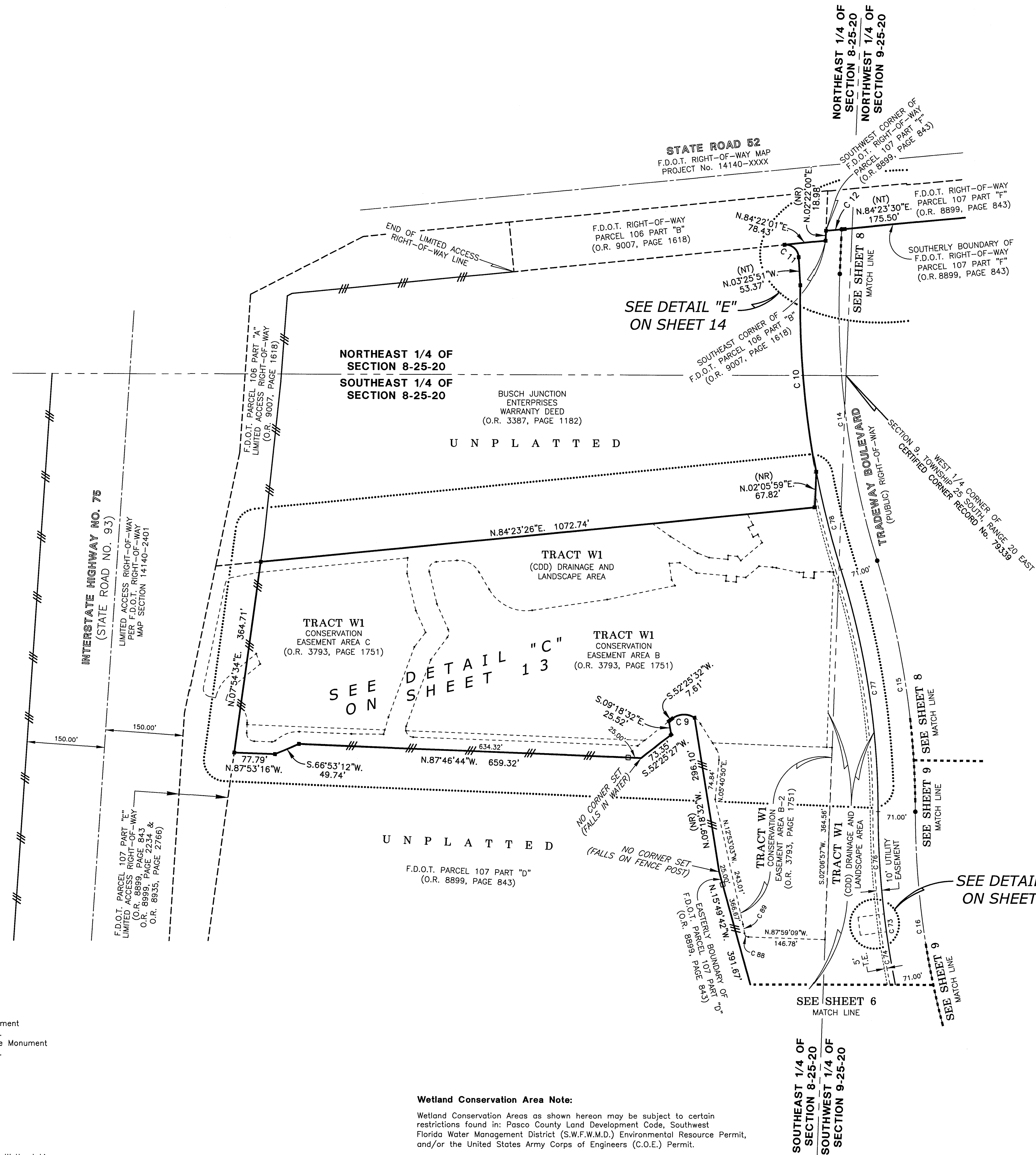
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Certificate of Authorization Number LB 7778
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PHONE (813) 221-5200

SHEET 6 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

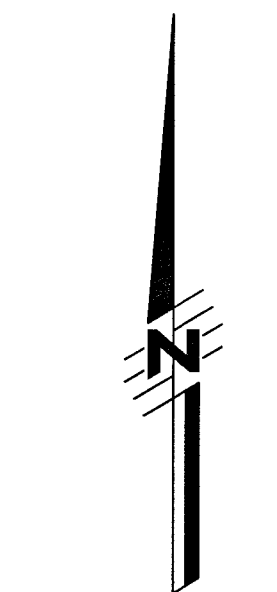
PLAT BOOK PAGE NO.

95 54



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	38.00	70°00'42"	46.43	43.60	S.87°25'53"W.
10	1671.00	12°09'51"	354.76	354.10	N.04°53'52"W.
11	25.00	92°12'08"	40.23	36.03	N.49°31'55"W.
12	10028.00	0°12'14"	35.69	35.69	N.84°29'30"E.
14	1600.00	19°43'09"	550.66	547.95	S.07°31'55"E.
15	1600.00	17°17'18"	482.78	480.95	S.08°44'50"E.
16	1600.00	15°37'04"	436.13	434.78	S.07°54'43"E.
73	1671.00	15°37'04"	455.48	454.07	N.07°54'43"W.
74	1671.00	07°47'19"	227.15	226.97	N.11°49'35"W.
76	1671.00	06°39'48"	194.33	194.22	N.03°28'05"W.
77	1529.00	17°26'49"	465.59	463.80	N.08°49'35"W.
78	1671.00	06°34'12"	191.61	191.51	N.14°15'54"W.
88	8.00	81°31'58"	11.38	10.45	N.47°13'10"W.
89	153.00	06°25'53"	17.17	17.17	N.09°40'07"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - 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
 - (NT) indicates non-tangent line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - T.E. - Technology Easement
 - (CDD) - PTC Community Development District
 - F.D.O.T. - Florida Department of Transportation
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



SCALE: 1" = 100'
0 100 200
SCALE IN FEET

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

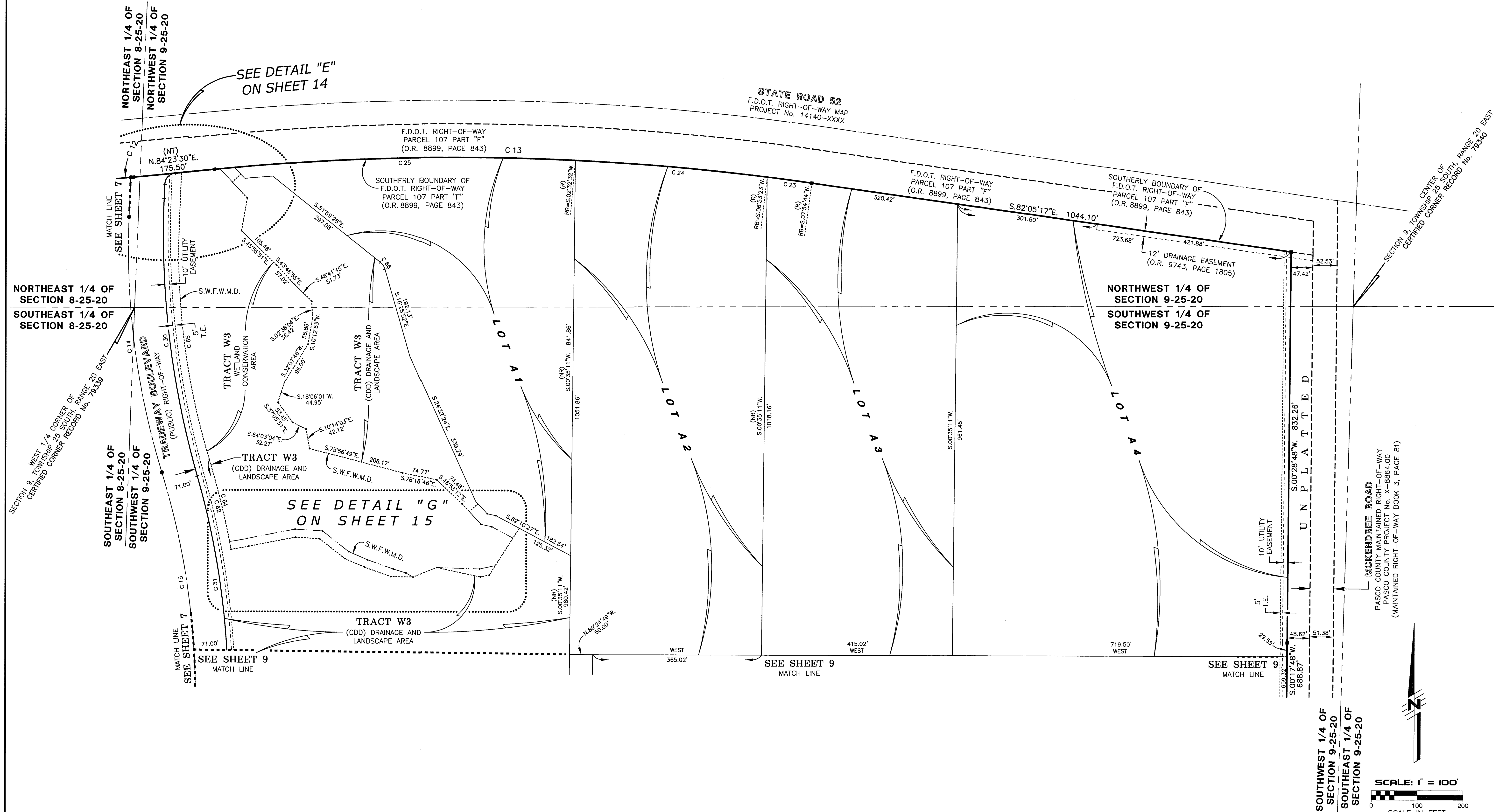
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Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
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PHONE (813) 221-5200

SHEET 7 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 55



- 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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 - O.R. - Official Records Book
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 - 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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	10026.00	00°12'14"	35.69	35.69	N.84°29'30"E.
13	5485.00	13°31'14"	1294.33	1291.33	S.88°50'53"E.
14	1600.00	19°43'09"	550.66	547.95	S.07°31'55"E.
15	1600.00	17°17'18"	482.78	480.95	S.08°44'50"E.
23	5485.00	01°01'21"	97.88	97.88	N.82°35'57"W.
24	5485.00	04°20'51"	416.18	416.08	N.85°17'02"W.
25	5485.00	07°41'16"	735.96	735.41	S.86°41'54"W.
30	1833.00	18°41'01"	597.73	595.08	S.07°00'51"E.
31	1671.00	16°15'11"	474.01	472.42	S.08°13'46"E.
62	1706.00	06°36'28"	196.75	196.64	N.13°35'40"W.
64	1706.00	06°02'12"	179.74	179.66	N.14°12'48"W.
65	1494.00	19°33'34"	510.02	507.54	N.07°27'07"W.
66	30.00	35°33'36"	18.62	18.32	S.34°12'40"E.

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.

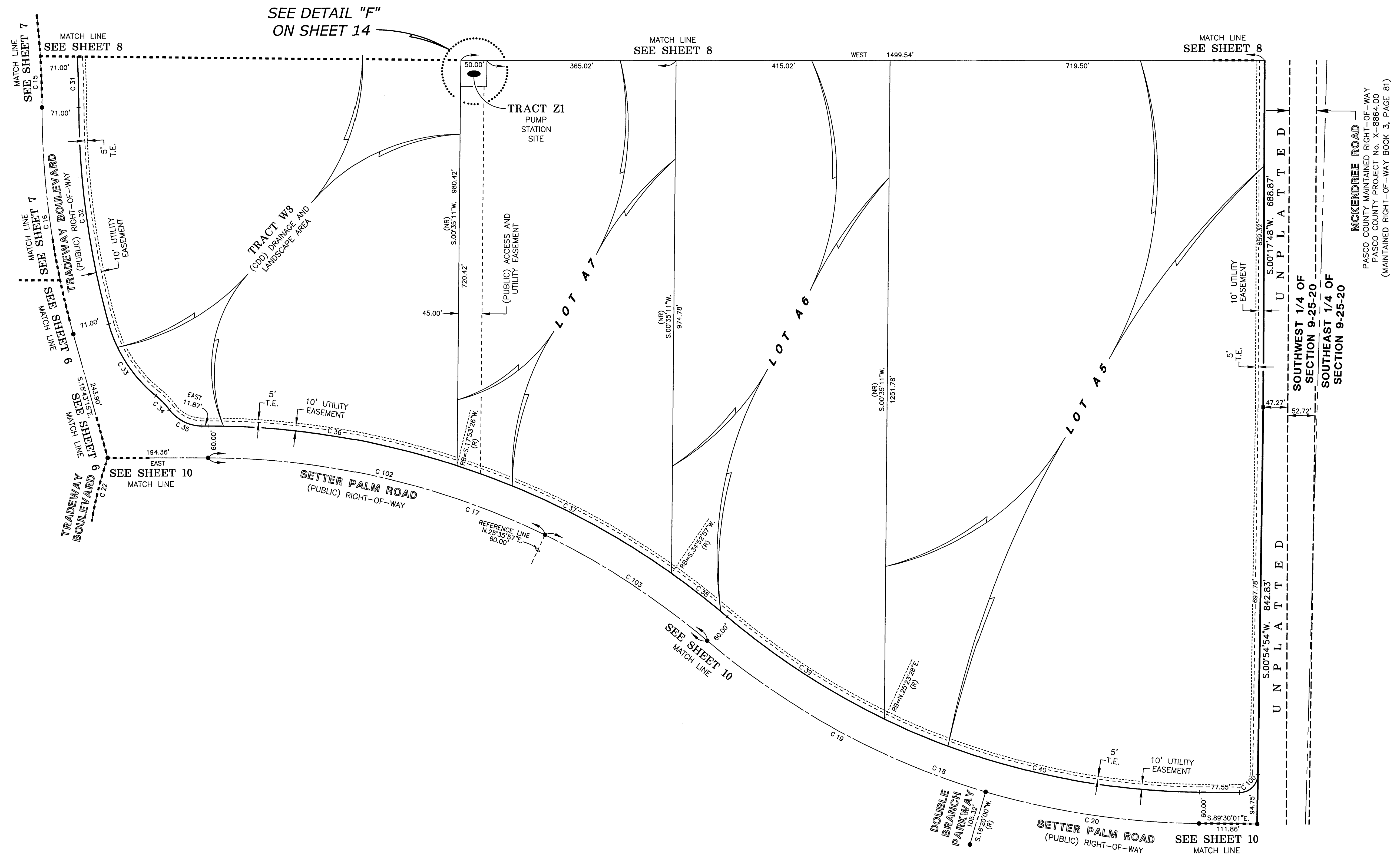
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SHEET 8 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 56



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
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- T.E. - Technology Easement
- (CDD) - PTC Community Development District
- F.D.O.T. - Florida Department of Transportation
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area Note:

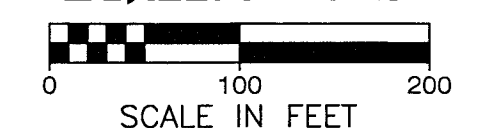
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	1600.00	17°17'18"	482.78	480.95	S.08°44'50"E.
16	1600.00	15°37'04"	436.13	434.78	S.07°54'43"E.
17	1500.00	39°50'12"	1042.92	1022.04	S.70°04'54"E.
18	1500.00	39°20'13"	1029.84	1009.73	S.69°49'54"E.
19	1500.00	23°30'12"	615.32	611.01	S.61°54'54"E.
20	1500.00	15°50'01"	414.52	413.21	S.81°35'00"E.
22	700.00	19°24'49"	237.18	236.05	S.09°42'25"W.
31	1671.00	16°15'11"	474.01	472.42	S.08°13'46"E.
32	1529.00	15°37'04"	416.78	415.49	S.07°54'43"E.
33	268.00	35°53'41"	166.64	163.93	S.33°40'05"E.
34	150.00	14°07'13"	36.97	36.87	S.44°33'19"E.
35	80.00	52°30'17"	73.31	70.77	S.63°44'51"E.
36	1560.00	17°53'26"	487.11	485.13	S.81°03'17"E.
37	1560.00	16°59'31"	462.64	460.95	S.63°36'48"E.
38	1560.00	04°57'15"	134.89	134.85	S.52°38'25"E.
39	1440.00	14°26'45"	363.06	362.10	S.57°23'10"E.
40	1440.00	24°53'29"	625.59	620.68	S.77°03'17"E.
100	35.00	89°35'05"	54.72	49.32	N.45°42'26"E.
102	1500.00	25°35'57"	670.18	664.62	S.77°12'02"E.
103	1500.00	14°14'16"	372.74	371.78	S.57°16'55"E.

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.

SCALE: 1" = 100'



SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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Tampa, FL 33609
PHONE (813) 221-5200

SHEET 9 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1

LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 57

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	855.00	51°45'00"	772.24	746.26	N.07°52'30"E.
4	785.00	51°45'00"	709.02	685.16	S.07°52'30"W.
17	1500.00	39°50'12"	1042.82	1022.04	S.70°04'54"E.
18	1500.00	39°20'13"	1029.84	1009.73	S.69°49'54"E.
19	1500.00	23°30'12"	615.32	611.01	S.61°54'54"E.
20	1500.00	18°30'01"	414.52	413.21	S.81°35'00"E.
21	850.00	34°20'00"	509.35	501.76	S.00°50'00"E.
22	700.00	19°24'49"	237.18	236.05	S.09°42'25"W.
41	1560.00	13°27'55"	366.62	365.78	N.82°46'04"W.
42	25.00	87°37'54"	38.24	34.62	S.60°08'57"W.
43	809.50	13°52'14"	195.97	195.49	S.09°23'53"W.
44	815.00	18°35'32"	264.46	263.31	S.05°40'56"E.
45	815.00	01°48'39"	25.76	25.78	S.17°05'40"E.
46	855.00	42°20'44"	631.91	617.62	S.03°10'22"W.
50	885.00	01°48'46"	28.00	28.00	N.17°05'37"W.
51	885.00	10°54'07"	168.39	168.14	N.11°50'52"W.
52	885.00	07°48'44"	120.67	120.57	N.02°29'27"W.
53	890.50	13°52'06"	215.54	215.02	N.09°23'57"E.
54	25.00	87°37'54"	38.24	34.62	N.27°28'57"W.
55	1560.00	21°08'06"	575.45	572.19	N.60°43'51"W.
56	1440.00	14°14'16"	357.83	356.91	N.57°16'55"W.
57	1440.00	25°35'57"	643.38	638.04	N.77°12'02"W.
58	80.00	52°30'17"	73.31	70.77	S.63°44'51"W.
59	150.00	12°43'12"	33.30	33.23	S.43°51'19"W.
60	266.00	50°12'55"	233.13	225.74	S.25°06'28"W.
101	35.00	90°00'00"	54.98	49.50	S.44°30'01"E.
102	1500.00	23°35'57"	670.18	664.62	S.77°12'02"E.
103	1500.00	14°14'16"	372.74	371.78	S.57°16'55"E.

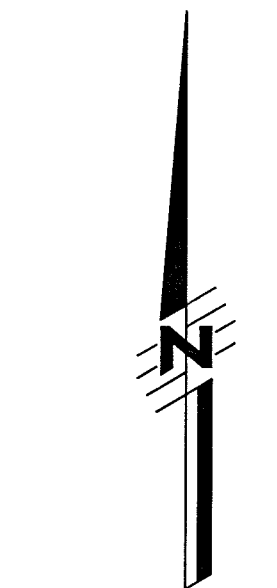
SOUTHWEST 1/4 OF SECTION 9-25-20
SOUTHEAST 1/4 OF SECTION 9-25-20

POINT OF COMMENCEMENT
SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 20 EAST
CERTIFIED CORNER RECORD No. 79358

SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 9-25-20
BASIS OF BEARINGS
REFERENCE LINE

MCKENDREE ROAD
PASCO COUNTY MAINTAINED RIGHT-OF-WAY
PASCO COUNTY PROJECT NO. X-8864.00
(MAINTAINED RIGHT-OF-WAY BOOK 3, PAGE 81)

NORTHWEST 1/4 OF SECTION 16-25-20
NORTHEAST 1/4 OF SECTION 16-25-20



SCALE: 1" = 100'
0 100 200
SCALE IN FEET

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

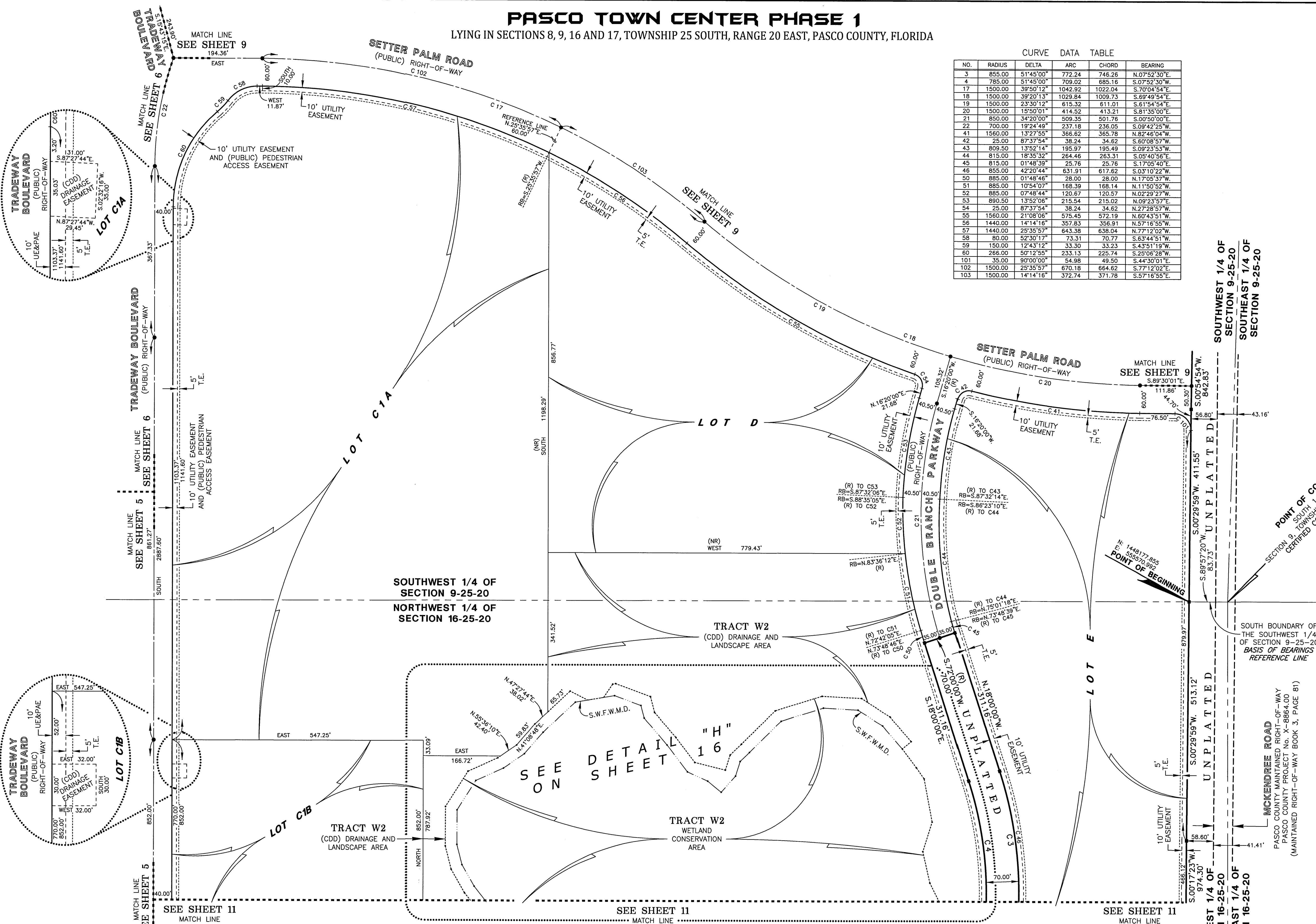
CARDINAL BEARING NOTE:
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NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
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WEST - N.90°00'00"W.

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SHEET 10 OF 20 SHEETS

Wetland Conservation Area Note:

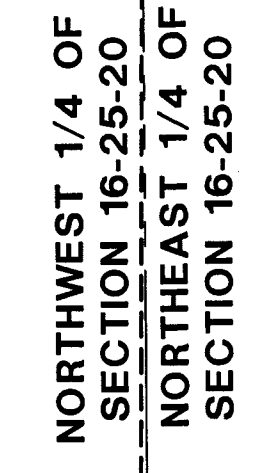
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- LEGEND**
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 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - Symbol ● indicates Concrete Monument "LB7778", unless otherwise noted.
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 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - UE&PAE - Utility Easement and (Public) Pedestrian Access Easement

..... MATCH LINE

SEE SHEET 10



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
1	855.00	10°12'29"	152.33	152.13 S.07°23'46"W.
2	785.00	43°15'00"	592.56	578.59 N.12°07'30"E.
3	855.00	51°45'00"	772.24	746.26 N.07°52'30"E.
4	785.00	51°45'00"	707.66	685.16 S.07°23'30"W.
5	855.00	33°15'00"	645.40	630.19 S.12°07'30"W.
6	785.00	10°16'16"	140.72	140.53 S.04°21'52"E.
46	855.00	42°20'44"	631.91	617.62 S.03°10'22"W.
47	855.00	09°24'16"	140.34	140.18 S.29°02'52"W.

Wetland Conservation Area Note:

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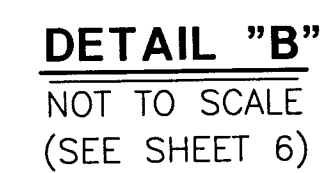
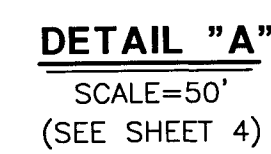
- ## LEGEND
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
 4. (R) indicates radial line
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 11. S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line
 12. U&PAE — Utility Easement and (Public) Pedestrian Access Easement

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.

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PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



- Wetland Conservation Area Note:**
- Wetland Conservation Areas as shown herein 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.

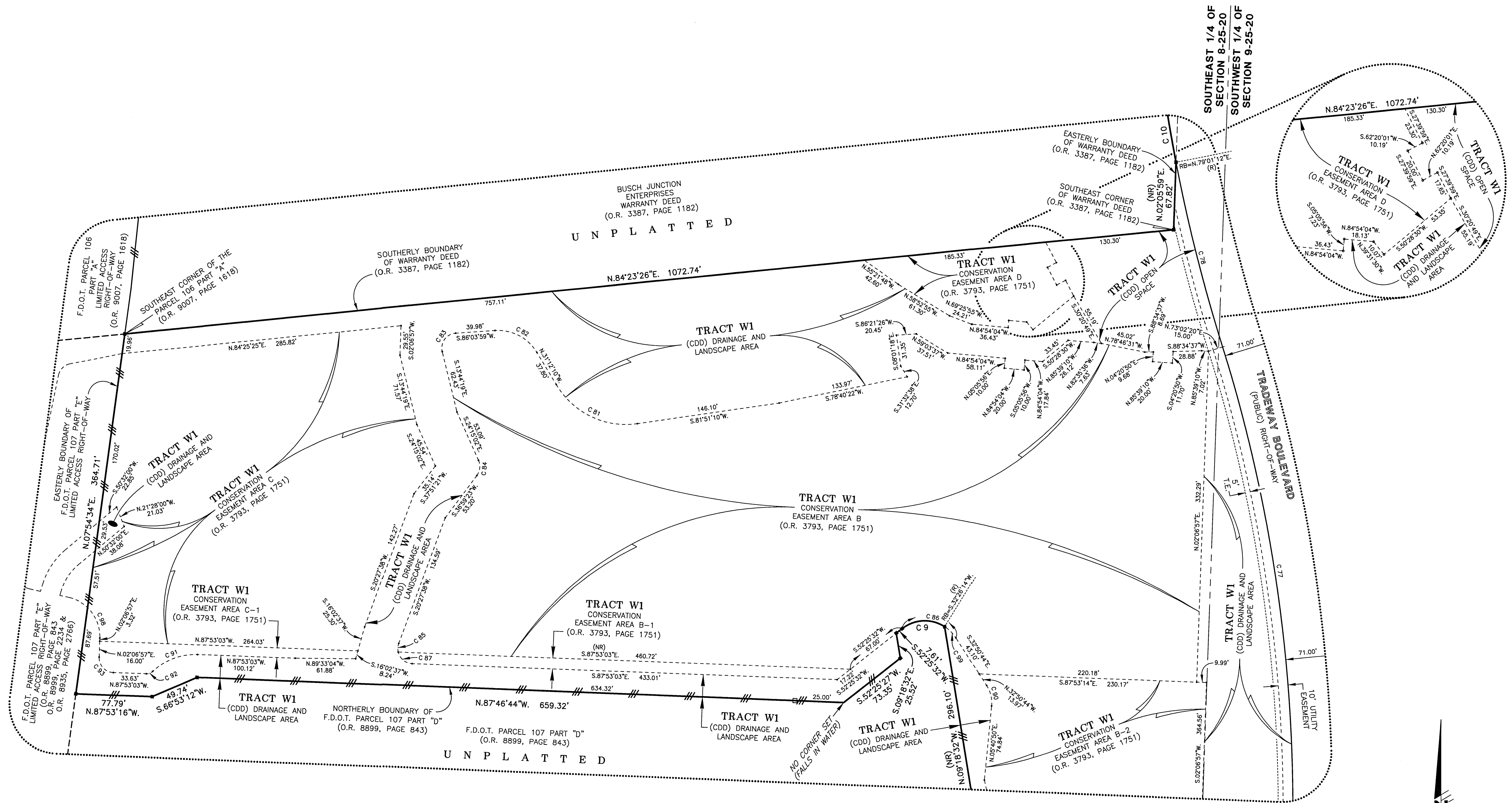
CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

SHEET 12 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 60



DETAIL "C"
(SEE SHEET 7)

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
- T.E. - Technology Easement
- (CDD) - Community Development District
- F.D.O.T. - Florida Department of Transportation
- 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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	38.00	70°00'42"	46.43	43.60	S.87°25'53"W.
10	1671.00	12°09'51"	354.76	354.10	N.04°53'52"W.
77	1529.00	17°28'49"	465.59	463.80	N.08°49'35"W.
78	1671.00	06°34'12"	191.61	191.51	N.14°15'54"W.
81	83.00	66°56'48"	96.98	91.56	N.64°40'26"W.
82	46.00	62°43'59"	50.37	47.89	N.62°34'01"W.
83	15.00	99°48'18"	26.13	22.95	S.36°09'50"W.
84	15.00	61°14'25"	16.03	15.28	S.56°22'11"W.
85	15.00	33°49'20"	8.85	8.73	S.03°32'58"W.
86	38.00	94°43'44"	62.83	55.91	S.80°12'36"E.
87	15.00	74°31'21"	19.51	18.16	S.50°37'22"E.
90	32.00	38°31'35"	21.52	21.11	N.13°34'58"W.
91	64.00	44°47'55"	50.04	48.78	S.69°42'59"W.
92	9.00	44°47'55"	7.04	6.86	S.69°42'59"W.
93	15.00	90°00'00"	23.56	21.21	N.42°53'03"W.
98	40.00	48°36'03"	33.93	32.92	N.22°11'04"W.
99	38.00	24°43'02"	16.39	16.27	N.45°12'15"W.

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 - E.90°00'00"E.
WEST - W.90°00'00"W.

SCALE: 1" = 30'



SCALE IN FEET

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

SHEET 13 OF 20 SHEETS

TRACT W1
(PUBLIC)
WATER
EASEMENT

N.82°39'03"W.
(NR)

S.82°39'03"W.

50.09'

50.09'

74.00'

5' T.E.

10' UTILITY EASEMENT

C.76

C.75

C.73

C.74

TRADEWAY BOULEVARD
(PUBLIC) RIGHT-OF-WAY

TRACT W2
(COD) DRAINAGE AND LANDSCAPE AREA

TRACT W3
(COD) DRAINAGE AND LANDSCAPE AREA

TRACT W4
(COD) DRAINAGE AND LANDSCAPE AREA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	1671.00	12°09'51"	354.76	354.10	N.04°53'52"W
11	25.00	92°12'08"	40.23	36.03	N.49°31'55"W
12	10026.00	00°01'58"	19.45	19.45	N.88°23'30"E
3	5485.00	13°31'14"	1294.33	1291.33	S.85°05'13"E
14	1600.00	19°43'09"	550.66	547.95	S.87°31'55"E
25	5485.00	04°71'16"	735.96	735.41	S.88°41'54"W
26	5485.00	00°27'46"	44.31	44.31	S.84°37'23"W
27	5485.00	00°07'47"	12.42	12.42	N.86°22'24"E
28	5485.00	18°01'59"	31.88	31.88	N.84°44'27"E
30	1671.00	82°03'34"	32.82	32.82	S.07°00'15"E
30	1833.00	18°41'01"	597.73	595.08	S.47°01'51"E
65	1494.00	19°33'34"	510.02	507.54	N.07°20'47"W
73	1671.00	15°37'04"	455.48	454.07	N.07°54'43"W
74	1671.00	04°77'19"	227.15	226.97	N.11°49'35"W
75	1671.00	01°09'57"	34.00	34.00	N.07°20'57"W
76	10026.00	06°39'10"	19.45	19.45	N.02°26'22"E
100	10026.00	00°10'16"	29.95	29.95	N.84°28'31"E
101	10026.00	00°01'58"	5.74	5.74	N.84°34'38"E

1. Symbol indicates Set (P.R.M.) Permanent Reference Monument
2. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument
4. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
5. Symbol indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
6. (R) indicates radial line
7. (NR) indicates non-radial line
8. (NT) indicates non-tangent line
9. (RB) indicates reference bearing
10. O.R. - Official Records Book
11. T.E. - Technology Easement
12. (CDD) - PTC Community Development District
13. F.D.O.T. - Florida Department of Transportation
14. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

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.

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.

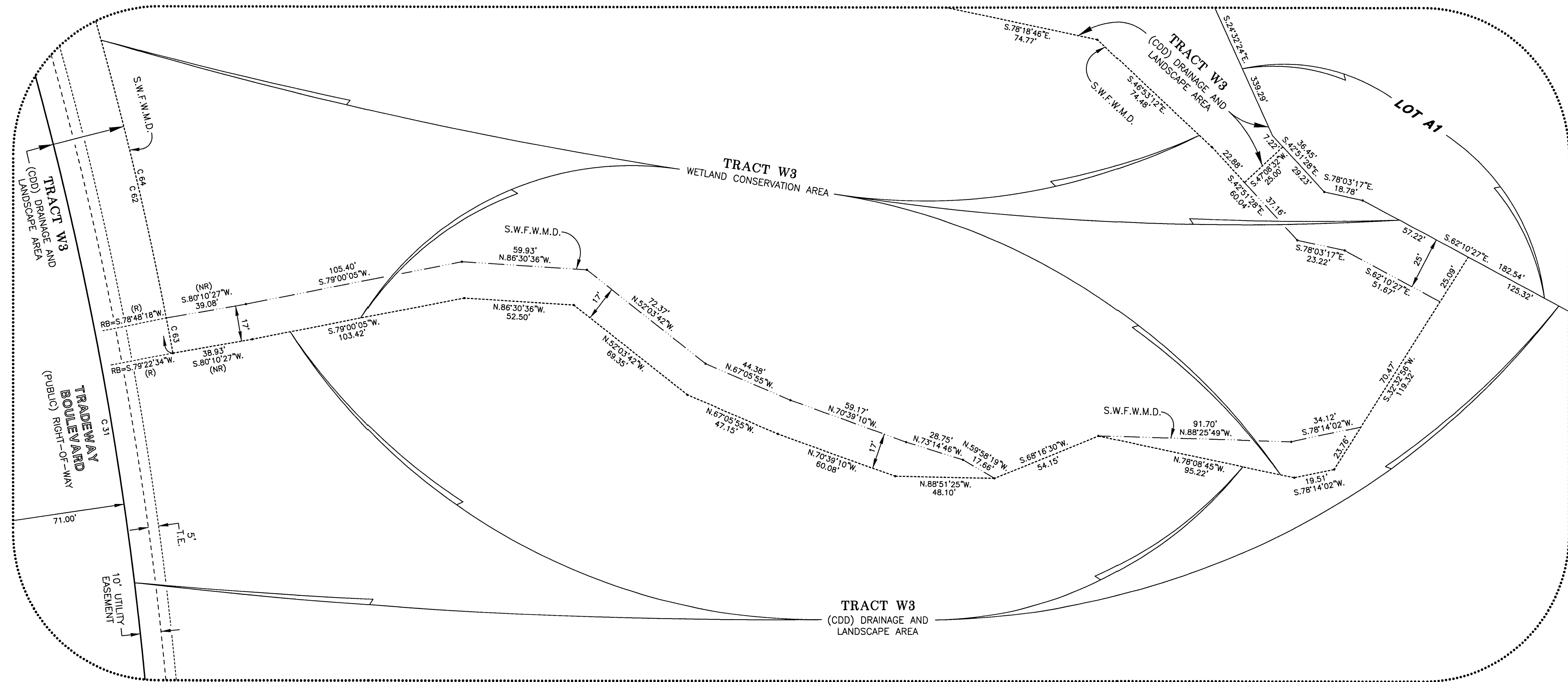
SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SHEET 14 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 62



DETAIL "G"
NOT TO SCALE
(SEE SHEET 8)

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. — Official Records Book
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9. (CDD) — PTC Community Development District
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11. 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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
31	1671.00	16°15'11"	474.01	472.42	S.08°13'46"E.
62	1706.00	06°36'28"	196.75	196.64	N.13°55'40"W.
63	1706.00	00°34'16"	17.00	17.00	N.10°54'34"W.
64	1706.00	06°02'12"	179.74	179.66	N.14°12'48"W.

SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

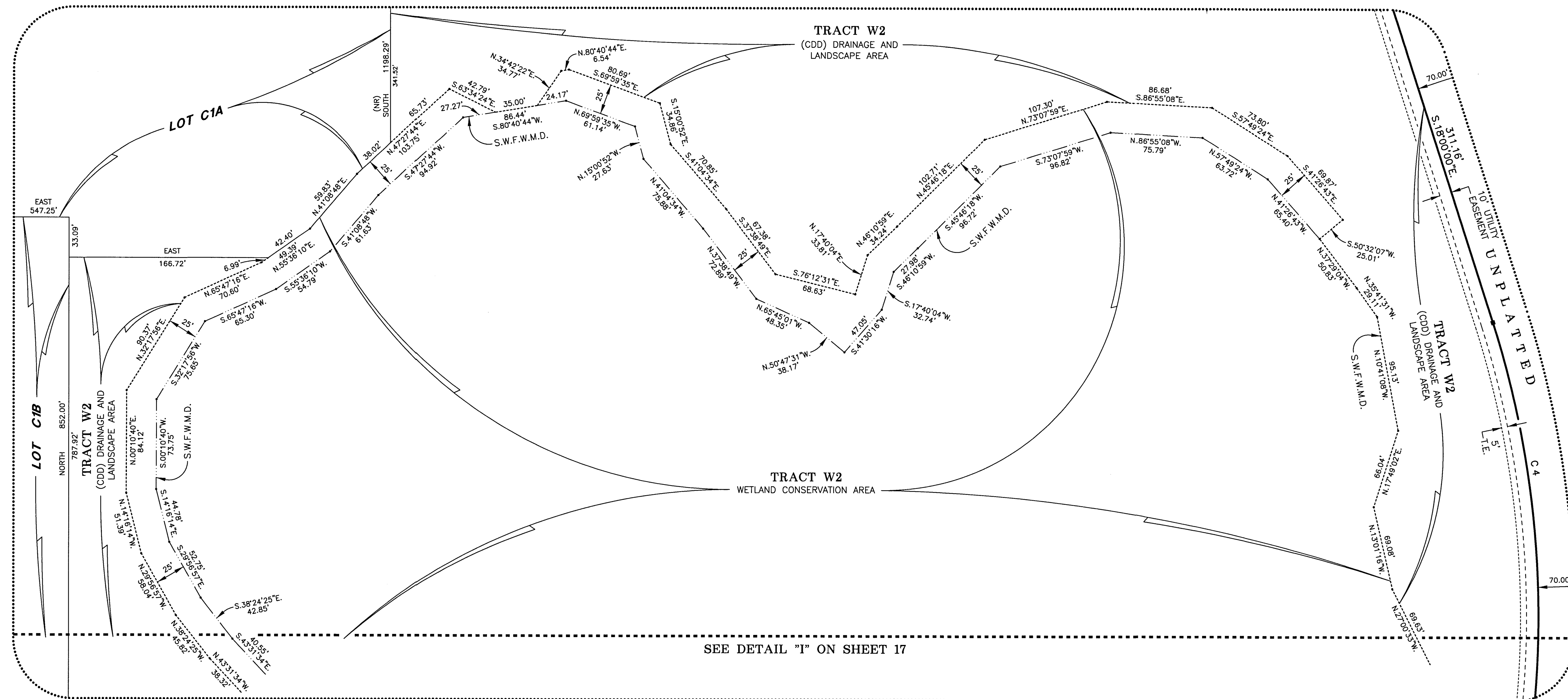
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LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 15 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 63



SEE DETAIL "I" ON SHEET 17

DETAIL "H"
(SEE SHEET 10)

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
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9. (CDD) — PTC Community Development District
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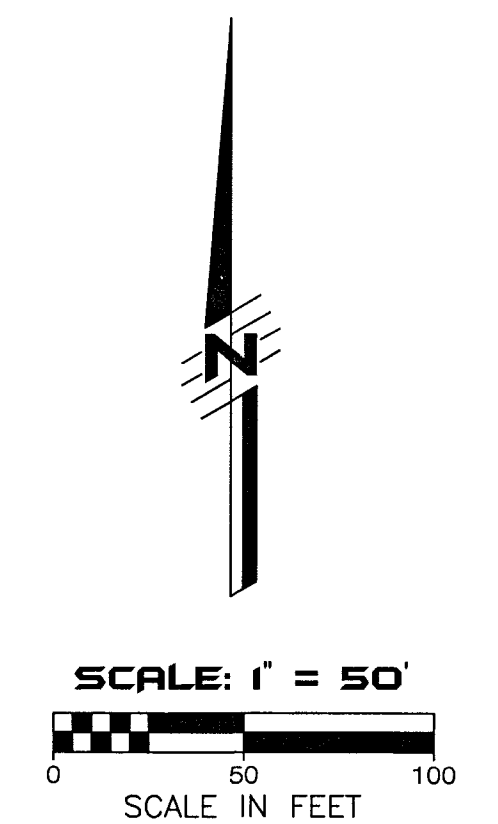
Wetland Conservation Area Note:

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	785.00	51°45'00"	709.02	685.16	S.07°52'30"W.

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.



SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

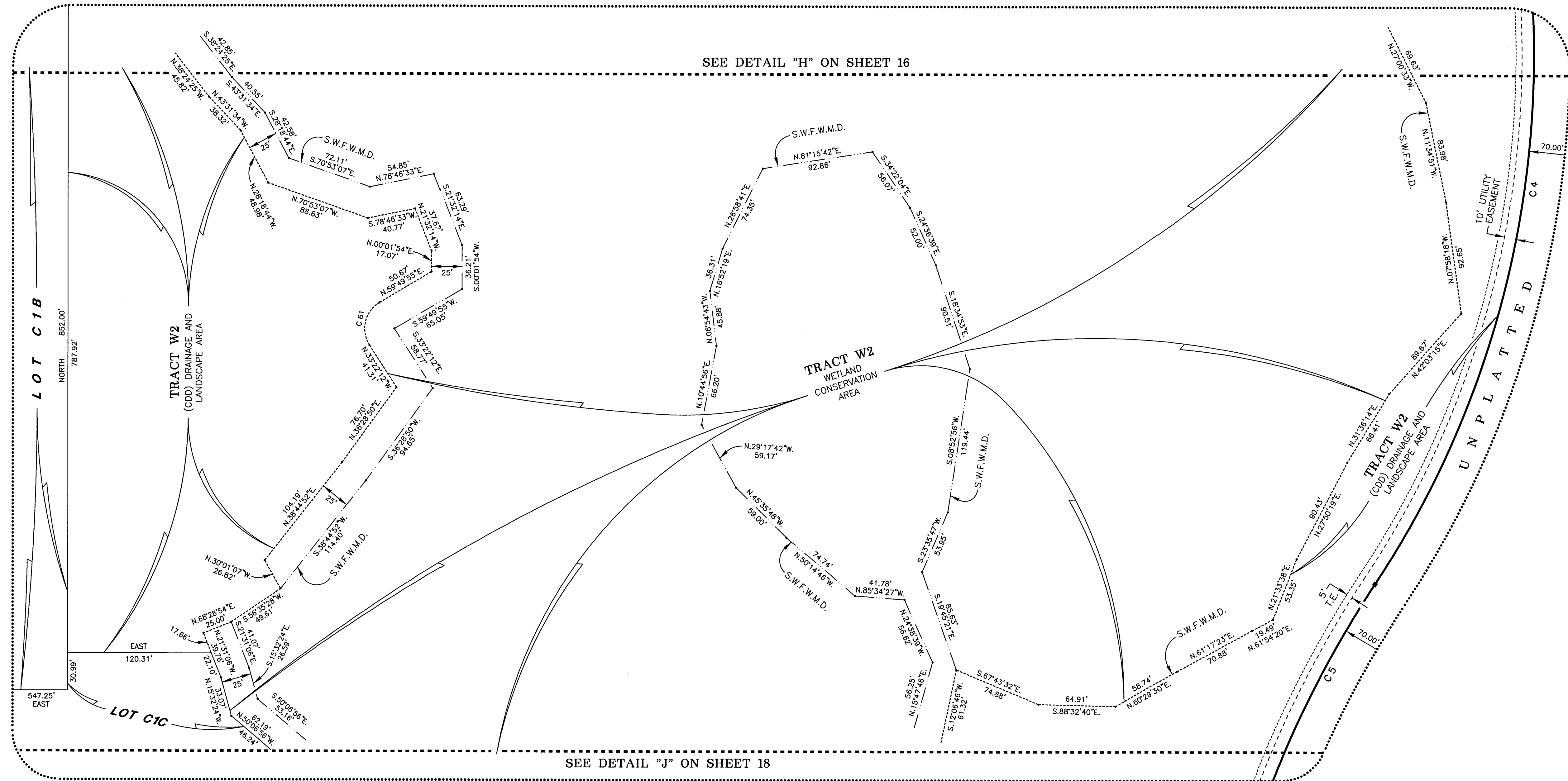
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SHEET 16 OF 20 SHEETS

PASCO TOWN CENTER PHASE 1
LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 64



DETAIL "I"
(SEE SHEET 11)

LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol ■ indicates Set (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
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- T.E. - Technology Easement
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- F.D.O.T. - Florida Department of Transportation
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

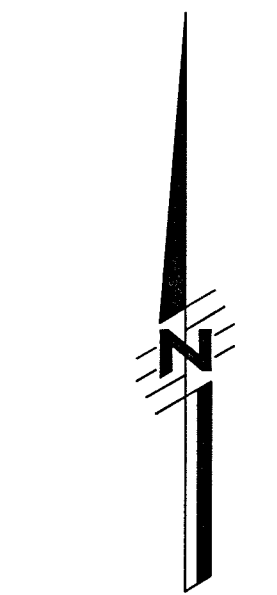
Wetland Conservation Area Note:

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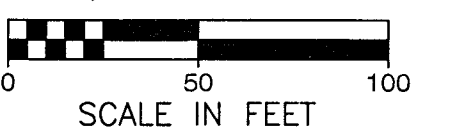
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	785.00	51°45'00"	709.02	685.16	S.07°52'30"W.
5	855.00	43°15'00"	645.40	630.19	S.12°07'30"W.
61	25.00	93°12'06"	40.67	36.33	N.13°13'52"E.

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.



SCALE: 1" = 50'



SEE SHEET 3 OF 20
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 17 OF 20 SHEETS

SEE DETAIL "I" ON SHEET 17

TRACT W1 WETLAND CONSERVATION AREA

TRACT W2 WETLAND CONSERVATION AREA

TRACT W3 WETLAND CONSERVATION AREA

TRACT W1 (CDD) DRAINAGE AND LANDSCAPE AREA

TRACT W2 (CDD) DRAINAGE AND LANDSCAPE AREA

TRACT W3 (CDD) DRAINAGE AND LANDSCAPE AREA

UNPLATTED

UNPLANTED

SEE DETAIL "L" ON SHEET 20

487.86'

WEST 538.32'
(NR)

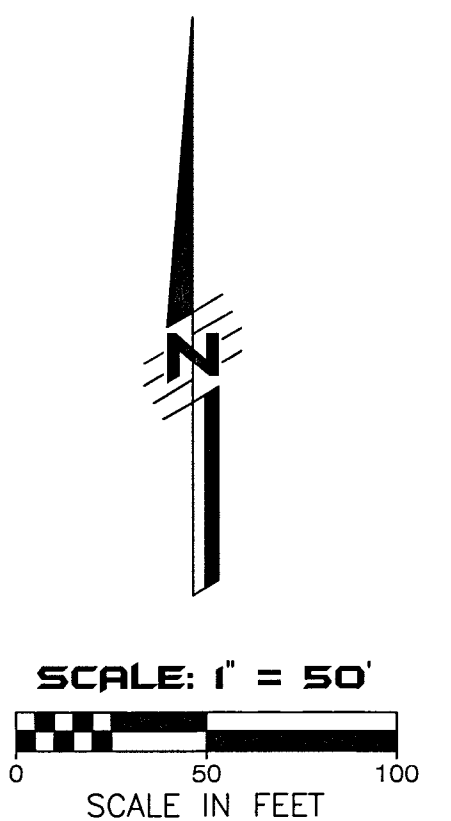
U N P L A T T E D

- Wetland Conservation Area Note:**
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NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	855.00	43°15'00"	645.40	630.19	S.12°07'30"W.
6	785.00	10°16'16"	140.72	140.53	S.04°21'52"E.
48	785.00	06°29'07"	88.85	88.81	N.02°28'17"W.
49	785.00	03°47'09"	51.87	51.86	N.07°36'25"W.

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 3010 W. Azelee Street, Suite 150
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SHEET 18 OF 20 SHEETS



PLAT BOOK	PAGE NO.
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SHEET 19 OF 20 SHEETS

[illegible]

1. Symbol indicates Set (P.R.M.) Permanent Reference Monument
2. "4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument
4. "4"x4" Concrete Monument "LB7778", unless otherwise noted.
5. Symbol indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
6. (R) indicates radial line
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8. (RB) indicates reference bearing
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10. T.E. - Technology Easement
11. (CDD) - PTC Community Development District
12. F.D.O.T. - Florida Department of Transportation
13. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

(SEE SHEET 11)

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.

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.



0 50 100
SCALE IN FEET

SEE SHEET 2 OF 20
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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