

# VISTA WALK

## A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, SOUTH 89°54'41" EAST, FOR 25.00 FEET TO A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 28, SAME BEING THE EAST RIGHT-OF-WAY OF RAMSEY ROAD AS MONUMENTED, SAME ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 28, SAME BEING SAID EAST RIGHT-OF-WAY, NORTH 00°14'43" EAST, FOR 1,327.86 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID NORTH LINE, SOUTH 89°53'45" EAST, FOR 971.97 FEET TO THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID WEST LINE, NORTH 00°13'55" EAST, FOR 463.94 FEET; THENCE SOUTH 89°52'30" EAST, FOR 332.29 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID WEST LINE, NORTH 00°13'39" EAST, FOR 838.56 FEET TO THE SOUTH RIGHT-OF-WAY OF BLANTON ROAD (ROAD NO. 41) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14070-2151; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF BLANTON ROAD (ROAD NO. 41) THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°52'30" EAST, FOR 54.34 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) EASTERLY 33.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,682.02 FEET, A CENTRAL ANGLE OF 01°08'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 81°36'01" EAST, FOR 33.45 FEET; (3) NORTH 07°49'48" EAST, FOR 5.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) EASTERLY 225.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,677.02 FEET, A CENTRAL ANGLE OF 07°42'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°01'21" EAST, FOR 225.35 FEET; (5) SOUTH 89°52'30" EAST, FOR 596.82 FEET TO A POINT ON A CURVE TO THE RIGHT; (6) EASTERLY 86.87 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,689.58 FEET, A CENTRAL ANGLE OF 00°52'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°26'15" EAST, FOR 86.87 FEET; THENCE SOUTH 00°12'39" WEST, FOR 406.47 FEET; THENCE SOUTH 89°52'47" EAST, FOR 332.26 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, SOUTH 00°12'19" WEST, FOR 879.83 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID SOUTH LINE, NORTH 89°53'39" WEST, FOR 1,329.40 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID EAST LINE, SOUTH 00°14'33" WEST, FOR 1,327.51 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'41" WEST, FOR 664.68 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID EAST LINE, SOUTH 00°07'01" WEST, FOR 1,285.93 FEET TO THE NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578) ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1406-101; THENCE ALONG SAID NORTH RIGHT-OF-WAY OF ST. JOE ROAD (STATE ROAD S-578), SOUTH 89°55'41" WEST, FOR 618.82 FEET TO THE EAST RIGHT-OF-WAY OF RAMSEY ROAD ACCORDING TO SAID STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 1406-101; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES: (1) NORTH 05°37'49" WEST, FOR 150.71 FEET; (2) SOUTH 89°55'41" WEST, FOR 5.15 FEET TO A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, SAME BEING THE EAST RIGHT-OF-WAY OF RAMSEY ROAD AS MONUMENTED; THENCE ALONG SAID EAST RIGHT-OF-WAY OF RAMSEY ROAD, NORTH 00°05'08" EAST, FOR 1,137.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 98.360 ACRES.

### OWNER:

ST. JOE ROAD PROJECT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: Joseph Tabshie MANAGER  
Witness Signatures: Victoria Mesa and Deven Rabeiro  
Witness Names Printed: Victoria Mesa Vasquez and Deven Rabeiro

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 2nd DAY OF July, 2024, BEFORE ME PERSONALLY APPEARED JOSEPH TABSHIE, AS MANAGER OF ST. JOE ROAD PROJECT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

Pablo Toranzo  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: August 24, 2027  
COMMISSION NUMBER: HH 437388

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

ST. JOE ROAD PROJECT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "VISTA WALK" AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE CITY OF DADE CITY (THE "CITY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL PRIVATE STREETS WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "100" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
- OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO THE "CITY" AND 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 "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.
- OWNER DOES FURTHER 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 THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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 DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE "CITY", TRACT LS (LIFT STATION), AS 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 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT LS UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE "CITY".
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "CITY" TRACT RW (PUBLIC RIGHT-OF-WAY) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.
- LEGAL TITLE TO TRACT 100 (INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT), TRACTS 200 THROUGH 203 (DRAINAGE AREAS), TRACTS 300 (PARK), TRACT 301 THROUGH 308 (PARK/OPEN SPACE), AND TRACTS 400 THROUGH 406 (OPEN SPACE), AS SHOWN AND DEPICTED HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO VISTA WALK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, (THE "DISTRICT"), OR OTHER OPERATION AND MAINTENANCE ENTITY BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. THE FOREGOING TRACTS SHALL BE MAINTAINED BY 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 "DISTRICT" ALL EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED HEREON.
- 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 "CITY", IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED TO THE EXTENT CONSISTENT WITH SS. 177.085(1).
- OWNER DOES FURTHER RESERVE 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 TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SS. 177.091(28)

### CERTIFICATE OF ACCEPTANCE OF COMMUNITY DEVELOPMENT DISTRICT:

VISTA WALK COMMUNITY DEVELOPMENT DISTRICT

VISTA WALK 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 VISTA WALK COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 2nd DAY OF July, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND DEDICATIONS SHOWN HEREON.

By: Carla Tabshie CHAIRMAN  
Witness Signatures: Victoria Mesa and Deven Rabeiro  
Witness Names Printed: Victoria Mesa Vasquez and Deven Rabeiro

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 2nd DAY OF July, 2024, BEFORE ME PERSONALLY APPEARED CARLA TABSHIE, CHAIRMAN OF VISTA WALK 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.

Pablo Toranzo  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: August 24, 2027  
COMMISSION NUMBER: HH 437388

### CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS

WE, SOUTHERN TITLE SERVICES OF TAMPA BAY, INC., A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, AGENT FILE NO. 20201302a) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN ST. JOE ROAD PROJECT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, AGENT FILE NO. 20201302a.

THIS THE 11 DAY OF July, 2024.

SOUTHERN TITLE SERVICES OF TAMPA BAY, INC.

By: Grace Payne  
GRACE PAYNE  
PRESIDENT

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

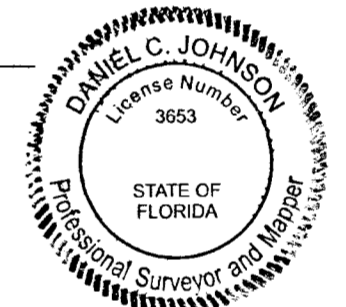
REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 12th DAY OF July, 2024.

REVIEWED BY: Daniel C. Johnson

PRINTED NAME: Daniel C. Johnson

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS 36053



### CERTIFICATE OF APPROVAL BY GOVERNING BODY:

THIS IS TO CERTIFY THAT ON THIS THE 12 DAY OF July, 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 11th DAY OF July, 2024, IN PLAT BOOK 95, PAGE(S) 87-97

Heather Brines D.C.  
NIKKI ALVAREZ-SOWLES, 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 26th DAY OF June, 2024.

Joseph E. Beckman  
JOSEPH E. BECKMAN, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS7204  
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.FLDANDP.COM  
E-MAIL: INFO@FLDANDP.COM  
ENGINEER # - CA NO. 33088  
SURVEY # - LB8342

# VISTA WALK

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

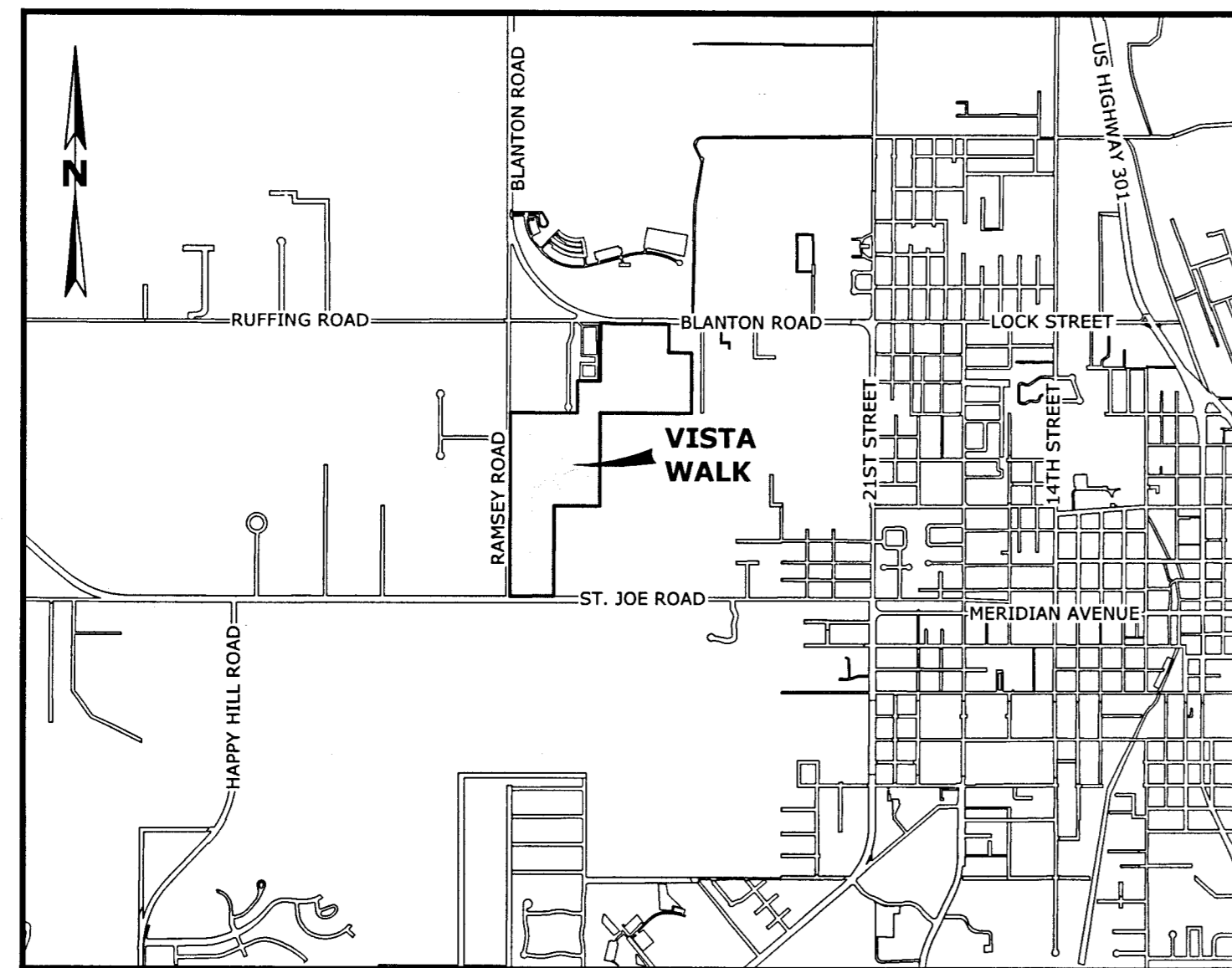
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83 (2011 ADJUSTMENT). AS A MEANS OF REFERENCE THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AS BEING SOUTH 89°54'41" EAST.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.
- 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 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))
- NOTICE: NO PERMANENT PRIVATE STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.

**ABBREVIATION LEGEND:**

- AE = ACCESS EASEMENT
- CCR = CERTIFIED CORNER RECORD
- CST = CLEAR SIGHT TRIANGLE
- DE = DRAINAGE EASEMENT
- FND = FOUND NAIL & DISK
- FOP = FOUND OPEN PIPE
- FRRS = FOUND RAILROAD SPIKE
- HOA = HOME OWNERS ASSOCIATION
- NR = NON-RADIAL
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SIR = SET IRON ROD
- SND = SET NAIL & DISK
- SRD = STATE ROAD DEPARTMENT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- N x,xxx.xx' = STATE PLANE COORDINATES
- E x,xxx.xx'

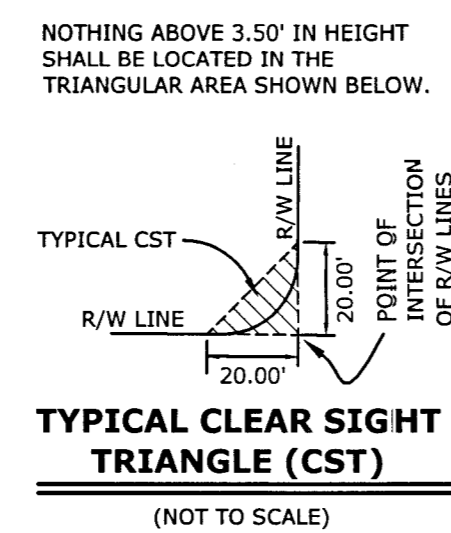
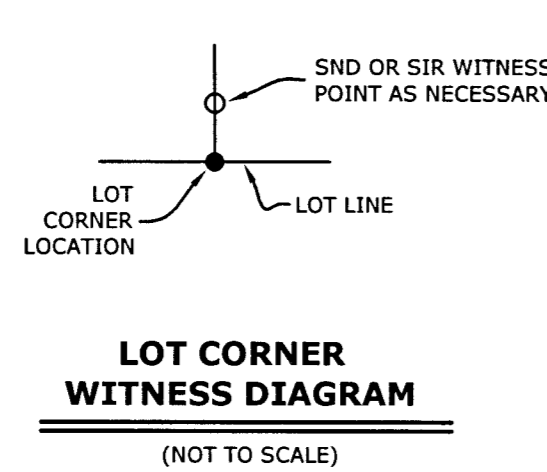
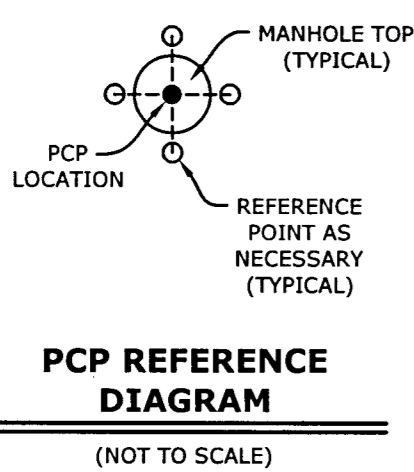
**SYMBOL LEGEND:**

- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- ⊠ = SET 4" x 4" CONCRETE MONUMENT
- PRM LB 8342 (UNLESS SHOWN OTHERWISE)
- ⊙ = SET NAIL & DISK PCP LB8342 (UNLESS SHOWN OTHERWISE)

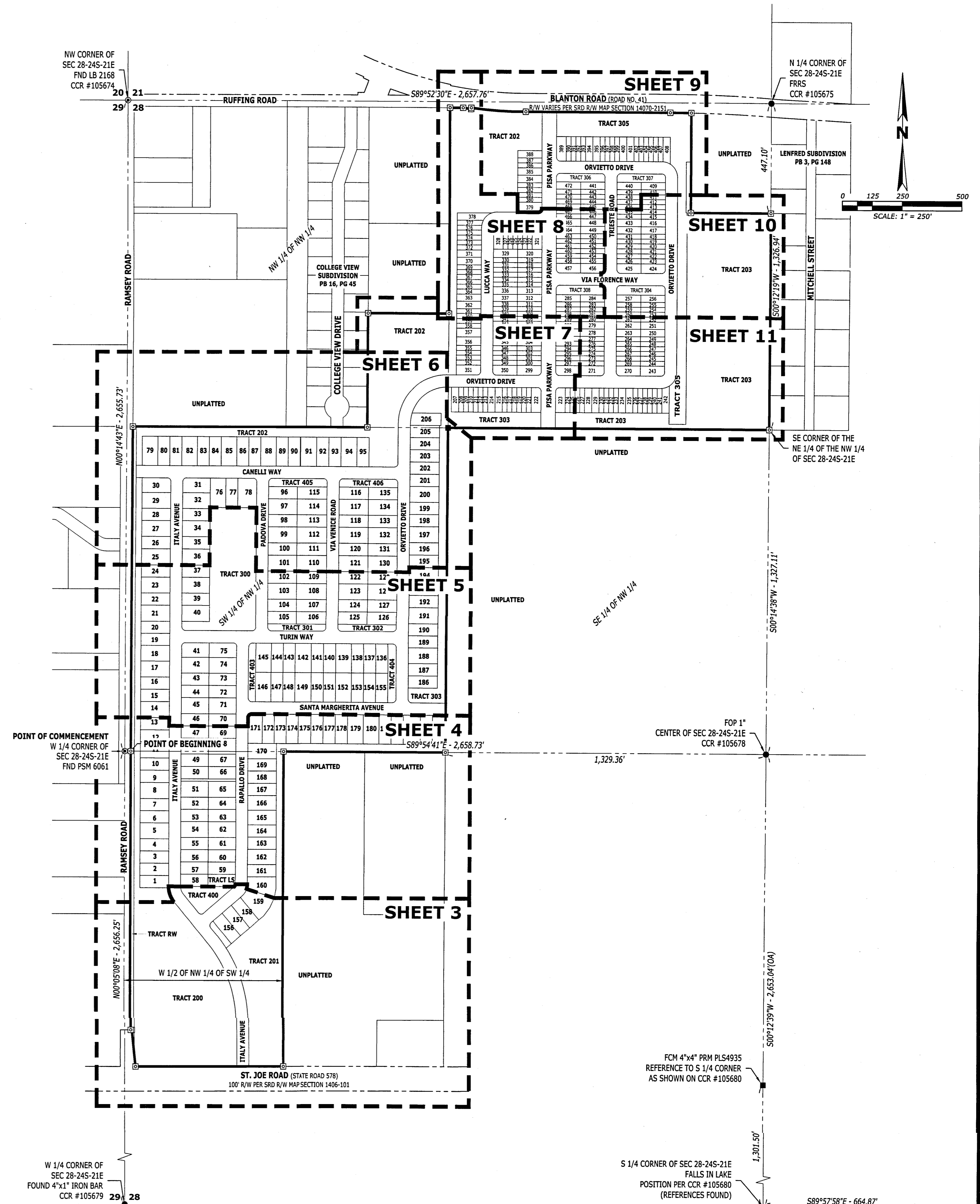


**LOCATION MAP**  
NOT TO SCALE

TRACT	DESIGNATION
TRACT 100	INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT
TRACT 200	DRAINAGE AREA
TRACT 201	DRAINAGE AREA
TRACT 202	DRAINAGE AREA
TRACT 203	DRAINAGE AREA
TRACT 300	PARK
TRACT 301	PARK/OPEN SPACE
TRACT 302	PARK/OPEN SPACE
TRACT 303	PARK/OPEN SPACE
TRACT 304	PARK/OPEN SPACE
TRACT 305	PARK/OPEN SPACE
TRACT 306	PARK/OPEN SPACE
TRACT 307	PARK/OPEN SPACE
TRACT 308	PARK/OPEN SPACE
TRACT 400	OPEN SPACE
TRACT 401	OPEN SPACE
TRACT 402	OPEN SPACE
TRACT 403	OPEN SPACE
TRACT 404	OPEN SPACE
TRACT 405	OPEN SPACE
TRACT 406	OPEN SPACE
TRACT LS	LIFT STATION
TRACT RW	PUBLIC RIGHT-OF-WAY



NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



## KEY MAP

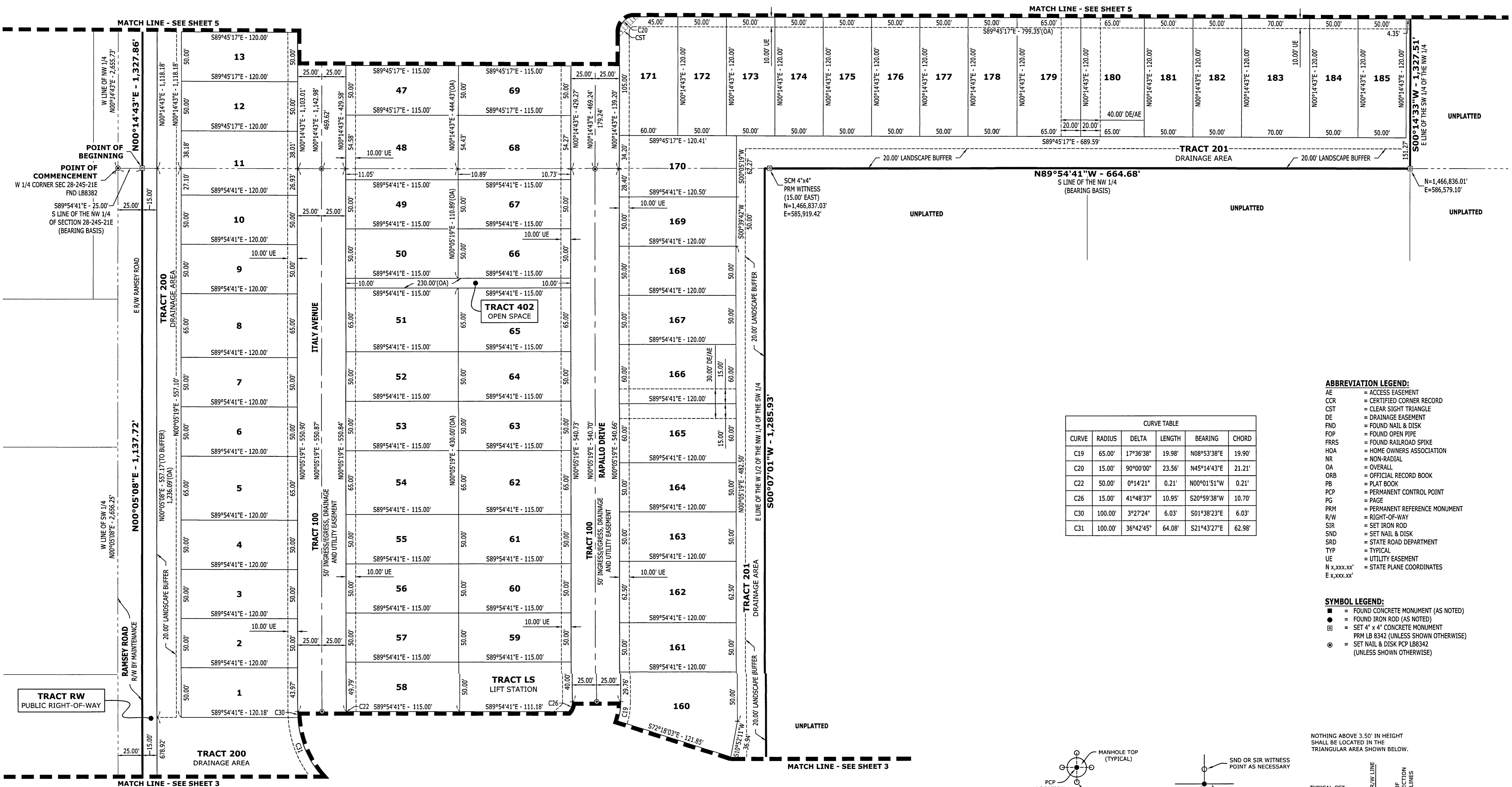
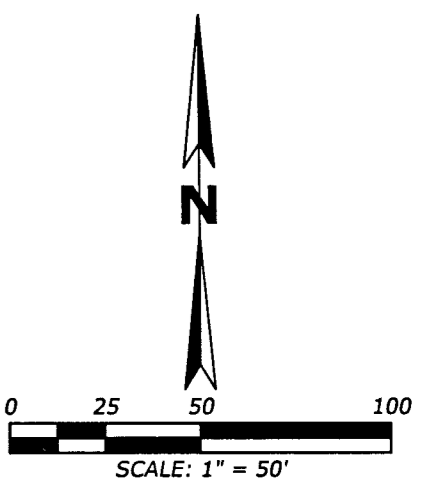
**Florida Land Design & Permitting**  
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E-MAIL: INFO@FLDANDP.COM  
ENGINEER # - CA NO. 33068  
SURVEY # - LB8342

**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))



# VISTA WALK

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

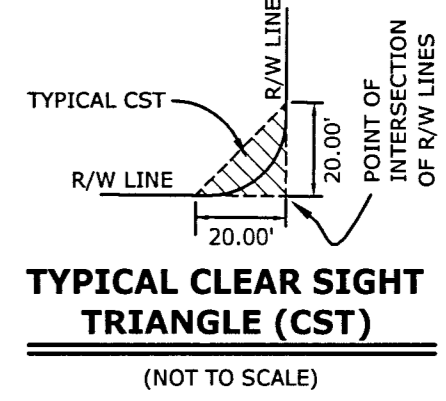
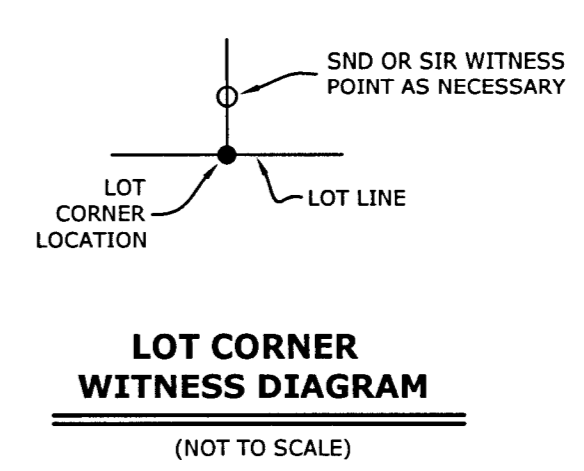
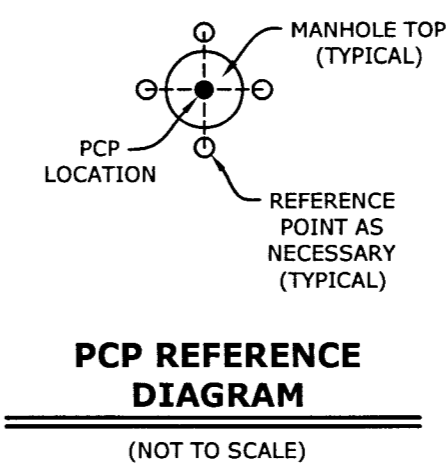


CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C19	65.00'	17°36'38"	19.98'	N08°53'38"E	19.90'
C20	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C22	50.00'	0°14'21"	0.21'	N00°01'51"W	0.21'
C26	15.00'	41°48'37"	10.93'	S20°59'38"W	10.70'
C30	100.00'	3°27'24"	6.05'	S01°38'23"E	6.03'
C31	100.00'	36°42'45"	64.08'	S21°43'27"E	62.98'

- ABBREVIATION LEGEND:**
- AE = ACCESS EASEMENT
  - CCR = CERTIFIED CORNER RECORD
  - CST = CLEAR SIGHT TRIANGLE
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  - FND = FOUND NAIL & DISK
  - POP = FOUND OPEN PIPE
  - FRRS = FOUND RAILROAD SPIKE
  - HOA = HOME OWNERS ASSOCIATION
  - NR = NON-RADIAL
  - OA = OVERALL
  - ORB = OFFICIAL RECORD BOOK
  - PCB = PLAT BOOK
  - PG = PERMANENT CONTROL POINT
  - PM = PERMANENT REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - SIR = SET IRON ROD
  - SND = SET NAIL & DISK
  - SRD = STATE ROAD DEPARTMENT
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - N x,xxx.xx' = STATE PLANE COORDINATES
  - E x,xxx.xx'

- SYMBOL LEGEND:**
- = FOUND CONCRETE MONUMENT (AS NOTED)
  - = FOUND IRON ROD (AS NOTED)
  - = SET 4" x 4" CONCRETE MONUMENT
  - PRM LB 8342 (UNLESS SHOWN OTHERWISE)
  - ⊙ = SET NAIL & DISK PCP LB8342 (UNLESS SHOWN OTHERWISE)

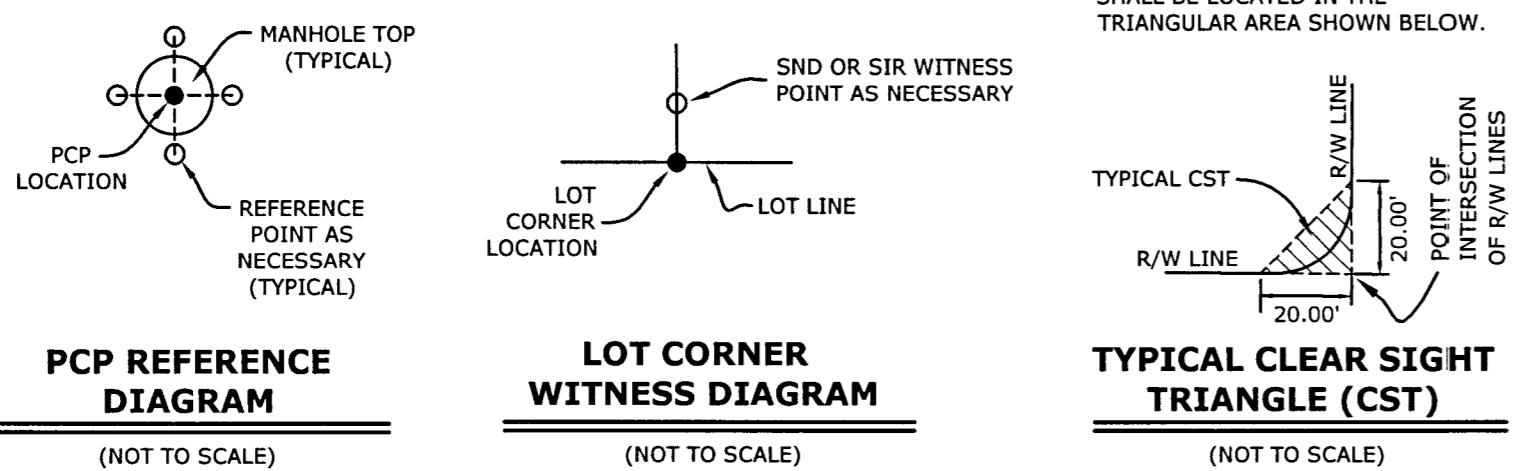
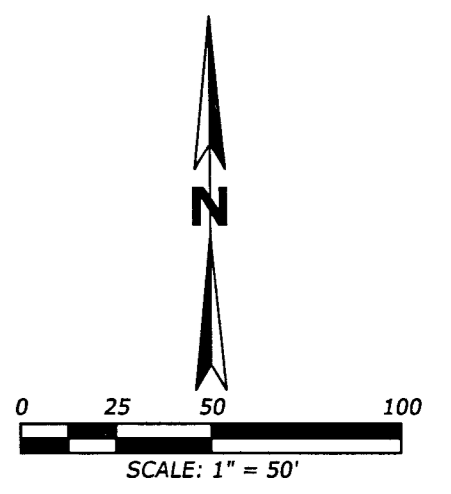
NOTHING ABOVE 3.5' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



**Florida Land Design & Permitting**  
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ENGINEER # - CA NO. 33088  
SURVEY # - LB8342

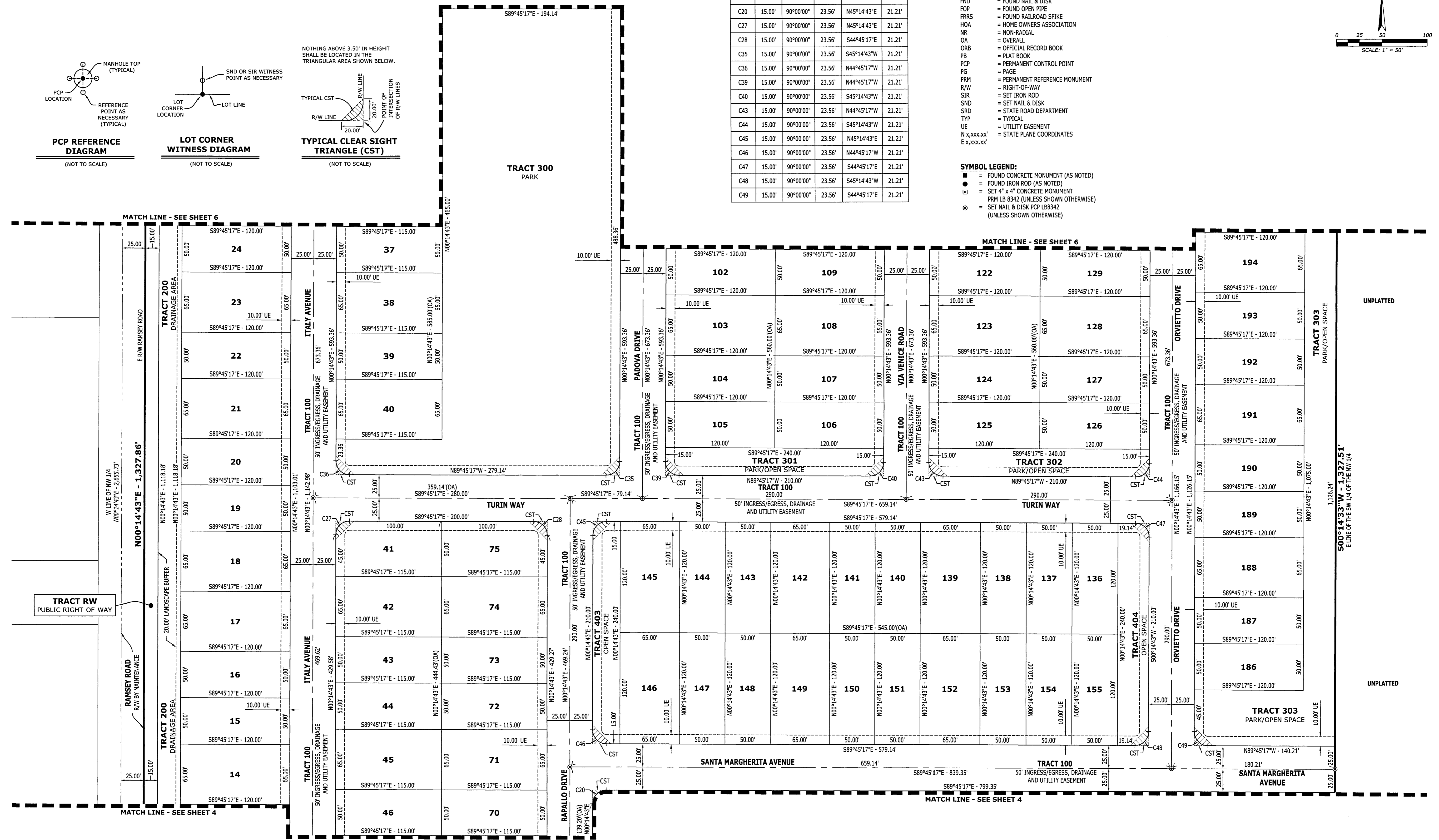
# VISTA WALK

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C20	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C27	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C28	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C35	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C36	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C39	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C40	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C43	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C44	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C45	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C46	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C47	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C48	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C49	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'

- ABBREVIATION LEGEND:**
- AE = ACCESS EASEMENT
  - CCR = CERTIFIED CORNER RECORD
  - CST = CLEAR SIGHT TRIANGLE
  - DE = DRAINAGE EASEMENT
  - FOP = FOUND OPEN PIPE
  - FRRS = FOUND RAILROAD SPIKE
  - HOA = HOME OWNERS ASSOCIATION
  - NR = NON-RADIAL
  - OA = OVERALL
  - ORB = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PG = PAGE
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  - R/W = RIGHT-OF-WAY
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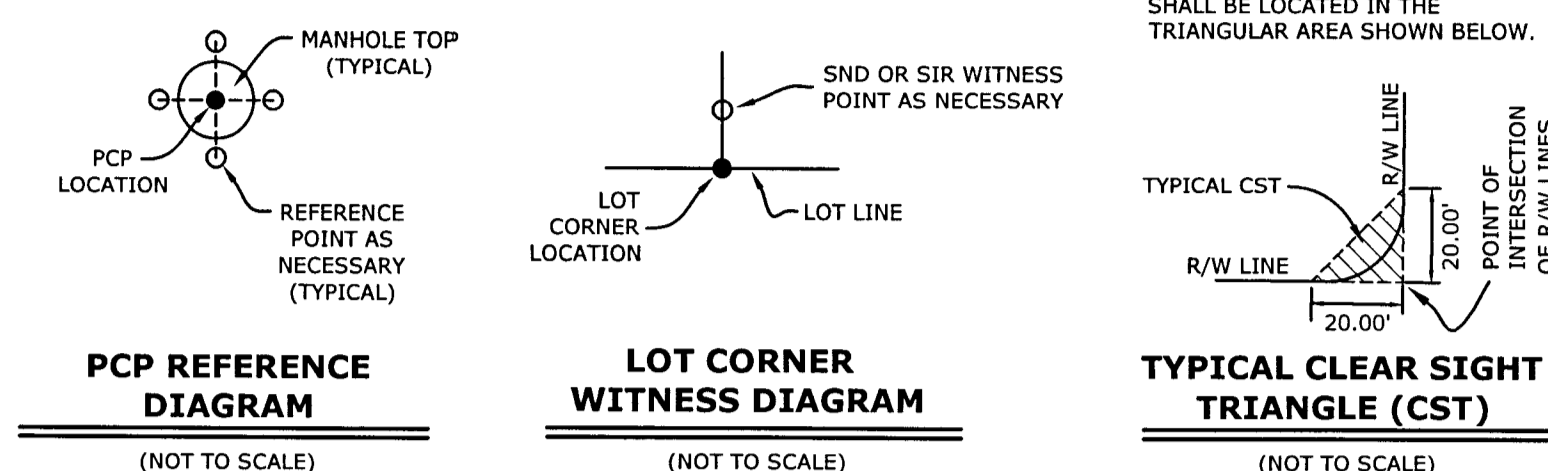


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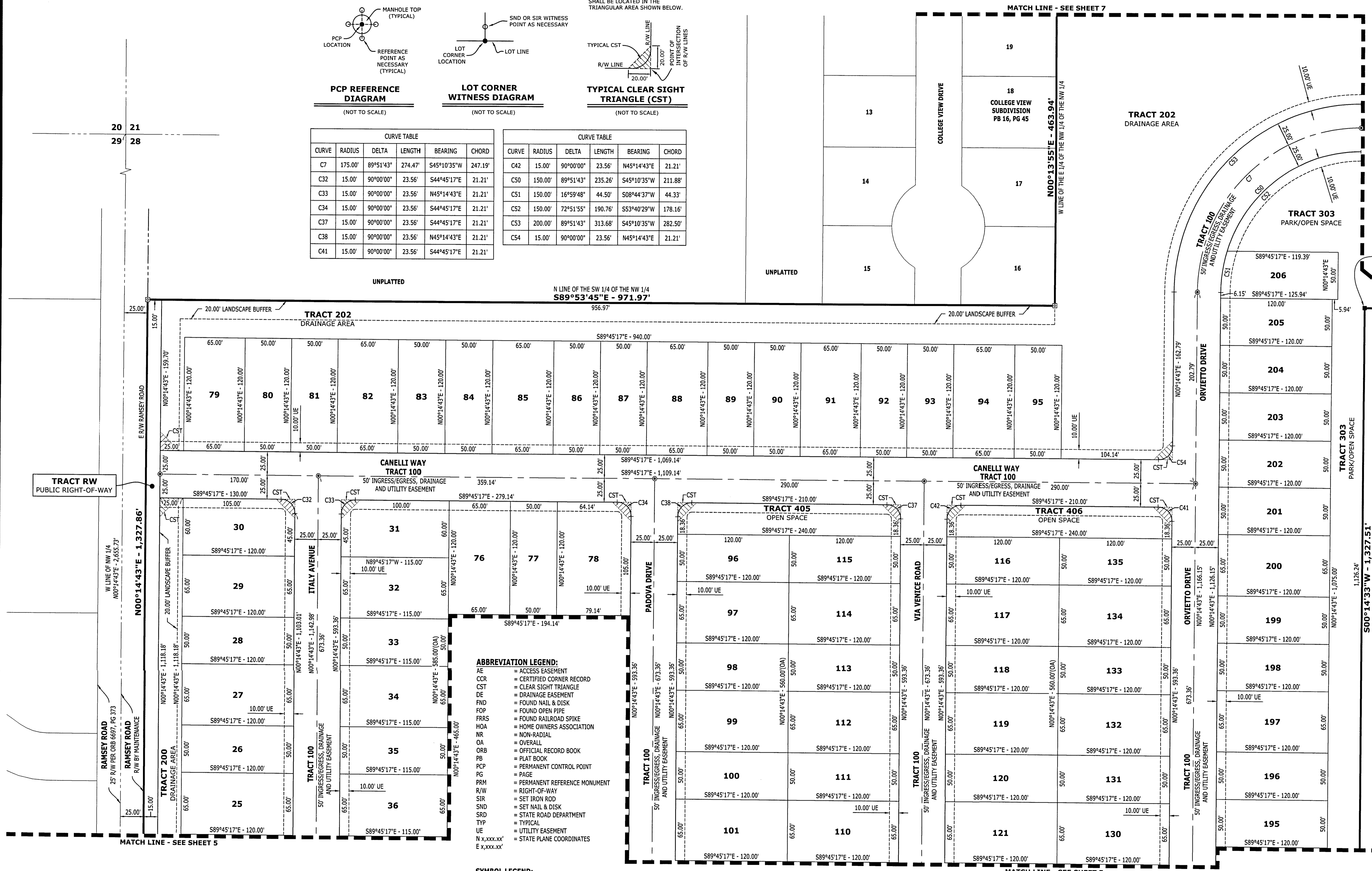
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# VISTA WALK

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

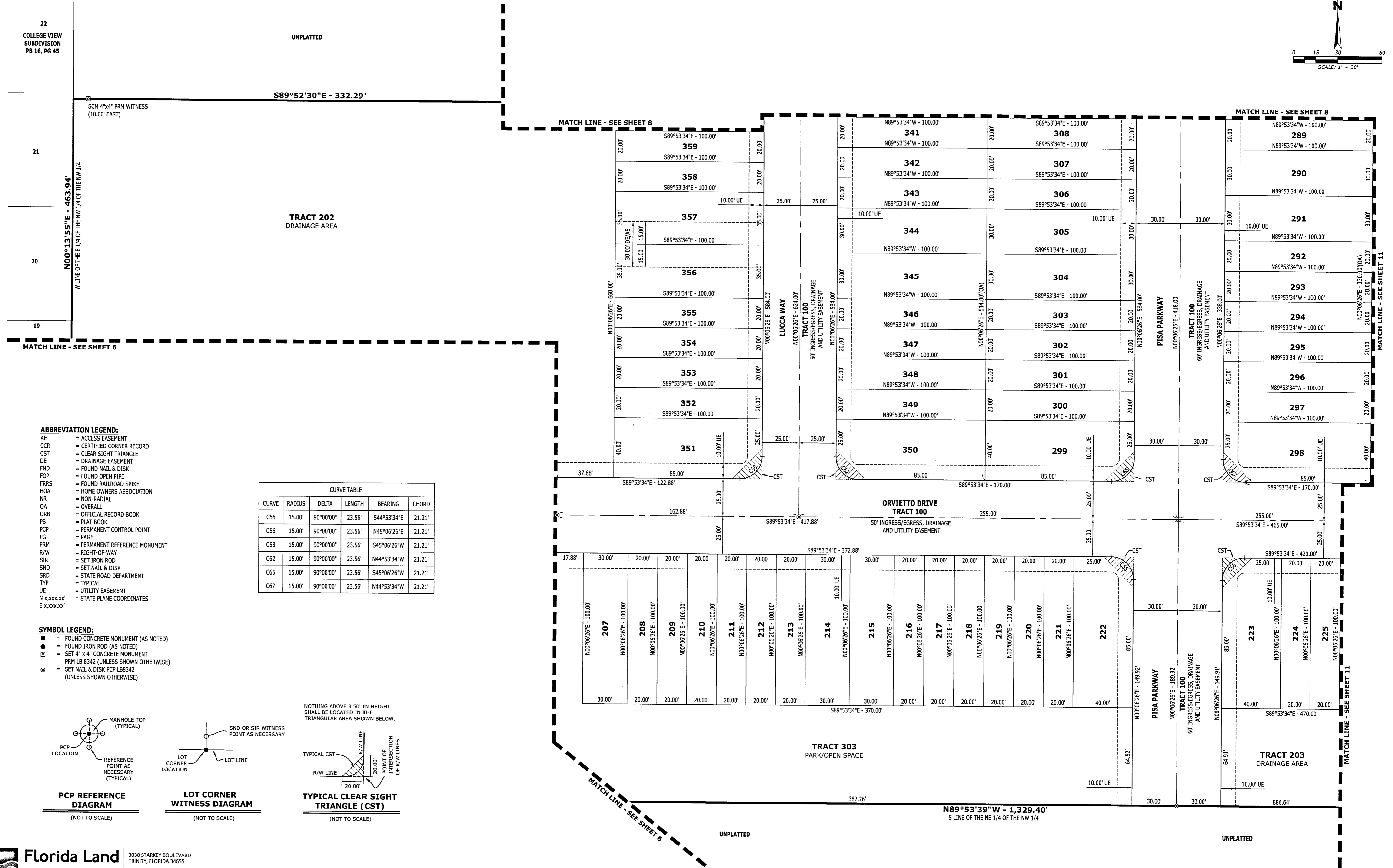
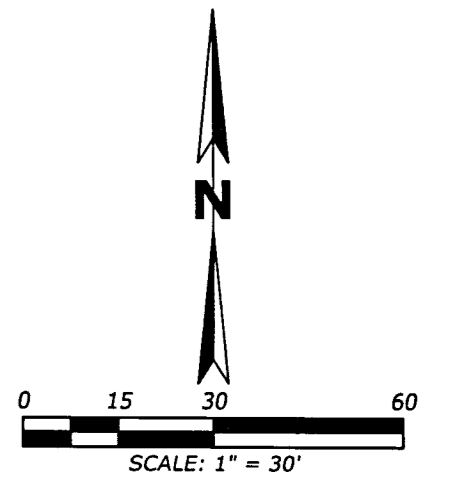


CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD	CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C7	175.00'	89°51'43"	274.47'	S45°10'35"W	247.19'	C42	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C32	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'	C50	150.00'	89°51'43"	235.26'	S45°10'35"W	211.88'
C33	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'	C51	150.00'	16°59'48"	44.50'	S08°44'37"W	44.33'
C34	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'	C52	150.00'	72°51'55"	190.76'	S53°40'29"W	178.16'
C37	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'	C53	200.00'	89°51'43"	313.68'	S45°10'35"W	282.50'
C38	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'	C54	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C41	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'						



# VISTA WALK

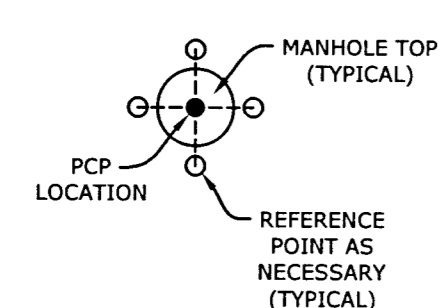
A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



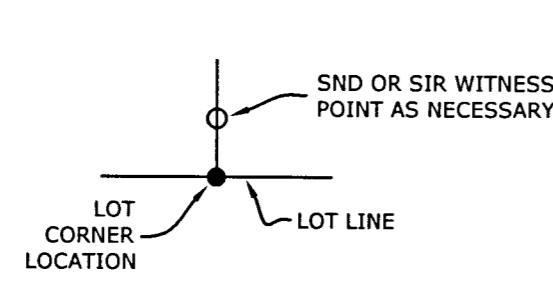
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CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C55	15.00'	90°00'00"	23.56'	S44°53'34"E	21.21'
C56	15.00'	90°00'00"	23.56'	N45°06'26"E	21.21'
C58	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C62	15.00'	90°00'00"	23.56'	N44°53'34"W	21.21'
C65	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C67	15.00'	90°00'00"	23.56'	N44°53'34"W	21.21'

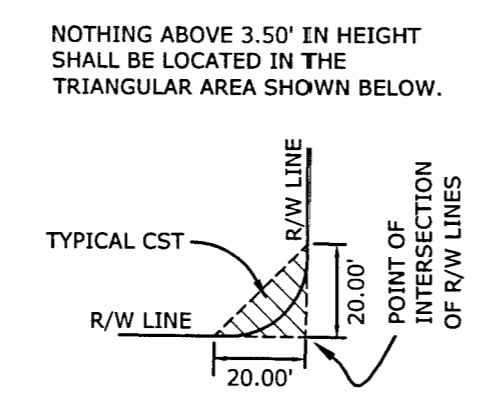
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**PCP REFERENCE DIAGRAM**  
(NOT TO SCALE)



**LOT CORNER WITNESS DIAGRAM**  
(NOT TO SCALE)



**TYPICAL CLEAR SIGHT TRIANGLE (CST)**  
(NOT TO SCALE)

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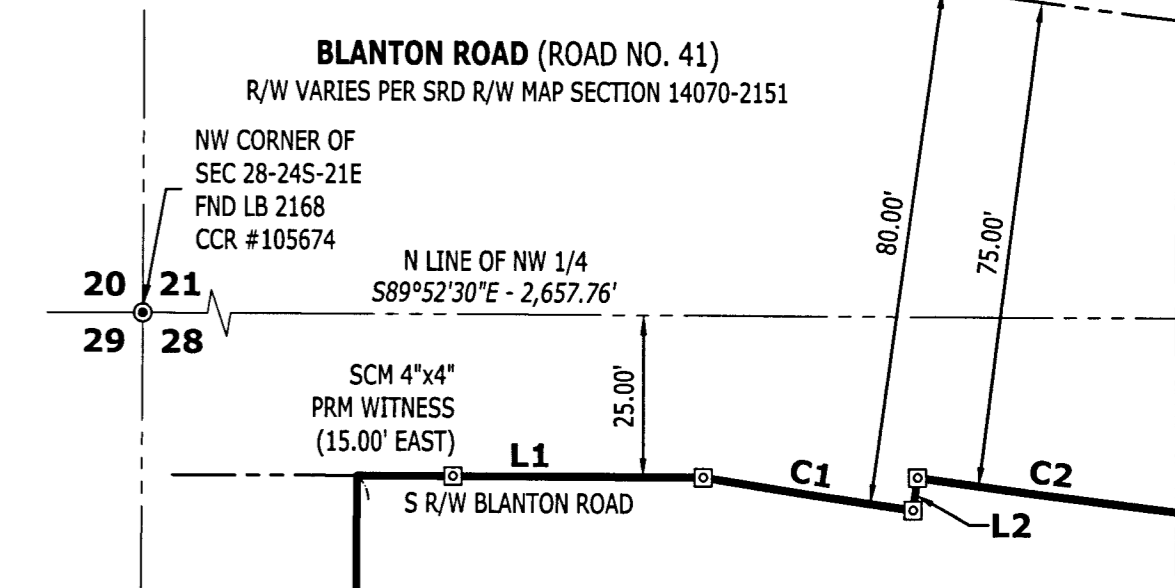
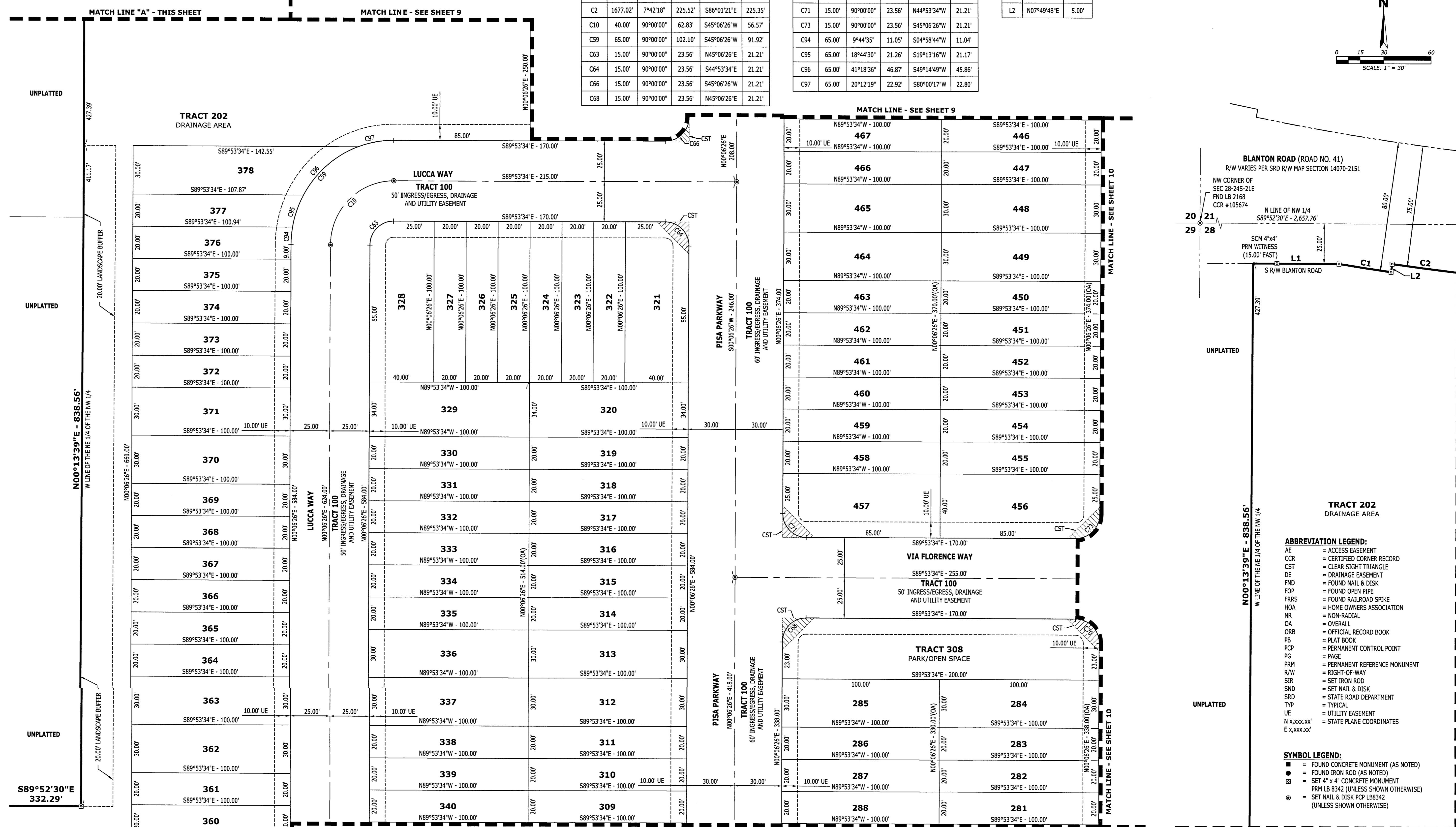
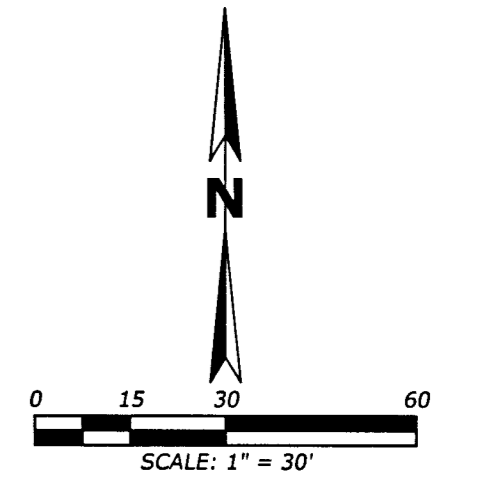
# VISTA WALK

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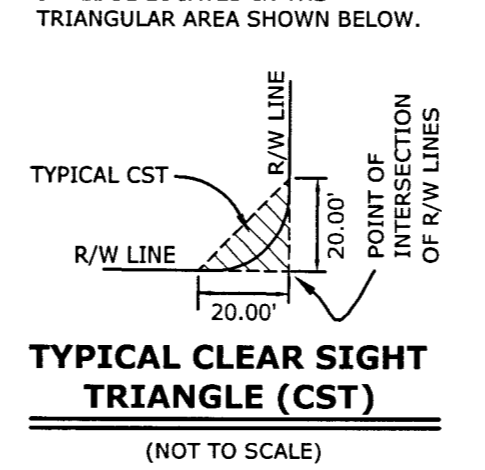
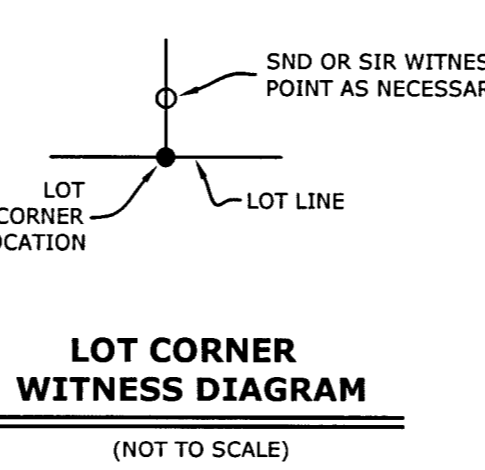
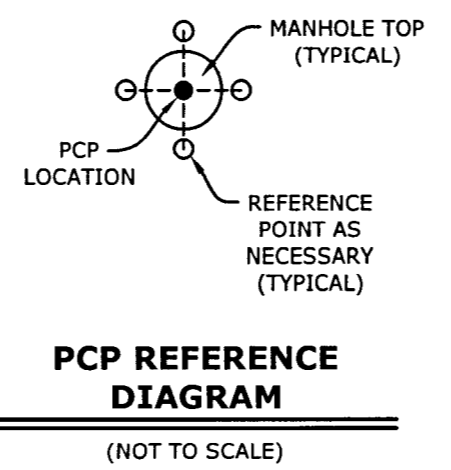
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1682.02'	1°08'22"	33.45'	S81°36'01"E	33.45'
C2	1677.02'	7°42'18"	225.52'	S86°01'21"E	225.35'
C10	40.00'	90°00'00"	62.83'	S45°06'26"W	56.57'
C59	65.00'	90°00'00"	102.10'	S45°06'26"W	91.92'
C63	15.00'	90°00'00"	23.56'	N45°06'26"E	21.21'
C64	15.00'	90°00'00"	23.56'	S44°53'34"E	21.21'
C66	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C68	15.00'	90°00'00"	23.56'	N45°06'26"E	21.21'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C70	15.00'	90°00'00"	23.56'	S44°53'34"E	21.21'
C71	15.00'	90°00'00"	23.56'	N44°53'34"W	21.21'
C73	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C94	65.00'	9°44'35"	11.05'	S04°58'44"W	11.04'
C95	65.00'	18°44'30"	21.26'	S19°13'16"W	21.17'
C96	65.00'	41°18'36"	46.87'	S49°14'49"W	45.86'
C97	65.00'	20°12'19"	22.92'	S80°00'17"W	22.80'

LINE	BEARING	LENGTH
L1	S89°52'30"E	54.34'
L2	N07°49'48"E	5.00'



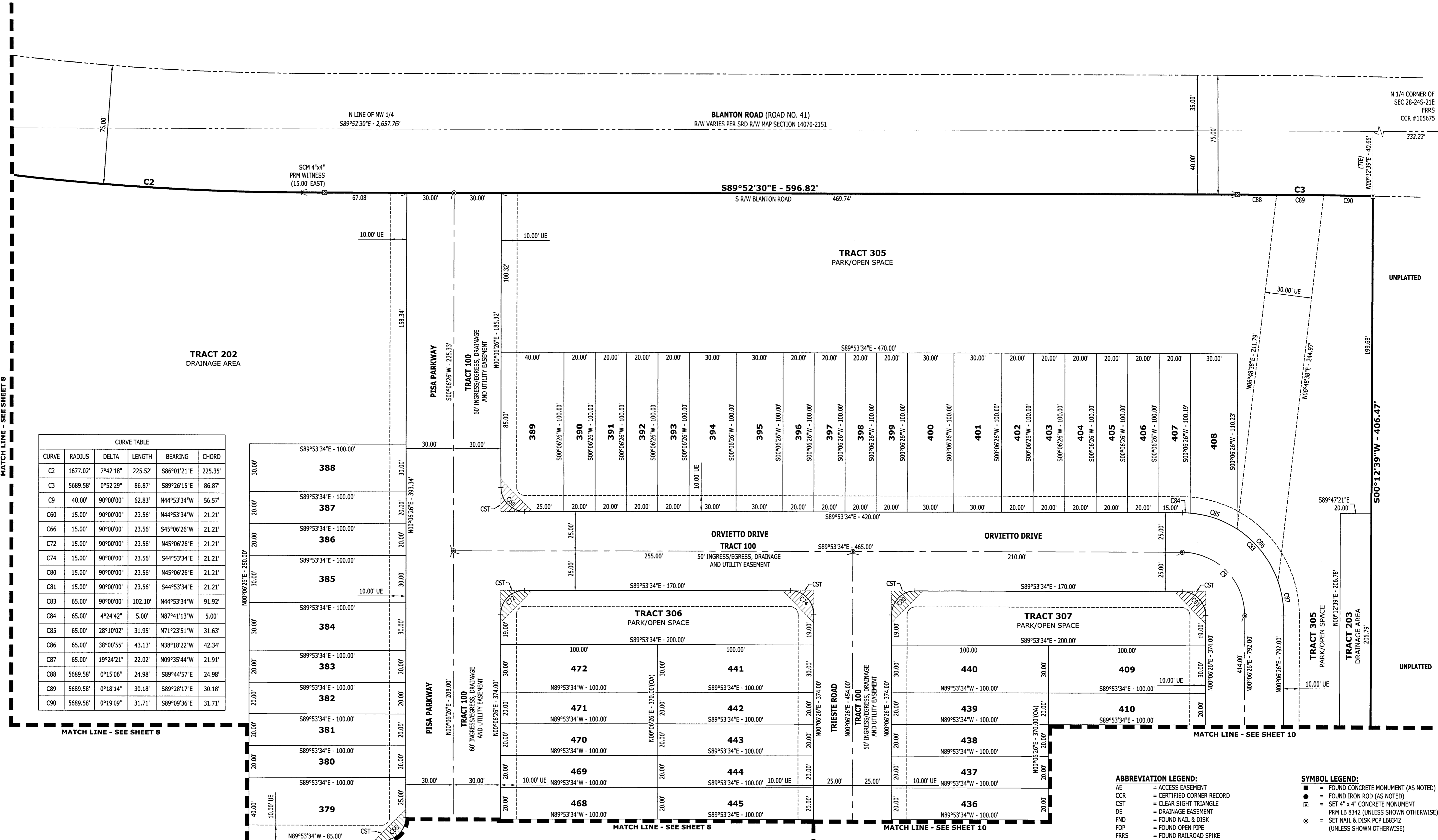
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 ENGINEER # - CA NO. 33088  
 SURVEY # - LB8342

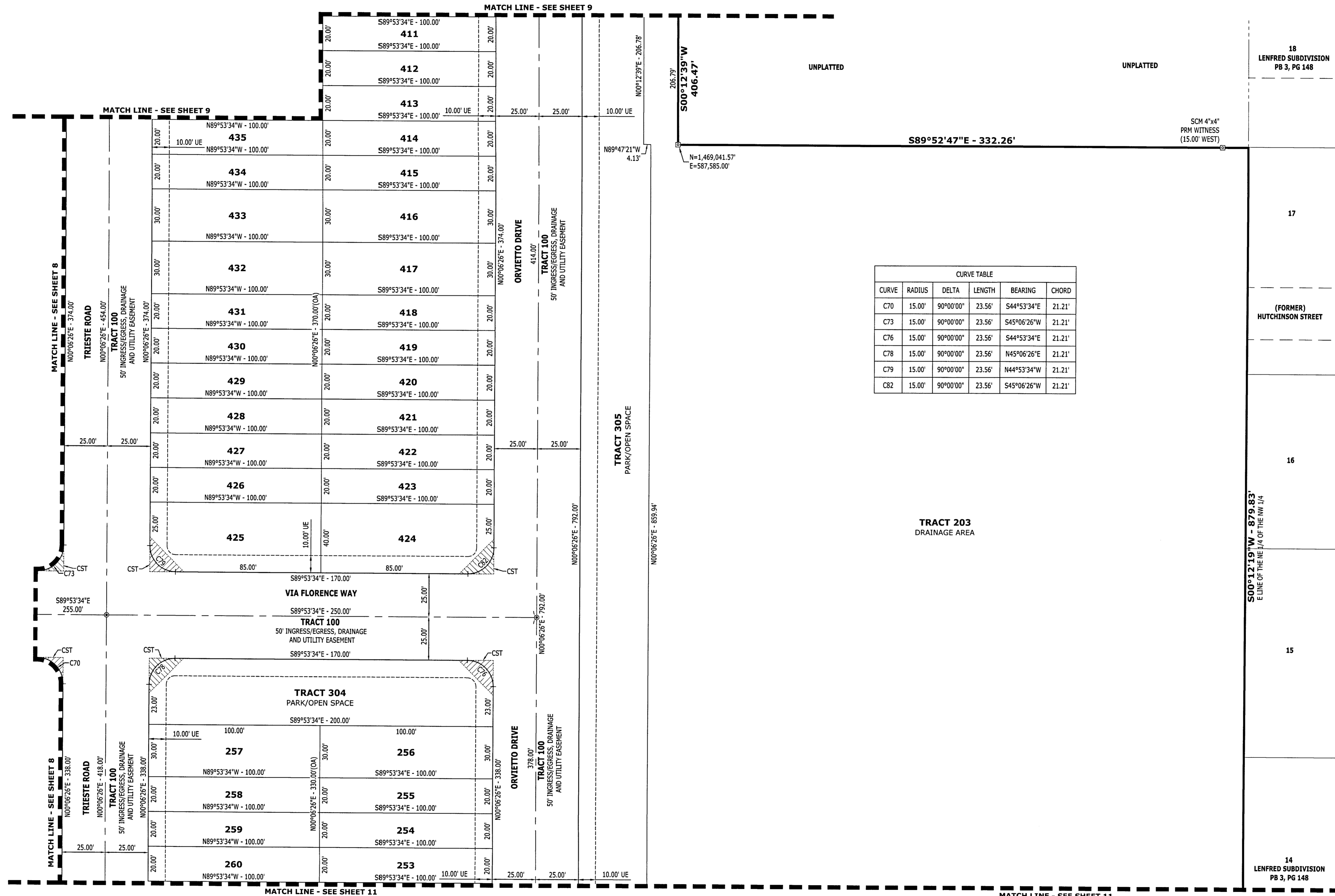
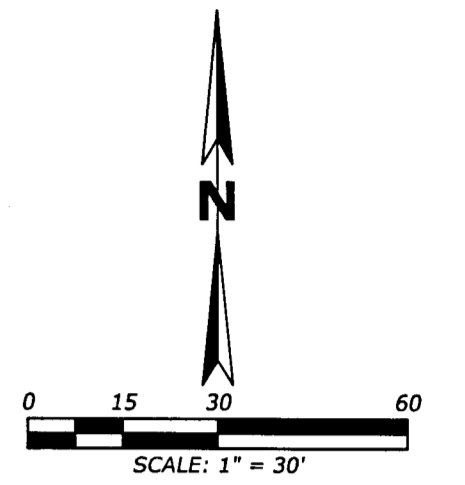
# VISTA WALK

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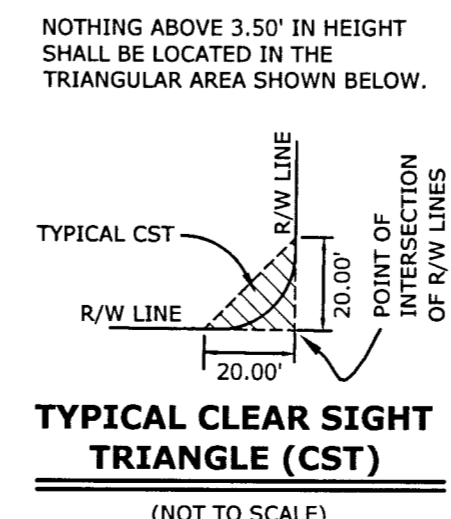
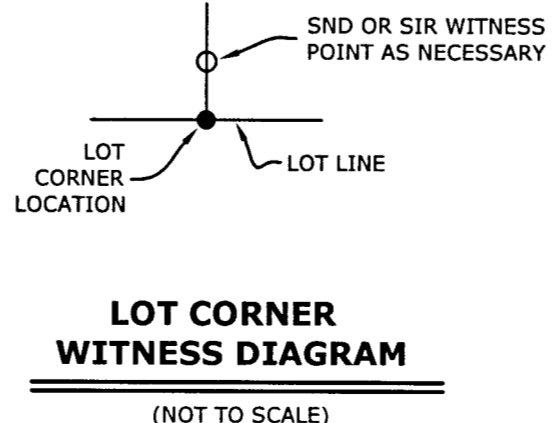
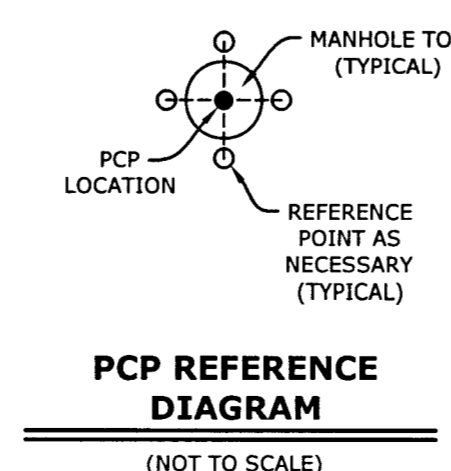
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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C70	15.00'	90°00'00"	23.56'	S44°53'34"E	21.21'
C73	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C76	15.00'	90°00'00"	23.56'	S44°53'34"E	21.21'
C78	15.00'	90°00'00"	23.56'	N45°06'26"E	21.21'
C79	15.00'	90°00'00"	23.56'	N44°53'34"W	21.21'
C82	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'

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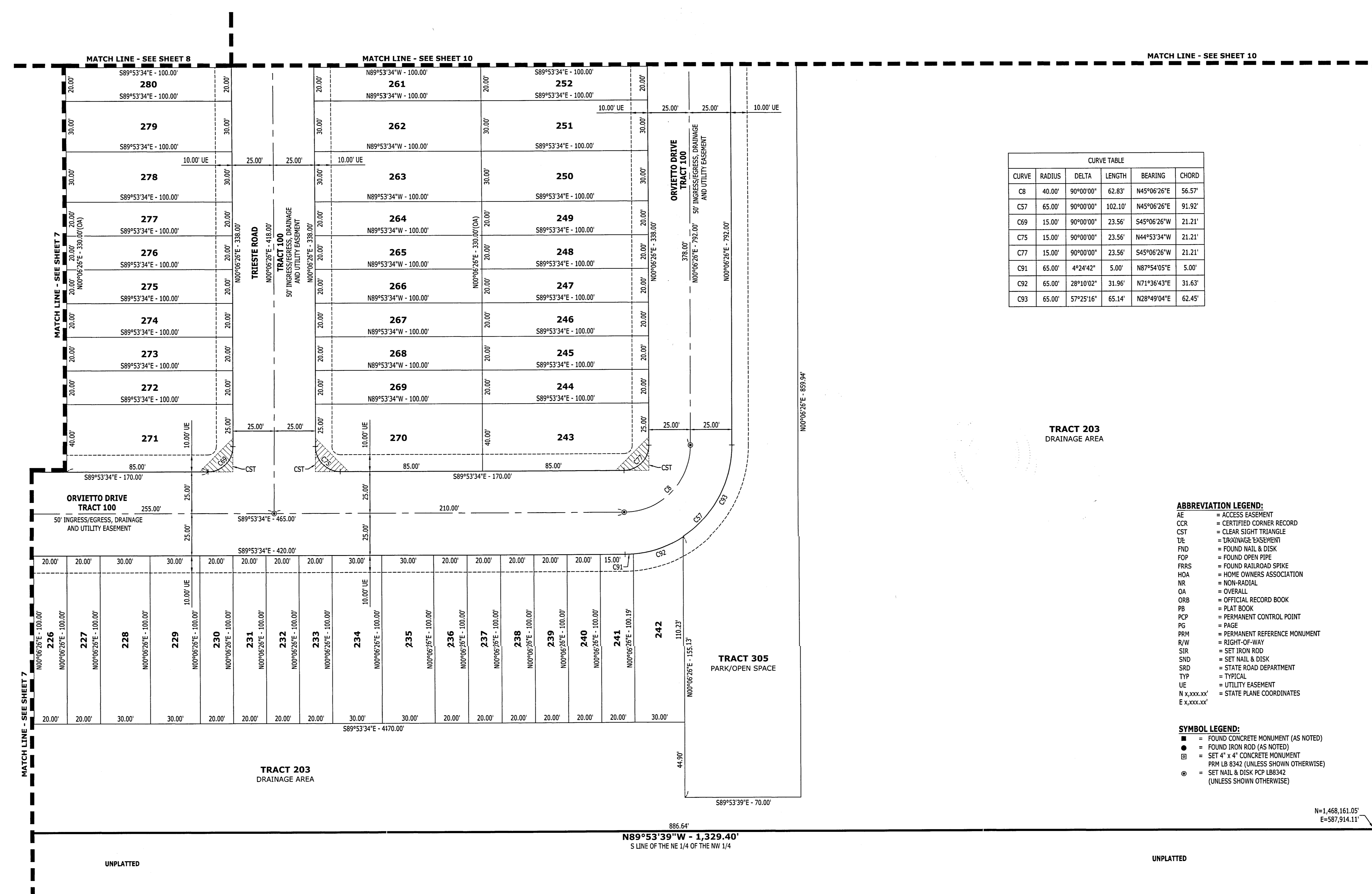
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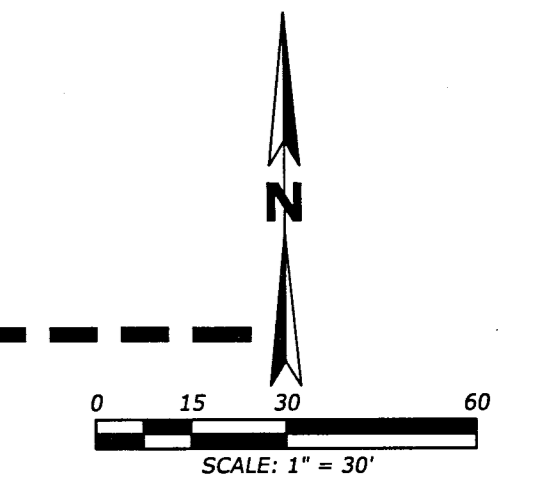
A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C8	40.00'	90°00'00"	62.83'	N45°06'26"E	56.57'
C57	65.00'	90°00'00"	102.10'	N45°06'26"E	91.92'
C69	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C75	15.00'	90°00'00"	23.56'	N44°53'34"W	21.21'
C77	15.00'	90°00'00"	23.56'	S45°06'26"W	21.21'
C91	65.00'	4°24'42"	5.00'	N87°54'05"E	5.00'
C92	65.00'	28°10'02"	31.96'	N71°36'43"E	31.63'
C93	65.00'	57°25'16"	65.14'	N28°49'04"E	62.45'

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14  
LENFRED SUBDIVISION  
PB 3, PG 148

(FORMER)  
BOWMAN STREET

13

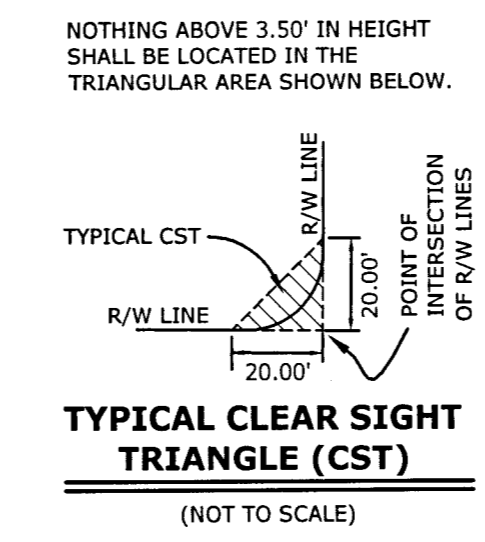
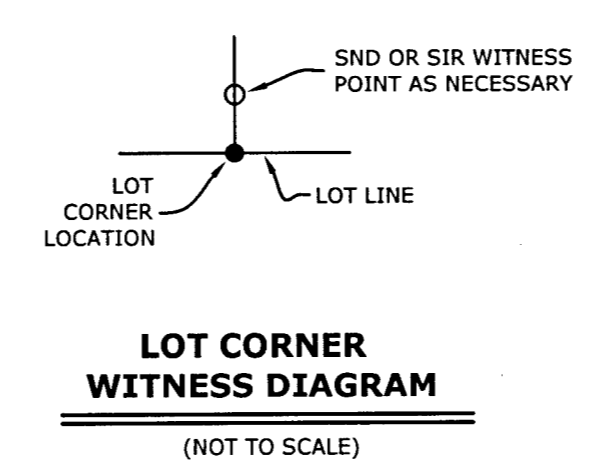
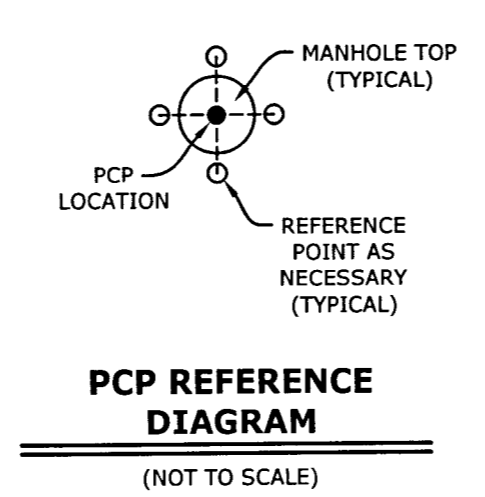
12

11  
LENFRED SUBDIVISION  
PB 3, PG 148

UNPLATTED

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