PLAT BOOK 95 PAGE 98

SHEET 1 OF 4

KEYS AT COTEE RIVER

A REPLAT OF ALL OF COTEE RIVER TOWNHOMES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST, CITY OF PORT RICHEY, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING ALL OF COTEE RIVER TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N00°09'38"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 35.00 FEET; THENCE N89°40'40"E A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID COTEE RIVER TOWNHOMES, ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET AND THE NORTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE, AS SHOWN ON SAID PLAT, AND THE POINT OF BEGINNING; THENCE N00°09'38"W, ALONG THE WEST LINE OF SAID COTEE RIVER TOWNHOMES AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 977.20 FEET; THENCE N89°41'59"E, A DISTANCE OF 288.83 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7368, PAGE 873, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N00°18'01"W, A DISTANCE OF 131.36 FEET; 2) S89°41'19"W, A DISTANCE OF 80.88 FEET; 3) N00°18'01"W, A DISTANCE OF 167.65 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALSO BEING THE SOUTH LINE OF QUEENER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 148, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°41'59"E, ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID QUEENER SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1,075.71 FEET TO THE NORTHEAST CORNER OF SAID COTEE RIVER TOWNHOMES, ALSO BEING THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY LINE OF A 15.00 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF SAID COTEE RIVER TOWNHOMES; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID COTEE RIVER TOWNHOMES AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,275.70 FEET TO THE SOUTH LINE OF SAID COTEE RIVER TOWNHOMES AND SAID NORTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE S89°40'40"W, ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,285.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,566,144 SQUARE FEET OR 35.954 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, KI-BMS PORT RICHEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), AS OWNER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "KEYS AT COTEE RIVER" WITH NO IMPROVEMENTS FOR RECORD. THE UNDERSIGNED FURTHER MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. IT IS THE INTENT OF THE OWNER THAT THE WETLAND CONSERVATION AREAS AND WETLAND BUFFER AREAS AS SHOWN HEREON ARE PRIVATE AND ARE NOT TO BE DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED BY THE OWNER.

2. IT IS THE INTENT OF THE OWNER THAT ALL INGRESS/EGRESS AND UTILITY EASEMENTS, ROADS, STREETS, LIFT STATION AND UTILITIES, INCLUDING STORMWATER FACILITIES ARE SPECIFICALLY SET ASIDE FOR USE BY THE OWNER AND ITS RESIDENTS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO THE CITY OF PORT RICHEY, FOR MAINTENANCE OR IMPROVEMENTS OF SUCH STREETS AND UTILITIES. MAINTENANCE OF THE RETENTION PONDS SHALL BE THE RESPONSIBILITY OF OWNER.

3. ALL PUBLIC UTILITY EASEMENTS MUST 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 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 PROVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

OWNER: KI-BMS PORT RICHEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: BELLEAIR PORT RICHEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

SIGNATURE: CARLOS YEPES, MANAGER

WITNESS SIGNATURE — WITNESS SIGNATURE: Rachel N Morgan

WITNESS PRINTED NAME: Amy E Harry — WITNESS PRINTED NAME: Rachel N Morgan

NOTARY PUBLIC ACKNOWLEDGMENT:

COUNTY OF: Pinellas, STATE OF: Florida

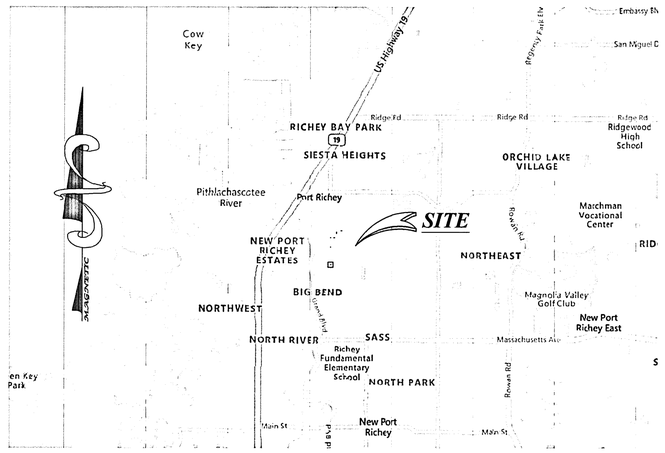
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF July, 2024, BY CARLOS A. YEPES, AS MANAGER OF BELLEAIR PORT RICHEY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF KI-BMS PORT RICHEY, LLC A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANIES, PERSONALLY APPEARED BEFORE ME ☒ BY PHYSICAL PRESENCE, OR ☐ BY AUDIO-VIDEO COMMUNICATION TECHNOLOGY; AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Cynthia K. Lawonn — NOTARY SIGNATURE
Cynthia K. Lawonn — PRINT NAME
March 18, 2026 — COMMISSION EXPIRES
HH200943 — COMMISSION NUMBER

CYNTHIA K. LAWONN
MY COMMISSION # HH 200943
EXPIRES: March 18, 2026
Bonded Thru Notary Public Underwriters
NOTARY STAMP

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652
Email: ewb@ebisurvey.com

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.



VICINITY MAP

MORTGAGEE: CONSENT TO DEDICATION:

THE UNDERSIGNED CERTIFIES TO BE THE HOLDER OF THE MORTGAGE DATED 04/08/2021, RECORDED IN OFFICIAL RECORDS BOOK 10319, PAGE 3136 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, UPON PROPERTIES ON THE PLAT OF KEYS AT COTEE RIVER, AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF LANDS IN SAID PLAT.

AXIOM BANK, N.A., A NATIONAL BANKING ASSOCIATION

SIGNATURE — PRINT NAME: Kevin Van Deventer

S.V.P. — TITLE

WITNESS SIGNATURE — WITNESS SIGNATURE

Jill C. Prehn — WITNESS PRINTED NAME
MaryAnne Nedavni — WITNESS PRINTED NAME

NOTARY PUBLIC ACKNOWLEDGMENT:

COUNTY OF: Orange, STATE OF: Florida

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2024, BY Kevin VanDeventer AS SVP OF AXIOM BANK, N.A. A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, APPEARED BEFORE ME ☒ BY PHYSICAL PRESENCE, OR ☐ BY AUDIO-VIDEO COMMUNICATION TECHNOLOGY; AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE
Danielle Fay — PRINT NAME
12/27/2028 — COMMISSION EXPIRES
HH 403665 — COMMISSION NUMBER

DANIELLE FAY
Notary Public - State of Florida
Commission # HH 493665
My Comm. Expires Feb 27, 2028
NOTARY STAMP

CITY OF PORT RICHEY:

THIS PLAT OF KEYS AT COTEE RIVER, AS APPROVED ON THE 23rd DAY OF July, 2024, BY THE CITY OF PORT RICHEY, FLORIDA.

SIGNATURE: MAYOR JOHN ERIC HOOVER

SIGNATURE: CITY CLERK ASHLEE MCDONOUGH

SIGNATURE: CITY ATTORNEY NANCY MEYER

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA:

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THE 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 _____ DAY OF _____, 2024.

SIGNATURE

PRINTED NAME: _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. _____

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 2nd DAY OF August, 2024, IN PLAT BOOK 95, PAGE(S) 98 - 101.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATE STATUTES; AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN SET.

DATE: July 9, 2024 — SIGNED: Thomas Patrick Serbu

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS: LB 7652

NAME: THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS-4744

THOMAS PATRICK SERBU — 4744 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS: LB 7652

NAME: THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS-4744

KEYS AT COTEE RIVER

A REPLAT OF ALL OF COTEE RIVER TOWNHOMES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST, CITY OF PORT RICHEY, PASCO COUNTY, FLORIDA

PLAT BOOK 95 PAGE 99
SHEET 2 OF 4

NORTH (STATE PLANE)

GRAPHIC SCALE
100 0 100
1 inch = 100 Feet

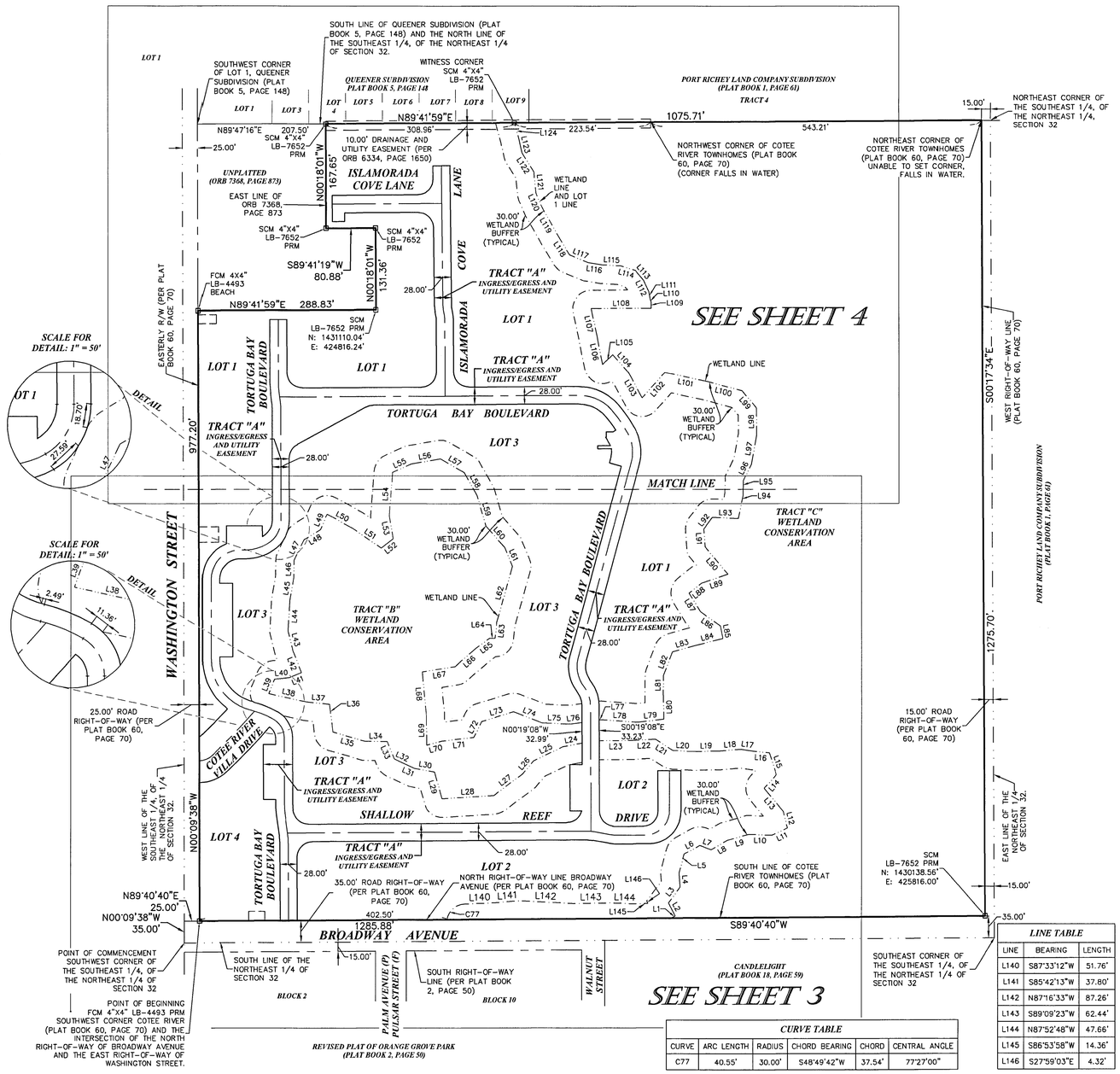
LEGEND

ABBREVIATIONS

C1	CURVE NUMBER
FCM	FOUND CONCRETE MONUMENT
L1	LINE NUMBER
LB	LICENSED BUSINESS NUMBER
NAD	NORTH AMERICAN DATUM
(NR)	NON-RADIAL LINE
ORB	OFFICIAL RECORDS BOOK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
SCM	SET CONCRETE MONUMENT

SYMBOLS

△ NAIL AND DISK (PCP) (LB-7652)
⊡ 4"X4" CONCRETE MONUMENT (SCM) (PRM) (LB-7652) (UNLESS NOTED OTHERWISE)



WETLAND LINE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°50'50"E	8.02'
L2	N27°59'03"W	23.72'
L3	N37°48'35"E	31.43'
L4	N04°10'21"W	22.95'
L5	N14°44'40"E	31.95'
L6	N61°36'37"E	29.22'
L7	S71°00'27"E	20.61'
L8	N60°40'16"E	30.21'
L9	N74°31'32"E	36.87'
L10	S87°49'51"E	37.76'
L11	N65°57'54"E	28.27'
L12	N14°02'36"W	27.13'
L13	N40°29'12"W	49.19'
L14	N42°56'28"E	29.99'
L15	N18°43'28"W	36.73'
L16	N84°02'16"W	26.90'
L17	N81°39'56"W	20.83'
L18	S85°11'25"W	33.55'
L19	S88°48'14"W	47.00'
L20	N86°55'04"W	31.66'
L21	N57°59'46"W	33.83'
L22	S86°57'50"W	37.76'
L23	S89°27'22"W	54.34'
L24	S79°32'03"W	32.68'
L25	S64°55'23"W	52.21'
L26	S40°30'56"W	27.23'
L27	S53°47'32"W	58.79'
L28	S86°22'32"W	84.65'
L29	N16°11'35"W	44.73'
L30	N80°02'18"W	34.01'
L31	N65°19'52"W	14.89'
L32	N65°01'57"W	21.28'
L33	N22°31'35"W	29.61'
L34	N89°05'32"W	36.79'
L35	N74°07'49"W	53.97'
L36	N06°53'38"W	44.81'
L37	N84°17'23"W	37.94'
L38	N77°44'26"W	62.54'
L39	N21°26'38"E	25.06'
L40	N84°22'57"E	24.42'
L41	N67°48'40"E	21.55'
L42	N21°29'09"W	37.38'
L43	N14°06'35"W	33.35'
L44	N03°23'51"E	49.83'
L45	N10°00'04"E	35.21'
L46	N01°05'47"E	28.08'
L47	N26°09'00"E	37.22'
L48	N59°16'40"E	30.96'
L49	N22°59'54"E	27.00'
L50	S61°22'10"E	47.66'
L51	S55°52'31"E	56.50'
L52	N51°44'54"E	24.66'
L53	N10°19'05"W	36.84'
L54	N04°27'37"E	70.51'
L55	N66°19'03"E	33.04'
L56	N80°11'29"E	49.05'
L57	S60°12'35"E	44.41'
L58	S29°47'21"E	42.62'
L59	S16°24'45"E	50.78'
L60	S41°41'01"E	46.85'
L61	S22°55'30"E	32.03'
L62	S16°00'59"W	92.68'

LINE TABLE		
LINE	BEARING	LENGTH
L63	S06°30'53"W	25.92'
L64	N88°49'59"W	8.87'
L65	S53°57'11"W	26.70'
L66	S49°12'01"W	45.76'
L67	S80°39'36"W	54.94'
L68	S05°30'15"E	70.17'
L69	S01°21'10"E	47.61'
L70	N75°39'44"E	25.59'
L71	N83°30'21"E	52.34'
L72	N27°07'24"E	28.47'
L73	N73°24'05"E	54.44'
L74	S68°59'03"E	49.62'
L75	S87°28'26"E	46.54'
L76	N82°03'02"E	19.41'
L77	N82°03'02"E	2.63'
L78	S86°10'59"E	61.54'
L79	N83°21'52"E	42.64'
L80	N01°37'10"W	38.81'
L81	N00°41'06"E	31.51'
L82	N20°57'04"E	41.02'
L83	N74°44'30"E	37.82'
L84	N75°59'30"E	48.11'
L85	N11°02'44"W	20.78'
L86	N55°39'27"W	40.29'
L87	N32°04'43"W	34.89'
L88	N52°14'03"E	25.97'
L89	N72°25'16"E	45.86'
L90	N40°55'52"W	58.01'
L91	N04°36'02"W	28.49'
L92	N38°12'50"E	23.70'
L93	S87°27'42"E	42.58'
L94	N11°55'47"E	37.35'
L95	N01°55'09"E	24.68'
L96	N26°51'03"E	29.21'
L97	N10°26'56"E	48.18'
L98	N00°43'36"W	42.71'
L99	N41°20'02"W	36.14'
L100	N75°06'02"W	58.03'
L101	N78°25'26"W	72.72'
L102	S42°18'45"W	54.89'
L103	N29°06'03"W	45.89'
L104	N42°16'30"W	38.61'
L105	S46°58'10"W	22.93'
L106	N11°20'58"W	44.42'
L107	N12°00'18"W	46.88'
L108	N89°41'59"E	98.43'
L109	N00°09'29"W	10.35'
L110	N21°14'50"W	4.55'
L111	N09°27'34"W	12.60'
L112	N26°01'02"W	20.11'
L113	N40°12'32"W	20.97'
L114	N73°44'05"W	25.19'
L115	N86°29'28"W	30.32'
L116	N80°53'40"W	23.11'
L117	N68°19'53"W	32.95'
L118	N31°56'31"W	32.54'
L119	N30°04'57"W	55.42'
L120	N23°55'12"W	25.51'
L121	N05°37'11"W	34.08'
L122	N32°36'31"W	35.80'
L123	N12°28'21"W	23.75'
L124	N15°44'38"W	26.85'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C77	40.55'	30.00'	S48°49'42"W	37.54'	77°27'00"

LINE TABLE		
LINE	BEARING	LENGTH
L140	S87°33'12"W	51.76'
L141	S85°42'13"W	37.80'
L142	N87°16'33"W	87.26'
L143	S89°09'23"W	62.44'
L144	N87°52'48"W	47.66'
L145	S86°53'58"W	14.36'
L146	S27°59'03"E	4.32'

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.

2. TWO NATIONAL GEODETIC SURVEY, CERTIFIED CORNERS FOR THIS SITE ARE AS FOLLOWS:
   A. PID NO. DF7990: A GPS CONTINUOUSLY OPERATING REFERENCE STATION FOR PASCO, COUNTY, FLORIDA.
   B. PID NO. AL8161: ALUMINUM ALLOY ROD WITH PASCO COUNTY LOGO CAP STAMPED Z24-090-1991.

3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA WEST ZONE, RESULTING IN A BEARING OF N00°09'38"W ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN HEREON

4. THE WETLAND AREA 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 (A.C.O.E.).

5. THIS PLAT IS SUBJECT TO A BLANKET EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6797, PAGE 1382 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

6. THIS PLAT IS SUBJECT TO A BLANKET EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1048, PAGE 565 AND OFFICIAL RECORDS BOOK 984, PAGE 302 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

7. THIS PLAT IS SUBJECT TO A BLANKET EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 6814, PAGE 790 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

8. THIS PLAT IS SUBJECT TO A DECLARATION OF UTILITY OF TITLE, AS RECORDED IN OFFICIAL RECORDS BOOK 10198, PAGE 2850 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

9. THIS PLAT IS SUBJECT TO AN ORDINANCE, AS RECORDED IN OFFICIAL RECORDS BOOK 10272, PAGE 2771 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

10. THIS PLAT IS SUBJECT TO AN ORDINANCE, AS RECORDED IN OFFICIAL RECORDS BOOK 9350, PAGE 3034 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

KEY SHEET, BOUNDARY AND WETLAND INFORMATION

KEYS AT COTEE RIVER

A REPLAT OF ALL OF COTEE RIVER TOWNHOMES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST, CITY OF PORT RICHEY, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE
95	100

SHEET 3 OF 4

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS: LB 7652

NAME: THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS-4744

NORTH (STATE PLANE)

GRAPHIC SCALE
50 0 50
1 inch = 50 Feet

LEGEND

ABBREVIATIONS

C1	CURVE NUMBER
FCM	FOUND CONCRETE MONUMENT
L1	LINE NUMBER
LB	LICENSED BUSINESS NUMBER
NAD	NORTH AMERICAN DATUM
(NR)	NON-RADIAL LINE
ORB	OFFICIAL RECORDS BOOK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
SCM	SET CONCRETE MONUMENT

SYMBOLS

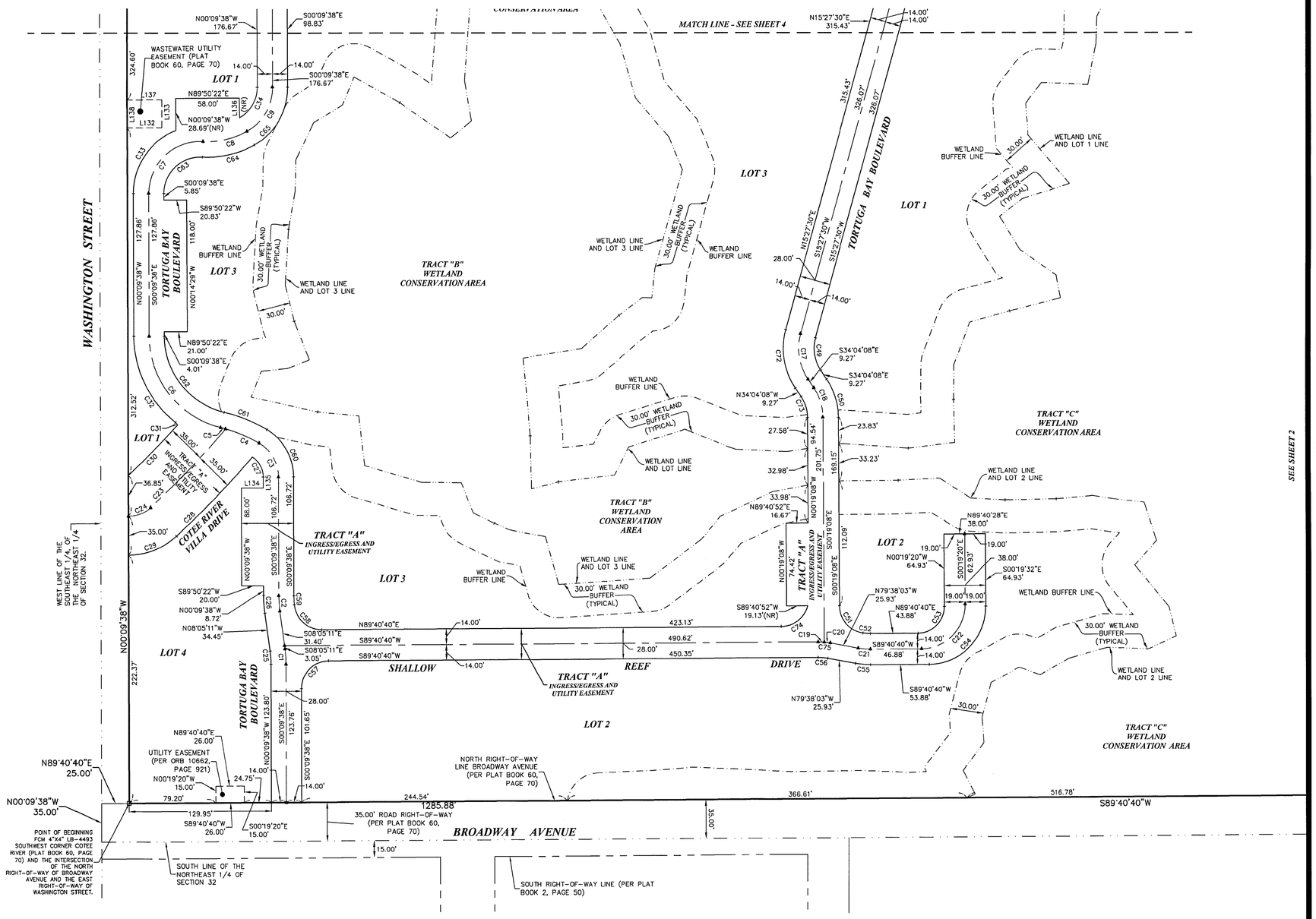
△ NAIL AND DISK (PCP) (LB-7652)
⊡ 4"X4" CONCRETE MONUMENT (SCM) (PRM) (LB-7652) (UNLESS NOTED OTHERWISE)

LINE TABLE

LINE	BEARING	LENGTH
L132	S89°50'22"W	32.00'
L133	S00°09'38"E	25.00'
L134	N89°50'22"E	20.00'
L135	N00°09'38"W	10.00'
L136	S00°53'11"E	17.56'
L137	N89°50'22"E	32.00'
L138	S00°09'38"E	25.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	13.83'	100.00'	S4°07'25"E	13.82'	7°55'33"
C2	13.83'	100.00'	S4°07'25"E	13.82'	7°55'33"
C3	36.68'	35.00'	S30°11'06"E	35.03'	60°02'55"
C4	33.23'	132.00'	S67°25'14"E	33.14'	14°25'22"
C5	4.72'	132.00'	S75°39'19"E	4.71'	2°02'48"
C6	113.52'	85.00'	S38°25'11"E	105.27'	76°31'05"
C7	76.79'	47.00'	S46°38'48"W	68.53'	93°36'52"
C8	41.57'	74.00'	S77°21'32"W	41.03'	32°11'24"
C9	48.24'	45.00'	S30°33'07"W	45.96'	61°25'26"
C17	43.22'	50.00'	S9°18'19"E	41.89'	49°31'38"
C18	28.27'	48.00'	S17°11'38"E	27.87'	33°44'59"
C19	5.62'	60.00'	N87°38'19"W	5.62'	5°22'03"
C20	5.57'	60.00'	N82°17'40"W	5.57'	5°19'14"
C21	11.19'	60.00'	N84°58'41"W	11.18'	10°41'17"
C22	62.83'	40.00'	S44°40'40"W	56.57'	90°00'00"
C23	98.59'	945.00'	N44°13'29"E	98.55'	5°58'40"
C24	22.27'	30.00'	N68°28'57"E	21.76'	42°32'16"
C25	11.90'	86.00'	N4°07'25"W	11.89'	7°55'33"
C26	15.77'	114.00'	N4°07'25"W	15.76'	7°55'33"
C27	21.18'	21.00'	N29°02'59"W	20.29'	57°46'41"
C28	99.27'	980.00'	S44°18'42"W	99.23'	5°48'14"
C29	48.31'	65.00'	S68°30'22"W	47.21'	42°35'07"
C30	64.02'	910.00'	N44°54'14"E	64.00'	4°01'50"
C31	2.99'	8.00'	N41°20'21"W	2.97'	21°25'05"
C32	89.66'	99.00'	N26°06'16"W	86.62'	51°53'16"
C33	73.42'	61.00'	N34°19'19"E	69.07'	68°57'55"
C34	33.23'	31.00'	N30°33'07"E	31.66'	61°25'26"
C49	31.12'	36.00'	S9°18'19"E	30.16'	49°31'38"
C50	36.52'	62.00'	S17°11'38"E	36.00'	33°44'59"
C51	35.54'	25.00'	S41°03'01"E	32.63'	81°27'46"
C52	6.86'	46.00'	S86°03'07"E	6.85'	8°32'26"
C53	37.70'	24.00'	N44°40'40"E	33.94'	90°00'00"
C54	81.68'	52.00'	S44°40'40"W	73.54'	90°00'00"
C55	13.80'	74.00'	N84°58'41"W	13.78'	10°41'17"
C56	8.58'	46.00'	N84°58'41"W	8.57'	10°41'17"
C57	39.20'	25.00'	S44°45'31"W	35.31'	89°50'18"
C58	36.96'	25.00'	S47°57'58"E	33.69'	84°42'43"
C59	8.18'	86.00'	S2°53'07"E	8.18'	5°26'59"
C60	51.35'	49.00'	S30°11'06"E	49.04'	60°02'55"
C61	41.97'	146.00'	S68°26'38"E	41.82'	16°28'10"
C62	94.82'	71.00'	S38°25'11"E	87.93'	76°31'05"
C63	53.92'	33.00'	S46°38'48"W	48.12'	93°36'52"
C64	49.44'	88.00'	S77°21'32"W	48.79'	32°11'24"
C65	63.25'	59.00'	S30°33'07"W	60.27'	61°25'26"
C72	55.32'	64.00'	N9°18'19"W	53.62'	49°31'38"
C73	20.03'	34.00'	N17°11'38"W	19.74'	33°44'59"
C74	32.64'	25.00'	N52°16'20"E	30.37'	74°48'40"
C75	11.19'	60.00'	N84°58'41"W	11.18'	10°41'17"
C76	37.94'	132.00'	N68°26'38"W	37.81'	16°28'10"



NOTE:
SEE SHEET 2 FOR WETLAND LINE TABLE DATA.

KEYS AT COTEE RIVER

A REPLAT OF ALL OF COTEE RIVER TOWNHOMES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST, CITY OF PORT RICHEY, PASCO COUNTY, FLORIDA

PLAT BOOK 95 PAGE 101

SHEET 4 OF 4

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS: LB 7652

NAME: THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS-4744

NORTH (STATE PLANE)

GRAPHIC SCALE
50 0 50
1 inch = 50 Feet

LEGEND

ABBREVIATIONS

C1	CURVE NUMBER
FCM	FOUND CONCRETE MONUMENT
L1	LINE NUMBER
LB	LICENSED BUSINESS NUMBER
NAD	NORTH AMERICAN DATUM
(NR)	NON-RADIAL LINE
ORB	OFFICIAL RECORDS BOOK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
SCM	SET CONCRETE MONUMENT

SYMBOLS

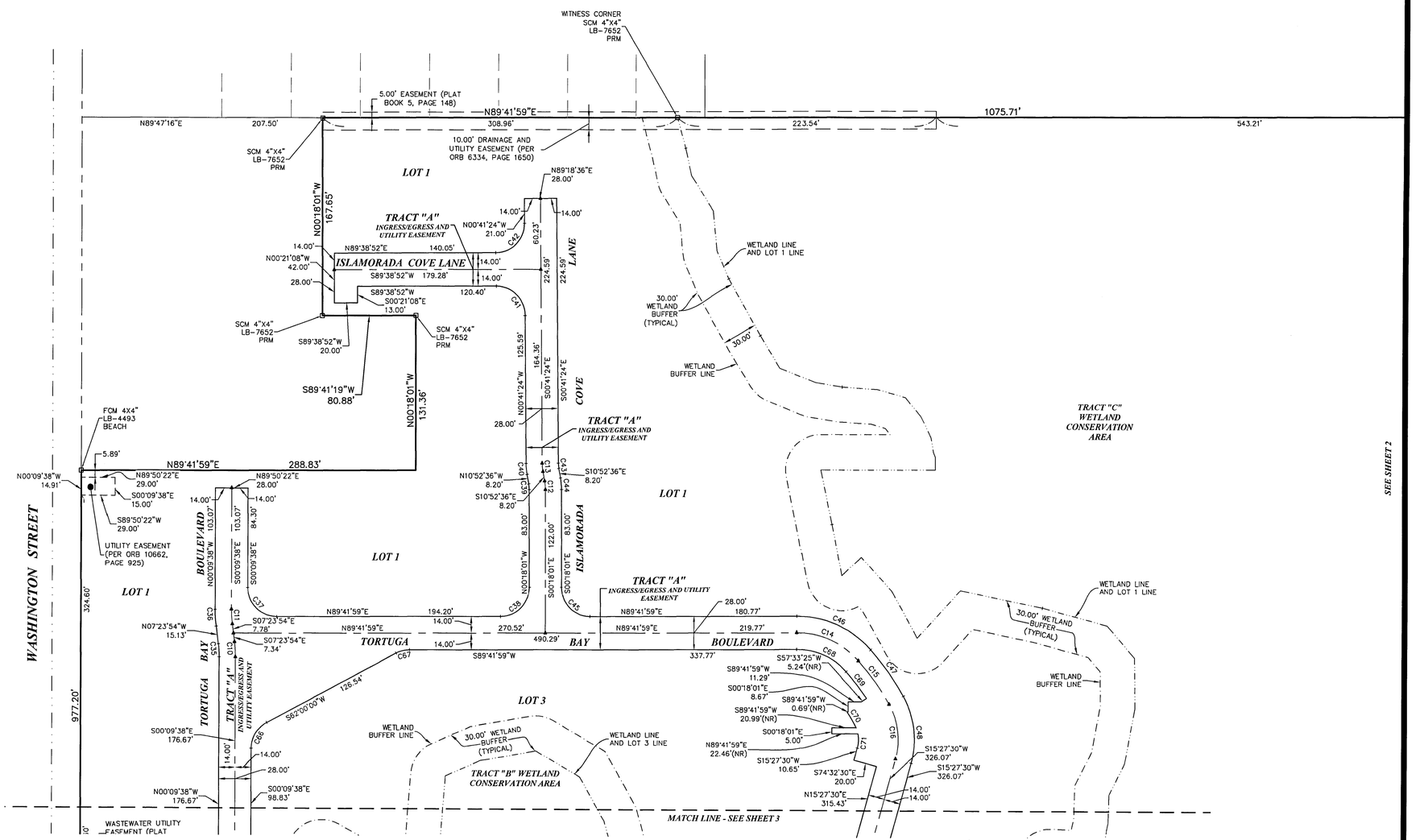
△ NAIL AND DISK (PCP) (LB-7652)

⊡ 4"X4" CONCRETE MONUMENT (SCM) (PRM) (LB-7652) (UNLESS NOTED OTHERWISE)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C10	12.63'	100.00'	S3°46'46"E	12.62'	7°14'16"
C11	12.63'	100.00'	S3°46'46"E	12.62'	7°14'16"
C12	7.20'	39.00'	S5°35'19"E	7.19'	10°34'35"
C13	6.93'	39.00'	S5°47'00"E	6.92'	10°11'12"
C14	59.25'	70.00'	S66°03'14"E	57.49'	48°29'34"
C15	45.51'	214.00'	S35°42'55"E	45.42'	12°11'05"
C16	48.00'	61.00'	S7°04'56"E	46.77'	45°04'51"
C35	10.86'	86.00'	N3°46'46"W	10.86'	7°14'16"
C36	14.40'	114.00'	N3°46'46"W	14.39'	7°14'16"
C37	39.33'	25.00'	S45°13'50"E	35.40'	90°08'23"
C38	39.27'	25.00'	N44°41'59"E	35.36'	90°00'00"
C39	4.61'	25.00'	N5°35'19"W	4.61'	10°34'35"
C40	9.42'	50.95'	N5°47'00"W	9.41'	10°35'52"
C41	39.12'	25.00'	N45°31'16"W	35.25'	89°39'44"
C42	39.42'	25.00'	N44°28'44"E	35.46'	90°20'16"
C43	4.44'	25.00'	S5°47'00"E	4.44'	10°11'12"
C44	9.78'	53.00'	S5°35'19"E	9.77'	10°34'35"
C45	39.27'	25.00'	S45°18'01"E	35.36'	90°00'00"
C46	71.09'	84.00'	S66°03'14"E	68.99'	48°29'34"
C47	48.49'	228.00'	S35°42'55"E	48.40'	12°11'05"
C48	59.01'	75.00'	S7°04'56"E	57.50'	45°04'51"
C66	27.12'	25.00'	S30°55'11"W	25.81'	62°09'38"
C67	12.09'	25.00'	S75°50'59"W	11.97'	27°41'59"
C68	47.40'	56.00'	N66°03'14"W	45.99'	48°29'34"
C69	28.69'	200.00'	N37°41'54"W	28.66'	8°13'07"
C70	15.40'	114.28'	S30°14'10"E	15.39'	7°43'12"
C71	12.51'	27.00'	S2°10'49"W	12.40'	26°33'20"

NOTE:
SEE SHEET 2 FOR WETLAND LINE TABLE DATA.



SEE SHEET 2