

CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.  
95 102

LEGAL DESCRIPTION:

A parcel of land lying in Section 19, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 19, run thence along the East boundary of said Southwest 1/4 of Section 19, N.00°09'36"E., 916.92 feet to a point on a curve on the Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, as recorded in Official Records Book 10948, Page 3950, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, Westerly, 585.57 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 11°27'17" (chord bearing S.87°54'52"W., 584.59 feet) to a point on the Easterly boundary of CONNERTON CHARTER SCHOOL AND ROADWAYS, according to the plat thereof, as recorded in Plat Book 90, Pages 105 through 111 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON CHARTER SCHOOL AND ROADWAYS, N.07°18'45"W., 930.84 feet to the Northeast corner of said CONNERTON CHARTER SCHOOL AND ROADWAYS; also being a point on the Easterly boundary of Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following four (4) courses: 1) N.06°00'00"E., 790.00 feet; 2) N.70°00'00"W., 465.00 feet; 3) N.48°00'00"W., 465.00 feet; 4) N.31°00'00"W., 357.42 feet to a point on the Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, according to the plat thereof, as recorded in Plat Book 90, Pages 73 through 87 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, EAST, 1795.38 feet; thence S.22°24'00"E., 612.73 feet to a point on a curve; thence Easterly, 18.19 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 00°41'00" (chord bearing N.67°56'30"E., 18.19 feet); thence S.21°43'00"E., 171.00 feet; thence N.69°20'00"E., 49.62 feet; thence N.71°26'00"E., 49.62 feet; thence N.73°32'00"E., 49.62 feet; thence N.75°38'00"E., 49.62 feet; thence N.77°01'57"E., 50.80 feet; thence N.77°04'00"E., 50.80 feet; thence S.11°58'30"W., 416.78 feet; thence N.68°06'00"W., 58.14 feet; thence N.72°55'00"W., 67.25 feet; thence N.78°05'00"W., 67.25 feet; thence N.82°54'00"W., 81.99 feet; thence SOUTH, 104.02 feet to a point of curvature; thence Southeasterly, 29.56 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 84°41'45" (chord bearing S.42°20'52"E., 26.95 feet) to a point of reverse curvature; thence Easterly, 9.42 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 00°51'48" (chord bearing S.84°15'51"E., 9.42 feet); thence S.06°10'03"W., 50.00 feet to a point on a curve; thence Southeasterly, 409.78 feet along the arc of said curve to the right having a radius of 575.00 feet and a central angle of 40°49'57" (chord bearing S.63°24'58"E., 401.16 feet) to a point of tangency; thence S.43°00'00"E., 119.10 feet to a point of curvature; thence Southerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°00'00"W., 35.36 feet) to a point of tangency; thence S.47°00'00"W., 177.00 feet; thence S.43°00'00"E., 50.00 feet; thence S.47°00'00"W., 14.17 feet; thence S.43°00'00"E., 121.00 feet; thence S.67°38'41"E., 268.61 feet; thence N.54°00'00"E., 555.62 feet; thence S.30°00'00"E., 246.00 feet to a point on a curve; thence Southwesterly, 850.04 feet along the arc of a curve to the left having a radius of 2053.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 843.98 feet) to a point on the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, the following nine (9) courses: 1) continue Southwesterly, 24.99 feet along the arc of said curve to the left having the same radius of 2053.00 feet and a central angle of 00°41'50" (chord bearing S.17°55'41"W., 24.99 feet) to a point of reverse curvature; 2) Southwesterly, 35.96 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 82°25'14" (chord bearing S.58°47'23"W., 32.94 feet) to a point of tangency; 3) N.80°00'00"W., 106.71 feet to a point of curvature; 4) Westerly, 465.16 feet along the arc of a curve to the left having a radius of 3071.00 feet and a central angle of 08°40'43" (chord bearing N.84°20'21"W., 464.72 feet) to a point of reverse curvature; 5) Northwesterly, 38.74 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°46'43" (chord bearing N.44°17'21"W., 34.98 feet); 6) S.89°56'36"W., 93.00 feet to a point on a curve; 7) Southwesterly, 38.65 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°34'30" (chord bearing S.44°23'15"W., 34.91 feet) to a point of reverse curvature; 8) Westerly, 451.83 feet along the arc of a curve to the left having a radius of 3071.00 feet and a central angle of 08°25'48" (chord bearing S.84°27'36"W., 451.43 feet) to a point of reverse curvature; 9) Westerly, 99.28 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 01°56'32" (chord bearing S.81°12'58"W., 99.28 feet) to the POINT OF BEGINNING.

Containing 95.902 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands shown hereon, hereby states and declares that it is the fee simple owner of all lands referenced as CONNERTON VILLAGE 4 PHASE 2A, as described in the legal description on this plat, and makes the following dedications:

- 1) Owner hereby grants, conveys and dedicates TRACT "A-10" (CDD Right-of-way), as shown hereon to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- 2) Owner hereby reserves fee title to TRACTS "B-23", "B-27", "B-27A", "B-30", "B-30A" and "B-31", as shown hereon for conveyance by the Owner to the District by separate instrument, subsequent to the recording of this plat. TRACTS "B-23", "B-27", "B-27A", "B-30", "B-30A" and "B-31", 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. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- 3) Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Sideyard Drainage and Access 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.
- 4) Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), TRACT "Z-7" (Public) Pump Station Site, 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, an easement on, over and under TRACT "Z-7" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-7" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- 5) Owner hereby grants, conveys to the County, a perpetual easement for ingress and egress over and across TRACT "A-10" (CDD Right-of-way), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 6) Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, cable television utilities, water, sewer and utility purposes and other purposes incidental thereto, over and across TRACT "A-10" (CDD Right-of-way), as shown hereon.
- 7) Owner hereby grants, conveys and dedicates 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 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.
- 8) Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- 9) 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 fail 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.
- 10) 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.
- 11) Owner hereby reserves for the benefit of, and grants to 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 - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

Nathan Holt  
Nathan Holt, Authorized Signatory

Dustin Potter  
Printed Name

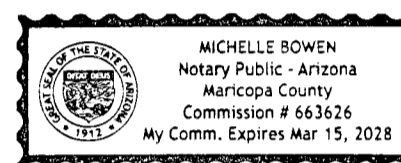
Eric Pearce  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 14th day of April, 2024, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, personally known to me or [ ] who has produced as identification, who has identified themselves 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 County of Maricopa, Arizona, the day and year aforesaid.

Michelle Bowen  
Notary Public, State of Arizona  
Printed Name



My Commission expires: March 15 2028  
Commission Number: 063626

CERTIFICATE OF ACCEPTANCE:

OF the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

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

Kelly Evans  
Chairman, Board of Supervisors

Heather Meyer  
Printed Name

Alexandra Maley  
Printed Name

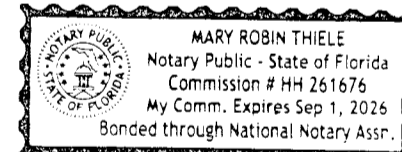
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 1st day of May, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me 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.

Maria Robin Thiele  
Notary Public, State of Florida at Large  
Printed Name

My Commission expires: Sept. 1, 2026  
Commission Number: HH 261676



PROPERTY INFORMATION

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

We, Lennar Title Inc., a Maryland corporation, as Agent for Doma Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, Doma File No. 2023-01867-FL (REV3), and based on said report find that the title of the property is vested in LNR3 AIV LLC, a Delaware limited liability company and 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 said Property Information Report, Doma File No. 2023-01867-FL (REV3).

This the 30th day of April, 2024.

Lennar Title Inc., a Maryland corporation

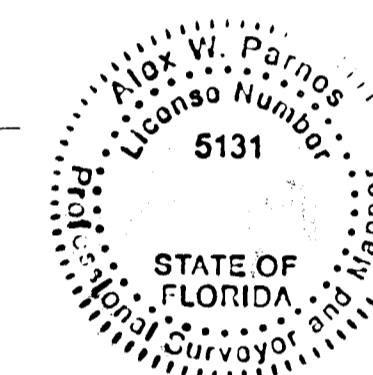
Catherine P. Mueller, Esq.  
Title: Vice President

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 29th day of July, 2024.

Alex W. Parnes  
Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 6th day of August, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald E. Dabbs  
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 7th day of August, 2024, in Plat Book 95, Page(s) 102-111.

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

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 30th day of August, 2022, 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.

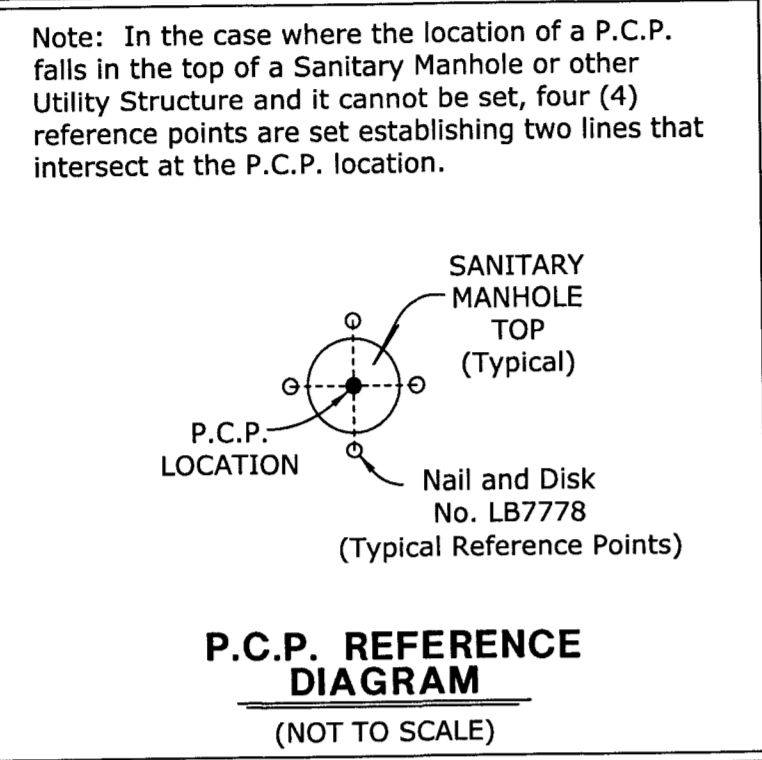
Signed and Sealed this 20th day of April, 2024.

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

Arthur W. Merritt

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. AM-LCF-CV-031  
File: P:\Connerton\illage 4 Phase 1\CONNERTON-4PH2A01

**CONNERTON VILLAGE 4 PHASE 2A**  
 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



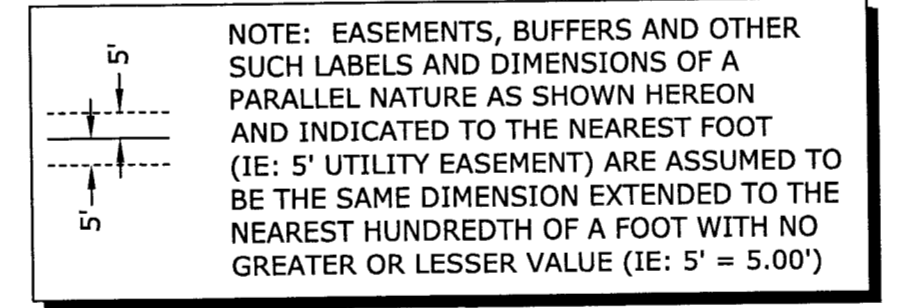
The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

Originating Coordinates: Stations "W15 049" and "W19 063"

**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.



**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-10"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	5.895 Ac.±
TRACT "B-23"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	54.707 Ac.±
TRACT "B-27"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	13.492 Ac.±
TRACT "B-27A"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	2.467 Ac.±
TRACT "B-30"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.111 Ac.±
TRACT "B-30A"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.083 Ac.±
TRACT "B-31"	(CDD) PARK AREA	2.233 Ac.±
TRACT "Z-7"	(PUBLIC) PUMP STATION SITE	0.070 Ac.±

**CONNERTON VILLAGE 4 PHASE 2A**  
 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

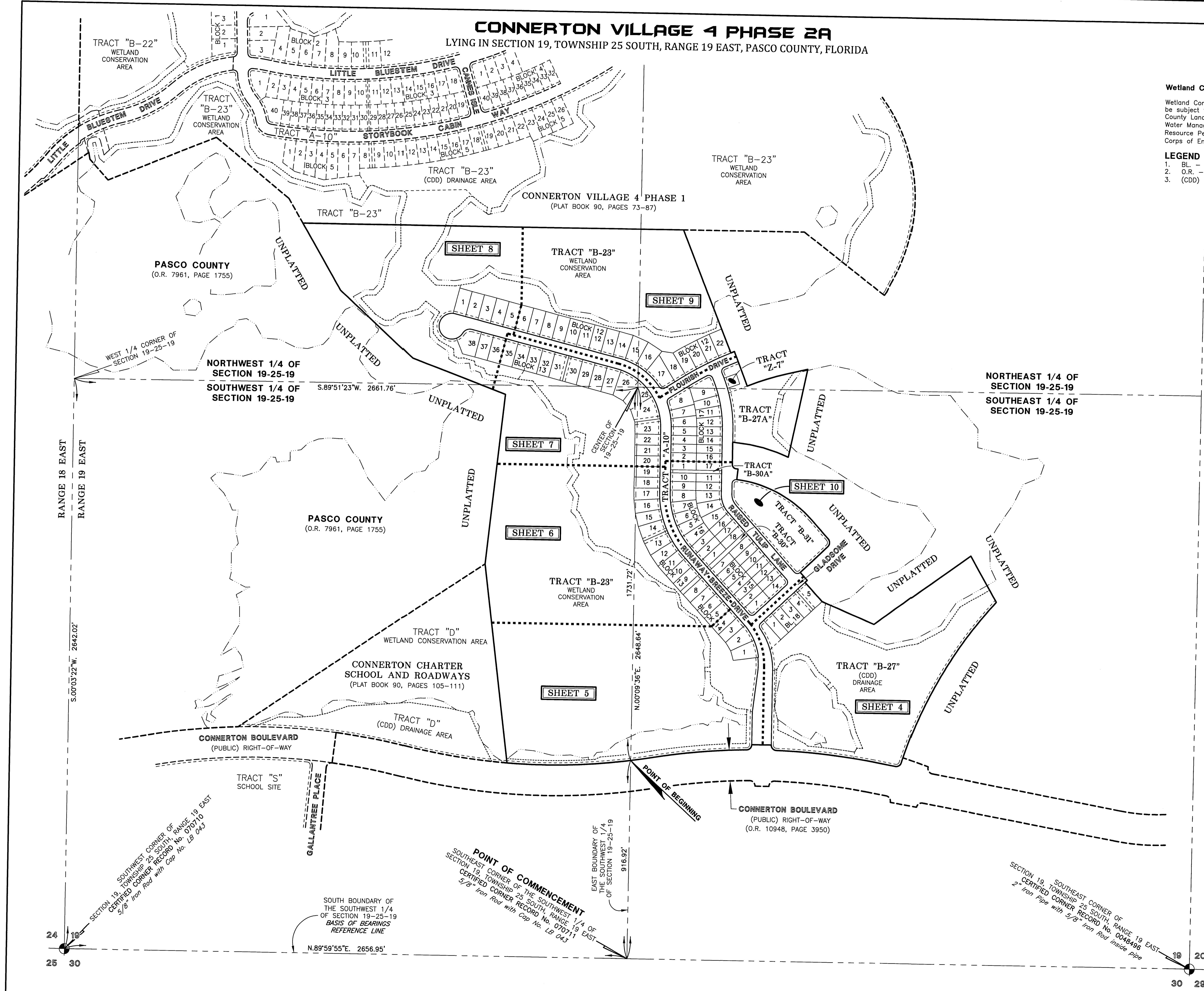
**95 104**

**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 (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

**LEGEND**

1. BL. - Block
2. O.R. - Official Records Book
3. (CDD) - Connerton East Community Development District

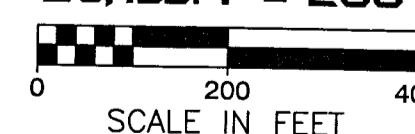


**BASIS OF BEARINGS**

The South boundary of the Southwest 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of N.89°59'55"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.



**SCALE: 1" = 200'**

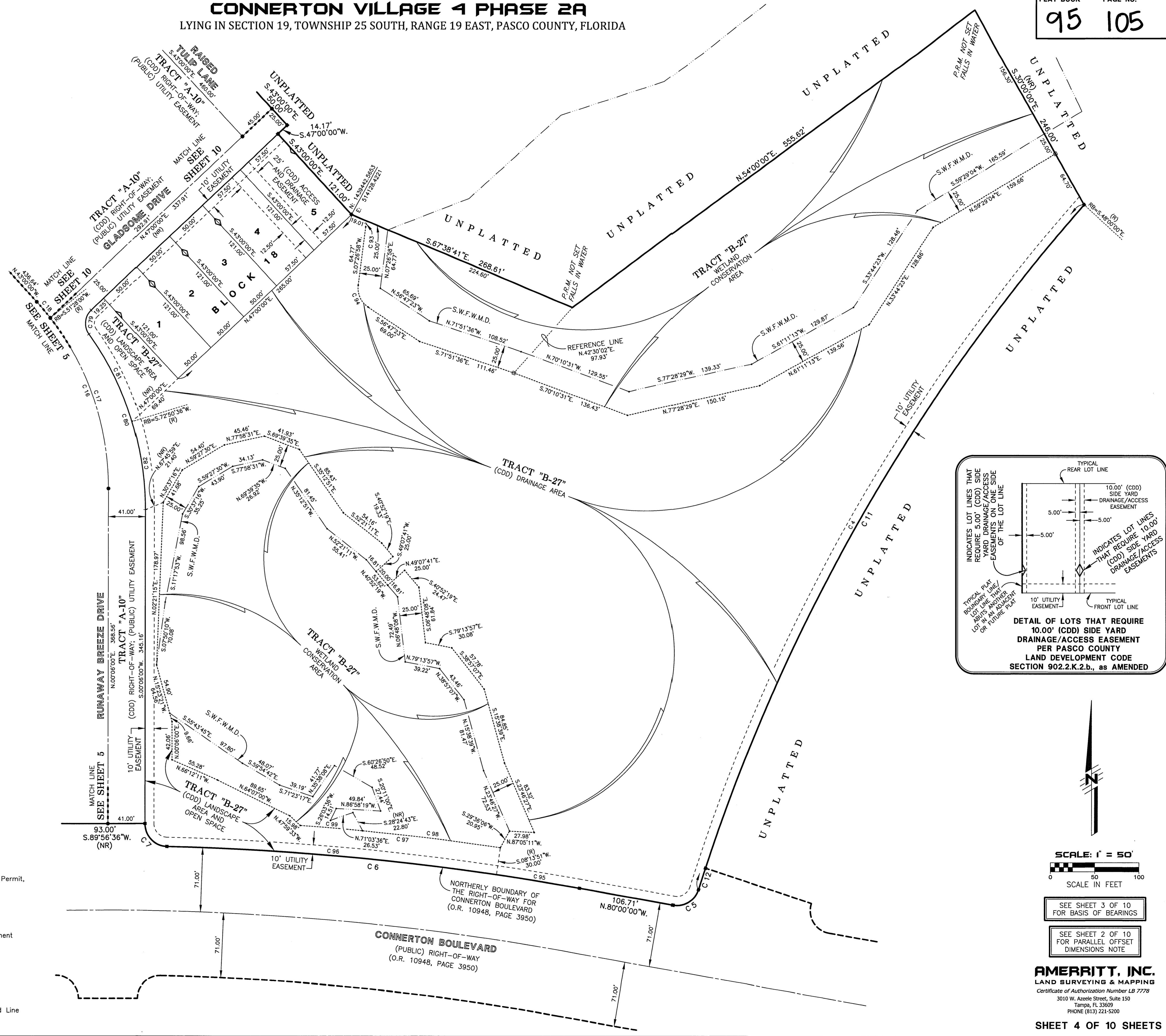


**KEY SHEET**

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

**CONNERTON VILLAGE 4 PHASE 2A**  
 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

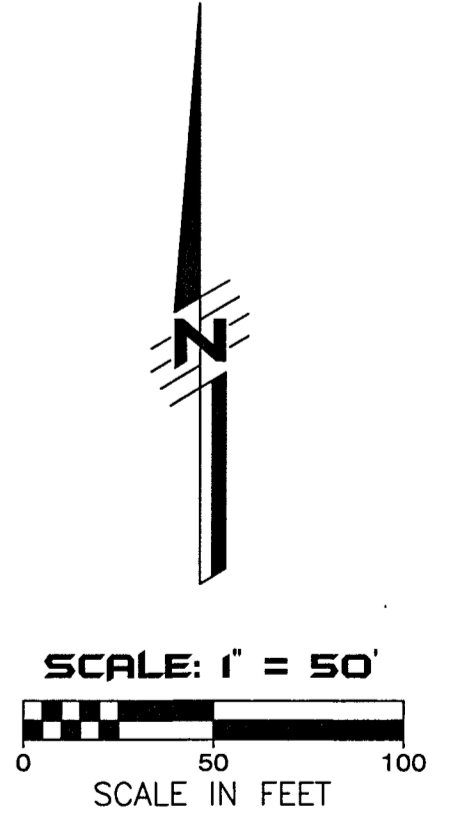
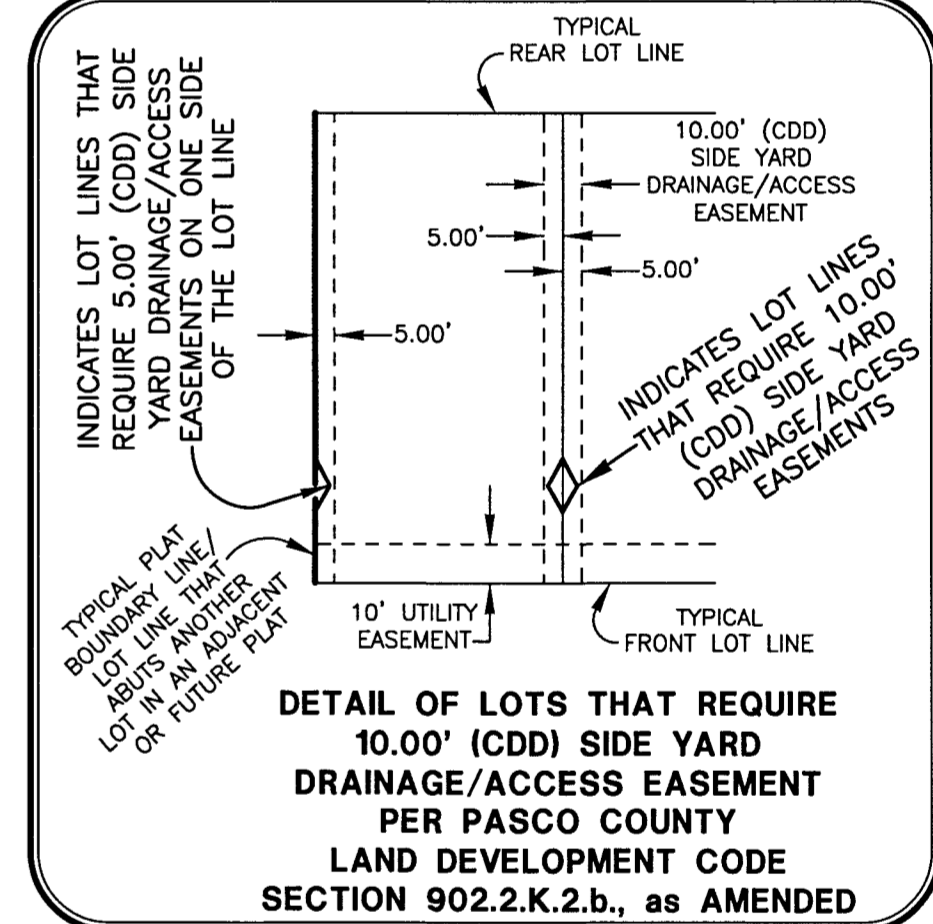


**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	2053.00	24°25'14"	875.03	868.42	S.29°47'23"W.
5	25.00	82°25'14"	35.96	32.94	S.58°47'23"W.
6	3071.00	08°40'43"	465.16	464.72	N.84°20'21"W.
7	25.00	88°46'43"	35.74	34.98	N.44°17'51"W.
11	2053.00	23°43'24"	850.04	843.98	S.30°08'18"W.
12	2053.00	00°41'50"	24.99	24.99	S.17°55'41"W.
16	300.00	43°06'00"	225.67	220.39	N.21°27'00"W.
17	300.00	36°38'00"	202.28	198.47	N.19°13'00"W.
18	300.00	04°28'00"	23.39	23.38	N.40°46'00"W.
79	20.00	83°10'36"	29.03	26.55	S.05°24'42"W.
80	326.00	36°16'36"	206.41	202.98	S.18°02'18"E.
81	326.00	19°01'12"	106.22	107.72	S.26°40'00"E.
82	326.00	17°15'24"	98.19	97.82	S.08°31'42"E.
93	25.00	14°54'21"	6.50	6.49	S.14°54'08"W.
94	25.00	64°14'21"	26.03	26.58	S.24°40'13"E.
95	3071.00	01°46'09"	94.83	94.82	N.80°53'04"W.
96	3071.00	06°54'34"	370.33	370.11	N.85°13'26"W.
97	3101.00	04°10'09"	225.65	225.60	N.83°51'14"W.
98	3101.00	02°53'34"	155.66	155.64	N.83°12'28"W.
99	3101.00	01°17'35"	69.99	69.99	N.85°17'30"W.

**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.

- 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
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Site
  - (HOA) - Homeowners Association
  - (CDD) - Connerton East Community Development District

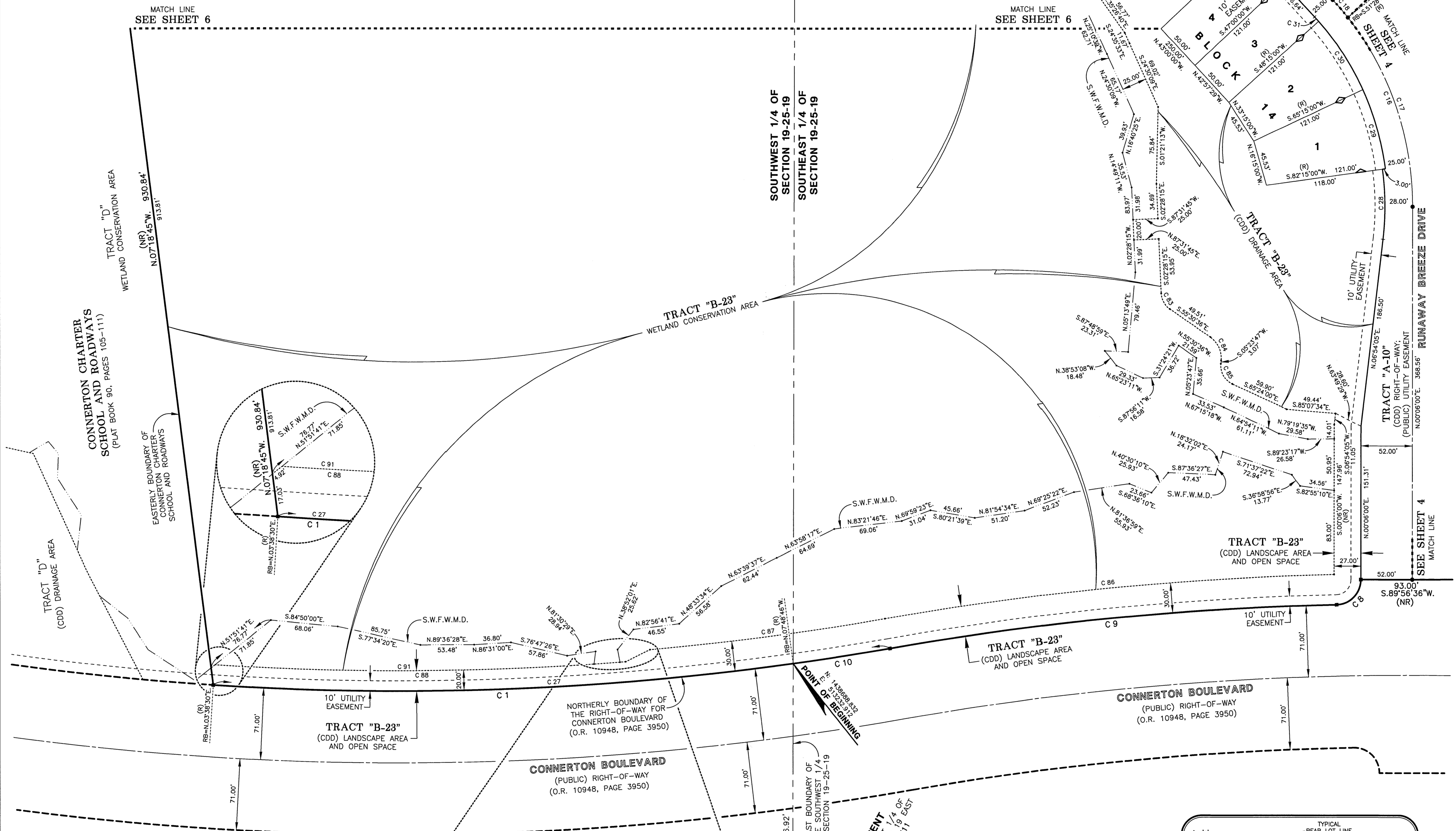


SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
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 3010 W. Azeele Street, Suite 150  
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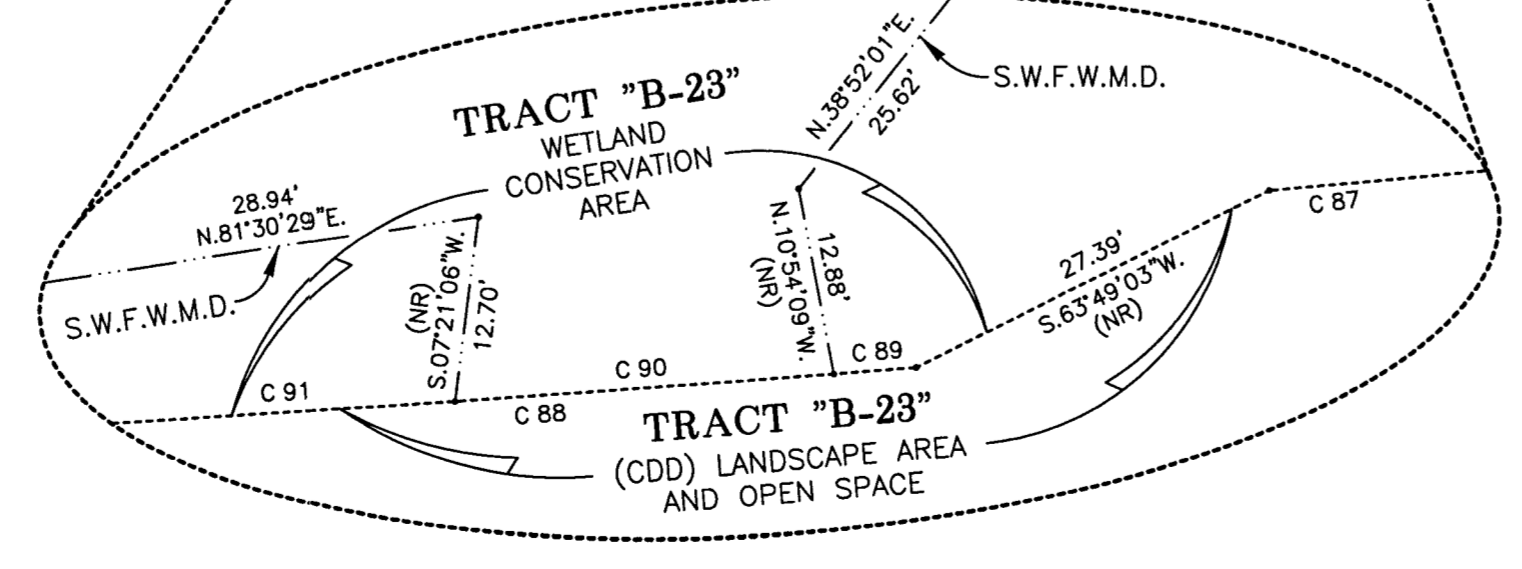
# CONNERTON VILLAGE 4 PHASE 2A

LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**Wetland Conservation Area Note:**  
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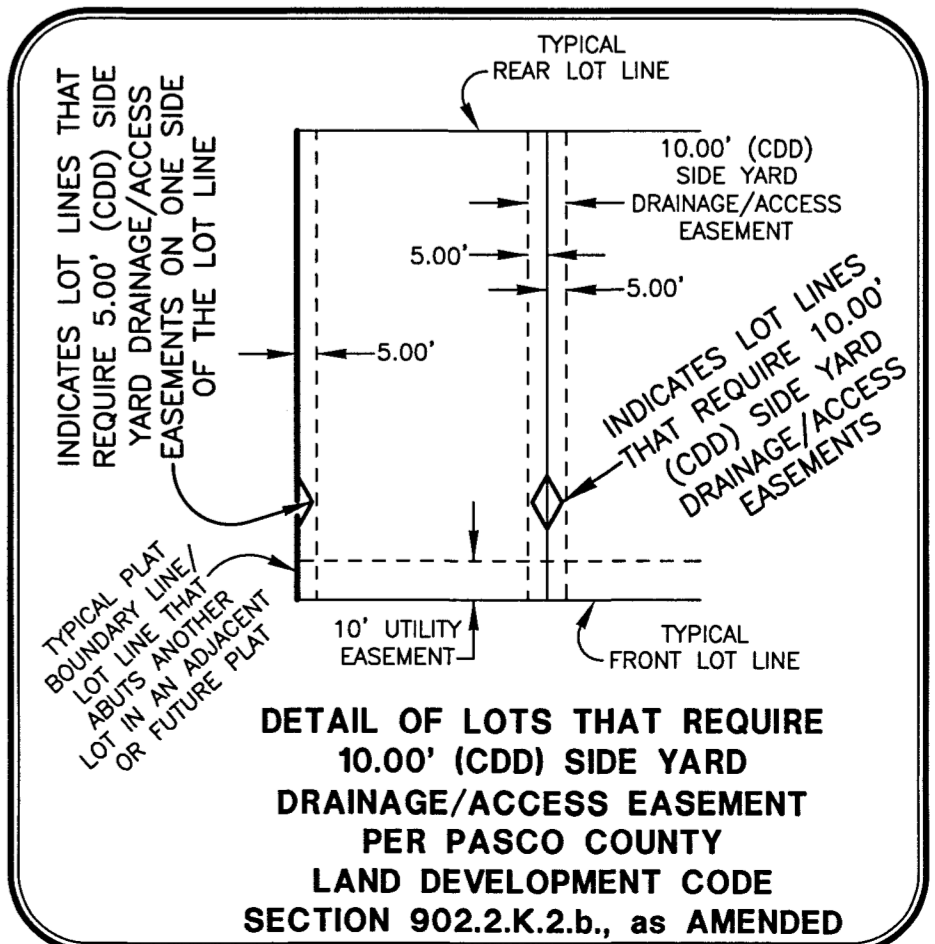
- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB778", unless otherwise noted.
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB778", unless otherwise noted.
  - Symbol  $\bullet$  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.
  - (B) indicates reference bearing.
  - (O.R.) - Official Records Book
  - (TYP) - Typical
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - (HOA) - Homeowners Association
  - (CDD) - Connerton East Community Development District



**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF THE SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, CERTIFIED OWNER RECORD No. 070711  
5'-8" from rear with Cop. No. LB 043

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2929.00	11°27'17"	585.57	584.59	S.87°54'52"W.
8	25.00	88°34'30"	38.65	34.91	S.44°23'15"W.
9	3071.00	08°25'48"	451.83	451.43	S.84°23'36"W.
10	2929.00	01°58'32"	99.28	99.28	S.81°12'58"W.
16	300.00	43°06'00"	225.67	220.39	N.21°27'00"W.
17	300.00	38°38'00"	202.28	198.47	N.19°13'00"W.
18	300.00	04°28'00"	23.39	23.38	N.40°46'00"W.
27	2929.00	13°23'48"	684.85	683.29	N.86°56'36"E.
28	272.00	14°39'05"	69.55	69.36	N.00°25'28"W.
29	275.00	17°00'00"	81.59	81.30	N.16°15'00"W.
30	275.00	17°00'00"	81.59	81.30	N.33°15'00"W.
31	275.00	01°15'00"	6.00	6.00	N.42°22'30"E.
83	20.00	53°02'21"	18.51	17.86	S.28°59'25"E.
84	25.00	60°54'22"	26.58	25.34	S.25°03'25"E.
85	20.00	70°47'47"	24.71	23.17	S.20°00'07"E.
86	3101.00	08°23'43"	454.37	453.96	S.84°28'33"W.
87	2899.00	04°44'05"	239.56	239.49	S.82°36'44"W.
88	2909.00	08°09'02"	413.81	413.46	S.89°33'29"W.
89	2909.00	00°06'47"	5.73	5.73	S.85°32'21"W.
90	2909.00	00°31'00"	26.24	26.24	S.85°51'14"W.
91	2909.00	07°31'15"	381.84	381.57	S.89°52'22"W.



**SCALE: 1" = 50'**  
SCALE IN FEET

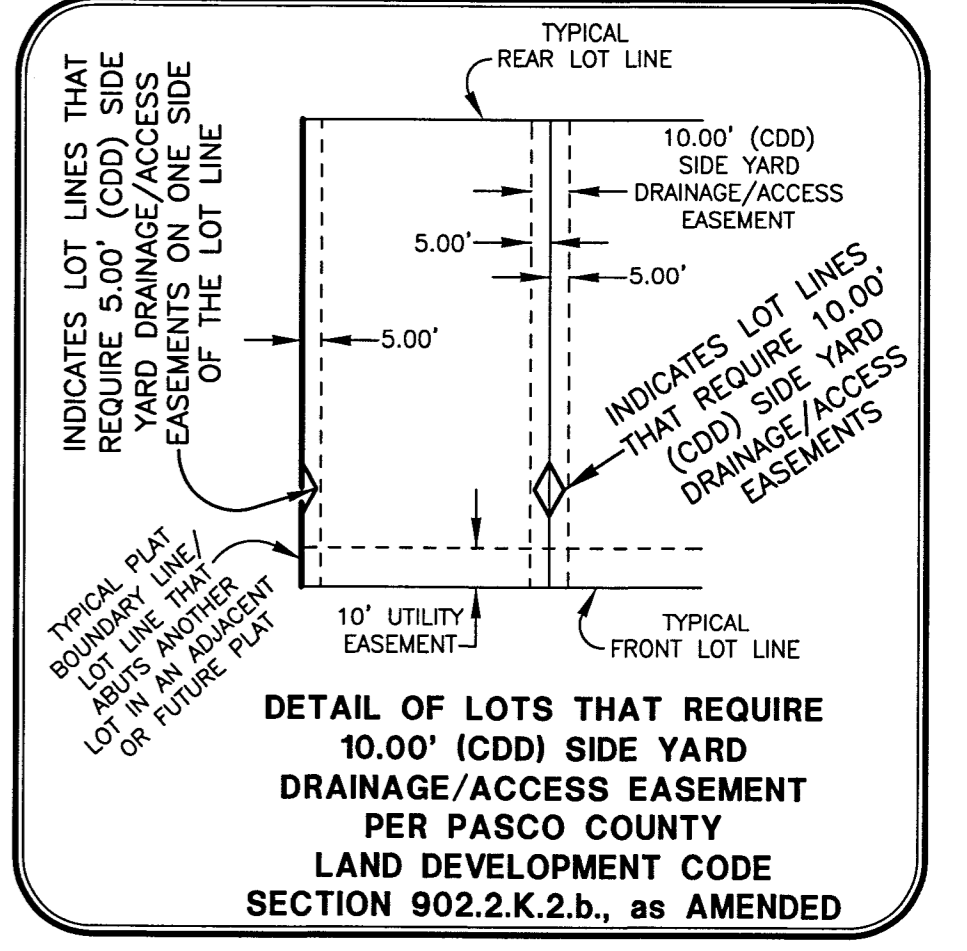
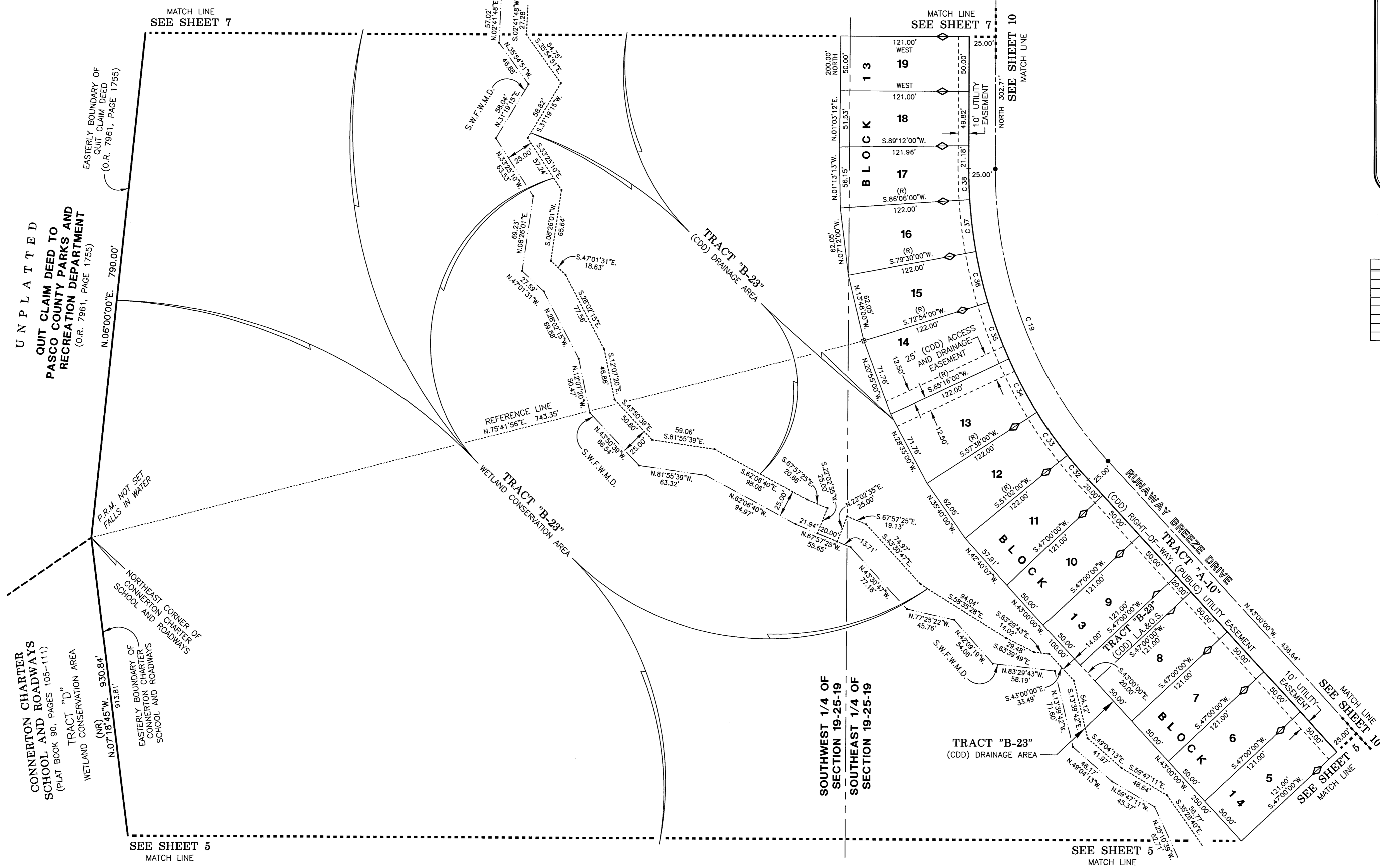
SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

**SHEET 5 OF 10 SHEETS**

**CONNERTON VILLAGE 4 PHASE 2A**  
 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	392.00	43°00'00"	294.19	287.34	N.21°30'00"W.
32	417.00	04°02'00"	29.35	29.35	N.40°59'00"W.
33	417.00	06°36'00"	48.03	48.01	N.35°40'00"W.
34	417.00	07°38'00"	55.56	55.51	N.28°33'00"W.
35	417.00	07°38'00"	55.56	55.51	N.20°55'00"W.
36	417.00	06°36'00"	48.03	48.01	N.13°48'00"W.
37	417.00	06°36'00"	48.03	48.01	N.07°12'00"W.
38	417.00	03°54'00"	28.38	28.38	N.01°57'00"W.

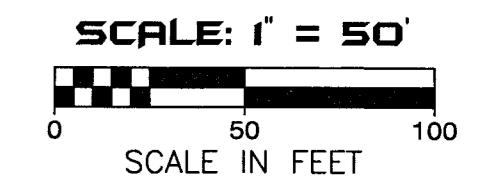
UNPLATTED  
 QUIT CLAIM DEED TO  
 PASCO COUNTY PARKS AND  
 RECREATION DEPARTMENT  
 (O.R. 7961, PAGE 1755)

CONNERTON CHARTER  
 SCHOOL AND ROADWAYS  
 (PLAT BOOK 90, PAGES 105-111)  
 TRACT "D"  
 WETLAND CONSERVATION AREA  
 (NR)  
 N.07°18'45"W. 930.84'  
 913.81'  
 N.06°00'00"E. 790.00'  
 P.R.M. NOT SET  
 FALLS IN WATER  
 NORTHEAST CORNER OF  
 CONNERTON CHARTER  
 SCHOOL AND ROADWAYS

- 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.
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  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - (HOA) - Homeowners Association
  - (CDD) - Connerton East Community Development District
  - L.A.&O.S. - Landscape Area and Open Space

**Wetland Conservation Area Note:**  
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**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.



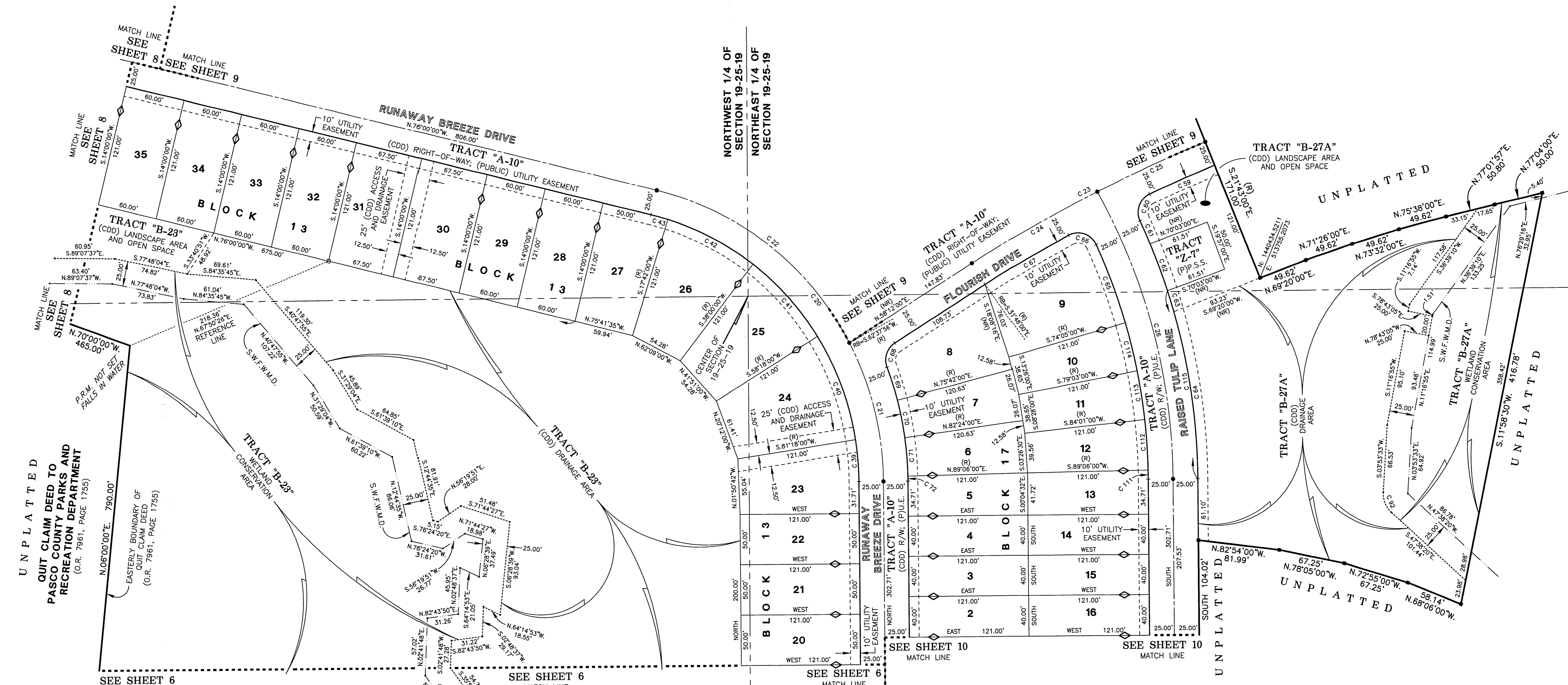
SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# CONNERTON VILLAGE 4 PHASE 2A

LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



UNPLATTED  
QUIT CLAIM DEED TO  
PASCO COUNTY PARKS AND  
RECREATION DEPARTMENT  
(O.R. 7961, PAGE 1755)

UNPLATTED  
EASTERLY BOUNDARY OF  
QUIT CLAIM DEED  
(O.R. 7961, PAGE 1755)

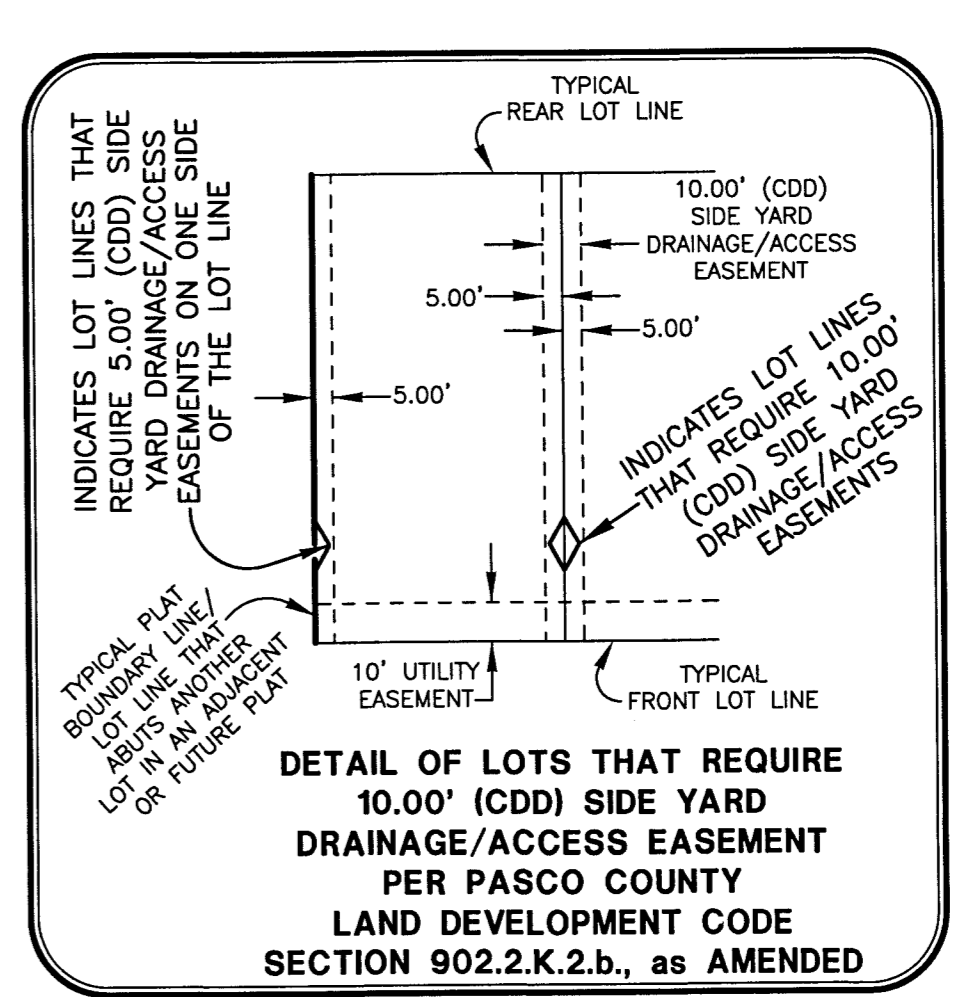
- LEGEND**
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  - (TYP) - Typical
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - (HOA) - Homeowners Association
  - (CDD) - Connerton East Community Development District
  - (P)P.S.S. - (Public) Pump Station Site
  - (CDD) R/W; (P)U.E. - (CDD) Right-of-Way; (Public) Utility 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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**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
20	300.00	76°00'00"	397.94	369.40	N.38°00'00"W.
21	300.00	27°22'04"	143.30	141.94	N.13°41'02"W.
22	300.00	48°37'56"	254.64	247.06	N.51°41'02"W.
23	1500.00	10°05'00"	263.98	263.64	N.63°14'30"E.
24	1500.00	05°31'14"	144.53	144.47	N.60°57'37"E.
25	1500.00	04°33'46"	119.46	119.42	N.66°00'07"E.
26	592.00	28°52'54"	298.42	295.27	S.14°28'27"E.
39	275.00	08°42'00"	41.76	41.72	N.04°21'00"W.
40	275.00	23°00'00"	110.39	109.65	N.20°12'00"W.
41	275.00	20°18'00"	97.43	96.92	N.41°51'00"W.
42	275.00	20°18'00"	97.43	96.92	N.62°09'00"W.
43	275.00	03°42'00"	17.76	17.76	N.74°09'00"W.
59	1475.00	02°46'39"	71.50	71.49	S.66°50'07"E.
60	20.00	90°05'29"	31.45	28.31	S.20°27'36"W.
61	617.00	02°18'48"	24.91	24.91	S.23°25'44"E.
62	617.00	04°38'40"	50.01	50.00	S.19°57'00"E.
63	617.00	02°01'25"	21.79	21.79	S.16°36'57"E.
64	617.00	15°36'15"	168.04	167.52	S.07°48'07"E.
65	567.00	08°23'32"	83.05	82.97	N.20°08'48"W.
66	20.00	93°43'54"	32.72	29.19	N.71°10'29"W.
67	1475.00	03°45'34"	96.78	96.78	S.60°04'47"W.
68	20.00	78°36'05"	27.44	25.34	S.18°53'57"W.
69	325.00	06°06'05"	34.61	34.59	S.17°21'03"E.
70	325.00	06°42'00"	38.00	37.98	S.10°57'00"E.
71	325.00	06°42'00"	38.00	37.98	S.04°15'00"E.
72	325.00	00°54'00"	5.11	5.11	S.00°27'00"E.
92	25.00	51°31'53"	22.48	21.73	S.21°52'24"E.
111	567.00	00°54'00"	8.91	8.91	N.00°27'00"W.
112	567.00	05°05'00"	50.30	50.29	N.03°26'30"W.
113	567.00	04°58'00"	49.15	49.13	N.08°28'00"W.
114	567.00	04°58'00"	49.15	49.13	N.11°26'00"W.
115	617.00	17°37'40"	189.83	189.08	S.08°48'50"E.



**SCALE: 1" = 50'**

SCALE IN FEET

SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS

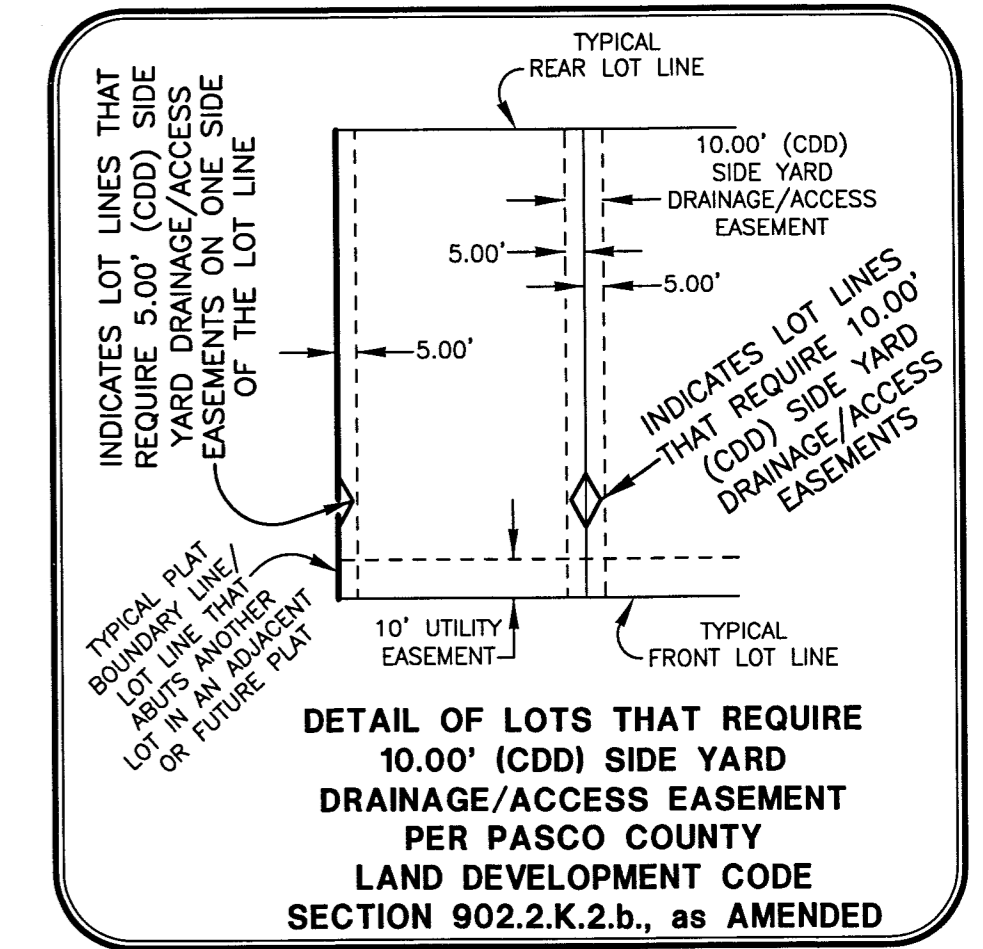
SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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**SHEET 7 OF 10 SHEETS**

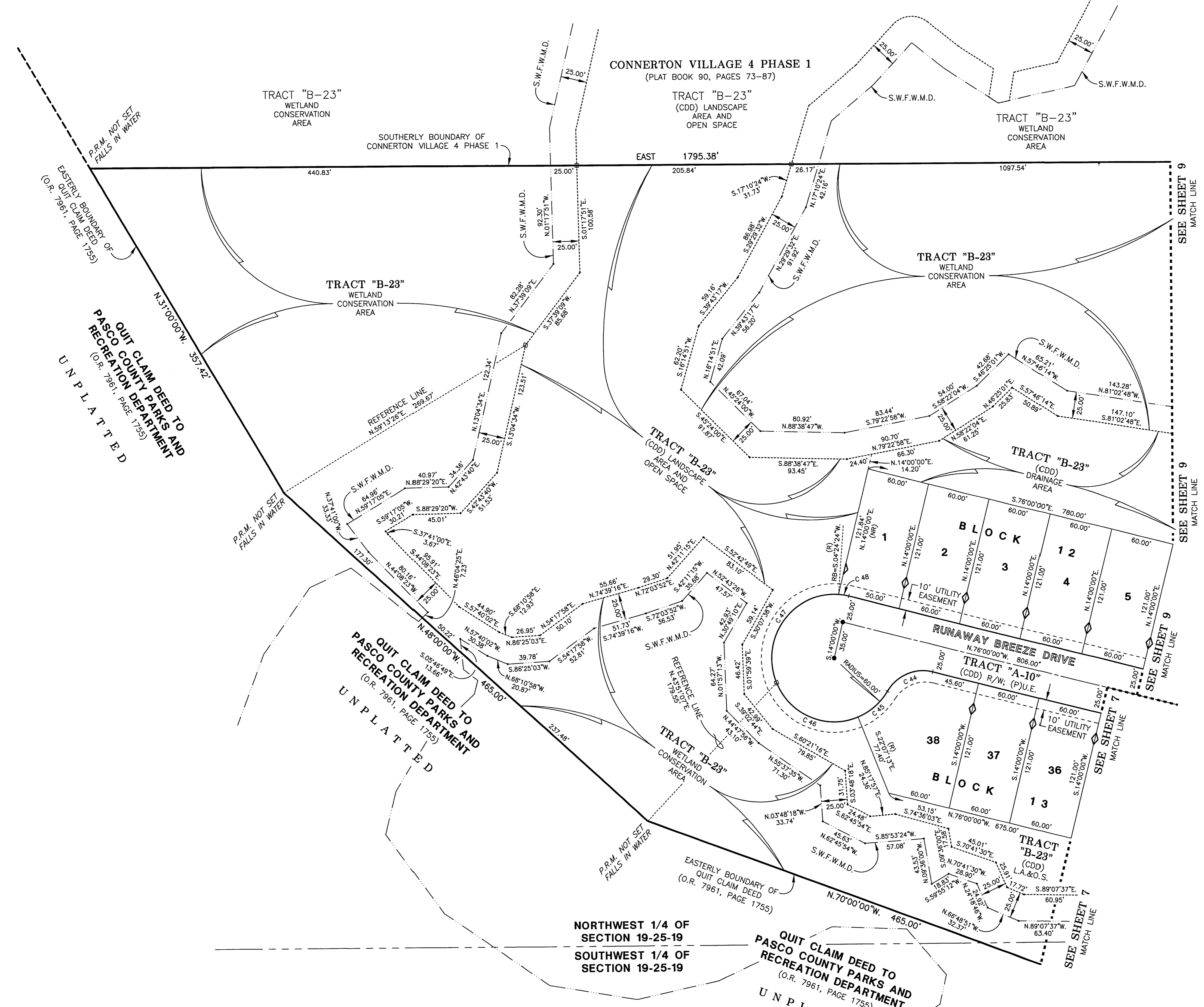
# CONNERTON VILLAGE 4 PHASE 2A

LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

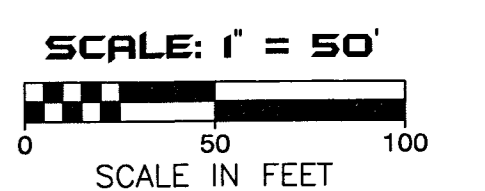
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
44	40.00	72°32'44"	50.65	47.33	S.67°43'38"W.
45	60.00	36°25'30"	38.15	37.51	S.49°40'02"W.
46	60.00	89°50'51"	94.09	84.75	N.67°11'47"W.
47	60.00	116°40'45"	122.19	102.15	N.36°04'01"E.
48	60.00	09°35'36"	10.05	10.04	S.80°47'48"E.



- LEGEND**
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  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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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 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# CONNERTON VILLAGE 4 PHASE 2A

LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

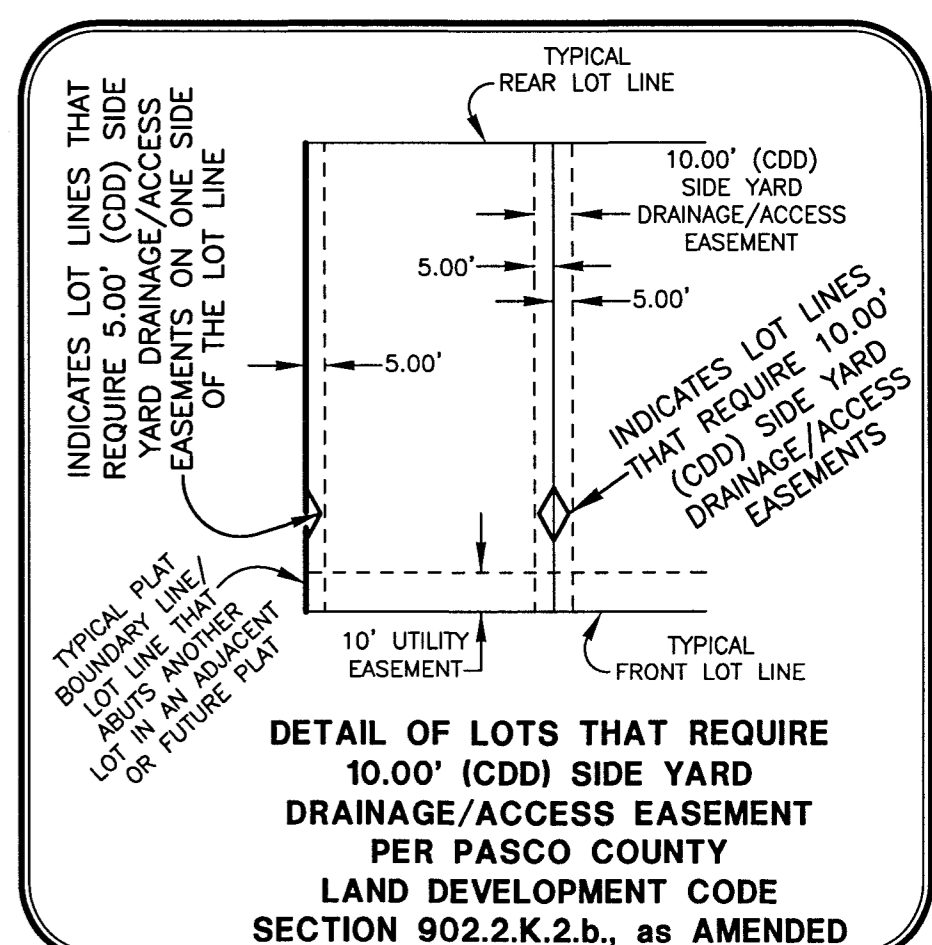
CONNERTON VILLAGE 4 PHASE 1  
(PLAT BOOK 90, PAGES 73-87)

TRACT "B-23"  
WETLAND  
CONSERVATION  
AREA

SOUTHERLY BOUNDARY OF  
CONNERTON VILLAGE 4 PHASE 1  
EAST 1795.38'

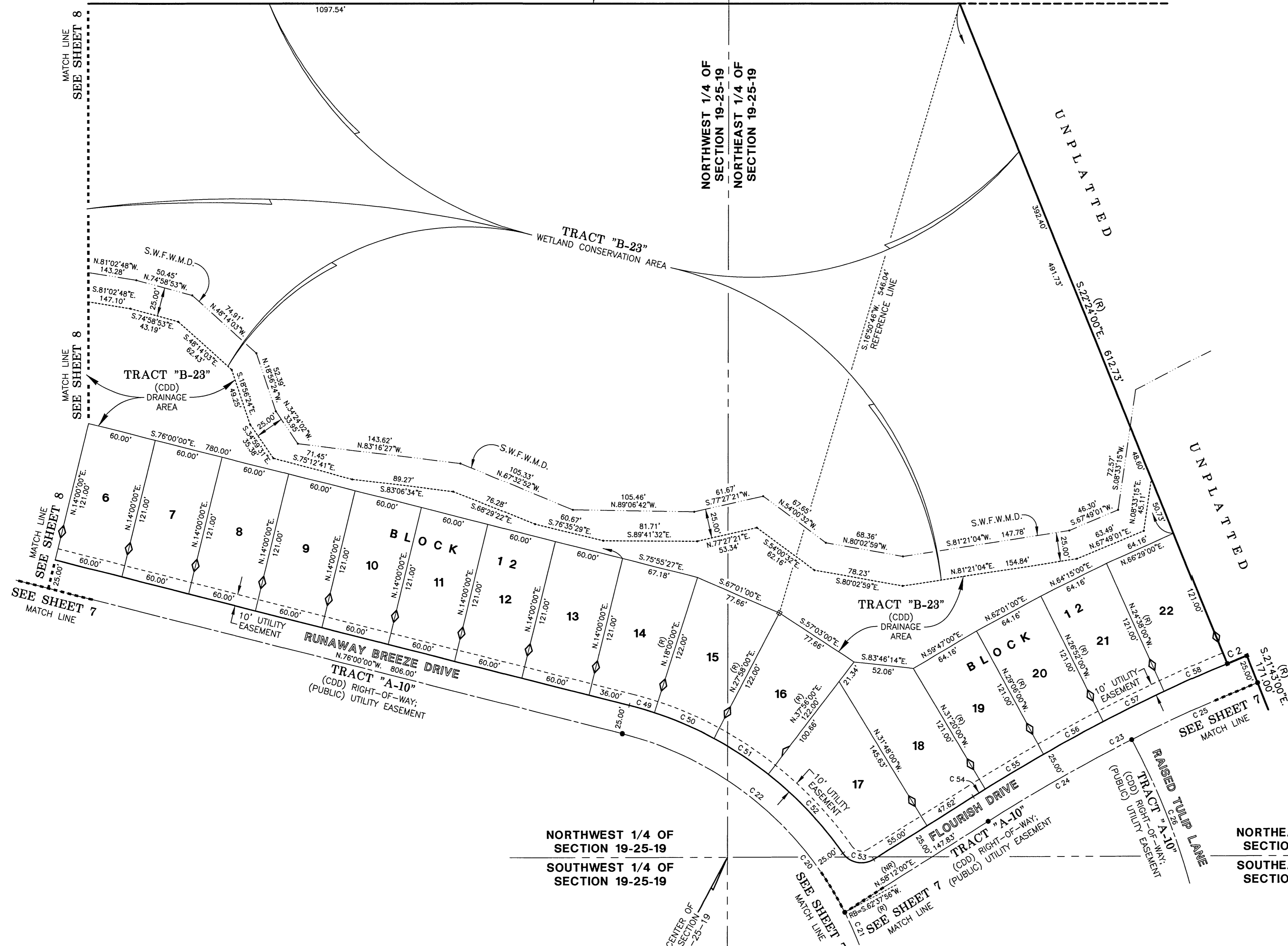
TRACT "B-23"  
WETLAND  
CONSERVATION  
AREA

NORTHWEST 1/4 OF  
SECTION 19-25-19  
NORTHEAST 1/4 OF  
SECTION 19-25-19



CURVE DATA TABLE

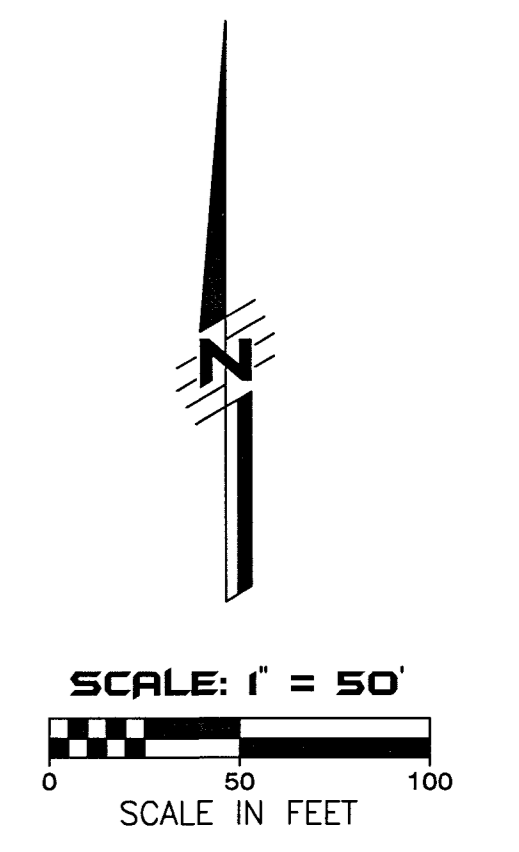
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1525.00	00°41'00"	18.19	18.19	N.67°56'30"E.
20	300.00	76°00'00"	397.94	369.40	N.38°00'00"W.
21	300.00	27°22'04"	143.30	141.94	N.13°41'02"W.
22	300.00	48°37'56"	254.64	247.06	N.51°41'02"W.
23	1500.00	10°05'00"	263.98	263.64	N.63°14'30"E.
24	1500.00	05°31'14"	144.53	144.47	N.60°57'37"E.
25	1500.00	04°33'46"	119.46	119.42	N.66°00'07"E.
26	592.00	28°52'54"	298.42	295.27	S.14°26'27"E.
49	325.00	04°00'00"	22.69	22.68	S.74°00'00"E.
50	325.00	09°58'00"	56.53	56.46	S.67°01'00"E.
51	325.00	09°58'00"	56.53	56.46	S.57°03'00"E.
52	325.00	16°38'28"	94.39	94.06	S.43°44'46"E.
53	20.00	86°22'28"	30.15	27.38	S.78°36'46"E.
54	1525.00	00°28'00"	12.42	12.42	N.58°26'00"E.
55	1525.00	02°14'00"	59.44	59.44	N.59°47'00"E.
56	1525.00	02°14'00"	59.44	59.44	N.62°01'00"E.
57	1525.00	02°14'00"	59.44	59.44	N.64°15'00"E.
58	1525.00	02°14'00"	59.44	59.44	N.66°29'00"E.



- 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.
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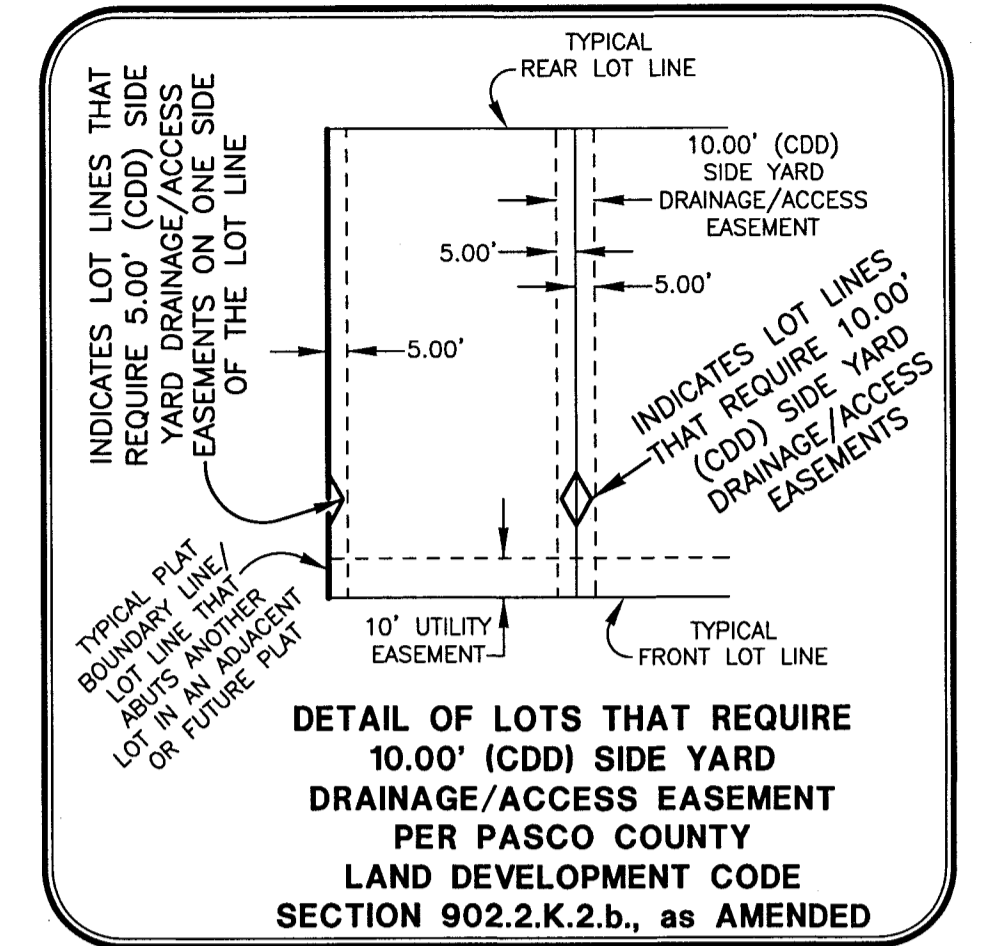


SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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**CONNERTON VILLAGE 4 PHASE 2A**  
 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



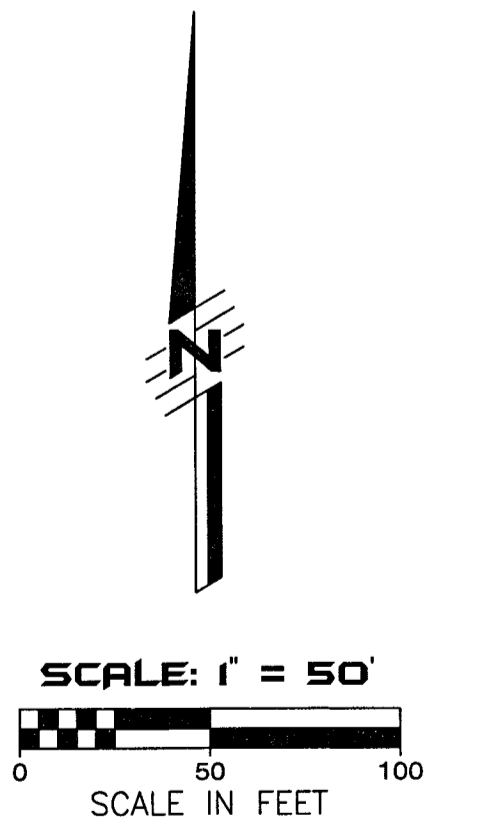
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  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\bullet$  indicates Set (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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**CURVE DATA TABLE**

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18	300.00	04°28'00"	23.39	23.38	N.40°46'00"W.
19	392.00	43°00'00"	294.19	287.34	N.21°30'00"W.
73	367.00	06°51'00"	43.88	43.85	S.03°25'30"E.
74	367.00	08°48'00"	56.37	56.31	S.11°15'00"E.
75	367.00	08°48'00"	56.37	56.31	S.20°03'00"E.
76	367.00	08°48'00"	56.37	56.31	S.28°51'00"E.
77	367.00	09°45'00"	62.45	62.38	S.38°07'30"E.
78	20.00	90°00'00"	31.42	28.28	S.88°00'00"E.
100	20.00	84°41'45"	29.56	26.95	S.42°20'52"E.
101	625.00	00°51'48"	9.42	9.42	S.84°15'51"E.
102	575.00	40°49'57"	409.78	401.16	S.63°24'58"E.
103	25.00	90°00'00"	39.27	35.36	S.02°00'00"W.
104	20.00	90°00'00"	31.42	28.28	N.88°00'00"W.
105	75.00	43°00'00"	56.29	54.98	N.21°30'00"W.
106	20.00	96°10'03"	33.57	29.76	N.48°05'02"E.
107	20.00	90°00'00"	31.42	28.28	N.02°00'00"E.
108	125.00	16°00'00"	34.91	34.79	N.35°00'00"W.
109	125.00	16°00'00"	34.91	34.79	N.19°00'00"W.
110	125.00	11°00'00"	24.00	23.96	N.05°30'00"W.
115	100.00	43°00'00"	75.05	73.30	S.21°30'00"E.
116	600.00	04°46'14"	49.96	49.94	S.86°13'04"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.



SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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