

BELLAMY CROSSINGS - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 96 PAGE 49

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND, LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA; THENCE N00°08'49"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 1, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 573.47 FEET; THENCE LEAVING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, S75°11'49"E, FOR 193.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 43°29'50", AN ARC LENGTH OF 318.85 FEET, AND A CHORD BEARING N83°03'16"E, FOR 311.25 FEET TO THE POINT OF TANGENT; THENCE N61°18'21"E, FOR 169.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 21°34'30", AN ARC LENGTH OF 222.17 FEET, AND A CHORD BEARING N50°31'06"E, FOR 220.86 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S64°29'46"E, FOR 36.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 32°20'41", AN ARC LENGTH OF 59.27 FEET, AND A CHORD BEARING S48°19'25"E, FOR 58.49 FEET TO THE POINT OF TANGENT; THENCE S32°09'05"E, FOR 24.02 FEET; THENCE S31°26'40"E, FOR 115.75 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S67°18'35"W, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 22°53'01", AN ARC LENGTH OF 41.94 FEET, AND A CHORD BEARING S11°14'55"E, FOR 41.66 FEET, TO THE POINT OF TANGENT; THENCE S89°48'24"E, FOR 102.48 FEET; THENCE S89°48'24"E, FOR 120.00 FEET; THENCE N63°22'57"E, FOR 56.02 FEET; THENCE S89°48'24"E, FOR 151.86 FEET TO THE POINT OF INTERSECTION WITH THE WEST MAINTAINED RIGHT-OF-WAY LINE OF BELLAMY BROTHERS BOULEVARD (COUNTY ROAD 581); AS RECORDED IN RIGHT-OF-WAY PLAT BOOK 3, PAGE 68, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF BELLAMY BROTHERS BOULEVARD (COUNTY ROAD 581): (1) THENCE S00°25'21"W, FOR 87.15 FEET; (2) THENCE S00°31'55"W, FOR 402.27 FEET; (3) THENCE S00°22'52"W, FOR 176.80 FEET; (4) THENCE S00°16'37"W, FOR 608.61 FEET (5); THENCE S00°00'09"W, FOR 30.13 FEET; (6) THENCE S46°33'06"W, FOR 1.45 FEET; (7) THENCE S00°03'31"E, FOR 767.02 FEET; (8) THENCE S00°11'54"E, FOR 730.15 FEET; (9) S00°01'21"W, FOR 0.60 FEET; THENCE LEAVING SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF BELLAMY BROTHERS BOULEVARD (COUNTY ROAD 581), N89°54'34"W, FOR 1,292.47 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 25 SOUTH, 19 EAST, PASCO COUNTY, FLORIDA; THENCE N00°08'35"E, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, FOR 2,311.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,716,803 SQUARE FEET OR 85.326 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

AG EHC 11 (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA (THE "OWNER") HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "BELLAMY CROSSINGS - PHASE 1", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER HEREBY GRANT, CONVEY AND DEDICATE TO THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), LEGAL TITLE TO TRACT "A-2", CONTAINING STREETS, RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT AND TRACTS "B-3", "B-4", AND "B-5" CONTAINING DRAINAGE, ACCESS, UTILITY, WALL, LANDSCAPE, INGRESS/EGRESS EASEMENTS, OPEN SPACE, WETLAND CONSERVATION AREAS AND WETLAND BUFFER AREAS, AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING STREETS, EASEMENTS, AND OTHER TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

2. THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") TRACT "A-1" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR BELLAMY BROTHERS BOULEVARD) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE "COUNTY", SUBSEQUENT TO THE RECORDING OF THIS PLAT.

3. THE "OWNER" HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES TO THE "COUNTY" A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY ON THIS PLAT. IN THE EVENT THE "DISTRICT" FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE "COUNTY" SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

4. THE "OWNER" RESERVES FOR ITSELF, ITS SUCCESSORS, OR ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS 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 SECTION 177.091(28), FLORIDA STATUTES.

5. THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "DISTRICT", ITS SUCCESSORS OR ASSIGNS THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH SECTION 177.085(1), FLORIDA STATUTES.

6. THE "OWNER" FURTHER DOES:

- A. GRANT, CONVEY AND DEDICATE TO THE "COUNTY" A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS "TRACT A-2", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
- B. GRANT, CONVEY AND DEDICATE TO THE COUNTY, TRACT "Z-2", 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 "Z-2" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "Z-2" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
- C. GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" ALL PUBLIC UTILITY 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 ITSELF, 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."
- D. GRANT, CONVEY, AND DEDICATE TO THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE), 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
- E. GRANT, CONVEY AND DEDICATE TO THE "DISTRICT", ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE, ACCESS, AND LANDSCAPE EASEMENTS (DE)(AE)(LE) FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES, AND LANDSCAPING LYING THEREIN.
- F. GRANT, CONVEY AND DEDICATE TO THE "ASSOCIATION", ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS WALL EASEMENTS (WE) FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE WALL STRUCTURES LYING THEREIN.

OWNER:

AG EHC 11 (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Steven S. Benson
STEVEN S. BENSON
MANAGER

Jeanette Lakovage
JEANETTE LAKOVAGE
WITNESS
PRINTED NAME

Wendy Stoekel
WENDY STOEKEL
WITNESS
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

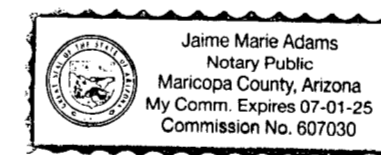
STATE OF Arizona
COUNTY OF MARICOPA)SS:
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 16 DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, STEVEN S. BENSON, AS MANAGER OF AG EHC 11 (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME 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 Maricopa COUNTY, Arizona, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 07/01/2025 COMMISSION NUMBER: 607030

Jaime Marie Adams
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Arizona



CERTIFICATE OF ACCEPTANCE:

BELLAMY CROSSINGS COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

Lori Campagna
LORI CAMPAGNA
VICE PRESIDENT

Nancy Symonds
NANCY SYMONDS
WITNESS
PRINTED NAME

Jacob Walsh
JACOB WALSH
WITNESS
PRINTED NAME

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

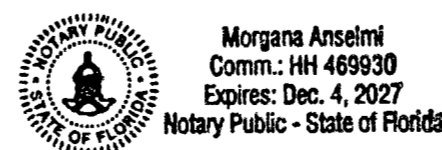
STATE OF FLORIDA)SS:
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 18 DAY OF AUGUST, 2024, BEFORE ME PERSONALLY APPEARED LORI CAMPAGNA, BY MEANS OF PHYSICAL PRESENCE, AS VICE PRESIDENT OF BELLAMY CROSSINGS COMMUNITY ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Dec. 4, 2027 COMMISSION NUMBER: 44 469930

Morgana Anselmi
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF ACCEPTANCE:

OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ACCEPTED AT AN OPEN MEETING OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 13 DAY OF AUGUST, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS SHOWN HEREON.

Kelly Evans
KELLY EVANS
CHAIRMAN

Lori Campagna
LORI CAMPAGNA
WITNESS
PRINTED NAME

Nancy Symonds
NANCY SYMONDS
WITNESS
PRINTED NAME

ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

STATE OF FLORIDA)SS:
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 18 DAY OF AUGUST, 2024, BEFORE ME PERSONALLY APPEARED KELLY EVANS, BY MEANS OF PHYSICAL PRESENCE, AS CHAIR OF THE BOARD OF SUPERVISORS OF WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREIN 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.

MY COMMISSION EXPIRES: Dec. 4, 2027 COMMISSION NUMBER: 44 469930

Morgana Anselmi
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PROPERTY INFORMATION

STATE OF FLORIDA)SS:
COUNTY OF PASCO

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 (PROPERTY INFORMATION REPORT) FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, DOMA NO. 2023-04877-FL) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN AG EHC 11 (LEN) MULTI STATE 4, LLC, A DELAWARE 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, DOMA NO. 2023-04877-FL THIS 14 DAY OF AUGUST, 2024

LENNAR TITLE, INC., A MARYLAND CORPORATION
BY: Catherine P. Mueller
NAME: CATHERINE P. MUELLER, ESQ.
TITLE: VICE PRESIDENT

NOTE:

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO LIENS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10798, PAGE 713, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 16 DAY OF August, 2024

Alex W. Barnes
ALEX W. BARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF September, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Reinald Edralby
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 4th DAY OF September, 2024, IN PLAT BOOK 96, PAGES 49 THROUGH 54.

Nancy Alvarez-Sowles
NANCY ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

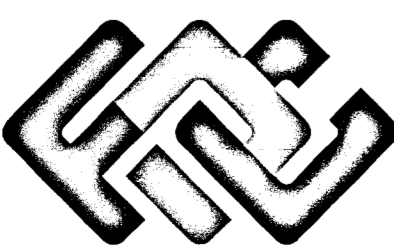
SURVEYOR AND MAPPER'S CERTIFICATE

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.

SIGNED AND SEALED THIS 13 DAY OF August, 2024

Jared T. Patenaude
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

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.

BELLAMY CROSSINGS - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

NOTES:

- THE COORDINATE NETWORK AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (HAD 1983-1991) 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, MORE PARTICULARLY BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING N00°08'49"W, AS SHOWN ON THE MAP OF SURVEY CONTROL MONUMENTS UTILIZED ARE: (a) A FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "K30 126 191", DESIGNATED BY NGS AS "K30 126", PID = AL8035 (NORTHING = 1,461,637.64, EASTING = 555,535.26). (b) A FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "K27 111", DESIGNATED BY NGS AS "K27 111", PID = AL8033 (NORTHING = 1,459,273.91, EASTING = 540,982.31), BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE. ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAYBE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD), ENVIRONMENTAL RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION AND OPERATION OF TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED "PCP LB 6707". LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED FDC LB 6707 (IN HARD SURFACES). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 WITNESS (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED LB 6707 WITNESS (IN HARD SURFACES). MONUMENTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES 177.091(8), WITHIN THE TIME ALLOTTED.

LEGEND

- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E'LY = EASTERLY
 - ESMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FNBD = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - N'LY = NORTHERLY
 - NTS = NOT TO SCALE
 - NW'LY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PAGE(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SOM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - (W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WGA = WETLAND BUFFER AREA
 - W'LY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - ⊙ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - ⊕ = NGS CONTROL POINT

TRACT DESIGNATION TABLE

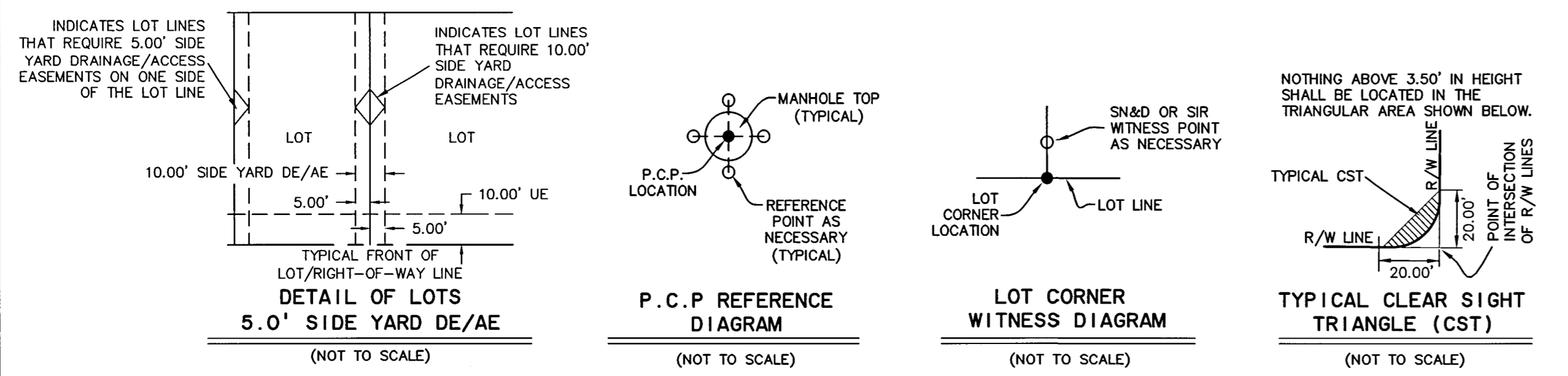
TRACT	DESIGNATION
"A-1"	ADDITIONAL RIGHT-OF-WAY (COUNTY)
"A-2"	(CDD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENTS
"B-3"	ACCESS, DRAINAGE, AND UTILITY EASEMENTS, LANDSCAPE BUFFER, OPEN SPACE
"B-4"	ACCESS, DRAINAGE, AND UTILITY EASEMENTS, WETLAND CONSERVATION AREA, WETLAND BUFFER AREA, LANDSCAPE BUFFER, PARK
"B-5"	ACCESS, DRAINAGE, UTILITY, AND WALL EASEMENTS, LANDSCAPE BUFFER, OPEN SPACE
"Z-2"	PUMP STATION

LINE TABLE

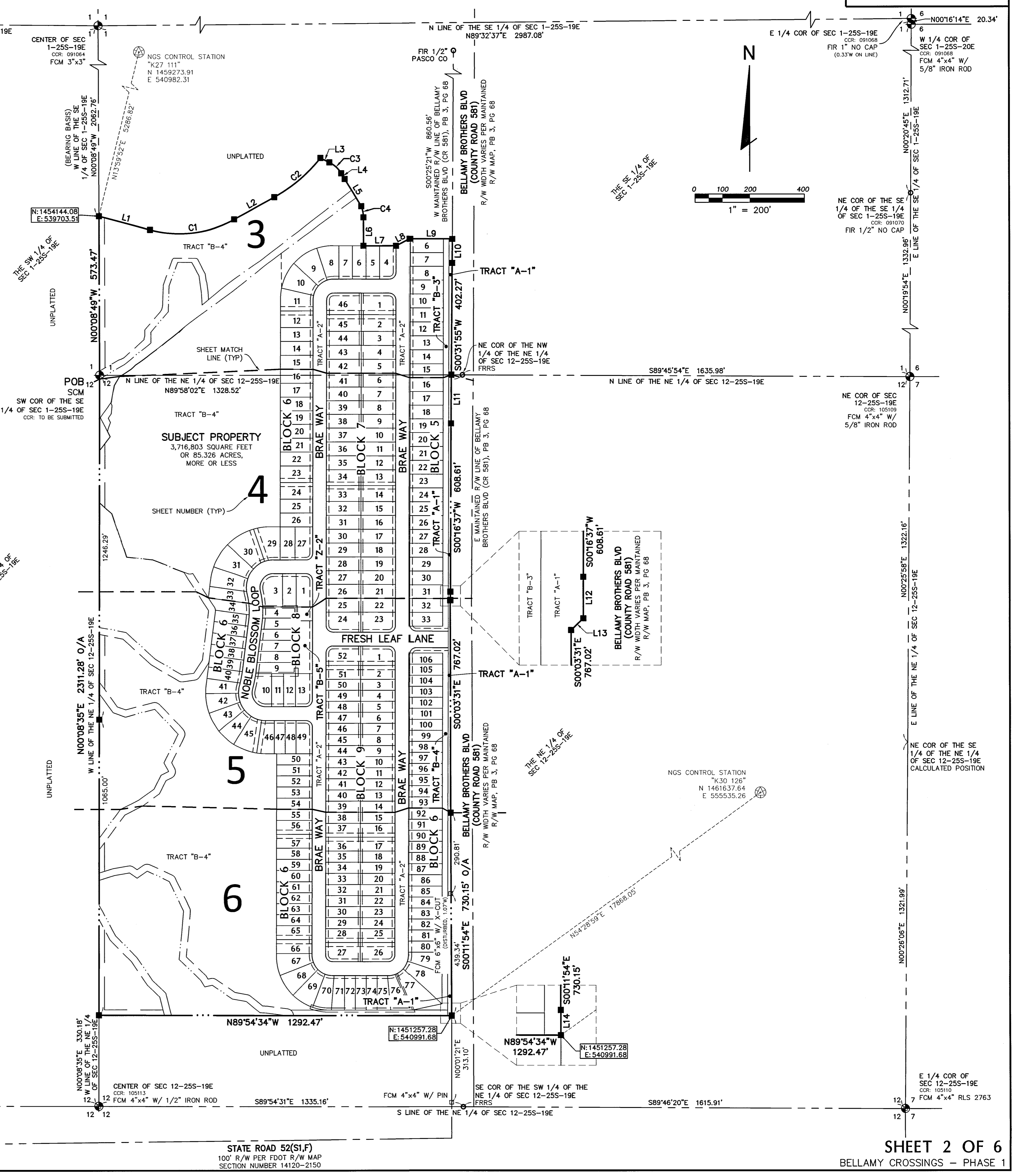
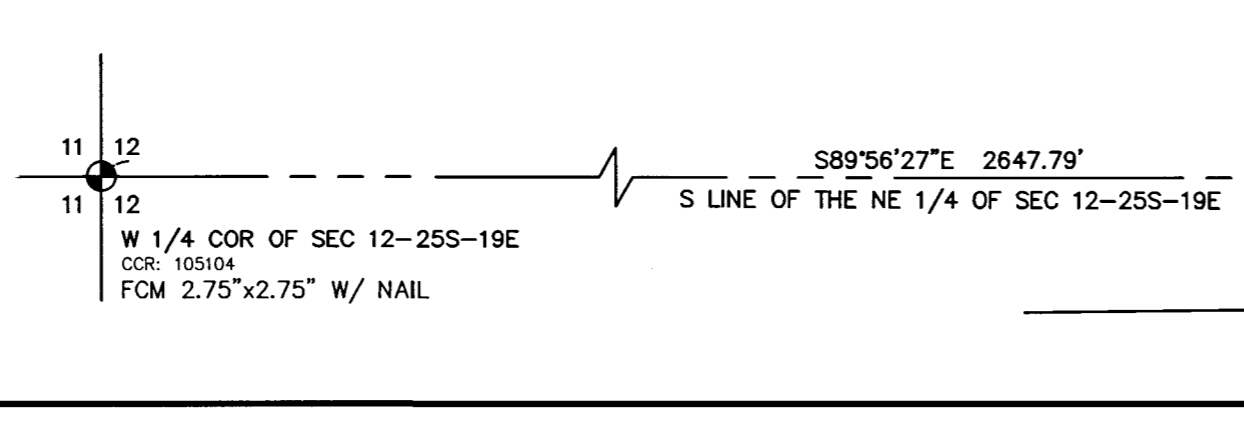
LINE	BEARING	LENGTH
L1	S75°11'49"E	193.66'
L2	N61°18'21"E	169.01'
L3	S64°29'46"E	36.46'
L4	S32°09'05"E	24.02'
L5	S31°26'40"E	115.75'
L6	S00°11'36"W	102.48'
L7	S89°48'24"E	120.00'
L8	N63°22'57"E	56.02'
L9	S89°48'24"E	151.86'
L10	S00°25'21"W	87.15'
L11	S00°22'52"W	176.80'
L12	S00°00'09"W	30.13'
L13	S46°33'06"W	1.45'
L14	S00°01'21"W	0.60'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	420.00'	318.85'	311.25'	N83°03'16"E	043°29'50"	-
C2	590.00'	222.17'	220.86'	N50°31'06"E	021°34'30"	-
C3	105.00'	59.27'	58.49'	S48°19'25"E	032°20'41"	-
C4	105.00'	41.94'	41.66'	S11°14'55"E	022°53'01"	S67°18'35"W(L,C)



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 17907 APRILE DRIVE, SUITE 150 LAND O LAKES, FLORIDA 34638
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707
 NOVEMBER 2023 - 0595-228A (937)

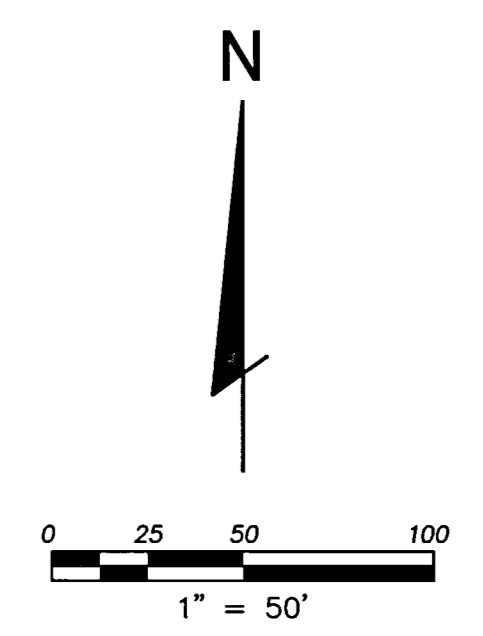
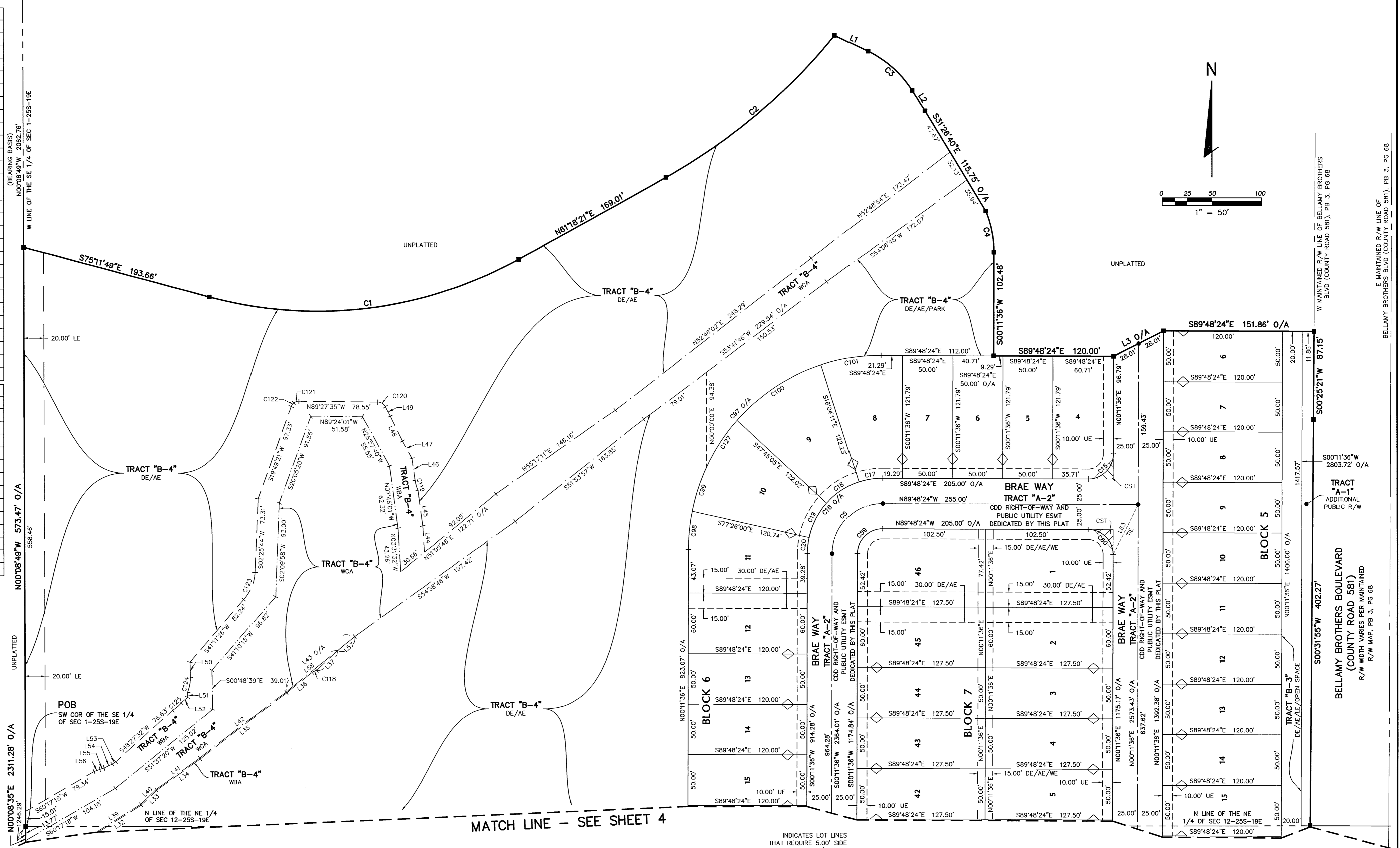


BELLAMY CROSSINGS - PHASE 1

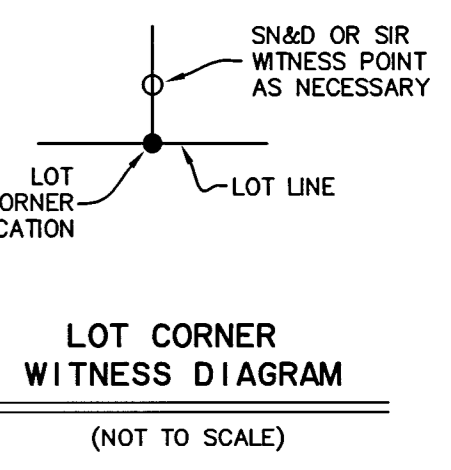
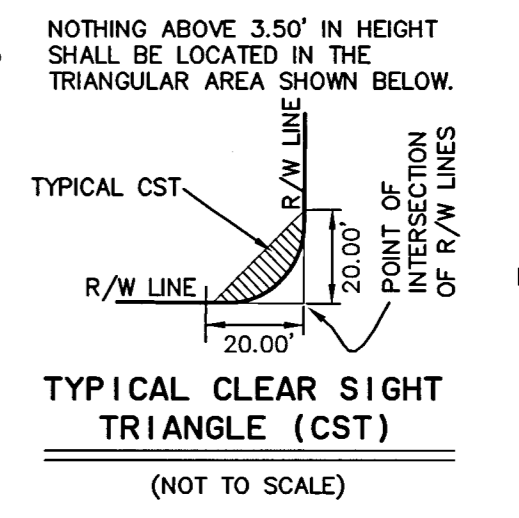
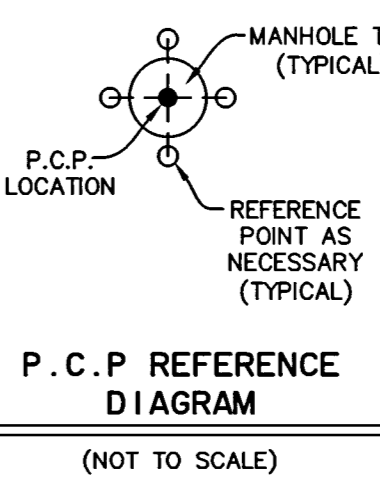
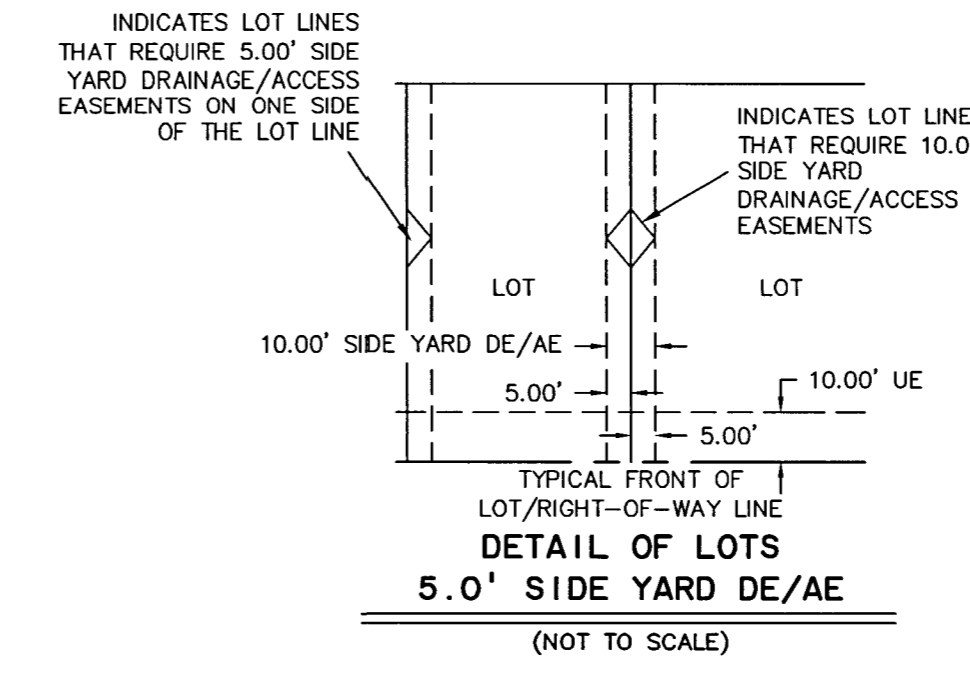
A SUBDIVISION OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	420.00'	318.85'	311.25'	N83°03'16"E	43°29'50"
C2	590.00'	222.17'	220.86'	N50°31'06"E	21°34'30"
C3	105.00'	59.27'	58.49'	N48°19'25"W	32°20'41"
C4	105.00'	41.94'	41.66'	N11°4'55"W	22°53'01"
C5	50.00'	78.54'	70.71'	S45°11'36"W	90°00'00"
C15	25.00'	39.27'	35.36'	N45°11'36"E	90°00'00"
C16	75.00'	117.81'	106.07'	S45°11'36"W	90°00'00"
C17	75.00'	23.91'	23.81'	S81°03'42"W	181°5'47"
C18	75.00'	38.85'	38.42'	S57°05'22"W	29°40'54"
C19	75.00'	38.85'	38.42'	S27°24'27"W	29°40'54"
C20	75.00'	16.20'	16.17'	S06°22'48"W	12°22'25"
C59	25.00'	39.27'	35.36'	S45°11'36"W	90°00'00"
C60	25.00'	39.27'	35.36'	N44°48'24"W	90°00'00"
C97	193.00'	303.16'	272.84'	S45°11'36"W	90°00'00"
C98	193.00'	38.40'	38.34'	S05°53'38"W	11°24'05"
C99	193.00'	45.92'	45.81'	S18°24'39"W	13°37'58"
C100	193.00'	102.17'	100.98'	S56°58'33"W	30°19'51"
C101	193.00'	60.81'	60.56'	S81°0'02"W	18°03'07"
C108	9.89'	5.15'	5.10'	S65°53'28"W	29°51'21"
C119	37.97'	10.36'	10.33'	S15°59'08"E	15°38'15"
C120	8.74'	9.40'	8.95'	N58°20'27"W	61°35'19"
C121	7.79'	5.47'	5.36'	S70°25'51"W	40°13'08"
C122	8.83'	4.51'	4.47'	S35°40'38"W	29°17'18"
C123	42.33'	29.49'	28.90'	N22°35'25"E	39°55'01"
C124	38.60'	14.75'	14.66'	N11°2'39"E	21°53'37"
C125	38.60'	11.47'	11.42'	N49°08'27"E	17°01'01"
C127	193.00'	55.86'	55.67'	S33°1'08"W	16°34'59"

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S64°29'46"E	36.46'	L46	N08°11'13"W	21.89'
L2	S32°09'05"E	24.02'	L47	N29°24'27"W	19.63'
L3	N63°22'57"E	56.02'	L48	N26°06'23"W	27.54'
L32	N56°32'28"E	50.09'	L49	N27°16'30"W	10.70'
L33	N46°32'26"E	21.43'	L50	S01°22'34"E	15.44'
L34	N54°57'50"E	53.69'	L51	S00°48'39"E	5.41'
L35	N52°49'17"E	108.36'	L52	S51°37'20"W	8.33'
L36	N51°07'49"E	32.39'	L53	S57°54'07"W	4.20'
L37	N46°32'26"E	28.72'	L54	S64°38'39"W	9.15'
L39	N58°32'28"E	50.23'	L55	S74°02'08"W	4.38'
L40	N46°32'26"E	21.40'	L56	S69°25'05"W	6.35'
L41	S54°57'50"W	53.75'	L57	N51°07'49"E	21.83'
L42	S52°49'17"W	108.33'	L63	N26°45'30"E	55.90'
L43	S51°07'49"W	87.76'			
L44	N03°31'32"W	26.43'			
L45	N07°46'01"W	35.49'			



- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E'LY = EASTERLY
 - ESMT = EASEMENT
 - FMT = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FDDT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FM&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - NLY = NORTH-ERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTH-WESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PAE = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PG(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - (W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WE = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WCVA = WETLAND MITIGATION CONSERVATION AREA
 - WCA = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - WCA = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - WCA = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - WCA = SECTION CORNER
 - WCA = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - WCA = NGS CONTROL POINT

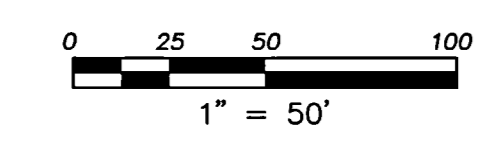
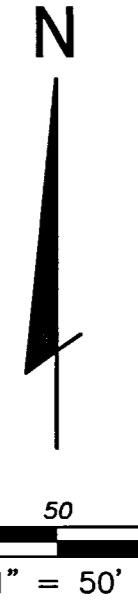


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NOVEMBER 2023 - 0595-228A (937)

BELLAMY CROSSINGS - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

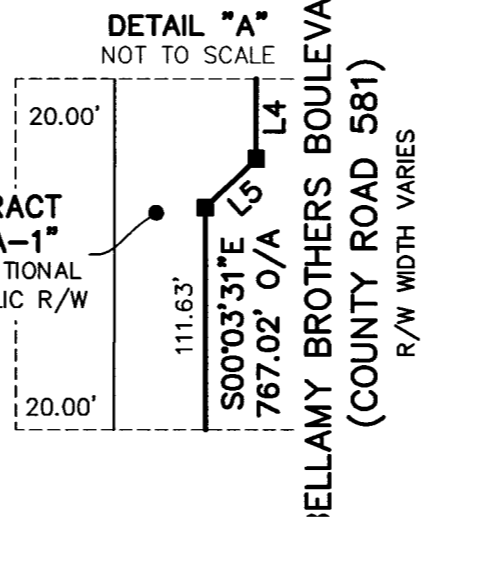
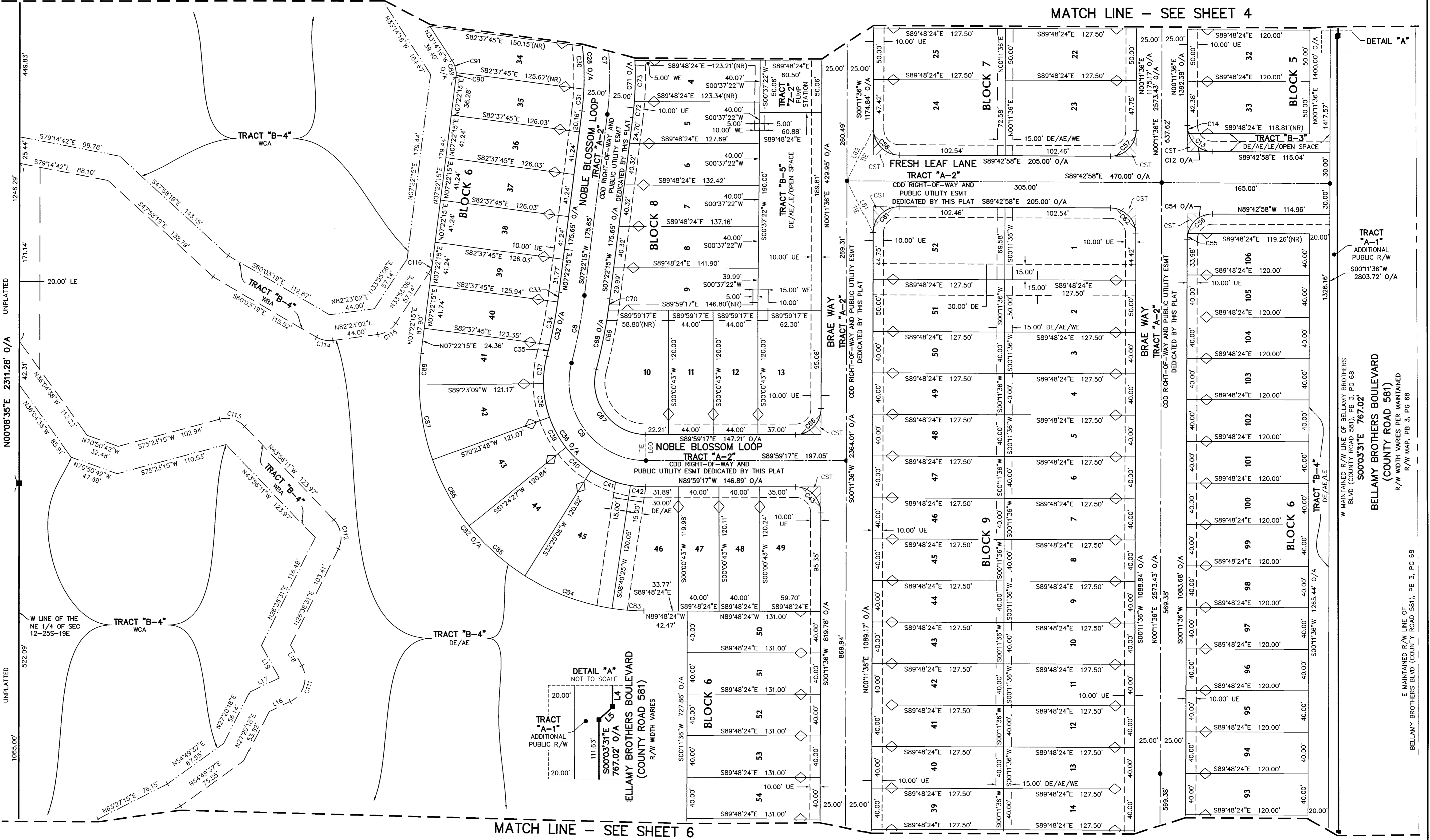


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	285.99'	105.20'	104.61'	S03°10'02"E	21°04'32"
C8	515.58'	66.11'	66.07'	S11°02'39"W	7°20'50"
C9	75.00'	137.06'	118.77'	S37°38'06"E	104°42'21"
C12	25.00'	39.23'	35.33'	S44°45'41"E	89°54'34"
C13	25.00'	31.49'	29.45'	S53°37'45"E	72°10'26"
C14	25.00'	7.74'	7.71'	S08°40'28"E	17°44'08"
C20	260.99'	96.00'	95.46'	N03°10'02"W	21°04'32"
C30	260.99'	41.82'	41.78'	N01°50'14"W	9°10'51"
C31	260.99'	21.10'	21.09'	N05°03'18"E	4°37'53"
C32	490.58'	62.91'	62.87'	N11°02'39"E	7°20'50"
C33	490.58'	9.46'	9.46'	N07°55'22"E	1°06'15"
C34	490.58'	41.83'	41.82'	N10°55'03"E	4°53'07"
C35	490.58'	11.62'	11.62'	N14°02'21"E	1°21'28"
C36	100.00'	182.75'	158.36'	S37°38'06"E	104°42'21"
C37	100.00'	26.76'	26.68'	S07°03'06"W	15°19'56"
C38	100.00'	33.14'	32.99'	S10°06'32"E	18°59'21"
C39	100.00'	33.14'	32.99'	S29°05'53"E	18°59'21"
C40	100.00'	33.14'	32.99'	S48°05'14"E	18°59'21"
C41	100.00'	41.44'	41.15'	S89°27'15"E	23°44'41"
C42	100.00'	15.12'	15.10'	S85°39'26"E	8°39'42"
C43	25.00'	39.35'	35.41'	N44°53'50"W	90°10'52"
C54	25.00'	39.31'	35.38'	S45°14'19"W	90°05'26"
C55	25.00'	6.08'	6.07'	S07°09'55"W	13°56'38"
C56	25.00'	33.23'	30.83'	S52°12'38"W	76°08'48"
C57	25.00'	39.31'	35.38'	N45°14'19"E	90°05'26"
C58	25.00'	39.23'	35.33'	S44°45'41"E	89°54'34"
C61	25.00'	39.31'	35.38'	S45°14'19"E	90°05'26"
C62	25.00'	39.23'	35.33'	N44°45'41"E	89°54'34"
C66	25.00'	39.19'	35.30'	N45°06'10"E	89°49'08"
C67	50.00'	91.37'	79.18'	S37°38'06"E	104°42'21"
C68	540.58'	69.32'	69.27'	N11°02'39"E	7°20'50"
C69	540.58'	58.53'	58.50'	N11°36'58"E	6°12'13"
C70	540.58'	10.79'	10.79'	N07°56'33"E	1°08'36"
C71	310.99'	114.40'	113.75'	N03°10'02"W	21°04'32"
C72	310.99'	15.57'	15.57'	N05°56'27"E	2°52'09"
C73	310.99'	40.10'	40.08'	N00°48'20"E	7°23'18"
C82	220.00'	373.13'	329.99'	S41°13'05"E	97°10'39"
C83	220.00'	31.38'	31.35'	S85°43'13"E	8°10'22"
C84	220.00'	93.30'	90.64'	S89°44'45"E	23°46'36"
C85	220.00'	71.14'	72.81'	S48°19'59"E	19°02'56"
C86	220.00'	73.23'	72.90'	S29°16'21"E	19°04'21"
C87	220.00'	73.29'	72.95'	S10°11'34"E	19°05'13"
C88	220.00'	30.80'	30.77'	S03°21'38"W	8°01'12"
C89	25.00'	17.72'	17.35'	N12°56'01"W	40°36'30"
C90	25.00'	4.98'	4.98'	N01°39'35"E	11°25'19"
C91	25.00'	12.73'	12.60'	N18°38'40"W	29°11'11"
C111	25.00'	40.68'	36.34'	N17°59'58"E	93°14'26"
C112	25.00'	30.80'	28.89'	N08°38'50"W	70°34'42"
C113	25.00'	26.47'	25.25'	N74°16'28"W	60°40'33"
C114	25.00'	16.39'	16.10'	S78°50'09"E	37°33'39"
C115	25.00'	21.15'	20.52'	N58°09'04"E	48°27'55"
C116	25.00'	11.58'	11.48'	N20°38'40"E	26°32'52"

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L4	S00°00'09"W	30.13'	L19	N28°37'15"W	35.87'
L5	S46°33'06"W	1.45'	L60	S00°00'43"W	25.00'
L16	N64°37'11"E	22.43'	L61	N26°20'08"W	55.97'
L17	N64°37'11"E	30.87'	L62	N26°47'40"E	55.83'
L18	N28°37'15"W	22.78'			

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4

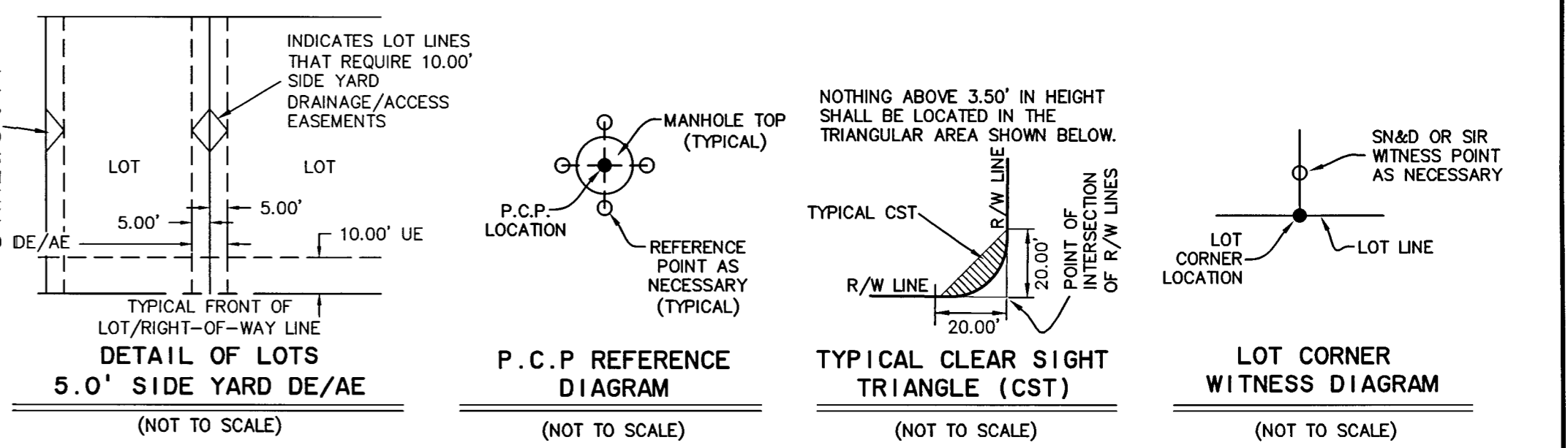


MATCH LINE - SEE SHEET 6

- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E = EASTERLY
 - ESMT = EASEMENT
 - FCM = FOUND "4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
 - FLS = FLORIDA DESIGN CONSULTANTS
 - FDT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - NRT = NORTHERLY
 - (NTS) = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - O/A = OVERALL
 - WE = WETLAND BUFFER AREA
 - W/E = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PG(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET "4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
 - (S) = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S/W = SOUTHWEST
 - SN&D = SET MAG NAIL AND DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - SWM/D = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - U/E = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - W/E = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - INDICATES LOT LINES THAT REQUIRE 5.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE
 - INDICATES LOT LINES THAT REQUIRE 10.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS
 - MANHOLE TOP (TYPICAL)
 - P.C.P. LOCATION
 - REFERENCE POINT AS NECESSARY (TYPICAL)
 - NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.
 - TYPICAL CLEAR SIGHT TRIANGLE (CST)
 - LOT CORNER WITNESS DIAGRAM
 - INDICATES LOT LINES THAT REQUIRE 5.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE
 - INDICATES LOT LINES THAT REQUIRE 10.00' SIDE YARD DRAINAGE/ACCESS EASEMENTS
 - MANHOLE TOP (TYPICAL)
 - P.C.P. LOCATION
 - REFERENCE POINT AS NECESSARY (TYPICAL)
 - NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.
 - TYPICAL CLEAR SIGHT TRIANGLE (CST)
 - LOT CORNER WITNESS DIAGRAM

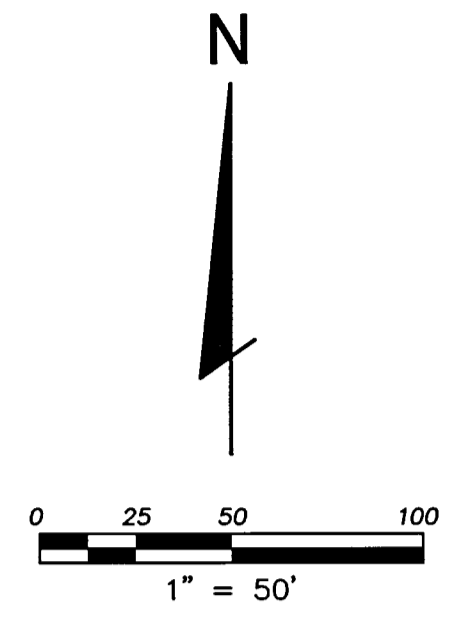
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NOVEMBER 2023 - 0595-228A (937)



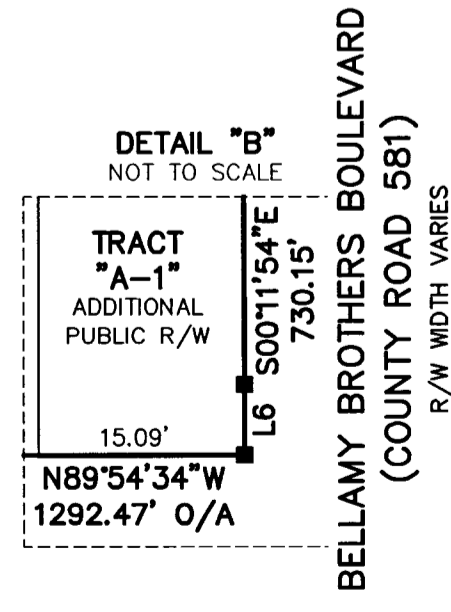
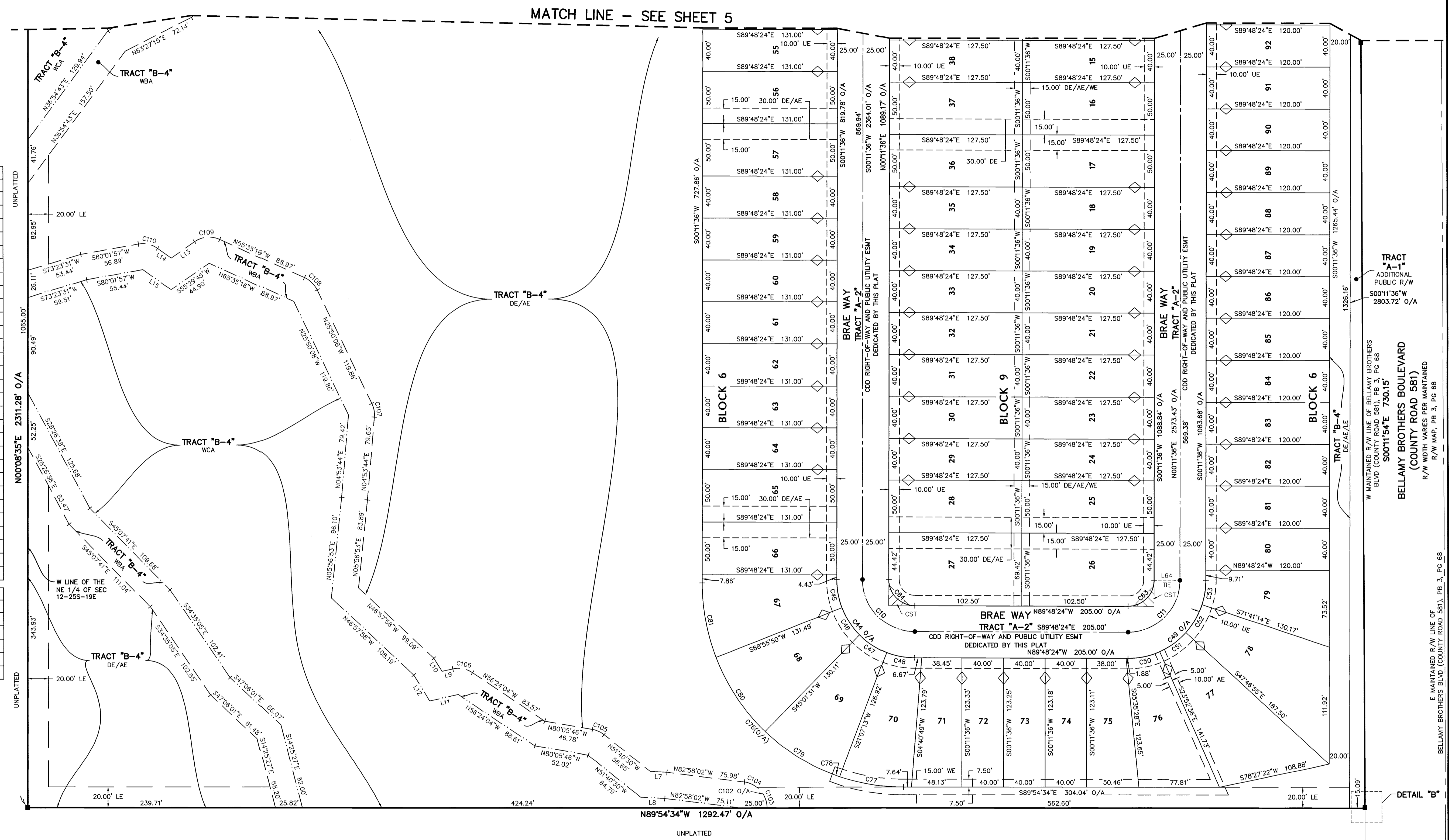
BELLAMY CROSSINGS – PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C10	50.00'	78.54'	70.71'	S44°48'24"E 90°00'00"
C11	50.00'	78.54'	70.71'	N45°11'36"E 90°00'00"
C44	75.00'	117.81'	106.07'	S44°48'24"E 90°00'00"
C45	75.00'	27.83'	27.67'	S10°26'17"E 21°15'45"
C46	75.00'	31.29'	31.07'	S33°01'19"E 23°54'19"
C47	75.00'	31.29'	31.07'	S56°55'38"E 23°54'19"
C48	75.00'	27.39'	27.24'	S79°20'36"E 20°55'37"
C49	75.00'	117.81'	106.07'	N45°11'36"E 90°00'00"
C50	75.00'	31.51'	31.28'	N78°09'30"E 24°04'12"
C51	75.00'	31.29'	31.07'	N54°10'14"E 23°54'19"
C52	75.00'	31.29'	31.07'	N30°15'55"E 23°54'19"
C53	75.00'	23.72'	23.62'	N09°15'11"E 18°07'10"
C63	25.00'	39.27'	35.36'	N45°11'36"E 90°00'00"
C64	25.00'	39.27'	35.36'	S44°48'24"E 90°00'00"
C76	195.00'	306.65'	276.02'	S44°51'28"E 90°06'07"
C77	195.00'	62.52'	62.25'	S80°43'29"E 18°22'09"
C78	195.00'	7.56'	7.56'	S70°25'46"E 21°31'17"
C79	195.00'	77.47'	76.96'	S57°56'17"E 22°45'41"
C80	195.00'	85.95'	85.25'	S33°55'49"E 25°15'14"
C81	195.00'	73.16'	72.73'	S10°33'18"E 21°29'48"
C102	25.00'	36.24'	33.15'	N41°26'18"W 83°03'28"
C103	25.00'	23.18'	22.36'	N26°28'28"W 53°07'48"
C104	25.00'	13.06'	12.91'	N68°00'12"W 29°55'39"
C105	25.00'	12.40'	12.27'	N65°53'08"W 28°25'16"
C106	25.00'	19.93'	19.41'	N79°14'35"W 45°41'01"
C107	25.00'	13.41'	13.25'	N10°28'12"W 30°43'52"
C108	25.00'	17.35'	17.00'	N45°42'42"W 39°45'08"
C109	25.00'	25.71'	24.59'	S84°57'15"W 58°54'58"
C110	25.00'	18.64'	18.14'	N77°27'40"W 45°00'48"

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L6	S00°01'21"W	0.60'	L12	N31°44'44"W	28.90'
L7	N86°55'47"W	16.30'	L13	S55°29'45"W	27.54'
L8	N86°55'47"W	23.38'	L14	N54°57'16"W	17.15'
L9	S77°54'54"W	10.76'	L15	N54°57'16"W	33.51'
L10	N31°44'44"W	14.63'	L64	S89°48'24"E	25.00'
L11	S77°54'54"W	28.38'			



- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR ACCESS TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E = EASTERLY
 - ESMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT *PRM LB 6707* (UNLESS OTHERWISE NOTED)
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - PIP = FOUND IRON PIPE
 - FIP = FOUND IRON ROD
 - FND = FOUND
 - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - NLY = NORTHERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PG(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT *PRM LB 6707* (UNLESS OTHERWISE NOTED)
 - (W) = WESTERLY
 - SEC = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WE = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WCA = WETLAND MITIGATION CONSERVATION AREA
 - WCA = FOUND 4"x4" CONCRETE MONUMENT *PRM LB 6707* (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - ◆ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT *PRM LB 6707* (UNLESS OTHERWISE NOTED)
 - ⊙ = SECTION
 - ⊙ = NGS CONTROL POINT

