

TIMBERGROVE TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE 500°33'56"W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 26 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 658.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 26; THENCE LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, S89°21'25"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 18.23 FEET TO THE POINT OF INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-WAY OF HENLEY ROAD, ACCORDING TO THAT CERTAIN MAINTAINED RIGHT-OF-WAY MAP TITLED "A PORTION OF HENLEY ROAD" AS RECORDED IN RIGHT-OF-WAY BOOK 4, PAGE 227 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST MAINTAINED RIGHT-OF-WAY OF HENLEY ROAD, CONTINUE S89°21'25"E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 1,298.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE S00°33'12"W, ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 658.08 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE N89°21'52"W, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE N89°21'52"W, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 358.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 358.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE LEAVING SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 113.72 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE LEAVING SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 607.69 FEET; THENCE S89°27'22"E, FOR 358.00 FEET TO THE POINT OF INTERSECTION WITH SAID EAST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE S00°34'39"W, ALONG SAID EAST LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 49.51 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 1,127.49 FEET TO THE POINT OF INTERSECTION WITH A LINE 188.80 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE S00°33'56"W, ALONG SAID LINE 188.80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 113.72 FEET TO THE POINT OF INTERSECTION WITH A LINE 544.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 26; THENCE N89°28'17"W, ALONG SAID LINE 544.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 158.80 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HENLEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 749, PAGE 140 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH A LINE 30.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE N00°33'56"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF HENLEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 749, PAGE 140, SAME BEING SAID LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 113.76 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE LEAVING SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 140.00 FEET TO THE POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF HENLEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 749, PAGE 140, N89°27'22"W, ALONG THE NORTHERLY RIGHT-OF-WAY OF HENLEY ROAD ACCORDING TO SAID OFFICIAL RECORDS BOOK 749, PAGE 140, SAME BEING SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 15.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 15.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF HENLEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 749, PAGE 140, N00°33'56"E, ALONG SAID LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, FOR 658.72 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26; THENCE N89°21'52"W, ALONG SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, FOR 0.20 FEET TO THE POINT OF INTERSECTION WITH SAID EAST MAINTAINED RIGHT-OF-WAY OF HENLEY ROAD; THENCE LEAVING SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, N00°57'05"E, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY OF HENLEY ROAD, FOR 591.38 FEET; THENCE N00°05'33"E, CONTINUING ALONG SAID EAST MAINTAINED RIGHT-OF-WAY OF HENLEY ROAD, FOR 66.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,511,705 SQUARE FEET OR 34.704 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

TIMBERGROVE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER") HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNER OF ALL LAND REFERRED TO AS "TIMBERGROVE TOWNHOMES", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY RESERVE FEE TITLE TO TRACT "A" [INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) AND UTILITY EASEMENT (PUBLIC)], TRACT "C1" (DRAINAGE AND ACCESS EASEMENTS), TRACT "C2" (DRAINAGE, ACCESS, SIGN AND UTILITY EASEMENTS), TRACT "D1" (OPEN SPACE, DRAINAGE, ACCESS, EMERGENCY ACCESS, AND UTILITY EASEMENTS), TRACT "D2" (OPEN SPACE, DRAINAGE, ACCESS AND UTILITY EASEMENTS), TRACTS "E1", "E2", "E4", "E5" (LANDSCAPE BUFFER, DRAINAGE AND ACCESS EASEMENTS), TRACT "E3" (OPEN SPACE, LANDSCAPE BUFFER, DRAINAGE, ACCESS AND UTILITY EASEMENTS), TRACTS "F1", "F2", "F3" (WETLAND CONSERVATION), AND TRACT "F4-F5" (WETLAND CONSERVATION, DRAINAGE, ACCESS AND UTILITY EASEMENTS) AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO TIMBERGROVE TOWNHOMES ASSOCIATION, INC. (THE "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES AFTER SUCH CONVEYANCE.

2. THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") TRACT "B" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR HENLEY ROAD) 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" FURTHER DOES:

A. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS "TRACT A", 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 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 THEMSELVES, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE "COUNTY."

C. 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.

D. GRANTS AND CONVEYS TO THE "ASSOCIATION", ITS SUCCESSORS OR ASSIGNS A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE EASEMENTS (DE), ACCESS EASEMENTS (AE), AND SIGN EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES AND SIGNS LYING THEREIN.

4. 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 "OWNER" OR "ASSOCIATION" 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.

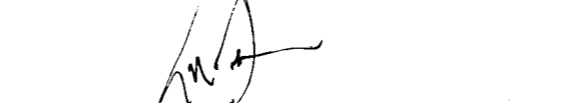
5. THE "OWNER" RESERVES FOR ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION 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.

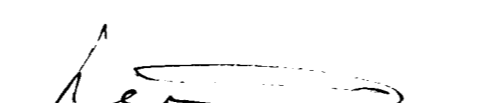
6. THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "ASSOCIATION", ITS SUCCESSORS OR ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH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


7. THE "OWNER" HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL, OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL EMERGENCY SERVICES AND APPROPRIATE UTILITY ENTITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT D-1 SHOWN HEREON AS THE EMERGENCY ACCESS EASEMENT FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES IN THE EVENT OF AN EMERGENCY. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE "ASSOCIATION" SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

OWNER:

TIMBERGROVE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY


JOSEPH C. LAFACE
MANAGER


WITNESS
LORI P. KATZMAN
PRINTED NAME


WITNESS
MICHELLE HURRY
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

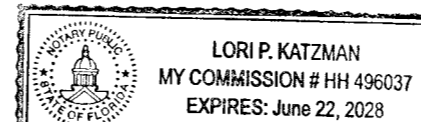
STATE OF FLORIDA))SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 20th DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOSEPH C. LAFACE AS MANAGER OF TIMBERGROVE PROPERTIES, LLC, A FLORIDA 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 Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-29-28 COMMISSION NUMBER: HH 496037



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE




CERTIFICATE OF ACCEPTANCE:

TIMBERGROVE TOWNHOMES ASSOCIATION, INC., HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.


RICHARD SACCHI
PRESIDENT


WITNESS
LORI P. KATZMAN
PRINTED NAME


WITNESS
MICHELLE HURRY
PRINTED NAME

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

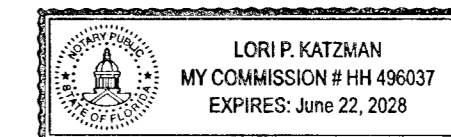
STATE OF FLORIDA))SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 20th DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED RICHARD SACCHI, BY MEANS OF PHYSICAL PRESENCE, AS PRESIDENT OF TIMBERGROVE TOWNHOMES 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-29-28 COMMISSION NUMBER: HH 496037


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MORTGAGEE JOINDER AND CONSENT TO DEDICATION


LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN INDEMNITY MORTGAGE FROM NVR, INC., RECORDED ON FEBRUARY 13, 2024 IN OFFICIAL RECORDS BOOK 10958, PAGE 1159, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO PLAT OF TIMBERGROVE TOWNHOMES, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

CERTIFICATE OF TITLE

STATE OF FLORIDA))SS:
COUNTY OF PASCO)

I, CHRISTOPHER W. BREWER, AUTHORIZED SHAREHOLDER OF GARDNER BREWER HUDSON, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.


THIS 20th DAY OF August, 2024

BY: 
CHRISTOPHER BREWER
AUTHORIZED SHAREHOLDER
BAR NUMBER: 148652

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 26th DAY OF August, 2024


ALEX W. PARNES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5131

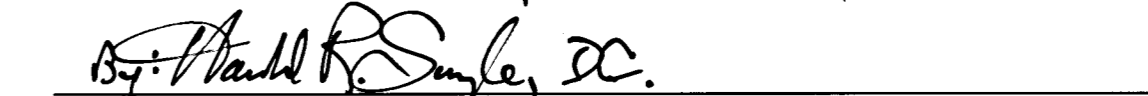
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

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.


CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

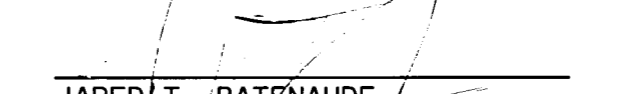
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 4th DAY OF September, 2024, IN PLAT BOOK 96, PAGES 25 THROUGH 39.


NITA ALVAREZ-SOWLES, 660, 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 21st 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

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 SUBSTITUTED 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.



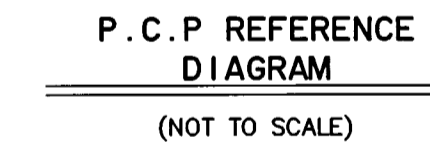
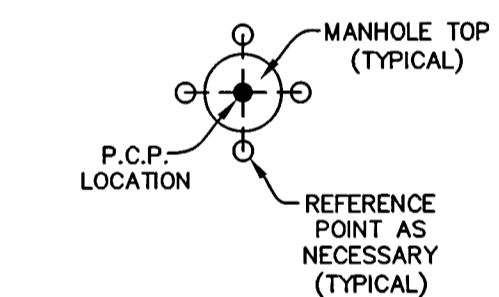
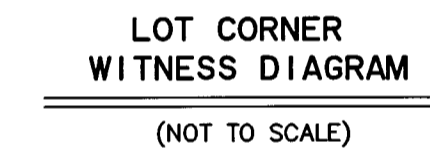
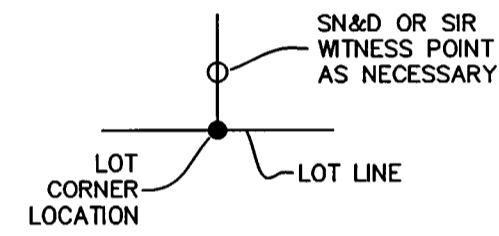
17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.B. NO.6707
FEBRUARY 2024 - 2022-0030 (1119)

TIMBERGROVE TOWNHOMES

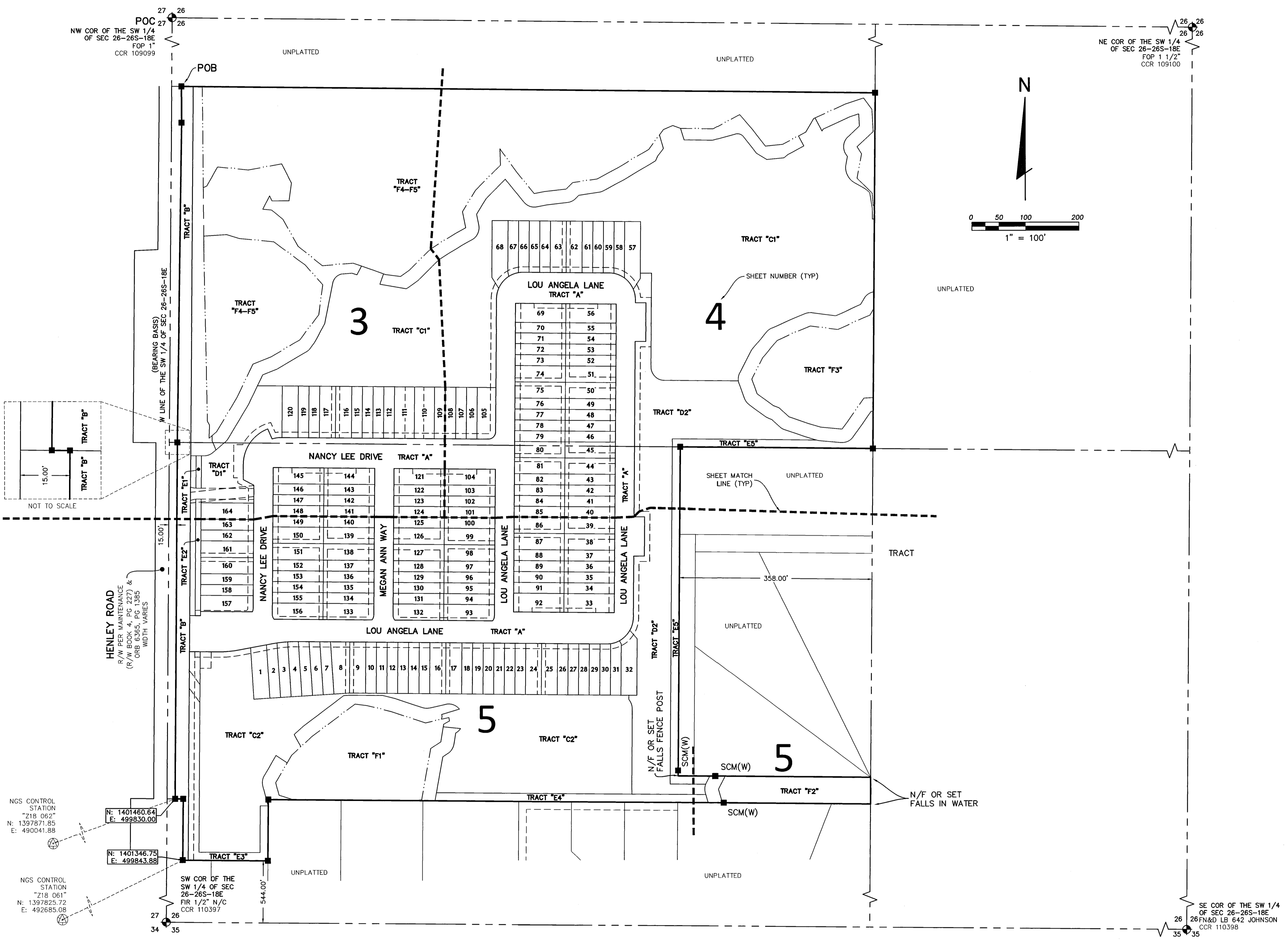
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

NOTES:

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "TIMBERGROVE TOWNHOMES" ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TIMBERGROVE TOWNHOMES ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 1102B, PAGE 3435 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (MAD 1983-2011 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, MORE PARTICULARLY BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING S00°33'56"W, AS SHOWN ON THE MAP OF SURVEY. CONTROL MONUMENTS UTILIZED ARE: (a) A ALUMINUM ALLOY ROD, INSIDE METAL CASING, LID STAMPED "Z18-061 1991", DESIGNATED BY NGS AS "Z18 061", PID = ALB156 (NORTHING = 1,397,825.72, EASTING = 492,685.08), (b) A ALUMINUM ALLOY ROD, INSIDE METAL CASING, LID STAMPED "Z18-062 1991", DESIGNATED BY NGS AS "Z18 062", PID = ALB157 (NORTHING = 1,397,871.85, EASTING = 490,041.88), 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 MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWD), ENVIRONMENT RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (A.C.O.E.) PERMIT.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, 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.



DESIGNATION	USES
A	INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) UTILITY EASEMENT (PUBLIC)
B	RIGHT-OF-WAY DEDICATION TO PASCO COUNTY
C1	DRAINAGE AND ACCESS EASEMENTS
C2	DRAINAGE, ACCESS, SIGN AND UTILITY EASEMENTS
D1	OPEN SPACE, DRAINAGE, ACCESS, EMERGENCY ACCESS AND UTILITY EASEMENTS
D2	OPEN SPACE, DRAINAGE, ACCESS AND UTILITY EASEMENTS
E1	LANDSCAPE BUFFER, DRAINAGE AND ACCESS EASEMENTS
E2	LANDSCAPE BUFFER, DRAINAGE AND ACCESS EASEMENTS
E3	OPEN SPACE, LANDSCAPE BUFFER, DRAINAGE, ACCESS AND UTILITY EASEMENTS
E4	LANDSCAPE BUFFER, DRAINAGE AND ACCESS EASEMENTS
E5	LANDSCAPE BUFFER, DRAINAGE AND ACCESS EASEMENTS
F1	WETLAND CONSERVATION
F2	WETLAND CONSERVATION
F3	WETLAND CONSERVATION
F4-F5	WETLAND CONSERVATION, DRAINAGE, ACCESS AND UTILITY EASEMENTS



LEGEND

- AE = ACCESS EASEMENT
- BNG = BEARING
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- ELY = EASTERLY
- ESMT = EASEMENT
- F4M = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- FDC = FLORIDA DESIGN CONSULTANTS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FE = FENCE EASEMENT
- FP = FOUND IRON PIPE
- FR = 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/W = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- OS = OPEN SPACE
- 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
- N/C = NO CAP
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- (W) = WESTERLY
- SEC = SECTION
- SEC = SET 5/8" IRON ROD AND CAP "LB 6707"
- S'LY = SOUTHERLY
- S'LY = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFWD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- WE = WALL EASEMENT
- WLY = WESTERLY
- WCA = WETLAND 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

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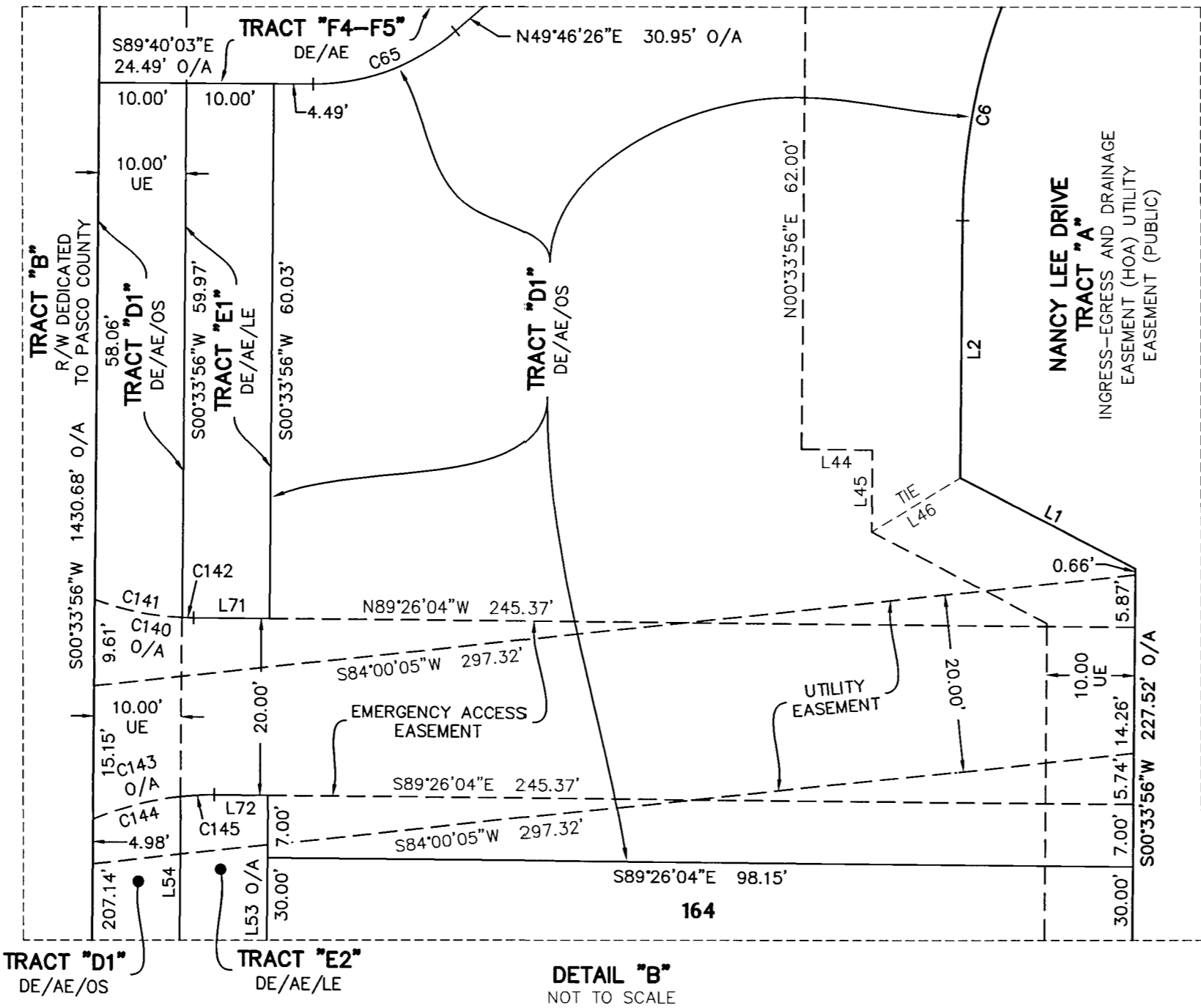
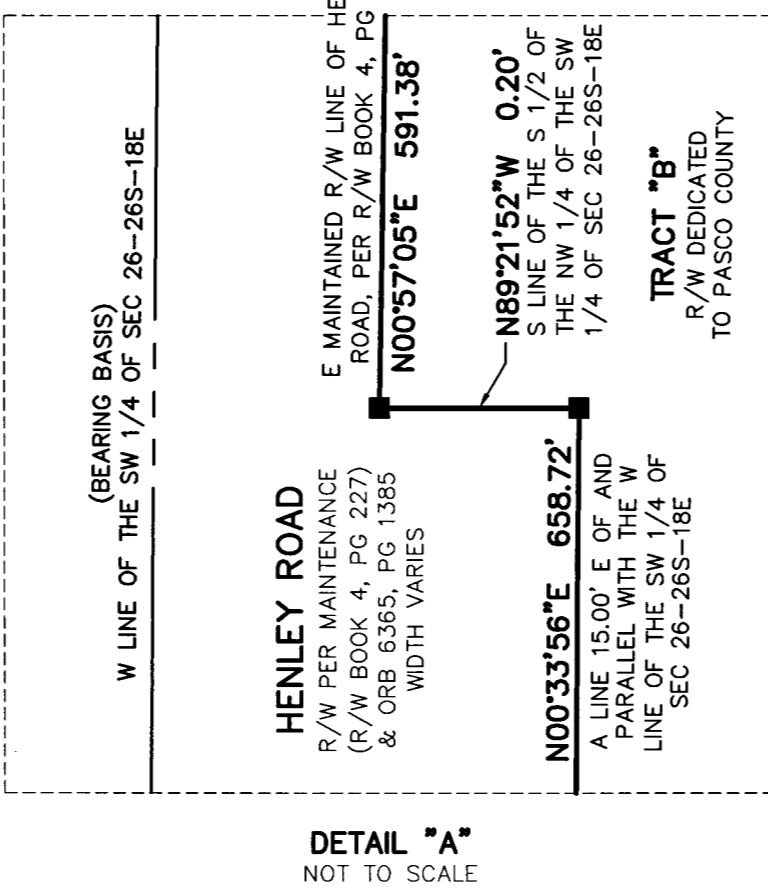
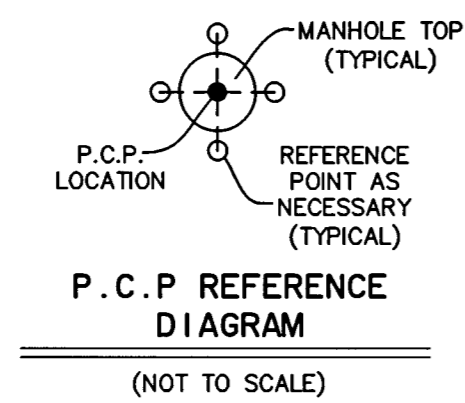
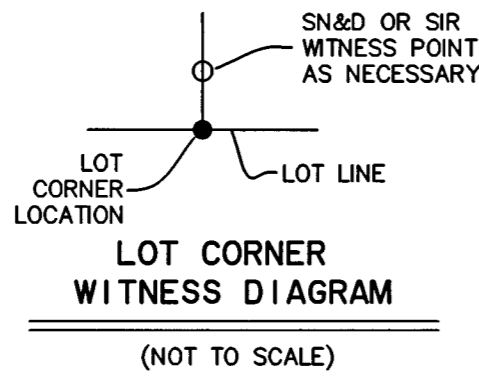
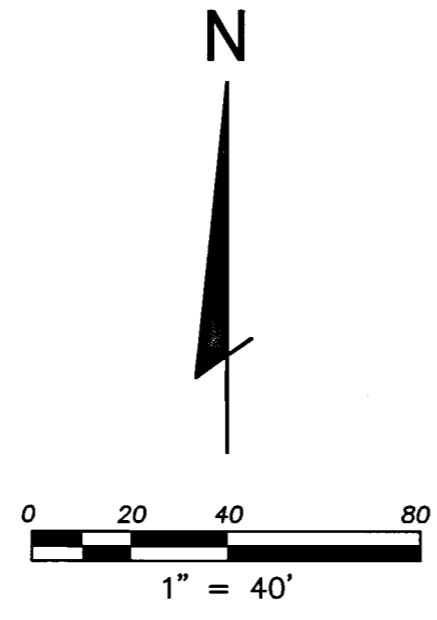
17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707
FEBRUARY 2024 - 2022-0030 (1119)

TIMBERGROVE TOWNHOMES

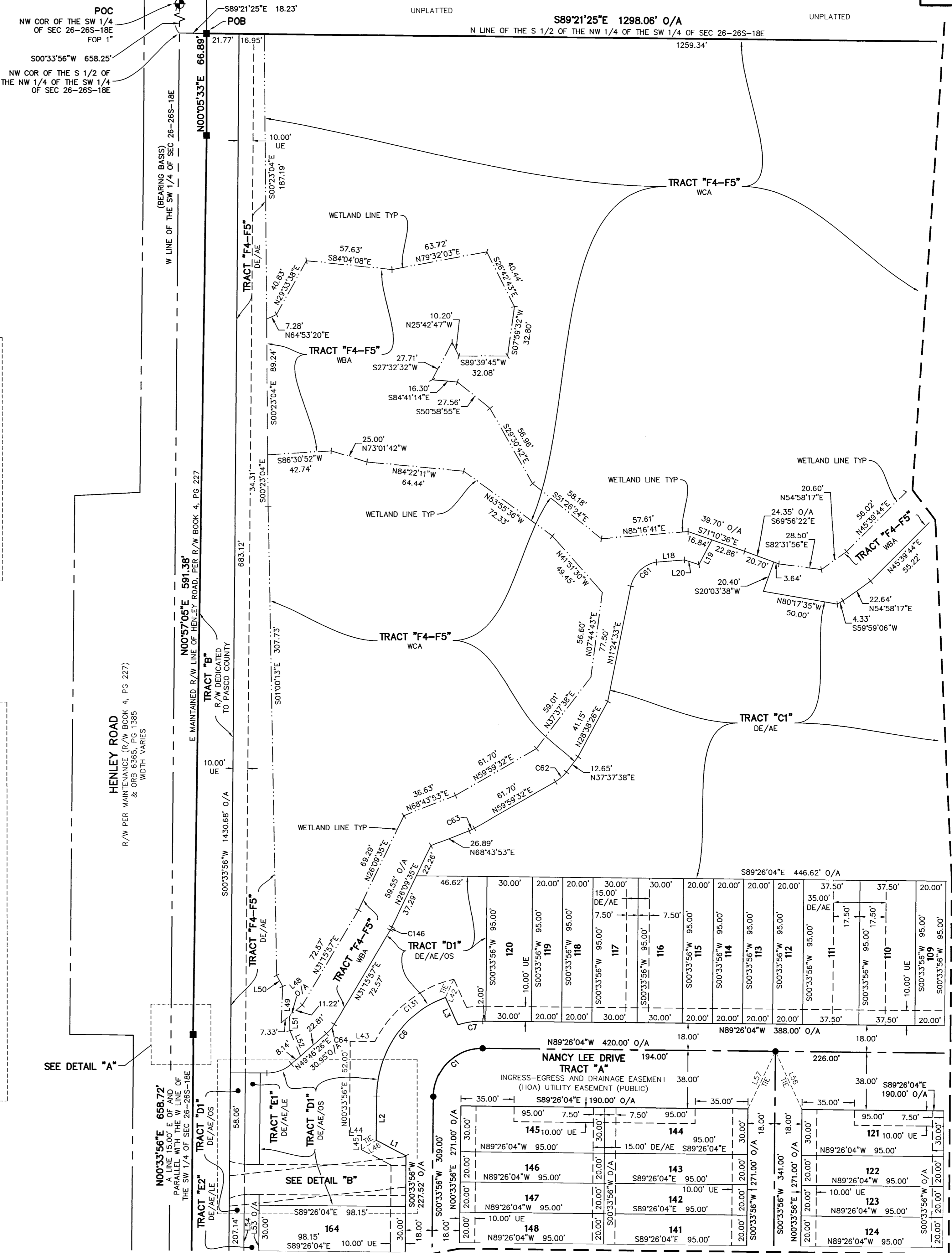
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

LINE	BEARING	LENGTH
L1	S62°51'20"E	22.36'
L2	S00°33'56"W	28.97'
L3	N24°11'57"W	20.07'
L18	N85°38'44"E	18.75'
L19	N28°13'19"E	18.37'
L20	S72°18'55"E	9.99'
L42	N24°34'57"E	13.29'
L43	S89°26'04"E	16.56'
L44	N89°26'04"W	8.00'
L45	N00°33'56"E	9.16'
L46	N58°51'18"E	11.75'
L48	N49°46'26"E	18.54'
L49	S02°26'52"W	24.28'
L50	S28°25'22"E	8.36'
L51	S01°00'13"E	9.83'
L52	S23°02'29"E	18.20'
L53	S00°33'56"W	207.00'
L54	S00°33'56"W	214.78'
L56	S24°46'50"E	42.05'
L57	S25°54'43"W	42.05'
L71	N89°26'04"W	8.66'
L72	S89°26'04"E	6.10'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	32.00'	50.27'	45.25'	S45°33'56"W	90°00'00"
C6	70.00'	84.70'	79.63'	S35°13'52"W	69°19'52"
C7	50.00'	16.60'	16.53'	S81°03'10"W	19°01'33"
C61	21.46'	24.48'	23.17'	S47°09'37"W	65°21'14"
C62	25.00'	9.76'	9.70'	N48°48'35"E	22°21'54"
C63	25.00'	3.81'	3.81'	N64°21'42"E	8°44'21"
C64	25.00'	8.08'	8.04'	N40°31'11"E	18°30'28"
C65	25.00'	17.70'	17.33'	N70°03'11"E	40°33'31"
C131	80.00'	68.82'	66.72'	S51°57'42"W	49°17'30"
C140	35.00'	11.55'	11.49'	S79°59'04"E	18°54'00"
C141	35.00'	10.21'	10.17'	S78°53'23"E	16°42'38"
C142	35.00'	1.34'	1.34'	S88°20'23"E	2°11'22"
C143	35.00'	10.39'	10.35'	S75°40'13"W	17°00'06"
C144	35.00'	10.39'	10.35'	S75°40'13"W	17°00'06"
C145	35.00'	3.91'	3.90'	S87°22'06"W	6°23'40"
C146	25.00'	2.23'	2.23'	N28°42'46"E	5°06'22"



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 - E = EASTERLY
 - ESMT = EASEMENT
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 - ⊙ = NGS CONTROL POINT



MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 5

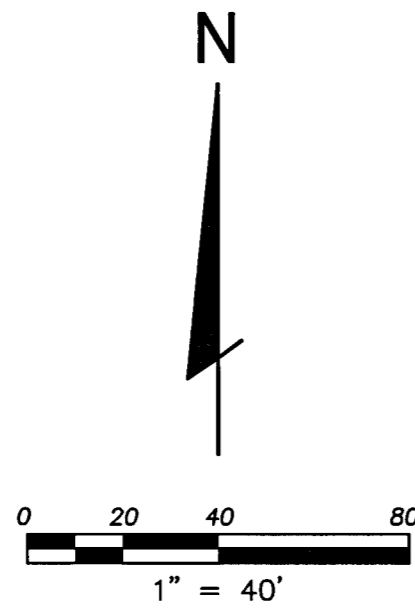
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17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34838
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707
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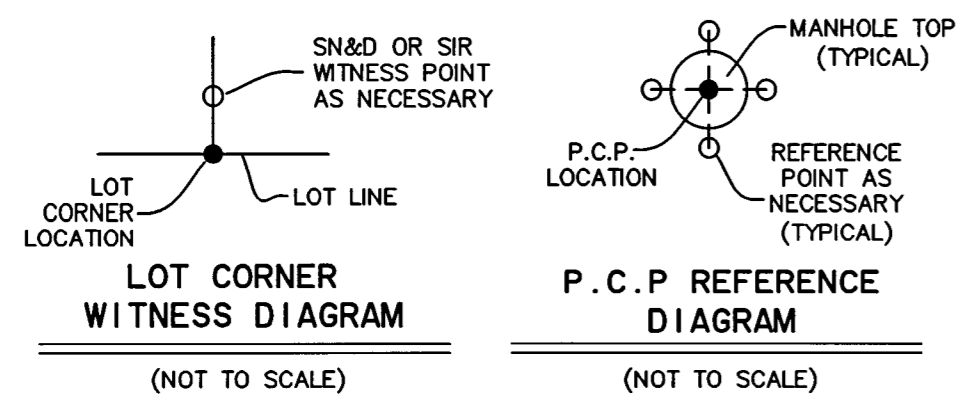
TIMBERGROVE TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

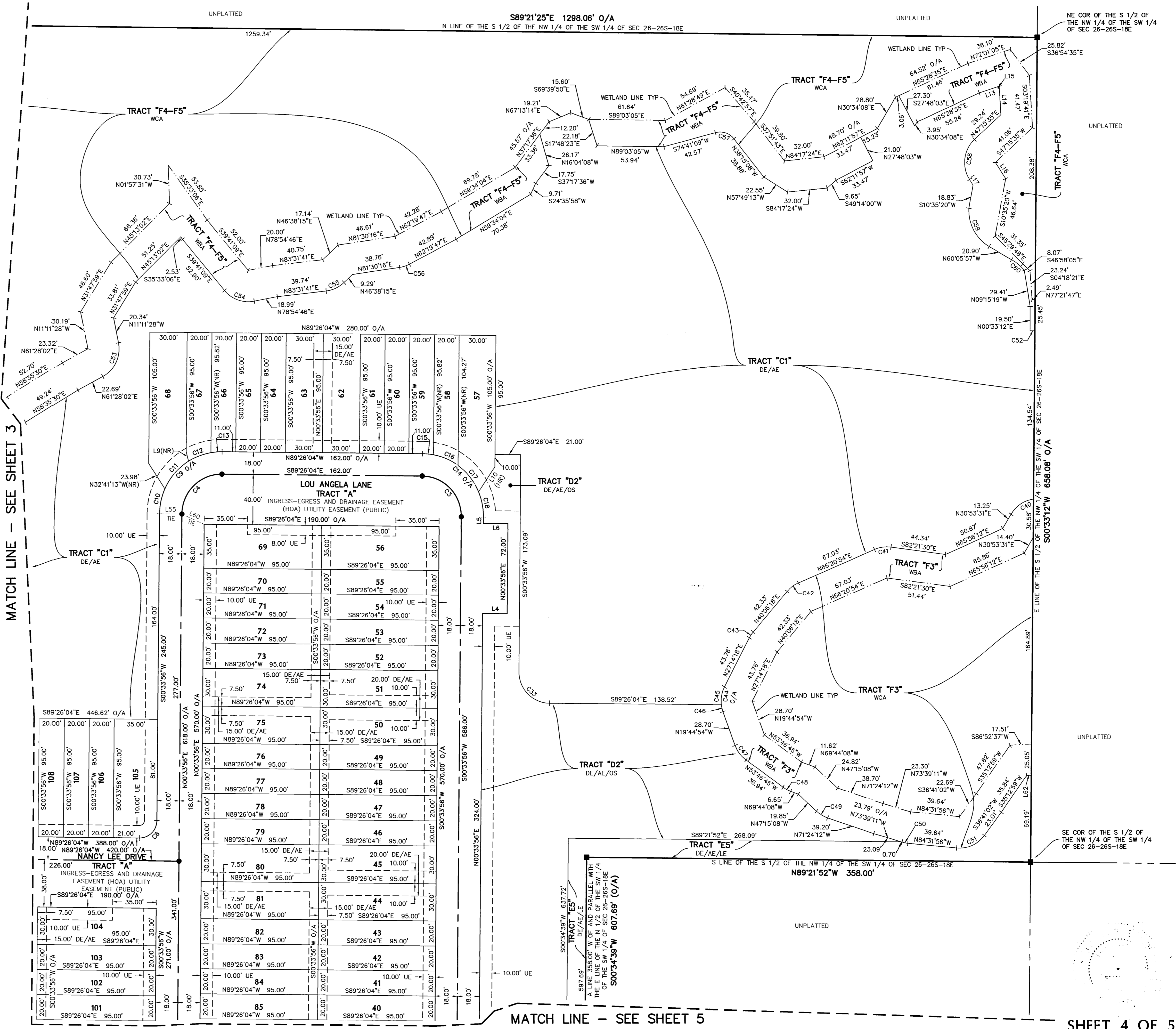
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C3	32.00'	50.27'	45.25'	N44°26'04"W 90°00'00"
C4	32.00'	50.27'	45.25'	S45°33'56"W 90°00'00"
C8	14.00'	21.99'	19.70'	N45°33'56"E 90°00'00"
C9	50.00'	78.54'	70.81'	S45°33'56"W 90°00'00"
C10	50.00'	20.52'	20.37'	S12°19'13"W 23°30'33"
C11	50.00'	29.49'	29.06'	S40°58'07"W 33°47'17"
C12	50.00'	19.49'	19.37'	S69°01'45"W 22°20'00"
C13	50.00'	9.05'	9.04'	S85°22'51"W 10°22'11"
C14	50.00'	78.54'	70.71'	N44°26'04"W 90°00'00"
C15	50.00'	9.05'	9.04'	N84°14'58"W 10°22'11"
C16	50.00'	21.89'	21.71'	N66°31'27"W 25°04'51"
C17	50.00'	27.09'	26.76'	N38°27'49"W 31°02'25"
C18	50.00'	20.52'	20.37'	N11°11'28"W 23°30'33"
C33	25.00'	39.27'	35.36'	S44°26'04"E 90°00'00"
C40	25.00'	22.62'	21.85'	S56°48'39"W 51°50'16"
C41	25.00'	13.65'	13.49'	S81°59'42"W 31°17'36"
C42	25.00'	11.45'	11.35'	S53°13'36"W 26°14'36"
C43	25.00'	5.61'	5.60'	S33°40'18"W 12°51'59"
C44	25.00'	20.50'	19.93'	S03°44'42"W 46°59'12"
C45	25.00'	14.83'	14.62'	S10°14'29"W 33°59'38"
C46	25.00'	5.67'	5.66'	S13°15'07"E 12°59'34"
C47	25.00'	14.85'	14.63'	S36°45'49"E 34°01'50"
C48	25.00'	6.96'	6.94'	S61°45'26"E 15°57'23"
C49	25.00'	10.54'	10.46'	S59°19'40"E 24°09'04"
C50	25.00'	4.75'	4.74'	S79°05'33"E 10°52'45"
C51	25.00'	25.65'	24.54'	N66°04'33"E 58°47'02"
C52	25.00'	4.00'	4.00'	N89°34'14"E 9°10'43"
C53	25.00'	31.70'	29.62'	N25°08'17"E 72°39'30"
C54	25.00'	26.79'	25.53'	S70°23'11"E 61°24'05"
C55	25.00'	16.10'	15.82'	N65°04'58"E 36°53'26"
C56	25.00'	8.37'	8.33'	N71°55'02"E 19°10'29"
C57	14.00'	16.50'	15.56'	N72°05'22"W 67°31'43"
C58	25.00'	34.91'	32.14'	S07°15'24"W 80°00'24"
C59	33.00'	36.46'	34.63'	S28°27'00"E 63°17'53"
C60	42.00'	13.34'	13.29'	N50°59'52"W 18°12'10"



LINE TABLE		
LINE	BEARING	LENGTH
L4	S89°26'04"E	20.00'
L5	N00°33'56"E	5.00'
L6	N89°26'04"W	20.00'
L9	S13°30'01"E	8.17'
L10	S33°49'06"W	23.98'
L13	N72°01'05"E	16.82'
L14	S03°19'41"E	22.11'
L15	S36°54'35"E	0.42'
L16	S32°44'48"E	15.30'
L17	S32°44'48"E	5.37'
L55	N89°26'04"W	18.00'
L60	N65°28'19"W	19.70'
L62	S86°52'37"W	3.80'



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 - FDC = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - PIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
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FEBRUARY 2024 - 2022-0030 (1119)

MATCH LINE - SEE SHEET 5

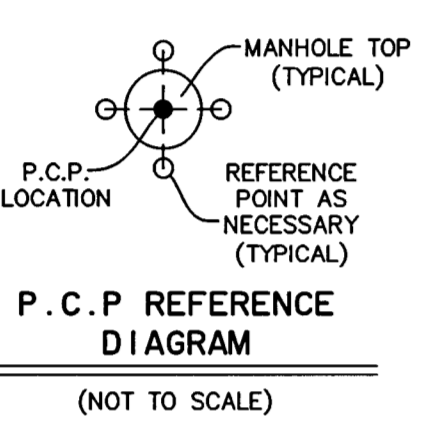
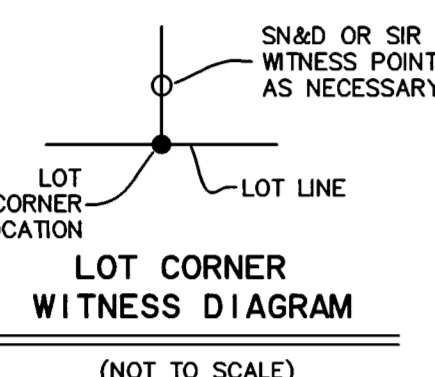
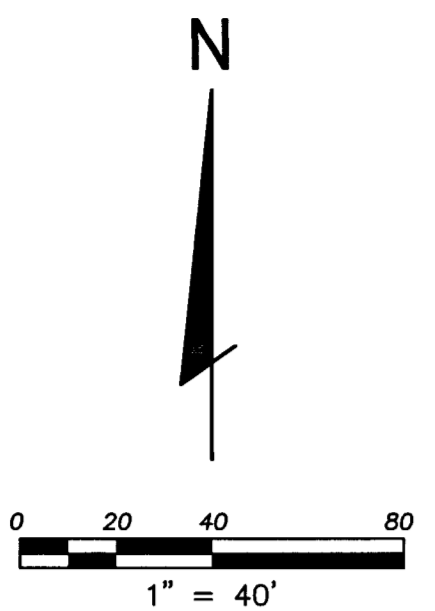
TIMBERGROVE TOWNHOMES

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 96 PAGE 59

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 4

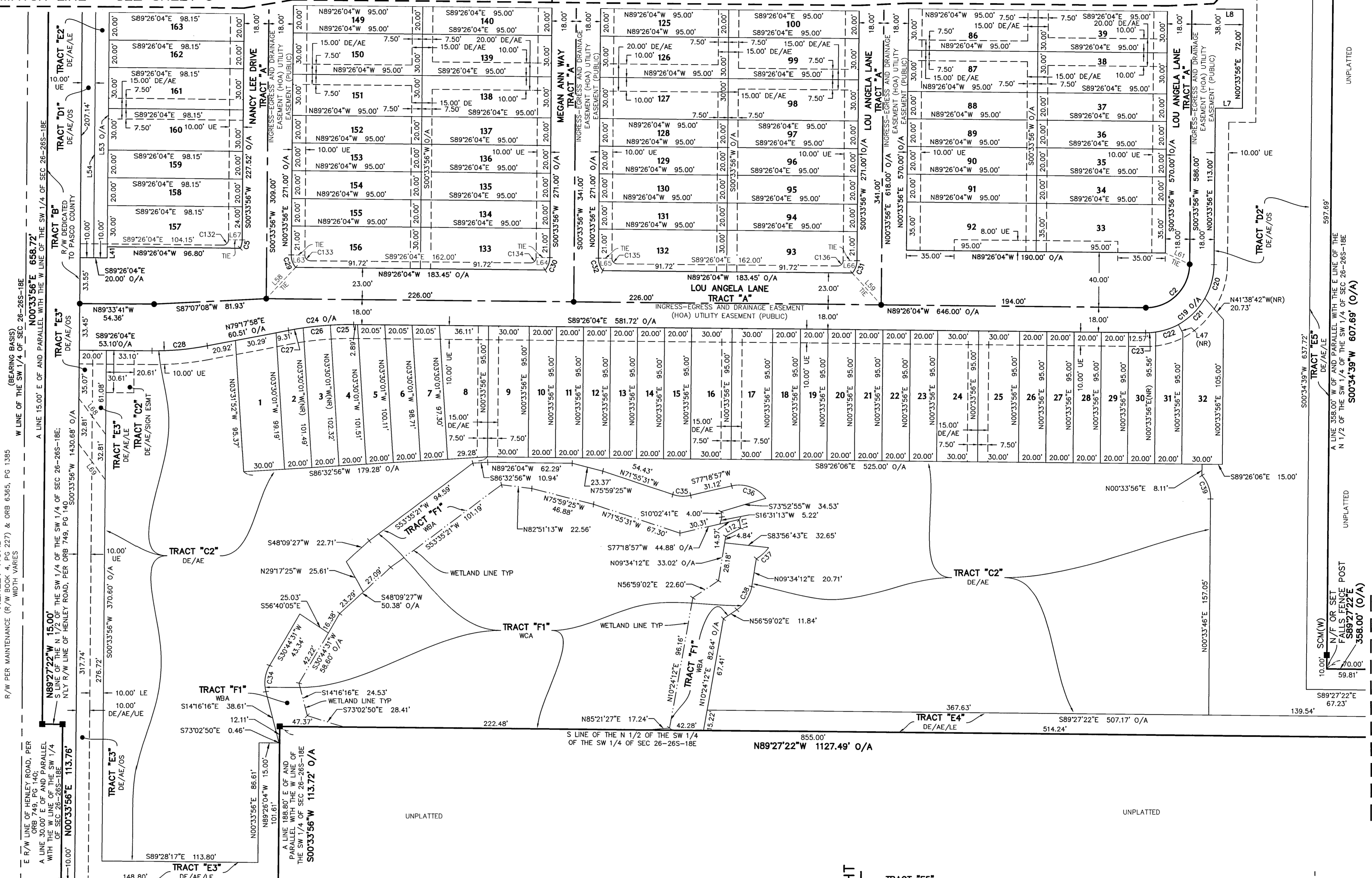


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 - WE = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA

- = 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

FLORIDA DESIGN CONSULTANTS, INC.
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17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
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FEBRUARY 2024 - 2022-0030 (1119)



A LINE 544.00' N OF AND PARALLEL WITH THE S LINE OF THE SW 1/4 OF SEC 26-26S-18E N89°28'17"W 158.80' O/A

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L7	S89°26'04"E	20.00'	L63	S89°26'04"E	10.00'
L8	N89°26'04"W	20.00'	L64	S89°26'04"E	10.00'
L11	N10°02'41"W	6.42'	L65	S89°26'04"E	10.00'
L12	N61°58'31"E	12.46'	L66	S89°26'04"E	10.00'
L41	S00°33'56"W	8.00'	L67	N89°26'04"W	10.00'
L47	N27°20'20"W	7.03'	L68	N36°59'43"W	32.81'
L53	S00°33'56"W	207.00'	L69	N36°59'43"W	32.81'
L54	S00°33'56"W	214.78'	L70	N16°01'42"W	15.65'
L58	N43°20'10"E	31.33'	L73	N27°45'52"E	14.47'
L59	S42°12'39"E	31.33'	L74	N16°01'42"W	26.31'
L61	N65°28'19"W	19.70'	L75	N27°45'52"E	27.33'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	32.00'	50.27'	45.25'	N45°33'56"E	90°00'00"
C5	14.00'	6.20'	6.15'	N13°15'15"E	25°22'37"
C19	50.00'	78.54'	70.71'	N45°33'56"E	90°00'00"
C20	50.00'	25.77'	25.49'	N15°19'50"E	29°31'47"
C21	50.00'	27.57'	27.23'	N45°53'39"E	31°35'52"
C22	50.00'	17.73'	17.64'	N71°51'14"E	20°19'17"
C23	50.00'	7.46'	7.46'	N86°17'24"E	8°33'04"
C24	244.00'	47.98'	47.90'	S84°55'57"W	11°15'59"
C25	244.00'	17.13'	17.13'	S88°33'16"W	4°01'21"
C26	244.00'	20.02'	20.02'	S84°11'33"W	4°42'05"
C27	244.00'	10.83'	10.83'	S80°34'14"W	2°32'32"
C28	206.38'	40.58'	40.52'	N84°55'57"E	11°15'59"
C29	14.00'	9.78'	9.58'	S19°26'13"E	4°00'19"
C30	14.00'	9.78'	9.58'	N20°34'06"E	4°00'19"
C31	14.00'	9.78'	9.58'	N20°34'06"E	4°00'19"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C32	14.00'	9.78'	9.58'	S19°26'13"E	4°00'19"
C34	25.00'	19.64'	19.14'	S08°14'08"W	45°00'47"
C35	25.00'	13.42'	13.26'	S87°18'17"E	30°45'32"
C36	25.00'	28.30'	26.81'	N70°15'21"W	64°51'23"
C37	25.00'	12.10'	11.99'	N48°06'21"E	27°44'19"
C38	25.00'	20.69'	20.10'	N33°16'37"E	47°24'50"
C39	25.00'	18.54'	18.12'	N20°40'53"W	42°29'18"
C132	4.00'	6.28'	5.66'	N45°33'56"E	90°00'00"
C133	4.00'	6.28'	5.66'	S44°26'04"E	90°00'00"
C134	4.00'	6.28'	5.66'	N45°33'56"E	90°00'00"
C135	4.00'	6.28'	5.66'	S44°26'04"E	90°00'00"
C136	4.00'	6.28'	5.66'	N45°33'56"E	90°00'00"
C137	25.00'	19.11'	18.65'	S05°52'05"W	43°47'33"
C138	25.00'	16.76'	16.45'	S03°10'43"W	38°24'48"
C139	25.00'	2.35'	2.35'	S25°04'29"W	5°22'45"

