

COTTAGES AT OYSTER BAYOU REPLAT

A REPLAT OF LOTS 1 & 2 AND A PORTION OF TRACT I, COTTAGES AT OYSTER BAYOU AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 86, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA

PLAT BOOK

96

PAGE

106

LEGAL DESCRIPTION:

A REPLAT OF LOTS 1 & 2 AND A PORTION OF TRACT I, COTTAGES AT OYSTER BAYOU AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 86, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA.

SAID LOTS 1 & 2 AND A PORTION OF TRACT "I" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PORTION OF TRACT I:

COMMENCING AT THE NORTHEAST CORNER OF PENINSULAR PARADISE SUBDIVISION (P.B. 4, PG. 71) ALSO BEING THE NORTHWEST CORNER OF COTTAGE AT OYSTER BAYOU (P.B. 86, PGS. 12-14) THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 185.86', CHORD BEARING OF SOUTH 64°25'12" EAST, CHORD DISTANCE OF 43.19', ARC LENGTH OF 43.29' AND DELTA OF 13°20'45" TO A POINT OF TANGENCY; THENCE SOUTH 72°27'32" EAST A DISTANCE OF 72.86' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°27'32" EAST A DISTANCE OF 54.64' TO A FOUND NAIL & DISC PRM LB #8264; THENCE SOUTH 73°52'34" EAST A DISTANCE OF 163.50' TO A FOUND NAIL & DISC PRM LB #8264; THENCE SOUTH 76°21'01" EAST A DISTANCE OF 53.32'; THENCE SOUTH 08°21'50" EAST A DISTANCE OF 54.64' TO A FOUND NAIL & DISC PRM LB #8264; THENCE SOUTH 00°15'28" EAST A DISTANCE OF 33.06' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ODIN WAY, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF ODIN WAY SOUTH 89°44'32" WEST A DISTANCE OF 227.62' TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 30.00', CHORD BEARING OF NORTH 45°05'25" WEST, CHORD DISTANCE OF 42.55', ARC LENGTH OF 47.30' AND A DELTA OF 90°20'07" TO A POINT OF TANGENCY ALONG THE EAST RIGHT-OF-WAY LINE OF WANDER LANE; THENCE ALONG SAID EAST LINE OF WANDER LANE NORTH 00°04'39" EAST A DISTANCE OF 99.74' TO A POINT; THENCE NORTH 17°32'28" EAST A DISTANCE OF 27.88' TO THE POINT OF BEGINNING AND CONTAINING 30,547.03 SQUARE FEET AND/OR 0.701 ACRES OF LAND MORE OR LESS.

LOTS 1 AND 2:

COMMENCING AT THE NORTHEAST CORNER OF PENINSULAR PARADISE SUBDIVISION (P.B. 4, PG. 71) ALSO BEING THE NORTHWEST CORNER OF COTTAGE AT OYSTER BAYOU (P.B. 86, PGS. 12-14) THENCE ALONG THE EAST LINE OF PENINSULAR PARADISE SUBDIVISION SOUTH 00°05'31" WEST A DISTANCE OF 397.31' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HEAVENS WAY, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF HEAVENS WAY SOUTH 75°45'22" EAST A DISTANCE OF 15.00' TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00°10'00" EAST A DISTANCE OF 74.36' TO A POINT; THENCE NORTH 89°44'32" EAST A DISTANCE OF 55.56' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WANDER LANE; THENCE ALONG SAID WEST LINE OF WANDER LANE SOUTH 00°04'39" WEST A DISTANCE OF 115.84' TO A POINT ALONG A NON-TANGENT CURVE ON THE NORTH RIGHT-OF-WAY LINE OF HEAVENS WAY BEING CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 80.00', CHORD BEARING OF NORTH 51°50'58" WEST, CHORD DISTANCE OF 64.84', ARC LENGTH OF 66.76' AND DELTA OF 47°48'49" TO A POINT THENCE NORTH 75°45'22" WEST A DISTANCE OF 4.77' TO THE POINT OF BEGINNING AND CONTAINING 4,927.78 SQUARE FEET AND/OR 0.113 ACRES OF LAND MORE OR LESS.

DEDICATION:

- CRAFTED MILESTONE, LLC. (ADDITIONAL OWNERS) HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS COTTAGES AT OYSTER BAYOU REPLAT AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:
- LEGAL TITLE TO TRACT "Z" (COMMON AREA TRACT), SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE HOMEOWNERS ASSOCIATION). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- THE OWNER DOES FURTHER GRANT AND RESERVE UNTO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXENT CONSISTENT WITH S. 177.08(5)(1)
- THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL UTILITY ENTITIES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENTS" AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF. IN THE EVENT IMPROVEMENTS ARE CONSTRUCTED OVER SAID EASEMENTS IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO REPAIR OR REPLACE SAID IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

OWNER

CRAFTED MILESTONE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION

T. PHILLIP CARLYLE - PRESIDENT
TITLES

Payton Savits
WITNESS
Evan Johnson
WITNESS NAME PRINTED

OWNER'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 17th DAY OF September, 2024, BEFORE ME PERSONALLY APPEARED T. PHILLIP CARLYLE, PRESIDENT OF CRAFTED MILESTONE, LLC. KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10/22/2027

Dawn Bullington
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE

OF THE COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITY AS SHOWN HEREON.

BY: T. PHILLIP CARLYLE - PRESIDENT

Payton Savits
WITNESS
Evan Johnson
WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 17th DAY OF September, 2024, BEFORE ME PERSONALLY APPEARED T. PHILLIP CARLYLE, PRESIDENT OF COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10/22/2027

Dawn Bullington
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I MEGAN R. HAMSEVICZ OF TRASK DAIGNEAULT, LLP, 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 THE 17th DAY OF September, 2024.

MEGAN R. HAMSEVICZ, ESQ. - SIGNING AGENT OF TITLE COMPANY

LICENSE NO. 10237666

CITY OF NEW PORT RICHEY SIGNATURE BLOCKS

THIS PLAT OF COTTAGES AT OYSTER BAYOU REPLAT AS APPROVED ON THE 17th DAY OF September, 2024 BY THE CITY OF NEW PORT RICHEY, FLORIDA.

BY: MAYOR: ALFRED C. DAVIS

ATTEST: CITY CLERK: JUDY MEYERS

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: CITY MANAGER: DEBBIE L. MANNS

BY: CITY ENGINEER: MATTHEW R. IVIE, P.E.

BY: PUBLIC WORKS DIRECTOR: ROBERT M. RIVERA

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 17th DAY OF September, 2024 IN PLAT BOOK 96, PAGES 106-107.

Nikhi Alvarez-Sowles, Esq.,
PASCO COUNTY CLERK AND COMPTROLLER

CERTIFICATE OF PROFESSIONAL SURVEYOR AND MAPPER

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND CONTROL, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

MOHAMMAD B. FAR,
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5545
3152 LITTLE ROAD #333 - TRINITY FLORIDA 34655

REVIEWING SURVEYOR'S STATEMENT

UPON REQUEST OF THE CITY OF NEW PORT RICHEY, I HEREBY CERTIFY THAT PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I 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 OF ANY POINTS OR MEASUREMENTS.

JON S. ROBBINS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
PRECISION SURVEYING & MAPPING, INC.
7080 RED OAK LOOP
NEW PORT RICHEY, FLORIDA 34654

MORTGAGEE: CONSENT TO DEDICATION

PEOPLES BANK OF THE SOUTH

BY: Scott Thompson, ITS Executive Vice President, AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED MAY 23, 2023 RECORDED IN OFFICIAL RECORD BOOK 10823, PAGE 3059 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND DEDICATION SHOWN HEREON.

NAME & TITLE
Payton Savits
WITNESS
Evan Johnson
WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 17th DAY OF Sept, 2024 BEFORE ME PERSONALLY APPEARED Scott Thompson, AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10/22/2027

Dawn Bullington
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

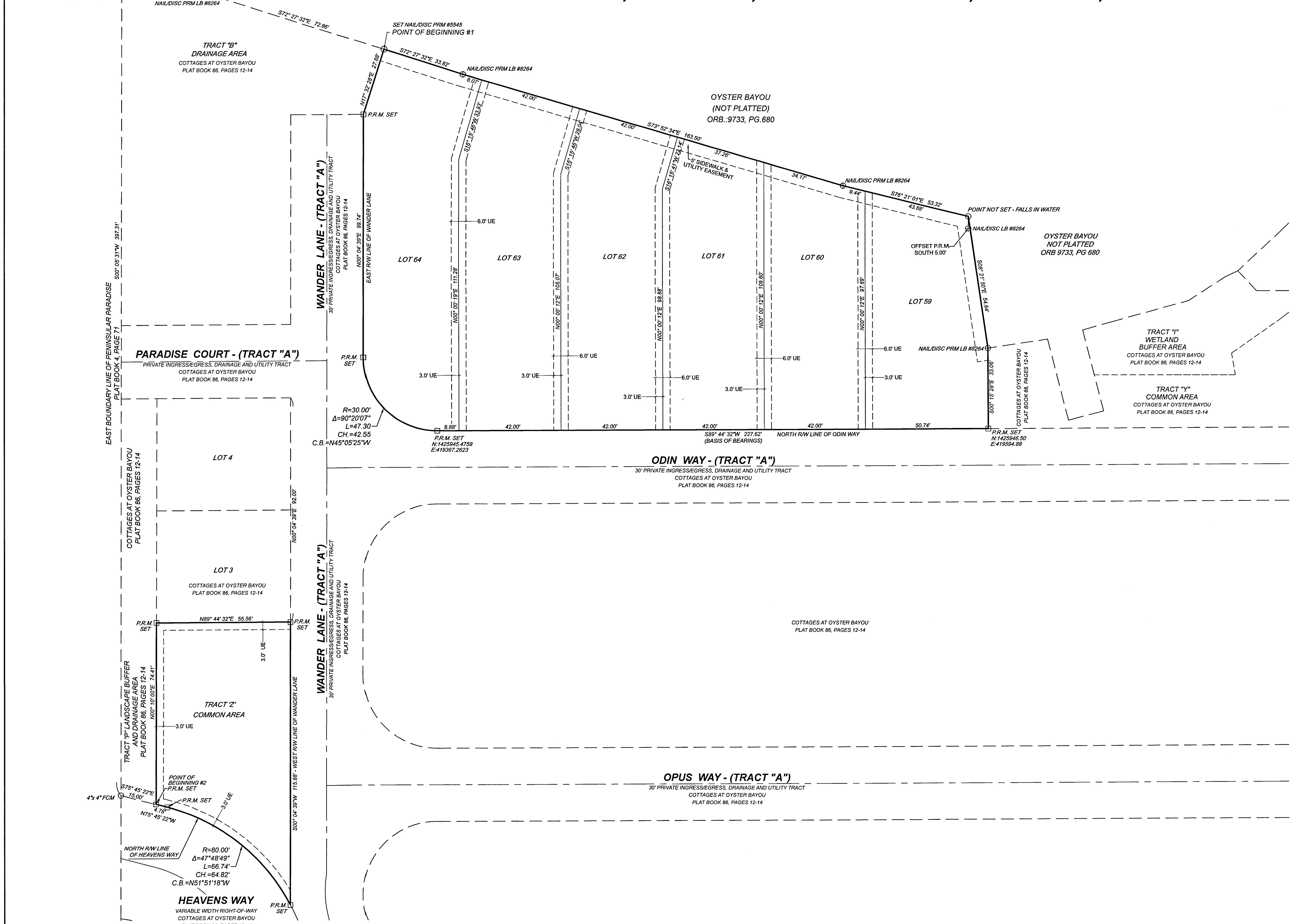
NOTES:

- EASEMENTS ARE SHOWN THUS --- AND THUS --- ARE FOR THE PURPOSE STATED.
- 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE UNLESS NOTED BY NR WHICH INDICATES A LOT LINE BEING NON-RADIAL.
- THERE IS A NON-EXCLUSIVE EASEMENT GRANTED TO BRIGHT HOUSE NETWORKS, LLC FOR THE OPERATION AND MAINTENANCE OF ITS FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 9999, PAGE 2991 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THERE IS A 10 FOOT WIDE DUKE ENERGY DISTRIBUTION EASEMENT LYING 5 FEET ON EACH SIDE OF GRANTEE'S FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 10371, PAGE 1214 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- A 5/8" IRON ROD AND CAP INSCRIBED WITH PLS # 5545 SHALL BE SET AT EACH CORNER, POINTS OF INTERSECTION AND CHANGES IN DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.09(19).
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ODIN WAY, BEING SOUTH 89°44'32" WEST.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF NEW PORT RICHEY MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF NEW PORT RICHEY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- THE NORTHERN AND SOUTHWESTERLY BOUNDARY ALONG OYSTER BAYOU IS BASED ON A MEAN HIGH WATER ELEVATION OF 1.51 NGVD OF 1929 PER D. THOMPSON WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.

<u>PLAT BOOK</u>	<u>PAGE</u>
96	107

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
PENINSULAR PARADISE, P.B. 4, PG. 71
AND ALSO NW CORNER OF COTTAGES
AT OYSTER BAYOU, P.B. 86, PGS. 12-14

$R=185.86'$
 $\Delta=13^{\circ}20'45''$
 $L=43.29$
 $CH=43.19$
 $C.B.=S64^{\circ}25'12''E$



MOHAMMAD B. FAR,
3152 LITTLE ROAD #333 - TRINITY FLORIDA 34655
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 5545

LEGEND

□	SET 4"x4" PERMANENT REFERENCE MONUMENT, PRM PSM #5545
⊕	FOUND NAIL & DISC PRM LB #8264
◻	CHANGE IN DIRECTION, CORNER NOT SET
■	POINT OF COMMENCEMENT
⊙	POINT OF BEGINNING
L	ARC LENGTH
Δ	CENTRAL ANGLE
C.B.	CHORD BEARING
CH.	CHORD LENGTH
E	EASTING
ID	IDENTIFICATION
LB	LICENSED BUSINESS
(M)	MEASURED INFORMATION
NGS	NATIONAL GEODETIC SURVEY
NR	NON-RADIAL
N	NORTHING
ORB	OFFICIAL RECORDS BOOK
PG	PAGE OR PAGES
P.R.M.	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT