

# ZEPHYR LAKES SUBDIVISION PHASE 3

BEING A REPLAT OF PORTIONS OF BLOCKS 2, 3, 4, AND 5 AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID BLOCKS OF ZEPHYRHILLS SMALL FARMS AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA.

### LEGAL DESCRIPTION:

BEING A REPLAT OF PORTIONS OF BLOCKS 2, 3, 4, AND 5 AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID BLOCKS OF ZEPHYRHILLS SMALL FARMS AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT F, ZEPHYR LAKES SUBDIVISION PHASES 1B AND 1C AS RECORDED IN PLAT BOOK 84, PAGE 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 00°12'33" EAST, A DISTANCE OF 925.43 FEET, (2) SOUTH 89°47'00" EAST, A DISTANCE OF 183.15 FEET, (3) NORTH 00°13'00" EAST, A DISTANCE OF 20.66 FEET, (4) SOUTH 89°47'00" EAST, A DISTANCE OF 165.00 FEET, (5) NORTH 00°13'00" EAST, A DISTANCE OF 278.21 FEET, (6) SOUTH 89°47'00" EAST, A DISTANCE OF 562.50 FEET, (7) SOUTH 89°22'24" EAST, A DISTANCE OF 10.90 FEET, (8) SOUTH 00°51'35" WEST, A DISTANCE OF 131.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CHORD WHICH BEARS SOUTH 23°17'32" WEST, A DISTANCE OF 122.11 FEET, (9) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 123.29 FEET, (10) SOUTH 45°43'30" WEST, A DISTANCE OF 135.85 FEET, (11) SOUTH 73°00'00" EAST, A DISTANCE OF 131.72 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CHORD WHICH BEARS SOUTH 41°49'34" WEST, A DISTANCE OF 7.83 FEET, (12) ALONG SAID CURVE TO THE LEFT A DISTANCE OF 7.83 FEET, (13) SOUTH 48°51'50" EAST, A DISTANCE OF 165.00 FEET TO A POINT LYING ON THE WEST BOUNDARY OF TRACT B, ZEPHYR LAKES SUBDIVISION PHASES 1B AND 1C AS RECORDED IN PLAT BOOK 84, PAGE 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN ALONG THE WEST BOUNDARY OF TRACT B OF SAID ZEPHYR LAKES PHASES 1B AND 1C, ALSO BEING A POINT OF CURVATURE OF A CURVE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 160.00 FEET AND A CHORD WHICH BEARS SOUTH 20°59'52" WEST, A DISTANCE OF 110.17 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 112.47 FEET, THENCE SOUTH 00°51'35" WEST, ALONG SAID WEST BOUNDARY OF TRACT B, A DISTANCE OF 395.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 140.00 FEET AND A CHORD WHICH BEARS SOUTH 08°07'05" EAST, A DISTANCE OF 43.70 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 43.87 FEET TO THE NORTH-EAST CORNER OF LOT 37, BLOCK 2, OF SAID ZEPHYR LAKES SUBDIVISION PHASES 1B AND 1C, THENCE SOUTH 72°54'14" WEST, A DISTANCE OF 115.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 255.00 FEET AND A CHORD WHICH BEARS NORTH 15°54'14" WEST, A DISTANCE OF 10.81 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 10.81 FEET, THENCE SOUTH 75°17'15" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 305.00 FEET AND A CHORD WHICH BEARS SOUTH 20°22'41" EAST, A DISTANCE OF 60.23 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 60.33 FEET, THENCE SOUTH 63°57'20" WEST, A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF TRACT A, OF SAID ZEPHYR LAKES SUBDIVISION PHASES 1B AND 1C, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 420.00 FEET AND A CHORD WHICH BEARS NORTH 12°35'32" WEST, A DISTANCE OF 195.41 FEET, THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 197.22 FEET, THENCE NORTH 00°51'35" EAST, A DISTANCE OF 376.61 FEET, THENCE NORTH 73°00'00" WEST, A DISTANCE OF 48.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 860.00 FEET AND A CHORD WHICH BEARS NORTH 81°23'30" WEST, A DISTANCE OF 251.02 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 251.92 FEET, THENCE NORTH 89°47'00" WEST, A DISTANCE OF 58.34 FEET, THENCE SOUTH 00°13'00" WEST, A DISTANCE OF 135.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CHORD WHICH BEARS SOUTH 07°10'15" EAST, A DISTANCE OF 83.72 FEET TO THE SOUTHWEST CORNER OF TRACT A, OF SAID ZEPHYR LAKES SUBDIVISION PHASES 1B AND 1C, THENCE NORTH 86°15'16" WEST, A DISTANCE OF 165.00 FEET, THENCE SOUTH 03°42'00" WEST, A DISTANCE OF 32.48 FEET, THENCE NORTH 86°18'00" WEST, A DISTANCE OF 172.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 18.46 ACRES, MORE OR LESS.

### DEDICATION:

DUNE FL LAND I SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS ZEPHYR LAKES SUBDIVISION PHASE 3 AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- THE OWNER HEREBY DEDICATES ALL ROADS, STREETS, AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "A" TO THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING ROADS, STREETS, AND RIGHTS-OF-WAY.
- LEGAL TITLE TO TRACTS "B" (DRAINAGE AREA, LANDSCAPE AREA, AND DRAINAGE EASEMENT), "C" (DRAINAGE AREA AND DRAINAGE EASEMENT), AND "D" (DRAINAGE AREA, DRAINAGE EASEMENT, AND ACCESS EASEMENT), AS SHOWN AND DEPICTED HEREON, ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO THE "DISTRICT" TO MAINTAIN THE FOREGOING EASEMENTS FOR THE PURPOSE FOR WHICH THEY WERE INTENDED.
- OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" (CDD RIGHT-OF-WAY) FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.
- OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "CITY" 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 HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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 "CITY".
- OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE CITY, 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 CITY, 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.
- THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE "CITY" 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 PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, OR THEIR SUCCESSORS AND OR ASSIGNS, FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

### OWNER:

DUNE FL LAND I SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY

*[Signature]*  
JOHN M. RYAN, MANAGER

*[Signature]*  
WITNESS

*[Signature]*  
WITNESS

*[Signature]*  
WITNESS  
William Sweetnam  
(PRINT)

*[Signature]*  
WITNESS  
Taylor Grover  
(PRINT)

### ACKNOWLEDGEMENT

STATE OF FLORIDA )

) SS:

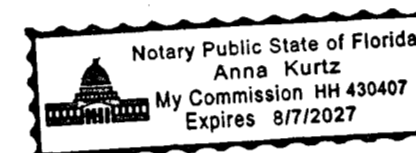
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS 19<sup>th</sup> DAY OF September, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN M. RYAN AS MANAGER OF DUNE FL LAND I SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

*[Signature]*  
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES 8/7/2027

COMMISSION NUMBER: HH 430407

### PROPERTY INFORMATION

STATE OF FLORIDA )

) SS:

COUNTY OF PASCO )

WE, FIRST AMERICAN 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, FILE NO. 2061-5688661 AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN DUNE FL LAND I SUB LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FILE NO. 2061-5688661.

FIRST AMERICAN TITLE INSURANCE COMPANY

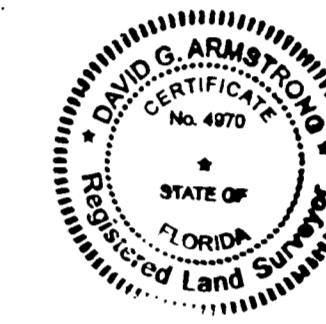
BY: *[Signature]*  
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

### REVIEW OF PLAT BY REGISTERED 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 DESIGNATED 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 20<sup>th</sup> DAY OF September, 2024.

*[Signature]*  
DAVID G. ARMSTRONG, PASCO COUNTY SURVEYOR  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970



### CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON THIS THE 23<sup>rd</sup> DAY OF September, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE CITY COUNCIL OF ZEPHYRHILLS, FLORIDA.

*[Signature]*  
KEVIN H. BURGESS, PRESIDENT

ATTEST:  
*[Signature]*  
WILLIAM C. POE, JR., CITY MANAGER

### 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 18<sup>th</sup> DAY OF October, 2024, IN PLAT BOOK 96, PAGE(S) 132-135.

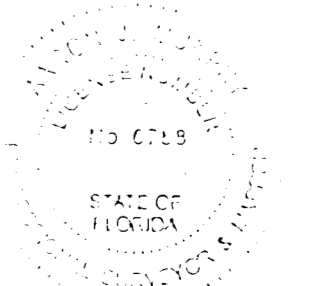
BY: *[Signature]*  
NIKKI ALVAREZ-SOWLES, ESQ.  
PASCO COUNTY CLERK & COMPTROLLER

### 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 (PRMS) WERE SET THE 18<sup>th</sup> DAY OF MARCH, 2021, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 17<sup>th</sup> DAY OF September, 2024.

*[Signature]*  
AARON J. MURPHY, PSM  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768  
FOR HAMILTON ENGINEERING & SURVEYING, LLC  
LICENSE NO. LB #7013



### MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCLUMBERED BY THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FUTURE FILING, RECORDED ON JANUARY 24, 2019 IN OFFICIAL RECORDS BOOK 9649, PAGE 148 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA IN FAVOR OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND A SEPARATE JOINDER AND CONSENT TO D.R. HORTON, INC., A DELAWARE CORPORATION, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDED OF THIS PLAT.



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.9535 | LB #7013 CA #8474 | www.HamiltonEngineering.US | 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

# ZEPHYR LAKES SUBDIVISION PHASE 3

BEING A REPLAT OF PORTIONS OF BLOCKS 2, 3, 4, AND 5 AND PORTIONS OF THOSE PLATTED RIGHTS-OF-WAY ABUTTING SAID BLOCKS OF ZEPHYRHILLS SMALL FARMS AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA.

## BOUNDARY AND KEY SHEET

### SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCDC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT S36-151.
- BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT). THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, HAVING A BEARING OF N 89°51'48" E.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF ZEPHYRHILLS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:  
A. NOTICE OF ESTABLISHMENT OF THE ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ORB 9074, PAGE 2458.

### WETLAND CONSERVATION NOTE:

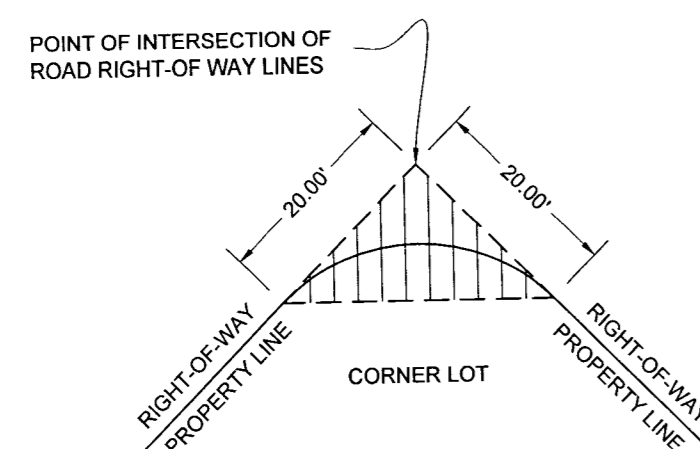
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWM) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES.

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM)
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
  - ⊙ = FOUND PERMANENT REFERENCE MONUMENT (PRM) 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET PERMANENT CONTROL POINT (PCP) LB #7013
  - BDRY = BOUNDARY
  - CCR = CERTIFIED CORNER RECORD
  - DA = DRAINAGE AREA
  - DE = DRAINAGE EASEMENT
  - LB = LICENSED BUSINESS
  - LSW = LANDSCAPE AREA AND WALL EASEMENT
  - (NR) = NON-RADIAL LINE
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - (R) = RADIAL LINE
  - UE = UTILITY EASEMENT (PUBLIC)

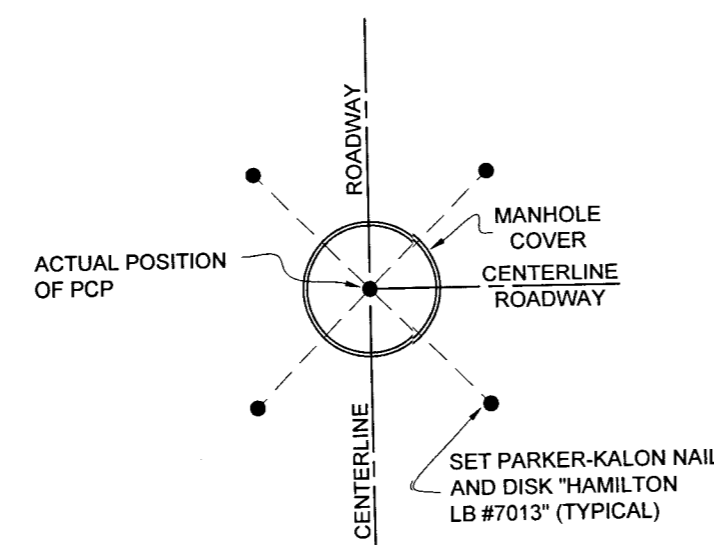
- TRACT TABULATION**
- TRACT A - RIGHT-OF-WAY (PRIVATE)
  - TRACT B - DRAINAGE AREA, LANDSCAPE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC)
  - TRACT C - DRAINAGE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC)
  - TRACT D - DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT, AND ACCESS (PUBLIC)

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	160.00'	S 23°17'32" W	122.11'	125.29'
C2	325.00'	S 41°49'34" W	7.83'	7.83'
C3	160.00'	S 20°59'52" W	110.17'	112.47'
C4	140.00'	S 08°07'05" E	43.70'	43.87'
C5	255.00'	N 15°54'14" W	10.61'	10.61'
C6	305.00'	S 20°22'41" E	60.23'	60.33'
C7	420.00'	N 12°33'32" W	195.41'	197.22'
C8	860.00'	N 81°23'30" W	251.02'	251.92'
C9	360.00'	S 07°10'15" E	92.58'	92.83'
C10	640.00'	S 01°14'00" W	348.33'	352.78'
C11	360.00'	S 10°21'45" W	83.53'	83.72'

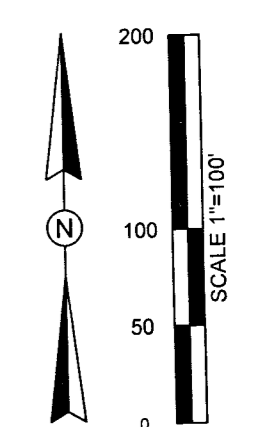
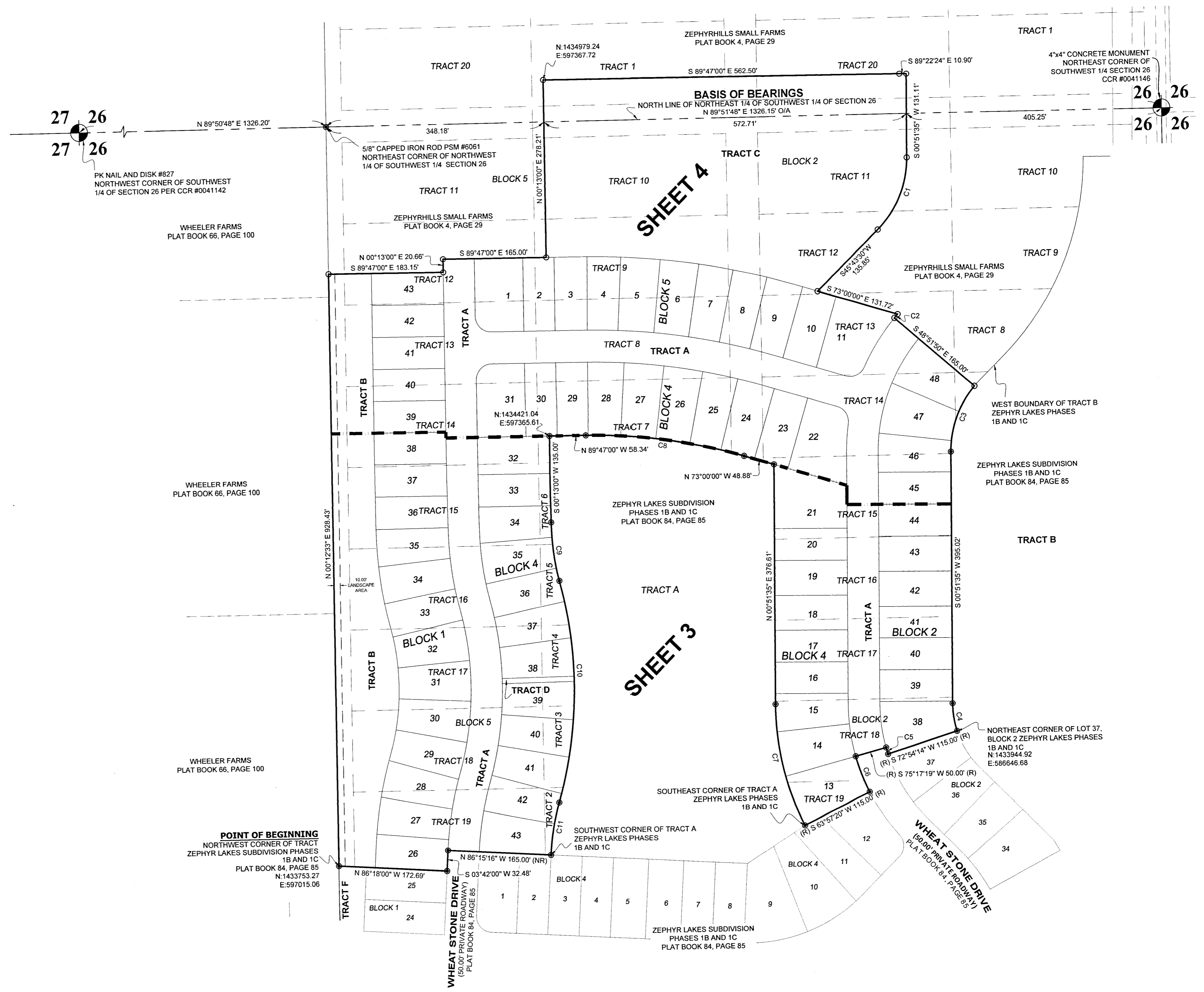


NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

**CLEAR SIGHT TRIANGLE DETAIL**  
(NOT TO SCALE)



**PERMANENT CONTROL POINT (P.C.P.) MANHOLE DETAIL**  
(NOT TO SCALE)



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775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407 362 5929

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.



