

CONNERTON VILLAGE 3 PHASE 2C
LYING IN SECTIONS 19 AND 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

97 63

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 30, run thence along the North boundary of the Northwest 1/4 of said Section 30, N.89°59'55"E., 1426.39 feet to a point on the Easterly boundary of CONNERTON VILLAGE 3 TOWNHOMES, according to the plat thereof, as recorded in Plat Book 91, Pages 19 through 28 inclusive, of the Public Records of Pasco County, Florida, also being the POINT OF BEGINNING; thence along said Easterly boundary of CONNERTON VILLAGE 3 TOWNHOMES, the following two (2) courses: 1) N.55°00'00"E., 371.33 feet; 2) N.05°33'00"E., 242.20 feet; thence S.84°27'00"E., 179.56 feet to a point of curvature; thence Easterly, 379.22 feet along the arc of a curve to the left having a radius of 3398.00 feet and a central angle of 06°23'39" (chord bearing S.87°38'50"E., 379.02 feet) to a point of reverse curvature; thence Easterly, 378.46 feet along the arc of a curve to the right having a radius of 473.00 feet and a central angle of 45°50'39" (chord bearing S.67°55'20"E., 368.45 feet) to a point of tangency; thence S.45°00'00"E., 104.70 feet; thence N.45°00'00"E., 54.00 feet to a point on a curve; thence Easterly, 32.58 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 84°51'38" (chord bearing S.87°25'49"E., 29.69 feet) to a point of reverse curvature; thence Northeasterly, 267.23 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 29°09'49" (chord bearing N.64°43'16"E., 264.35 feet) to a point of reverse curvature; thence Northeasterly, 129.43 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 26°57'59" (chord bearing N.65°49'12"E., 128.24 feet); thence N.36°29'10"E., 111.24 feet to a point on a curve; thence Northerly, 133.32 feet along the arc of said curve to the left having a radius of 267.00 feet and a central angle of 28°36'31" (chord bearing N.14°24'15"E., 131.94 feet) to a point of tangency; thence N.00°06'00"E., 180.89 feet to a point on the Southerly boundary of the right-of-way for CONNERTON BOULEVARD, according to the Warranty Deed, as recorded in Official Records Book 10948, Page 3950, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for CONNERTON BOULEVARD, S.89°54'00"E., 66.00 feet; thence S.00°06'00"W., 180.89 feet to a point of curvature; thence Southerly, 230.16 feet along the arc of said curve to the right having a radius of 333.00 feet and a central angle of 39°36'06" (chord bearing S.19°54'03"W., 225.61 feet); thence N.50°17'54"W., 8.00 feet to a point on a curve; thence Southwesterly, 224.63 feet along the arc of said curve to the right having a radius of 325.00 feet and a central angle of 39°36'06" (chord bearing S.59°30'08"W., 220.19 feet) to a point of reverse curvature; thence Southwesterly, 331.46 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 39°58'54" (chord bearing S.59°18'44"W., 324.78 feet); thence S.45°00'00"E., 203.10 feet to a point on the North boundary of the Northwest 1/4 of the Section 30; thence along said North boundary of the Northwest 1/4 of the Section 30, S.89°57'30"E., 934.55 feet; thence S.01°10'00"W., 263.96 feet to a point of curvature; thence Southerly, 50.00 feet along the arc of a curve to the right having a radius of 3438.00 feet and a central angle of 00°50'00" (chord bearing S.01°35'00"W., 50.00 feet); thence N.88°00'00"W., 168.90 feet; thence S.34°00'00"W., 1050.09 feet; thence S.12°42'34"W., 142.44 feet; thence S.66°00'00"W., 195.00 feet; thence S.24°00'00"E., 100.00 feet; thence S.66°00'00"W., 50.00 feet; thence N.24°00'00"W., 127.00 feet; thence S.66°00'00"W., 246.01 feet; thence S.83°30'00"W., 55.69 feet; thence N.81°30'00"W., 59.18 feet; thence N.62°00'00"W., 160.72 feet; thence S.65°59'32"W., 456.08 feet to the Southeast corner of the aforesaid CONNERTON VILLAGE 3 TOWNHOMES; thence along the aforesaid Easterly boundary of CONNERTON VILLAGE 3 TOWNHOMES, N.17°00'00"W., 1674.21 feet to the POINT OF BEGINNING.

Containing 70.640 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands, referenced to as CONNERTON VILLAGE 3 PHASE 2C, as described in the legal description on this plat, and make the following dedications:

- Owner hereby grants, conveys and dedicates TRACT "A-13" (CDD Right-of-way), as shown hereon to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- Owner hereby reserves fee title to TRACTS "B-27", "B-30", "B-31", "B-32" and "P-19", as shown hereon for conveyance by Owner to the District by separate instrument, subsequent to the recording of this plat. TRACTS "B-27", "B-30", "B-31", "B-32" and "P-19", shall be maintained by Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this conveyance and agrees to maintain the foregoing easements.
- Owner does hereby grant, convey and dedicate to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-13", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner does hereby grant, convey and dedicate to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-13" as shown hereon.
- Owner does hereby 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, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner does hereby grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or 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.
- Owner hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

Tricia Ternan
Tricia Ternan
Tricia Ternan
Authorized Signatory

Witness
Dustin Potter
Printed Name

Witness
Cynthia Aguirre
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 20th day of November, 2024, before me personally appeared by means of physical presence, Tricia Ternan, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, personally known to me or [] who has produced [] as identification, who has identified 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.

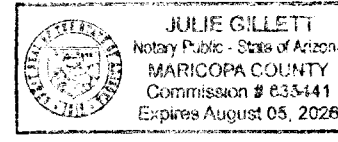
Witness my hand and seal at County of Maricopa, Arizona, the day and year aforesaid.

Julie Gillett
Notary Public, State of Arizona

My Commission expires: 08/05/2026

Julie Gillett
(Printed Name of Notary)

Commission Number: 635441



CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 22nd day of November, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Kelly Evans,
Chairman, Board of Supervisors

Witness
Mark Robin Thiele
Printed Name

Witness
Alexandra Maley
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 22nd day of November, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me as the person described in and who executed the foregoing Certificate of Acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

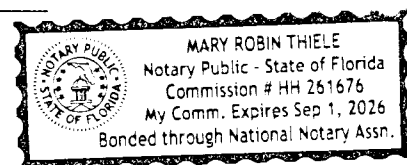
Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large

My Commission expires: Sept. 1, 2026

Commission Number: HA 261676

Printed Name of Notary)



PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO)

We, Lennar Title Inc., a Maryland corporation, as Agent for Doma Title Insurance, Inc., a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2412027FL and based on said report find that the title of the property is vested in LNR3 AIV, LLC, a Florida 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 said Property Information Report for the Filing of a Subdivision Plat in Pasco County, Florida, File No. LEN-2412027FL.

This the 25th day of November 20 24.

Lennar Title Inc., a Maryland corporation

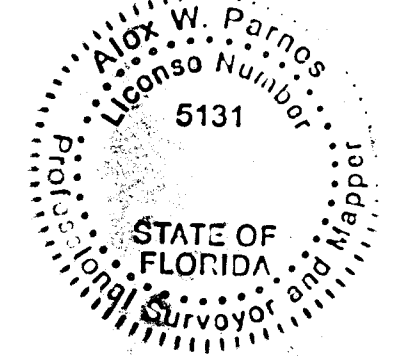
By: Cathrine P. Mueher, Esq.
Name: Cathrine P. Mueher, Esq.
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 4th day of December, 2024

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



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 10th day of December, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Vice Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 11th day of December, 2024, in Plat Book 97, Page(s) 63-73.

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

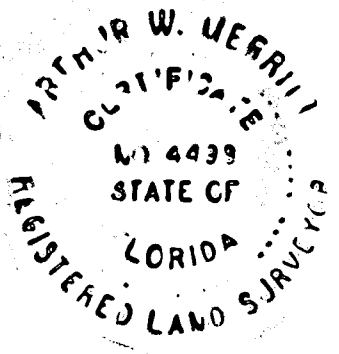
SURVEYOR'S CERTIFICATE

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 I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 26th day of November, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 2nd day of December, 2024

AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

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



AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Job No. AMH-LCF-CV-051
File: P:\Connerton\ Village 3 Ph 2A-2B-2C\ Plat\ Phase 2C\ CONN-VILL 3 PH 2C-01

SHEET 1 OF 11 SHEETS

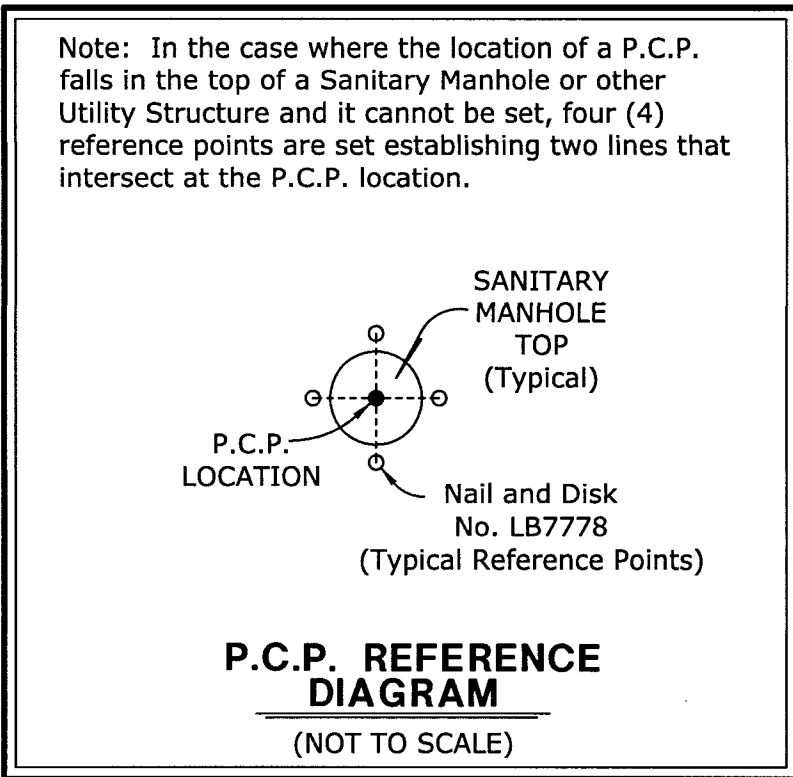
CONNERTON VILLAGE 3 PHASE 2C
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TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-13"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	6.732 Ac.±
TRACT "B-27"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA	16.436 Ac.±
TRACT "B-30"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.252 Ac.±
TRACT "B-31"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA;	18.125 Ac.±
TRACT "B-32"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.427 Ac.±
TRACT "P-19"	(CDD) PARK AREA	12.927 Ac.±



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.

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

CONNERTON VILLAGE 3 PHASE 2C
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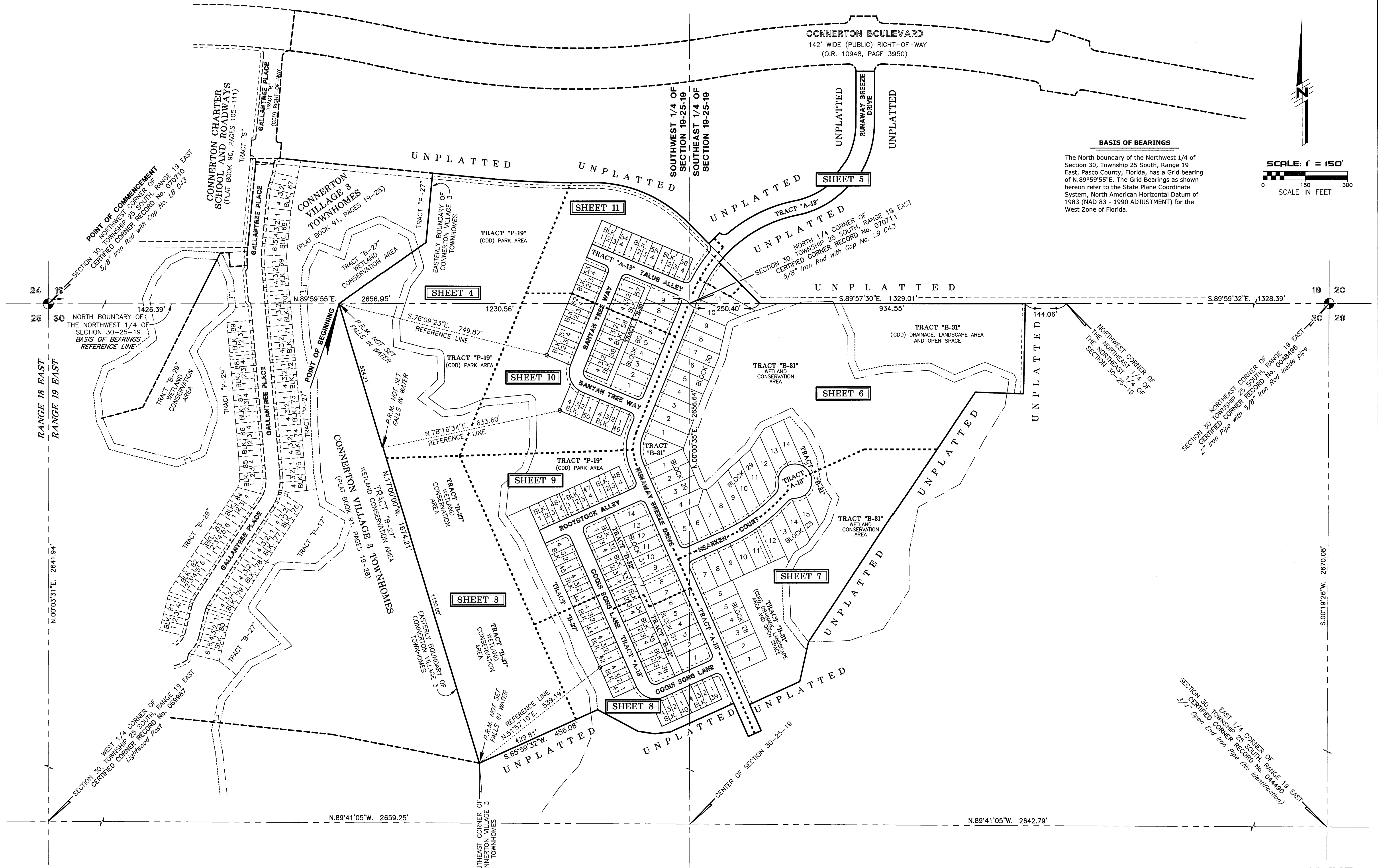
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BASIS OF BEARINGS

The North boundary of the Northwest 1/4 of Section 30, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of N.89°59'55"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

SCALE: 1" = 150'
0 150 300
SCALE IN FEET



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - BLK. - BLOCK
 - O.R. - Official Records Book
 - (CDD) - Connerton East Community Development District

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

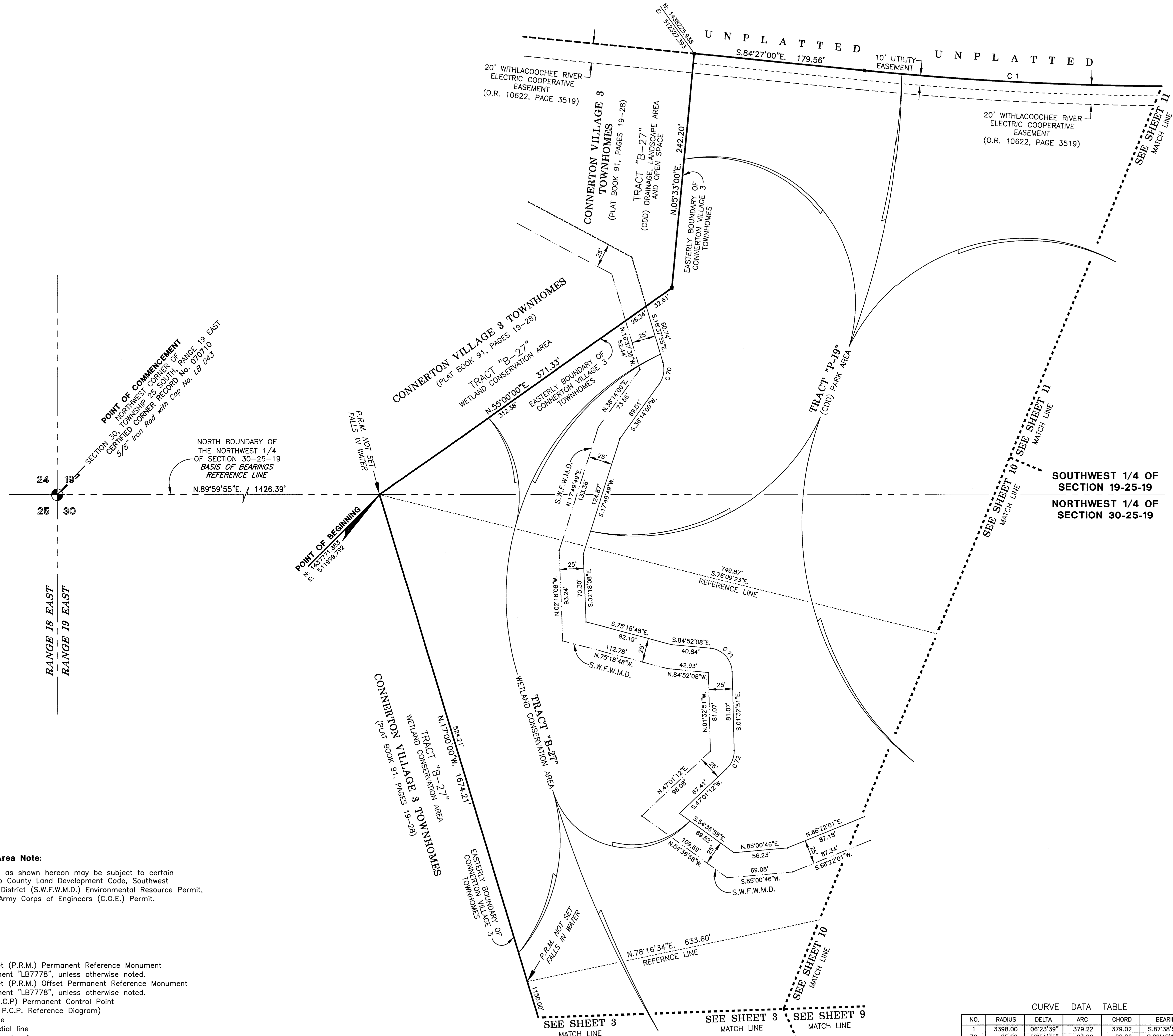
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
2010 W. Azalee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 3 OF 11 SHEETS

CONNERTON VILLAGE 3 PHASE 2C
LYING IN SECTIONS 19 AND 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

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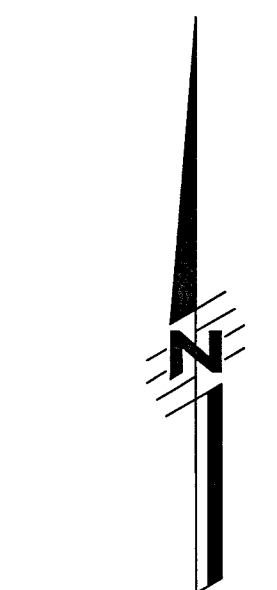


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LEGEND

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- Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- (CDD) - Connerton East Community Development District
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



SCALE: 1" = 50'
0 50 100
SCALE IN FEET

SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

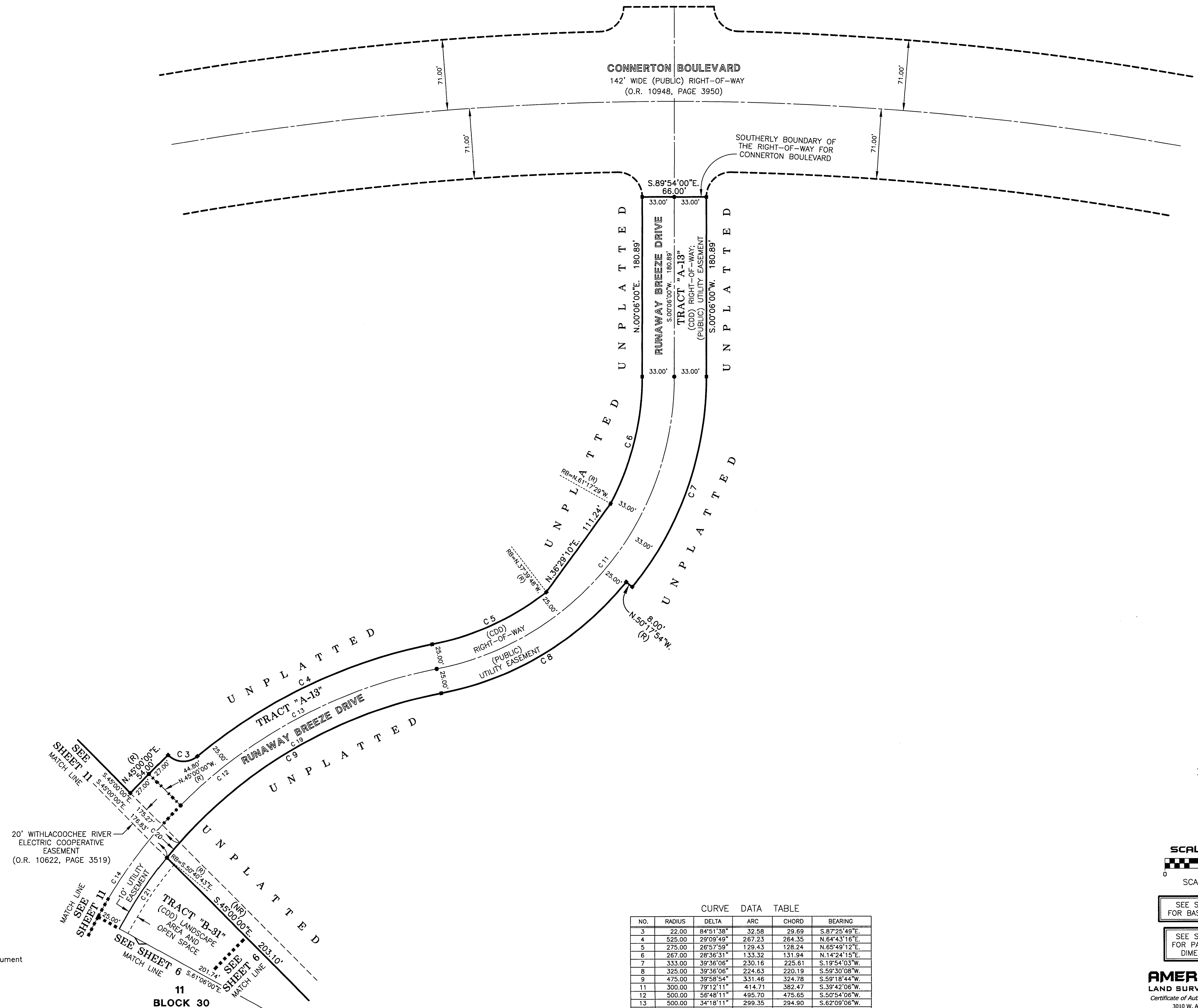
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3398.00	06°23'39"	379.22	379.02	S.87°38'50"E.
70	25.00	52°51'35"	23.06	22.26	S.09°48'13"W.
71	25.00	83°19'17"	36.36	33.24	S.43°12'30"E.
72	25.00	48°34'03"	21.19	20.56	S.22°44'11"W.

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SHEET 4 OF 11 SHEETS

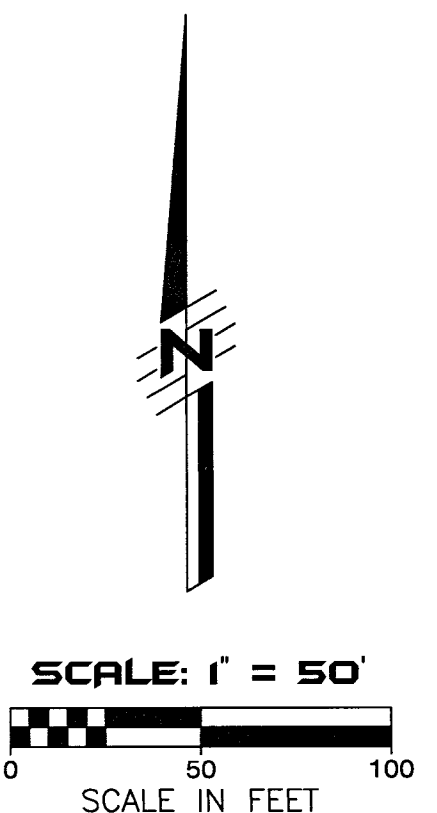
CONNERTON VILLAGE 3 PHASE 2C
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- LEGEND**
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 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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 - (R) indicates radial line
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 - O.R. - Official Records Book
 - (CDD) - Connerton East Community Development District
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	22.00	84°51'38"	32.58	29.69	S.87°25'49"E.
4	525.00	29°09'49"	267.23	264.35	N.64°43'16"E.
5	275.00	26°57'59"	129.43	128.24	N.65°49'12"E.
6	267.00	28°38'51"	133.32	131.94	N.14°24'15"E.
7	333.00	39°36'06"	230.16	225.61	S.19°54'03"W.
8	325.00	39°36'06"	224.63	220.19	S.59°30'08"W.
9	475.00	39°58'54"	331.46	324.78	S.59°18'44"W.
11	300.00	79°12'11"	414.71	382.47	S.39°42'06"W.
12	500.00	56°48'11"	495.70	475.65	S.50°54'06"W.
13	500.00	34°18'11"	299.35	294.90	S.62°09'06"W.
14	500.00	22°30'00"	196.35	195.09	S.33°45'00"W.
19	475.00	37°33'42"	311.40	305.85	S.60°31'20"W.
20	475.00	02°25'12"	20.06	20.06	S.40°31'53"W.
21	475.00	10°25'17"	86.40	86.28	S.34°06'39"W.



SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

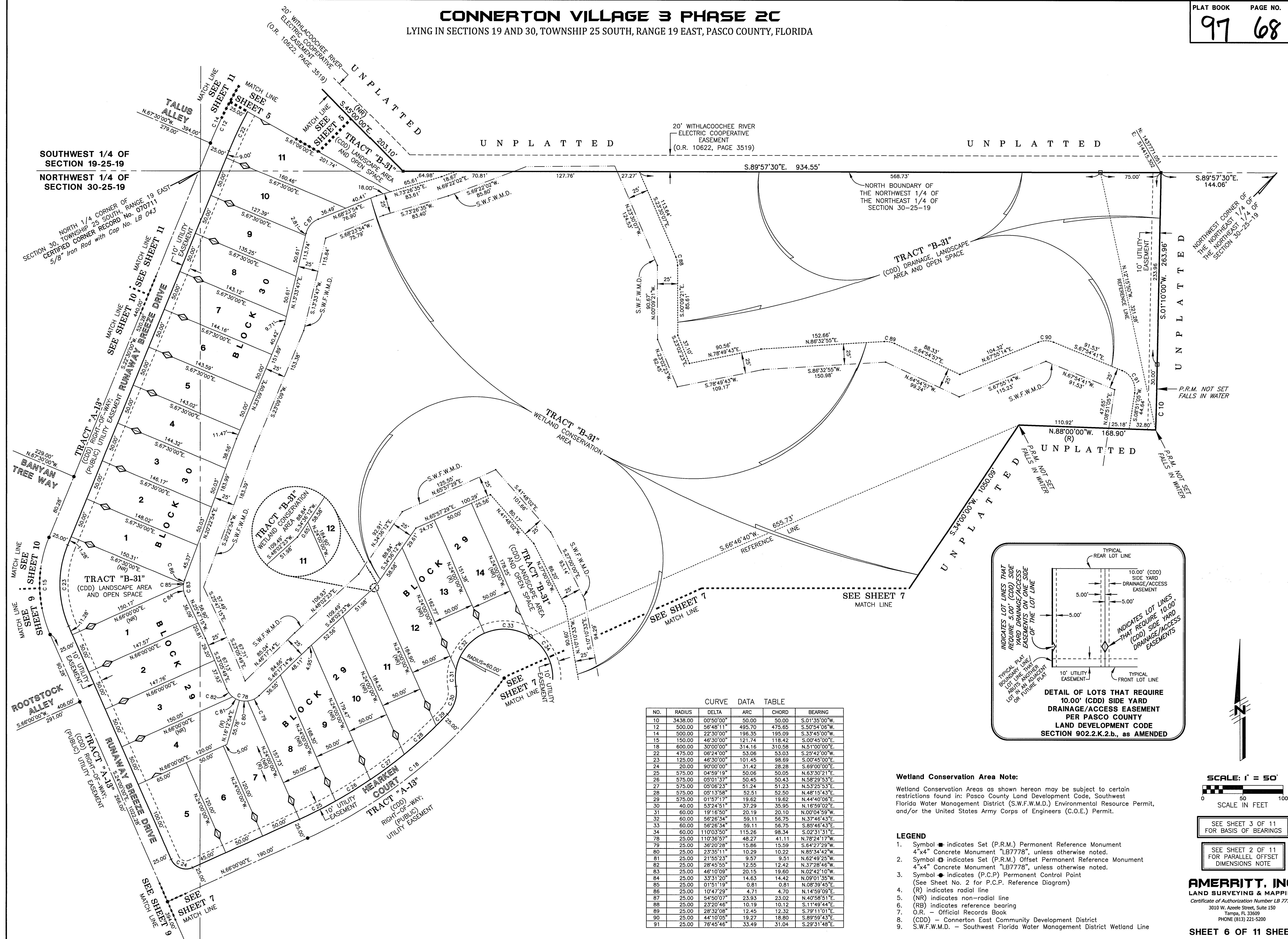
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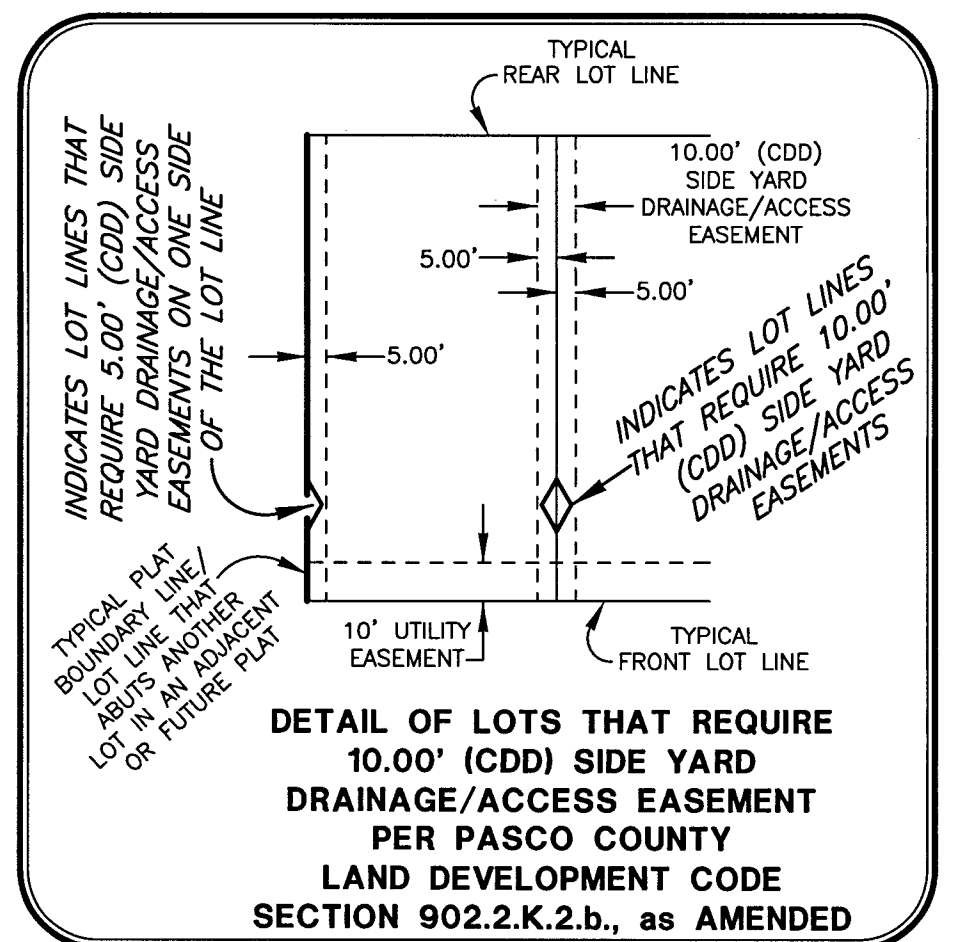
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	3438.00	00°50'00"	50.00	50.00	S.01°35'00"W.
12	500.00	56°48'11"	485.70	475.85	S.50°54'06"W.
14	500.00	22°30'00"	196.35	195.09	S.33°45'00"W.
15	150.00	46°30'00"	121.74	118.42	S.00°45'00"E.
18	600.00	30°00'00"	314.16	310.58	N.51°00'00"E.
22	475.00	06°24'00"	53.06	53.03	S.25°42'00"W.
23	125.00	46°30'00"	101.45	98.69	S.00°45'00"E.
24	20.00	90°00'00"	31.42	28.28	S.69°00'00"E.
25	575.00	04°59'19"	50.06	50.05	N.63°30'21"E.
26	575.00	05°01'37"	50.45	50.43	N.58°29'53"E.
27	575.00	05°06'23"	51.24	51.23	N.53°25'53"E.
28	575.00	05°13'58"	52.51	52.50	N.48°15'43"E.
29	575.00	01°57'17"	19.62	19.62	N.44°40'06"E.
30	40.00	53°24'51"	37.29	35.95	N.16°59'02"E.
31	60.00	19°16'50"	20.19	20.10	N.00°04'59"W.
32	60.00	56°28'34"	59.11	56.75	N.37°46'43"E.
33	60.00	56°28'34"	59.11	56.75	S.85°46'43"E.
34	60.00	110°03'50"	115.26	98.34	S.02°31'31"E.
78	25.00	110°36'57"	48.27	41.11	N.78°24'17"W.
79	25.00	36°20'28"	15.86	15.59	S.64°27'29"W.
80	25.00	23°35'11"	10.29	10.22	N.85°34'42"W.
81	25.00	21°55'23"	9.57	9.51	N.62°49'25"W.
82	25.00	28°45'55"	12.55	12.42	N.37°28'46"W.
83	25.00	48°10'09"	20.15	19.60	N.02°42'10"E.
84	25.00	33°31'20"	14.63	14.42	N.09°01'35"W.
85	25.00	01°51'19"	0.81	0.81	N.08°39'45"E.
86	25.00	10°47'29"	4.71	4.70	N.14°59'09"E.
87	25.00	54°50'07"	23.93	23.02	N.40°58'51"E.
88	25.00	23°20'46"	10.19	10.12	S.11°49'44"E.
89	25.00	28°32'08"	12.45	12.32	S.79°11'01"E.
90	25.00	44°10'05"	19.27	18.80	S.89°59'43"E.
91	25.00	76°45'46"	33.49	31.04	S.29°31'48"E.

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
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- (RB) indicates reference bearing
- O.R. - Official Records Book
- (CDD) - Connerton East Community Development District
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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Tampa, FL 33609
PHONE (813) 221-5200

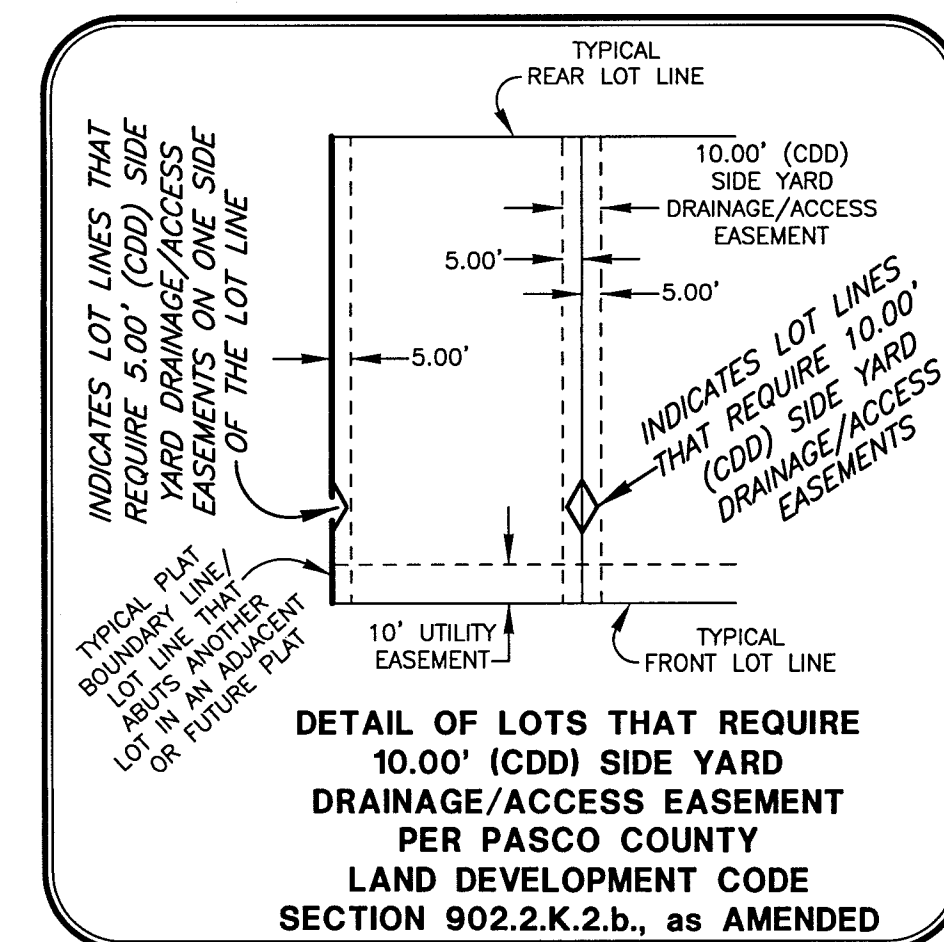
SHEET 6 OF 11 SHEETS

Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Brazos County Land Development Code, Southwest

DETAIL OF LOTS 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE

NO.	RADIUS	DELTA	ARC	C
18	600.00	30'00"00"	314.16	3
34	60.00	11'03"50"	113.26	1
35	60.00	36'29"21"	38.21	1
36	40.00	18'35"58"	12.98	1
37	40.00	27'29"57"	19.20	1
38	625.00	03'04"47"	33.59	1
39	625.00	04'48"38"	52.48	1
40	625.00	05'21"18"	58.41	1
41	625.00	05'18"09"	57.48	1
42	625.00	04'35"19"	50.05	1
43	20.00	90'00"00"	31.42	1
74	25.00	39'25"29"	17.20	1
75	25.00	34'49"11"	15.19	1
76	25.00	32'07"03"	14.01	1

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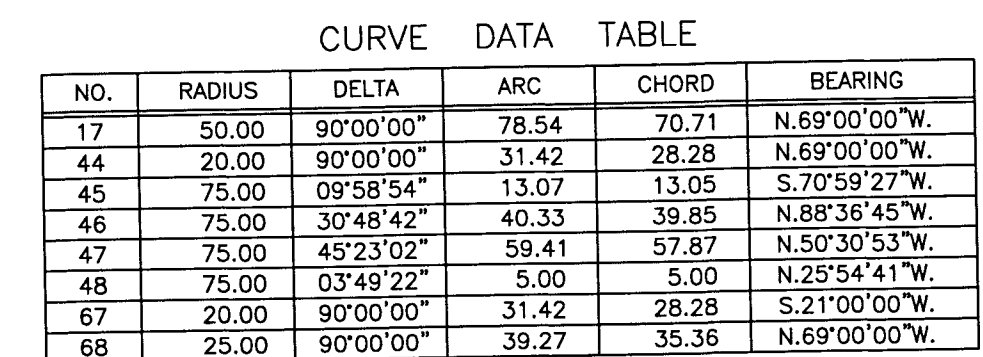
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	600.00	30°00'00"	314.16	310.58	N.51°00'00"E.
34	60.00	11°00'30"	115.26	38.54	S.02°31'46"E.
35	60.00	6°29'12"	101.75	37.70	S.45°05'04"E.
36	40.00	18°35'58"	12.98	12.93	S.79°41'41"E.
37	40.00	27°29'57"	19.20	19.01	S.56°38'48"W.
38	625.00	03°04'47"	33.59	33.59	S.44°26'13"W.
39	625.00	04°48'38"	52.48	52.48	S.22°22'56"W.
40	625.00	05°21'18"	58.41	58.49	S.53°27'54"W.
41	625.00	05°16'06"	58.41	58.48	S.58°45'46"W.
42	625.00	04°35'19"	50.05	50.04	S.63°42'21"W.
43	625.00	90°00'00"	31.42	28.28	S.21°00'00"W.
74	25.00	36°25'29"	17.20	16.86	N.57°34'20"E.
75	25.00	34°49'11"	15.19	14.96	N.20°27'22"W.
76	25.00	32°07'03"	14.01	13.83	N.13°00'45"E.
77	25.00	27°16'38"	11.31	11.06	N.44°12'36"E.
78	25.00	24°00'02"	10.57	10.40	N.22°10'34"E.

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INDICATES LOT LINES THAT REQUIRE 5.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE

TYPICAL LOT BOUNDARY LINE ABUTS LOT IN AN ADJACENT OR FUTURE PLAT

NO.	RADIUS	BEARING
17	50.00'	N. 15° 00' 00" E.
44	20.00'	N. 15° 00' 00" E.
45	75.00'	N. 15° 00' 00" E.
46	75.00'	N. 15° 00' 00" E.
47	75.00'	N. 15° 00' 00" E.
48	75.00'	N. 15° 00' 00" E.
67	20.00'	N. 15° 00' 00" E.
68	25.00'	N. 15° 00' 00" E.



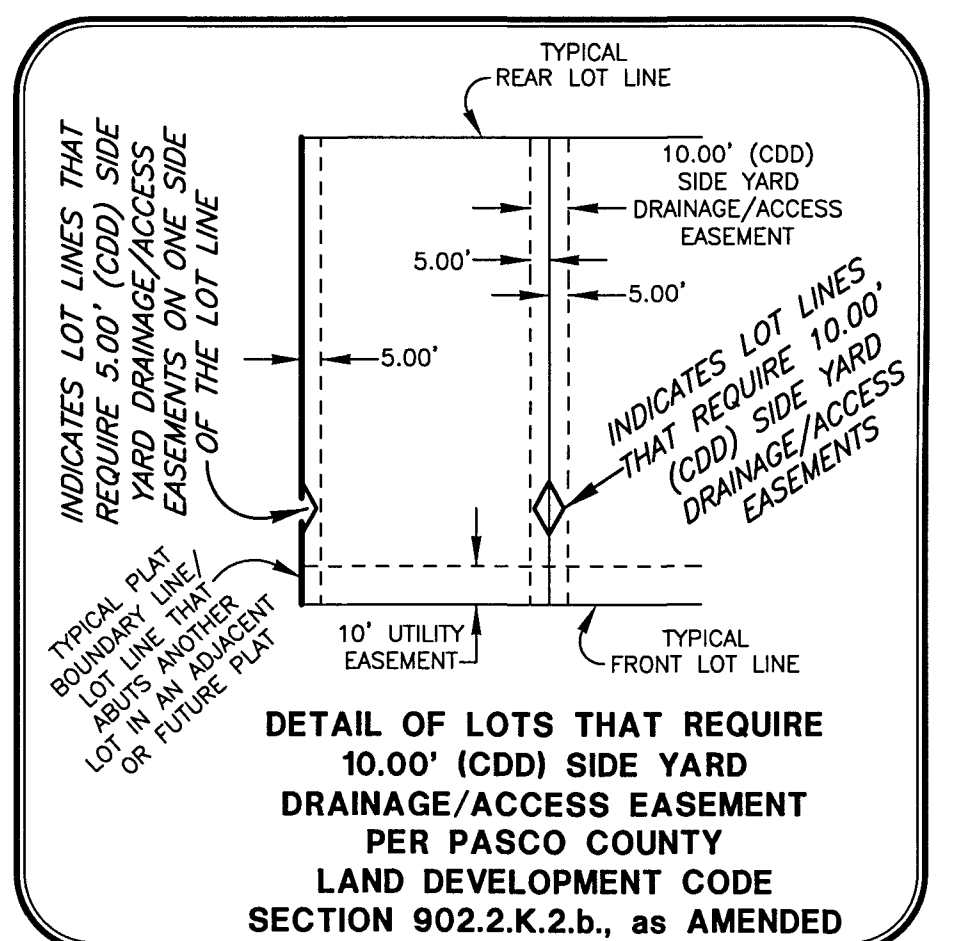
SHEET 8 OF 11 SHEETS

- Wetland Conservation Area Note:**
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CONNERTON VILLAGE 3 PHASE 2C
LYING IN SECTIONS 19 AND 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

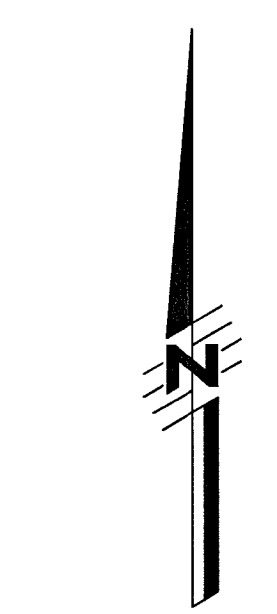
97 71



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	150.00	46°30'00"	121.74	118.42	S.00°45'00"E.
49	20.00	90°00'00"	31.42	28.28	N.69°00'00"W.
50	20.00	90°00'00"	31.42	28.28	N.21°00'00"E.
51	175.00	46°30'00"	142.03	138.16	N.00°45'00"W.
66	20.00	90°00'00"	31.42	28.28	S.69°00'00"E.
69	20.00	90°00'00"	31.42	28.28	N.21°00'00"E.

NORTHWEST 1/4 OF SECTION 30-25-19
NORTHEAST 1/4 OF SECTION 30-25-19

HEARKEN COURT



SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SHEET 9 OF 11 SHEETS

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
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 - O.R. — Official Records Book
 - (CDD) — Connerton East Community Development District
 - S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line

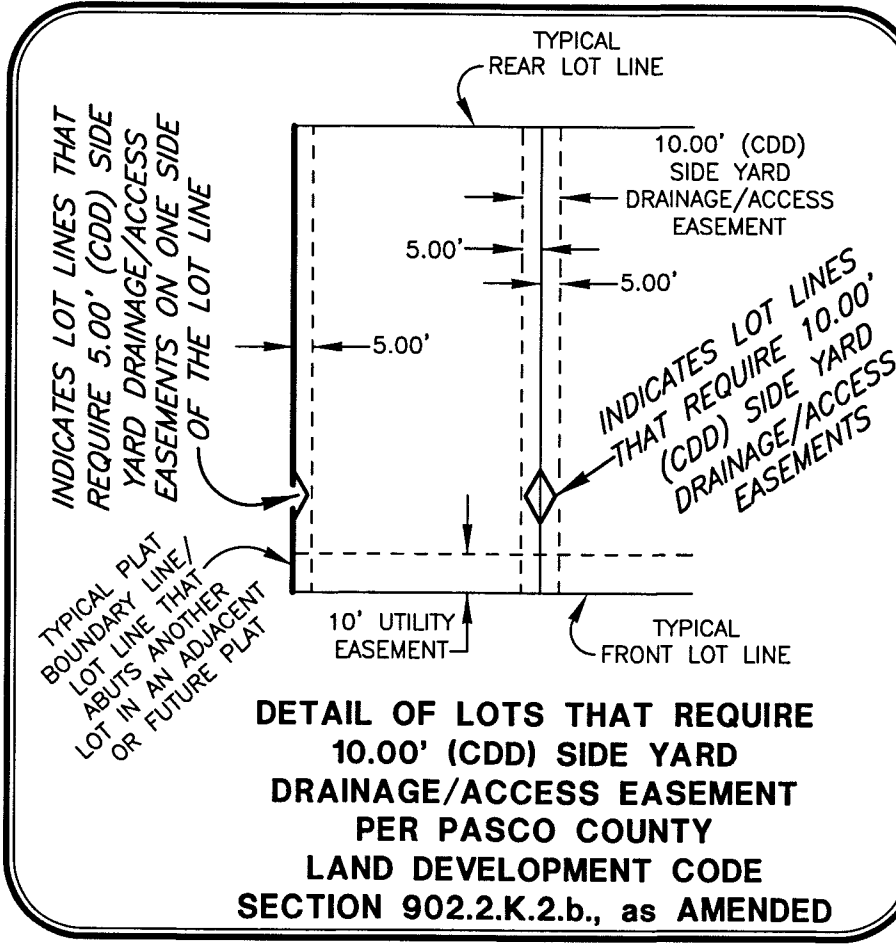
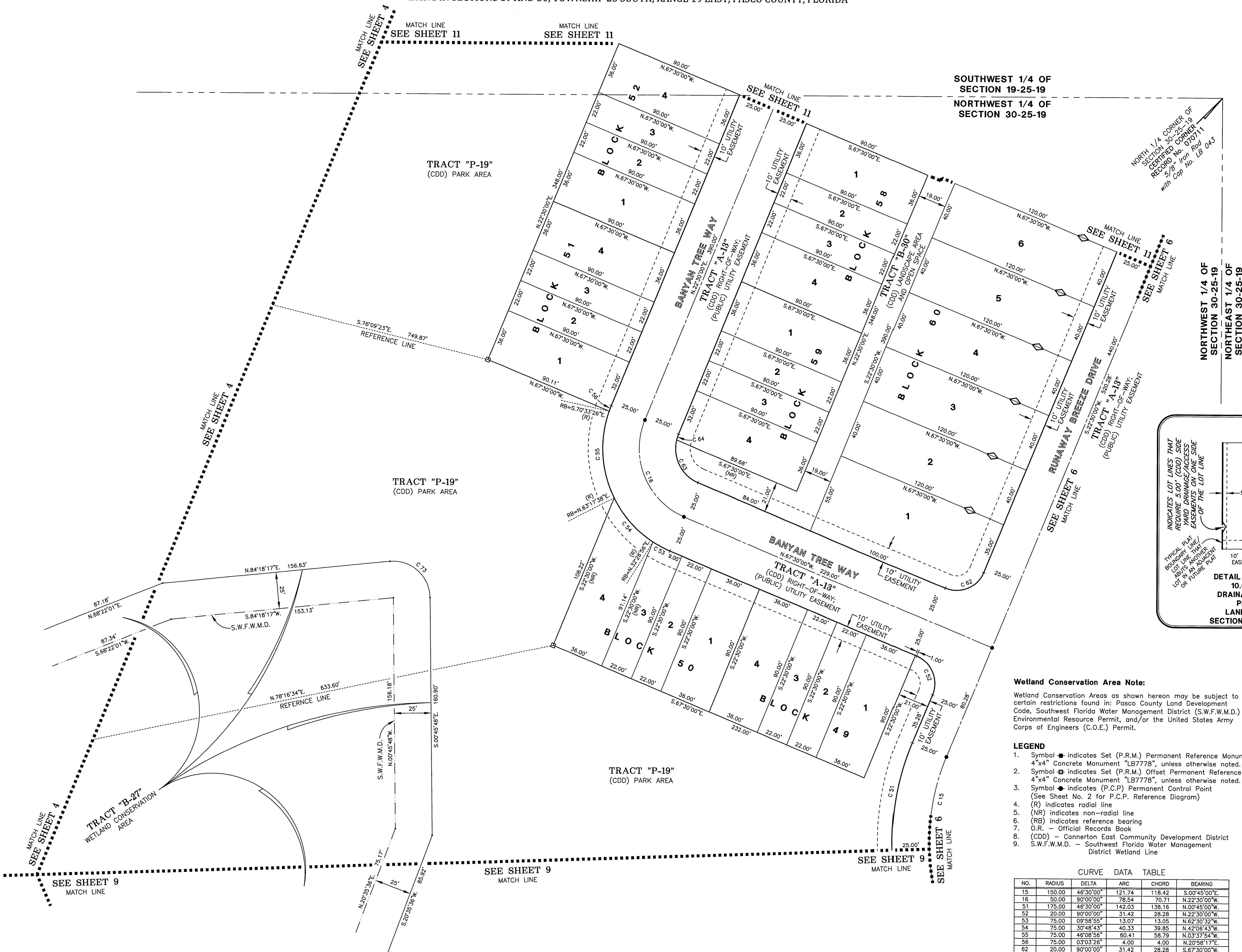
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CONNERTON VILLAGE 3 PHASE 2C
LYING IN SECTIONS 19 AND 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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Wetland Conservation Area Note:
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 - O.R. — Official Records Book
 - (CDD) — Connerton East Community Development District
 - S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line

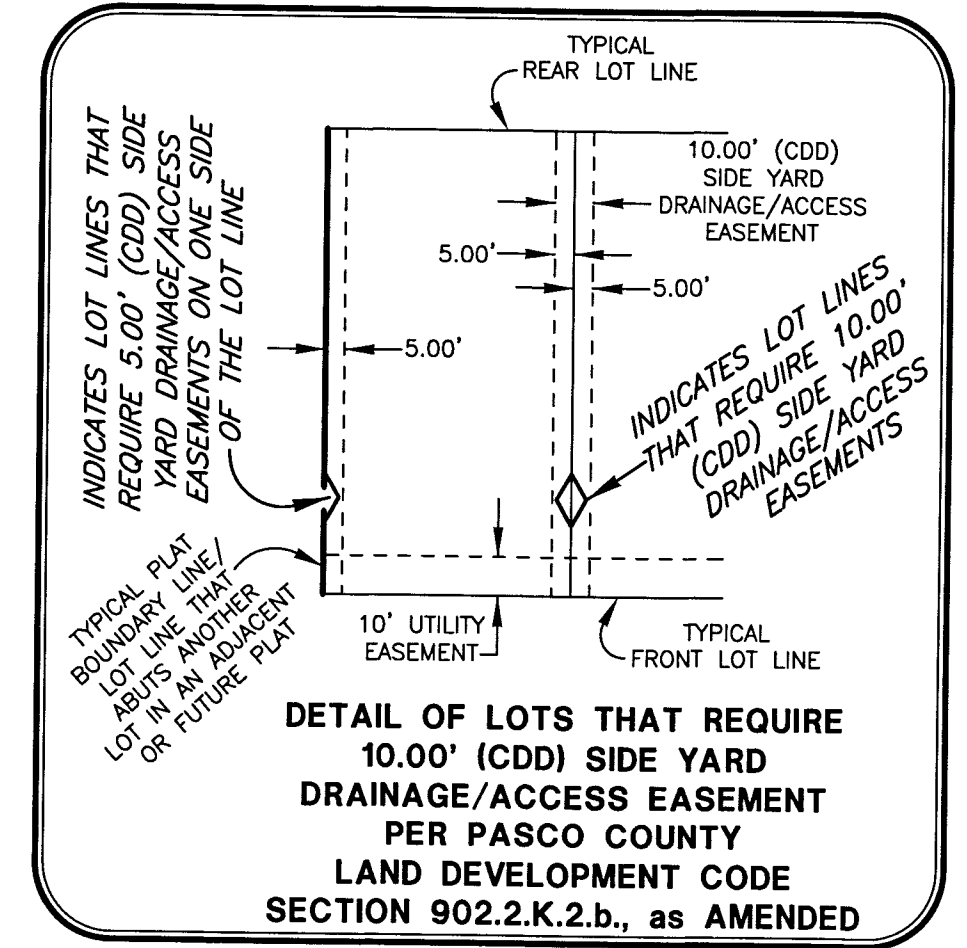
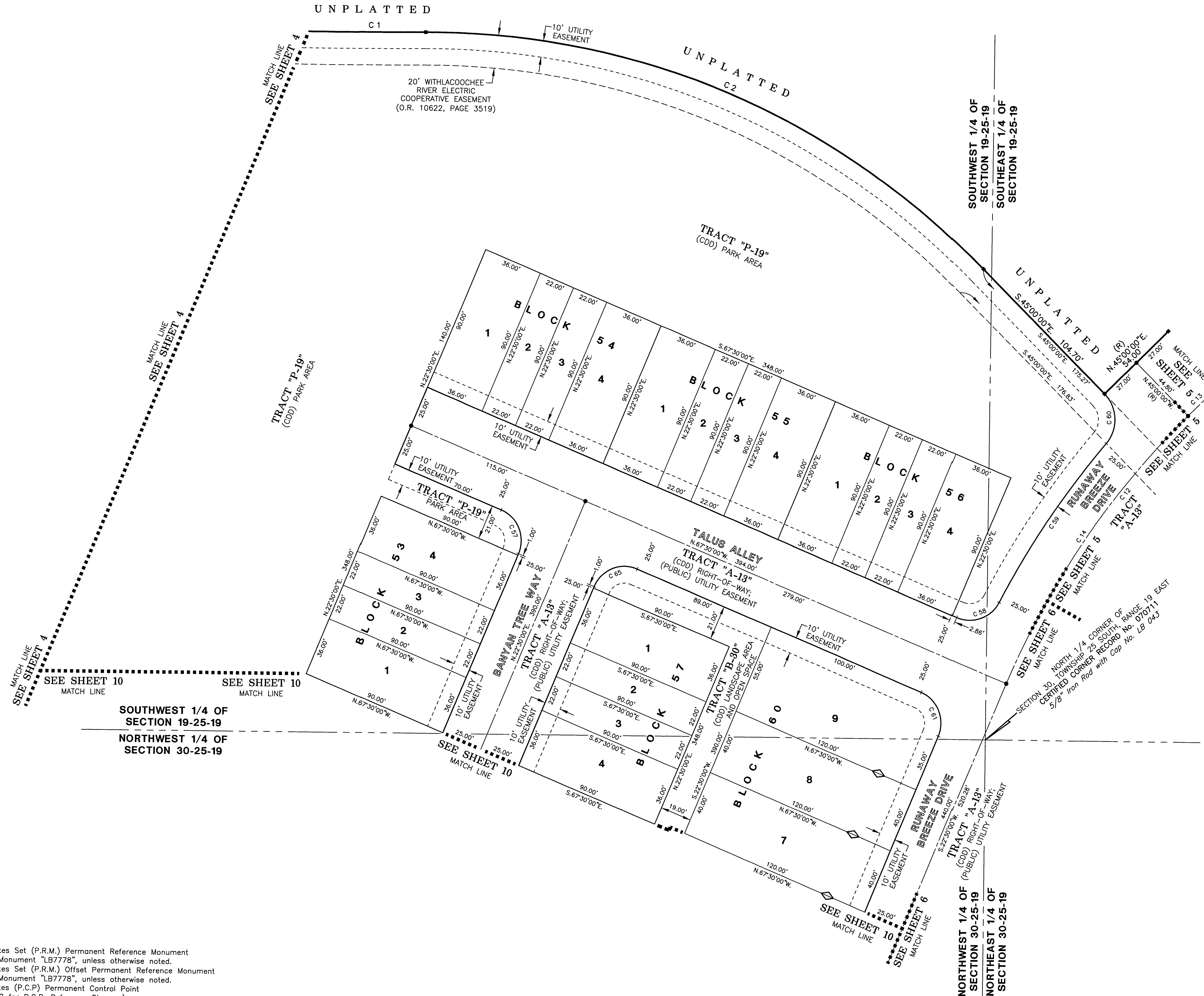
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	150.00	46°30'00"	121.74	118.42	S.00°45'00"E.
16	50.00	90°00'00"	78.54	70.71	N.22°30'00"W.
51	175.00	46°30'00"	142.03	138.16	N.00°45'00"W.
52	20.00	90°00'00"	31.42	28.28	N.22°30'00"W.
53	75.00	09°58'55"	13.07	13.05	N.62°30'32"W.
54	75.00	30°48'43"	40.33	39.85	N.42°06'43"W.
55	75.00	46°08'56"	60.41	58.79	N.03°37'54"W.
56	75.00	03°03'26"	4.00	4.00	N.20°58'17"E.
62	20.00	90°00'00"	31.42	28.28	S.67°30'00"E.
63	25.00	80°47'34"	35.25	32.40	N.27°06'13"W.
64	25.00	09°12'26"	4.02	4.01	N.17°53'47"E.
73	25.00	94°55'55"	41.42	36.84	S.48°13'46"E.

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CONNERTON VILLAGE 3 PHASE 2C
LYING IN SECTIONS 19 AND 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

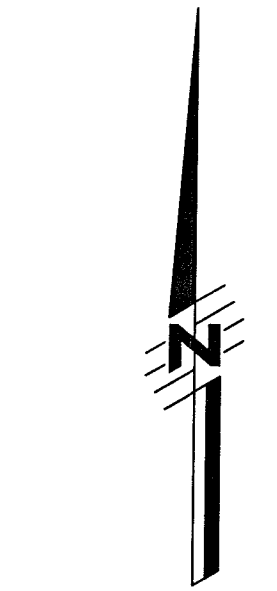
PLAT BOOK PAGE NO.

97 73



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3398.00	06°23'39"	379.22	379.02	S.87°38'50"E.
2	473.00	45°50'39"	378.46	368.45	S.67°35'20"E.
12	500.00	56°48'11"	495.70	475.65	S.50°54'06"W.
13	500.00	34°18'11"	299.35	294.80	S.62°09'06"W.
14	500.00	22°30'00"	196.35	195.09	S.33°45'00"W.
57	20.00	90°00'00"	31.42	28.28	N.22°30'00"W.
58	20.00	85°15'50"	29.76	27.09	N.69°52'05"E.
59	525.00	123°37'28"	115.68	115.44	N.33°32'54"E.
60	22.00	84°51'38"	32.58	29.69	N.02°34'11"W.
61	20.00	90°00'00"	31.42	28.28	S.22°30'00"E.
65	20.00	90°00'00"	31.42	28.28	N.67°30'00"E.

- LEGEND
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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SCALE: 1" = 30'

0 30 60

SCALE IN FEET

SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SHEET 11 OF 11 SHEETS