

**RIVER LANDING PHASES 4 AND 5 - PARTIAL REPLAT**  
A REPLAT OF ALL OF LOTS 790 THROUGH 810 INCLUSIVE AND ALL OF LOTS 843 THROUGH 858 INCLUSIVE, ALL ACCORDING TO THE PLAT OF RIVER LANDING PHASES 4 AND 5, AS RECORDED IN PLAT BOOK 93, PAGES 113 THROUGH 128 INCLUSIVE LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

**DESCRIPTION:** Two (2) parcels of land being all of Lots 790 through 810 inclusive and ALL of Lots 843 through 858 inclusive, all according to the plat of RIVER LANDING PHASES 4 AND 5, as recorded in Plat Book 93, Pages 113 through 128 inclusive, of the Public Records of Pasco County, Florida, lying in Section 25, Township 26 South, Range 20 East and Section 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

**NORTH PARCEL (LOTS 790-810)**

**COMMENCE** at the Northeast corner of TRACT "L-4", also being a point on the Southerly boundary of TRACT "A-5" (Anchor Light Lane), all according to said plat of RIVER LANDING PHASES 4 AND 5 for a **POINT OF BEGINNING** of the herein described parcel of land, run thence along said Southerly boundary of TRACT "A-5" (Anchor Light Lane), the following five (5) courses: 1) S.62°36'28"E, 686.48 feet to a point of curvature; 2) Easterly, 164.71 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 17°58'33" (chord bearing S.71°35'45"E, 164.04 feet) to a point of reverse curvature; 3) Southeasterly, 150.70 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 31°23'51" (chord bearing S.64°53'06"E, 148.82 feet) to a point of compound curvature; 4) Southeasterly, 43.77 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 50°09'21" (chord bearing S.24°06'30"E, 42.39 feet) to a point of reverse curvature; 5) Southeasterly, 119.75 feet along the arc of a curve to the left having a radius of 63.00 feet and a central angle of 108°54'14" (chord bearing S.53°28'56"E, 102.52 feet) to a point on the Westerly boundary of TRACT "B-3", according to said plat of RIVER LANDING PHASES 4 AND 5; thence along said Westerly boundary of TRACT "B-3", the following three (3) courses: 1) S.17°56'03"E, 19.25 feet; 2) S.42°36'56"W, 172.56 feet; 3) N.47°23'04"W, 39.35 feet to a point on the Northerly boundary of TRACT "D-6", according to said plat of RIVER LANDING PHASES 4 AND 5; thence along said Northerly boundary of TRACT "D-6", the following five (5) courses: 1) continue N.43°23'04"W, 32.27 feet to a point of curvature; 2) Northwesterly, 59.68 feet along the arc of said curve to the right having a radius of 213.00 feet and a central angle of 16°03'13" (chord bearing N.39°21'28"W, 59.48 feet) to a point of reverse curvature; 3) Northwesterly, 152.50 feet along the arc of a curve to the left having a radius of 200.00 feet and a central angle of 43°41'13" (chord bearing N.53°10'28"W, 148.83 feet) to a point of reverse curvature; 4) Westerly, 144.04 feet along the arc of a curve to the right having a radius of 665.00 feet and a central angle of 12°24'37" (chord bearing N.68°48'47"W, 143.76 feet) to a point of tangency; 5) N.62°36'28"W, 625.67 feet to a point on the Easterly boundary of the aforesaid TRACT "L-4"; thence along said Easterly boundary of TRACT "L-4", the following two (2) courses: 1) continue N.62°36'28"W, 60.81 feet; 2) N.27°23'32"E, 140.00 feet to the **POINT OF BEGINNING**.

Containing 3.794 acres, more or less.

**TOGETHER** with the following described parcel:

**SOUTH PARCEL (LOTS 843-858)**

**COMMENCE** at the Southeast corner of the aforesaid TRACT "L-4" for a **POINT OF BEGINNING** of the herein described parcel of land, run thence along the aforesaid Easterly boundary of TRACT "L-4", the following two (2) courses: 1) N.12°34'03"E, 139.74 feet; 2) S.77°25'57"E, 21.06 feet to a point on the Southerly boundary of the aforesaid TRACT "D-6"; thence along said Southerly boundary of TRACT "D-6", the following five (5) courses: 1) continue S.77°25'57"E, 198.57 feet to a point of curvature; 2) Easterly, 158.28 feet along the arc of a curve to the right having a radius of 965.00 feet and a central angle of 09°23'52" (chord bearing S.72°44'01"E, 158.10 feet) to a point of tangency; 3) S.68°02'05"E, 241.24 feet to a point of curvature; 4) Southeasterly, 173.88 feet along the arc of a curve to the right having a radius of 465.00 feet and a central angle of 21°25'29" (chord bearing S.57°19'20"E, 172.87 feet) to a point of tangency; 5) S.46°36'36"E, 96.96 feet to a point on the aforesaid Westerly boundary of TRACT "B-3"; thence along said Westerly boundary of TRACT "B-3", the following three (3) courses: 1) continue S.46°36'36"E, 27.71 feet; 2) S.43°23'24"W, 156.09 feet; 3) S.89°30'53"W, 10.00 feet to a point on a curve on the Northerly boundary of TRACT "A-5" (Longliner Loop), according to the aforesaid plat of RIVER LANDING PHASES 4 AND 5; thence along said Northerly boundary of TRACT "A-5" (Longliner Loop), the following seven (7) courses: 1) Northwesterly, 60.37 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 46°07'29" (chord bearing N.23°32'51"W, 58.76 feet) to a point of tangency; 2) N.46°36'36"W, 63.40 feet to a point of curvature; 3) Northwesterly, 121.53 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 21°25'29" (chord bearing N.57°19'20"W, 120.82 feet) to a point of tangency; 4) N.68°02'05"W, 241.24 feet to a point of curvature; 5) Westerly, 135.32 feet along the arc of a curve to the left having a radius of 825.00 feet and a central angle of 09°23'52" (chord bearing N.72°44'01"W, 135.16 feet) to a point of tangency; 6) N.77°25'57"W, 216.02 feet to a point of curvature; 7) Westerly, 3.62 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 08°18'23" (chord bearing N.73°16'45"W, 3.62 feet) to the **POINT OF BEGINNING**.

Containing 2.841 acres, more or less.

**ALTOGETHER** Containing 6.635 acres, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Taylor Morrison of Florida, Inc., a Florida corporation (the "Owner"), hereby states and declares that it is a fee simple owner of all lands referred to as RIVER LANDING PHASES 4 AND 5 - PARTIAL REPLAT, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner hereby grants, conveys and dedicates to the River Landing Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District" or "CDD") all (CDD) Drainage and Access Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for the maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain all stormwater improvements within all such easement areas for the purposes for which they were intended.
- Owner hereby grants, conveys, and dedicates to the Pasco County, Florida ("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 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 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 reserves for itself and the Association 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, telecommunication and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner hereby reserves for the benefit of, and grants to 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: TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation**

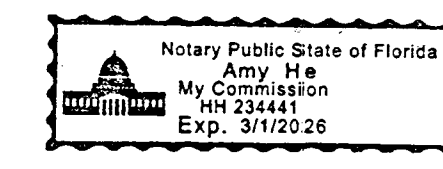
By: Andrew "Drew" Miller, as Vice President Evan Luikart Ash Mansour  
Witness Evan Luikart Ash Mansour  
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 10, day of January, 2025, before me personally appeared by means of physical presence, Andrew "Drew" Miller, as Vice President of Taylor Morrison of Florida, Inc., [X] 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 Hillsborough County, Florida, the day and year aforesaid.

Amy He  
Notary Public, State of Florida at Large My Commission expires: 3/1/2026  
Amy He  
(Printed Name of Notary) Commission Number: 234441



**CERTIFICATE OF ACCEPTANCE:**

of RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT

The dedication to River Landing 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 River Landing Community Development District by their Board of Supervisors this 10, day of January, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

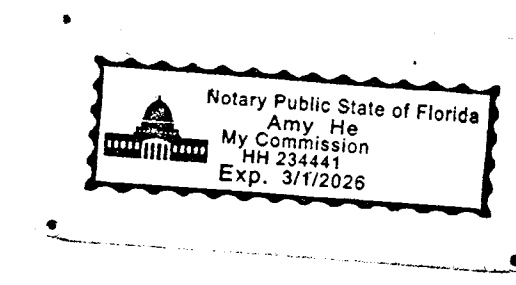
By: Michael Piendel, Chairman Hope Kowitz Victor Barbosa  
Witness Hope Kowitz Victor Barbosa  
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 10, day of January, 2025, before me personally appeared by means of physical presence, Michael Piendel, Chairman of River Landing Community Development District, [X] 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 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.

Amy He  
Notary Public, State of Florida at Large My Commission expires: 3/1/2026  
Amy He  
(Printed Name of Notary) Commission Number: 234441



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.

NOTE:  
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.

**PROPERTY INFORMATION**

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

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, FATIC File No. 2140-2806403) and, based on said report find that the title of the property is vested in TAYLOR MORRISON OF FLORIDA, INC., a FLORIDA CORPORATION, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, FATIC File No. 2140-2806403.

This the 10 day of January, 2025

**First American Title Insurance Company**

By: Mike Cullinan, Authorized Signatory

**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 10<sup>th</sup> day of January, 2025

Alex W. Farnes  
Alex W. Farnes, 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 20<sup>th</sup> day of January, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Kathryn Salk  
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 30<sup>th</sup> day of January, 2025, in Plat Book 97, Page(s) 136-137.

By: Nikki Alvarez-Sowles, Esq.  
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 (P.R.M.'s) were set on the 26<sup>th</sup> day of June, 2024, 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 10<sup>th</sup> day of January, 2025

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

Arthur W. Merritt  
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. Azele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No. AMI-TMH-RL-027  
File P:River Landing - Tay Mor/Phases 4&5/PLAND 4&5 REPLAT

# RIVER LANDING PHASES 4 AND 5 - PARTIAL REPLAT

A REPLAT OF ALL OF LOTS 790 THROUGH 810 INCLUSIVE AND ALL OF LOTS 843 THROUGH 858 INCLUSIVE, ALL ACCORDING TO THE PLAT OF RIVER LANDING PHASES 4 AND 5, AS RECORDED IN PLAT BOOK 93, PAGES 113 THROUGH 128 INCLUSIVE LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

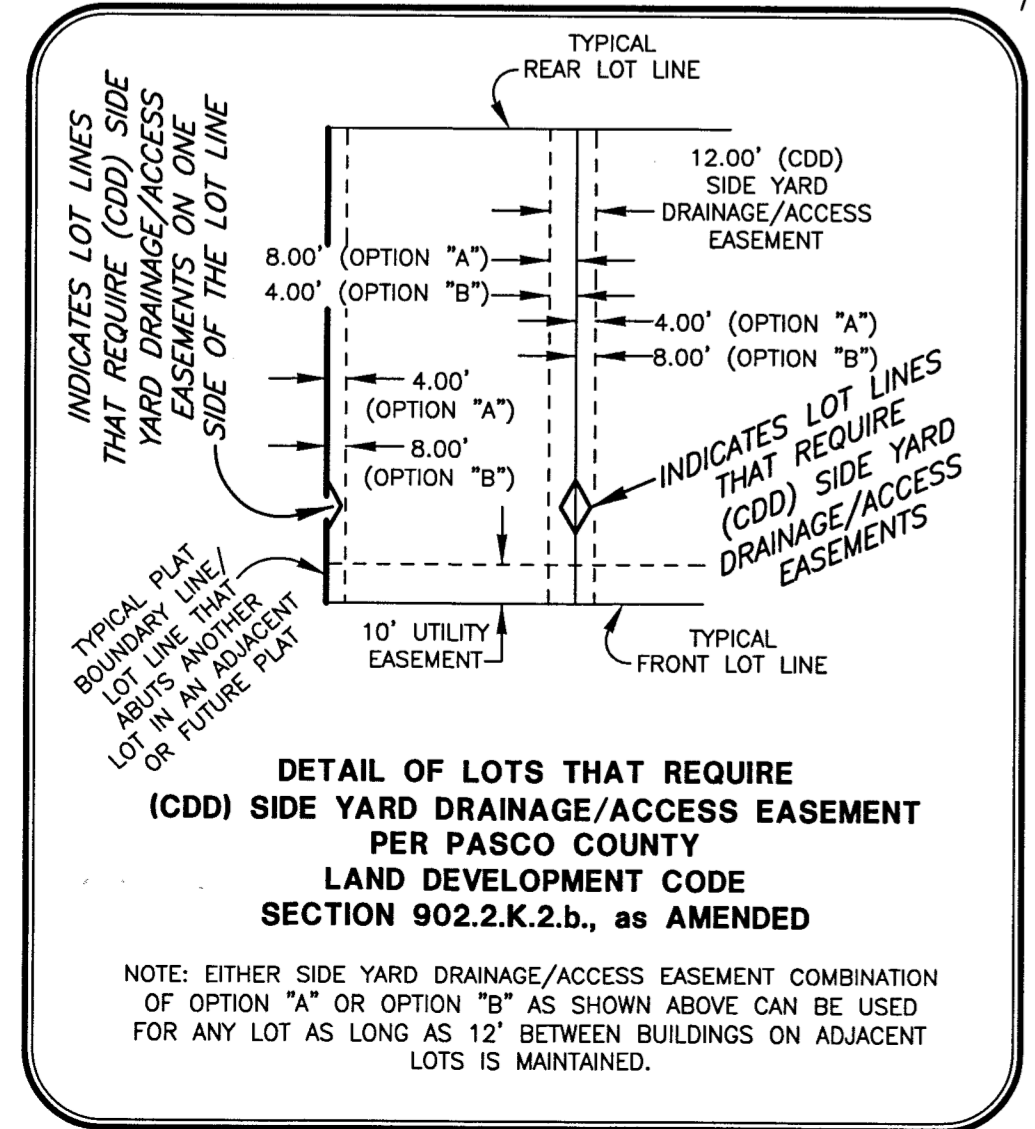
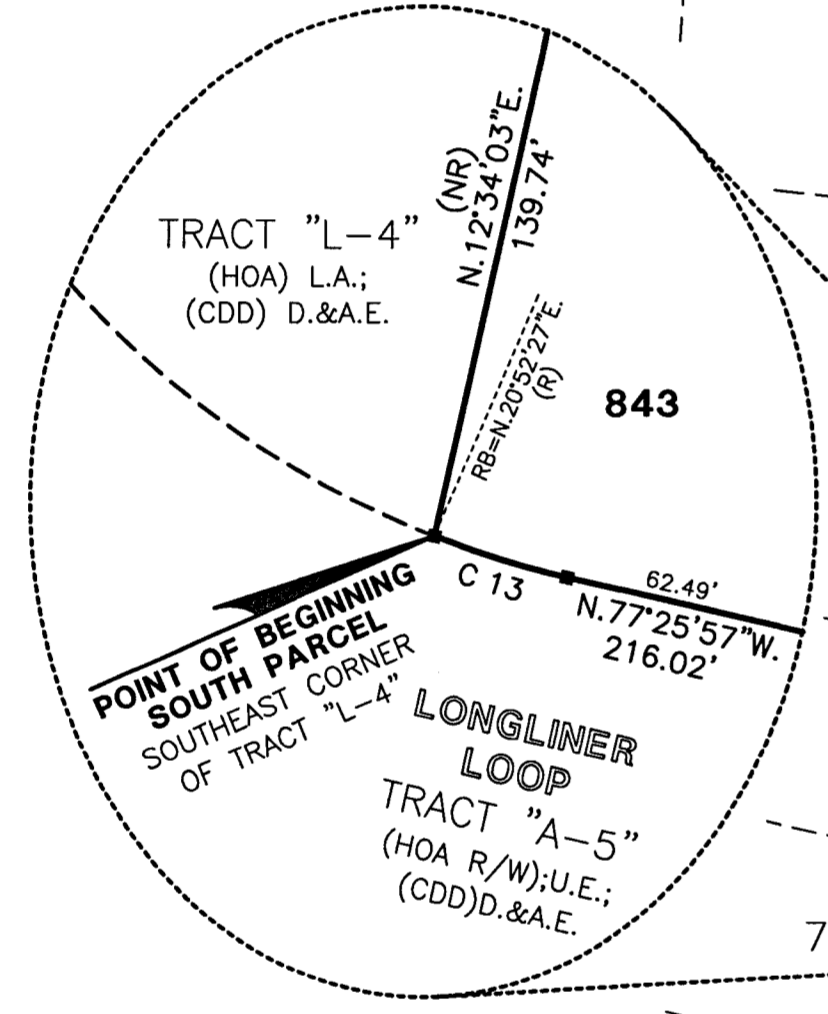
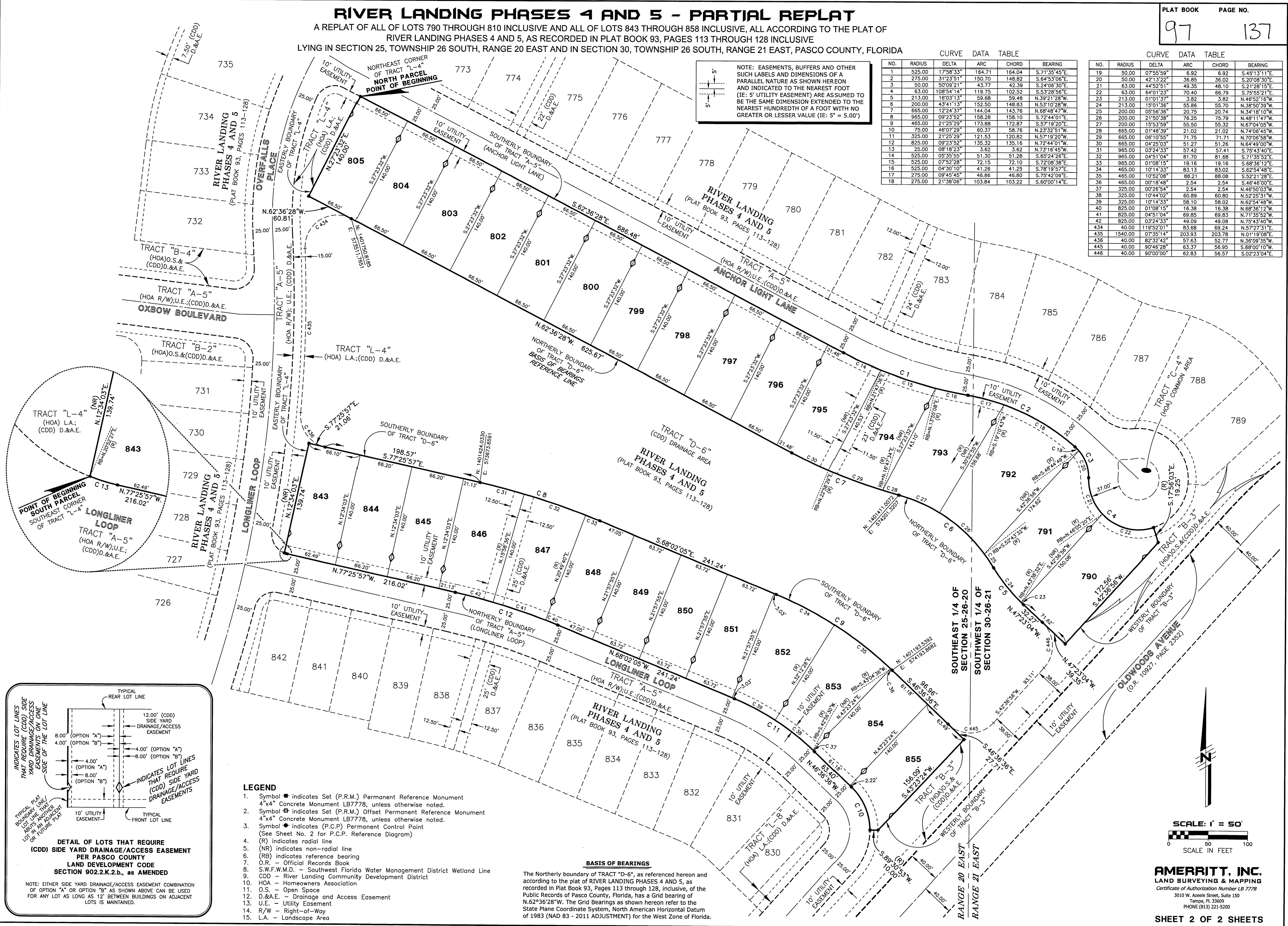
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	525.00	17°58'33"	164.71	164.04	S.71°35'45"E.
2	275.00	31°23'51"	150.70	148.82	S.64°53'06"E.
3	50.00	50°09'21"	43.77	42.39	S.24°06'30"E.
4	63.00	108°54'14"	119.75	102.52	S.53°28'56"E.
5	213.00	16°03'13"	59.68	59.48	N.39°21'28"W.
6	200.00	43°41'13"	152.50	148.83	N.53°10'28"W.
7	665.00	12°24'37"	144.04	143.76	N.68°49'47"W.
8	965.00	09°23'52"	158.28	158.10	S.72°44'01"E.
9	465.00	21°25'29"	173.88	172.87	S.57°19'20"E.
10	75.00	46°07'29"	60.37	58.76	N.53°32'51"W.
11	325.00	21°25'29"	121.53	120.82	N.27°19'20"W.
12	825.00	09°23'52"	135.32	135.16	N.72°44'01"W.
13	25.00	08°18'23"	3.62	3.62	N.53°16'45"W.
14	525.00	05°35'55"	51.30	51.28	S.65°24'26"E.
15	525.00	07°52'28"	72.15	72.10	S.72°08'38"E.
16	525.00	04°30'10"	41.26	41.25	S.78°19'57"E.
17	275.00	09°45'45"	46.86	46.80	S.75°42'09"E.
18	275.00	21°38'06"	103.84	103.22	S.60°00'14"E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	50.00	07°55'59"	8.92	6.92	S.45°13'11"E.
20	50.00	42°13'22"	36.85	36.02	S.27°08'30"E.
21	63.00	44°52'51"	49.35	48.10	S.21°28'15"E.
22	63.00	64°01'37"	70.40	66.79	S.75°55'21"E.
23	213.00	01°01'37"	3.82	3.82	N.46°52'16"W.
24	213.00	15°01'36"	55.86	55.70	N.38°50'39"W.
25	200.00	05°56'36"	20.75	20.74	N.34°18'10"W.
26	200.00	21°50'38"	78.25	75.79	N.48°17'47"W.
27	200.00	15°53'59"	55.50	55.32	N.67°04'05"W.
28	665.00	01°48'39"	21.02	21.02	N.74°06'45"W.
29	665.00	06°15'55"	71.75	71.71	N.70°06'58"W.
30	665.00	04°25'03"	51.27	51.26	N.64°49'00"W.
31	965.00	03°24'33"	57.42	57.41	S.75°43'40"E.
32	965.00	04°51'04"	19.16	19.16	S.68°35'12"E.
33	965.00	01°08'15"	81.70	81.68	S.71°35'52"E.
34	465.00	10°14'33"	83.13	83.02	S.62°54'48"E.
35	465.00	10°52'08"	88.21	88.08	S.52°21'28"E.
36	465.00	00°18'48"	2.54	2.54	S.46°46'00"E.
37	325.00	00°26'54"	2.54	2.54	N.46°50'03"W.
38	325.00	10°44'02"	60.89	60.80	N.52°25'31"W.
39	325.00	10°14'33"	58.10	58.02	N.62°54'48"W.
40	825.00	01°08'15"	16.38	16.38	N.68°35'12"W.
41	825.00	04°51'04"	69.85	69.83	N.71°35'52"W.
42	825.00	03°24'33"	49.09	49.08	N.75°43'40"W.
43	40.00	11°52'01"	83.68	69.24	N.57°27'31"E.
435	1540.00	07°35'14"	203.93	203.78	N.01°19'08"E.
436	40.00	82°32'42"	57.63	52.77	N.36°09'35"W.
445	40.00	90°48'28"	63.37	56.95	S.88°00'10"W.
446	40.00	90°00'00"	62.83	56.57	S.02°23'04"E.

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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')



- 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.
  - 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
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - CDD - River Landing Community Development District
  - HOA - Homeowners Association
  - O.S. - Open Space
  - D.&A.E. - Drainage and Access Easement
  - U.E. - Utility Easement
  - R/W - Right-of-Way
  - L.A. - Landscape Area

**BASIS OF BEARINGS**  
The Northerly boundary of TRACT "D-6", as referenced hereon and according to the plat of RIVER LANDING PHASES 4 AND 5, as recorded in Plat Book 93, Pages 113 through 128, inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of N.62°36'28"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

