

**CONNERTON VILLAGE 3 PHASE 2B**  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

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

**COMMENCE** at the Southwest corner of CONNERTON VILLAGE 3 PHASE 2C, according to the plat thereof, as recorded in Plat Book 97, Pages 63 through 73 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Southerly boundary of said CONNERTON VILLAGE 3 PHASE 2C, the following nine (9) courses: 1) N.65°59'32"E, 456.08 feet; 2) S.62°00'00"E, 160.72 feet; 3) S.81°30'00"E, 59.18 feet; 4) N.83°30'00"E, 55.69 feet; 5) N.66°00'00"E, 246.01 feet; 6) S.24°00'00"E, 127.00 feet; 7) N.66°00'00"E, 50.00 feet; 8) N.24°00'00"W, 100.00 feet; 9) N.66°00'00"E, 195.00 feet; thence along the Easterly boundary of said CONNERTON VILLAGE 3 PHASE 2C, the following three (3) courses: 1) N.12°42'34"E, 142.44 feet; 2) N.34°00'00"E, 1050.09 feet; 3) S.88°00'00"E, 168.90 feet to a point on a curve; thence Southerly, 362.03 feet along the arc of a curve to the right having a radius of 3438.00 feet and a central angle of 06°02'00" (chord bearing S.05°01'00"W, 361.86 feet) to a point of tangency; thence S.08°02'00"W, 1415.34 feet to a point of curvature; thence Southerly, 584.80 feet along the arc of a curve to the left having a radius of 3053.00 feet and a central angle of 10°58'30" (chord bearing S.02°32'45"W, 583.91 feet); thence S.44°00'00"W, 383.09 feet to the Northeast corner of CONNERTON VILLAGE 3 PHASE 2A, according to the plat thereof, as recorded in Plat Book 94, Pages 58 through 65 inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said CONNERTON VILLAGE 3 PHASE 2A, the following two (2) courses: 1) S.44°59'10"W, 726.31 feet; 2) WEST, 605.75 feet to the Southeast corner of CONNERTON VILLAGE 3 PHASE 1, according to the plat thereof, as recorded in Plat Book 91, Pages 89 through 100 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE 3 PHASE 1, the following twenty-three (23) courses: 1) NORTH, 122.30 feet; 2) N.51°00'00"W, 445.01 feet; 3) NORTH, 249.48 feet; 4) EAST, 38.50 feet; 5) NORTH, 50.00 feet to a point on a curve; 6) Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"W, 28.28 feet) to a point of tangency; 7) NORTH, 202.00 feet to a point of curvature; 8) Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"E, 28.28 feet) to a point of tangency; 9) NORTH, 50.00 feet to a point on a curve; 10) Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"W, 28.28 feet) to a point of tangency; 11) NORTH, 202.00 feet to a point of curvature; 12) Northeasterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"E, 28.28 feet); 13) NORTH, 50.00 feet; 14) WEST, 32.00 feet; 15) NORTH, 121.00 feet; 16) EAST, 107.50 feet; 17) N.89°01'51"E, 50.00 feet; 18) N.85°48'00"E, 49.18 feet; 19) N.82°30'00"E, 49.18 feet; 20) N.79°12'00"E, 49.18 feet; 21) N.75°54'00"E, 49.18 feet; 22) N.72°36'00"E, 24.59 feet; 23) N.38°00'00"W, 510.27 feet to the **POINT OF BEGINNING**.

Containing 80.580 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 2B, as described in the legal description on this plat, and make the following dedications:

- Owner hereby grants, conveys and dedicates TRACT "A-13" (CDD Rights-of-ways), 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-28", "B-31", "B-31A" and "P-20", as shown hereon for conveyance by Owner to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument, subsequent to the recording of this plat. TRACTS "B-27", "B-28", "B-31", "B-31A" and "P-20", 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 hereby grants, conveys and dedicates 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 hereby grants, conveys and dedicates 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 hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), TRACT "Z-8" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-8" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-8" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- Owner hereby grants, conveys, and dedicates 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 hereby grants, conveys and dedicates 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 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 shown on this plat. In the event the Owner or 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 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**

*Nathan Holt*  
Nathan Holt, Authorized Signatory

*[Witness Signature]*  
Witness

*[Witness Signature]*  
Witness

*Dustin Potter*  
Printed Name

*Cynthia Aguirre*  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 8<sup>th</sup> day of January, 2025, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, [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 County of Maricopa, Arizona, the day and year aforesaid.

*[Notary Signature]*  
Notary Public, State of Arizona

My Commission expires: 08/05/2026

*Julie Givert*  
(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 9<sup>th</sup> 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.

*[Signature]*  
Kelly Evans,  
Chairman, Board of Supervisors

*[Signature]*  
Witness

*[Signature]*  
Witness

*Alexandra Macey*  
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

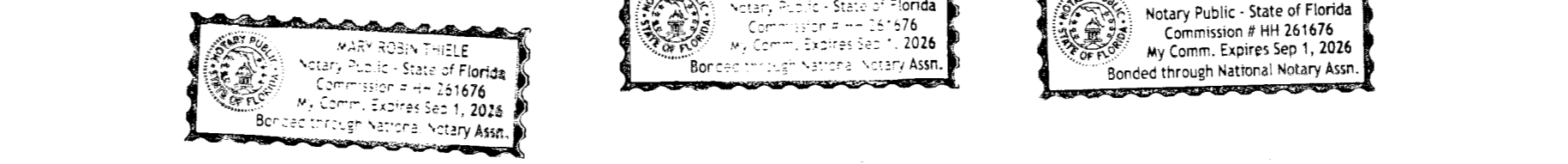
I hereby certify on this 9 day of January, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me as the person described in and who executed the foregoing Certificate of Acceptance 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 Signature]*  
Notary Public, State of Florida at Large

My Commission expires: September 4, 2026

Commission Number: HH 261676



**PROPERTY INFORMATION**

STATE OF FLORIDA )  
 ) SS:  
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-2412923FL and based on said report find that the title of the property is vested in LNR3 AIV, LLC, a Delaware 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-2412923FL.

This the 10<sup>th</sup> day of January, 2025.

Lennar Title Inc., a Maryland corporation

*[Signature]*  
By: \_\_\_\_\_  
Name: Catherine P. Mueller, 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 10<sup>th</sup> day of January, 2025

*[Signature]*  
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 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.

*[Signature]*  
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) 138-147

*[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 (P.R.M.'s) were set on the 19th day of December, 2024, as shown hereon, 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 3<sup>rd</sup> day of January, 2025

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

*[Signature]*  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-13"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	8.675 Ac.±
TRACT "B-27"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA	5.435 Ac.±
TRACT "B-28"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA	20.074 Ac.±
TRACT "B-31"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA	13.477 Ac.±
TRACT "B-31A"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.122 Ac.±
TRACT "P-20"	(CDD) PARK AREA	1.610 Ac.±
TRACT "Z-8"	(PUBLIC) PUMP STATION SITE	0.070 Ac.±

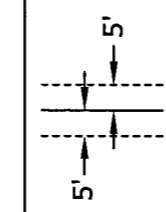
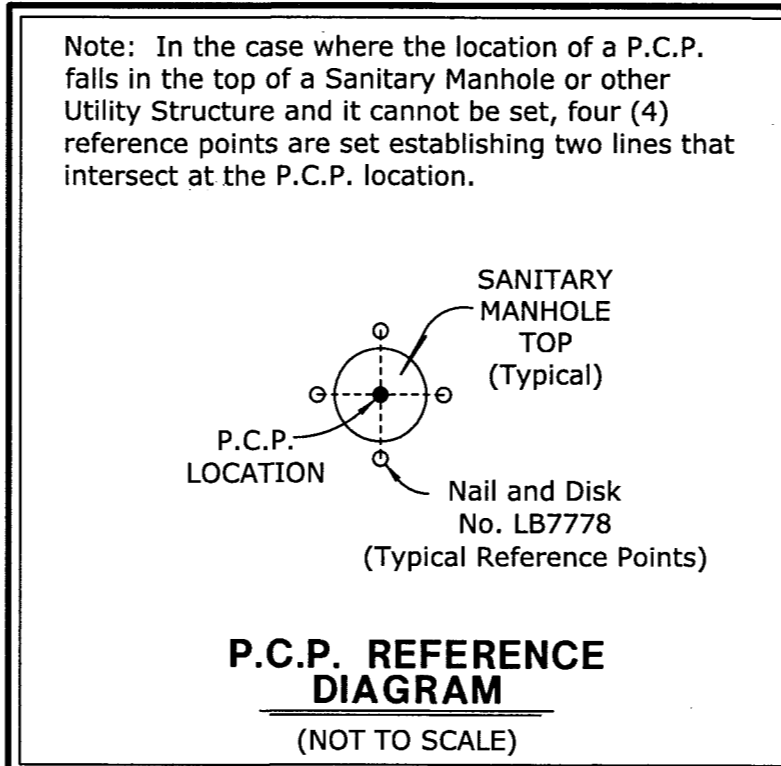
The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

**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.

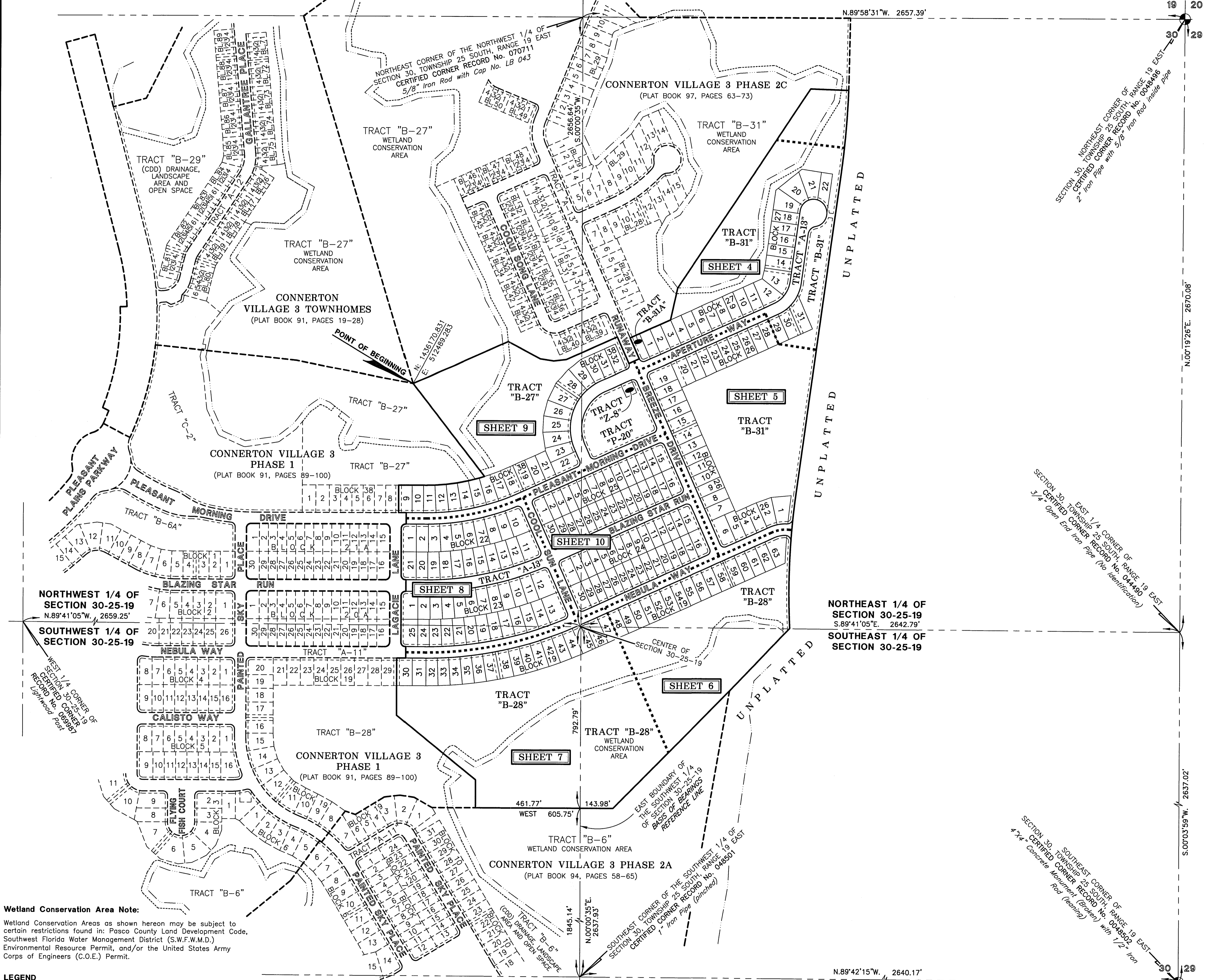
**NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')**

**SURVEYOR'S NOTES:**

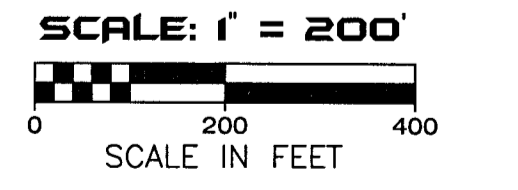
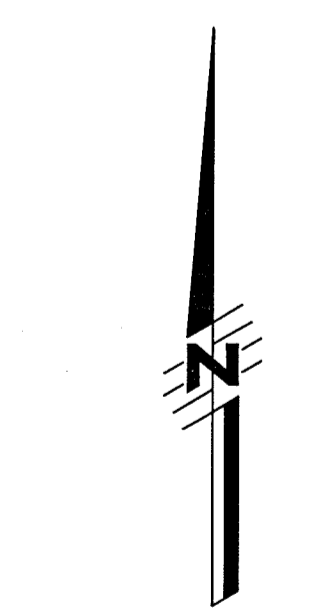
- TRACT "A-11", as shown on the plat of Connerton Village 3, Phase 1, as recorded in Plat Book 91, Pages 69 through 100, has been conveyed to the Connerton East Community Development District, by Special Warranty Deed as recorded in Official Records Book 10873, Page 3767 of the Public Records of Pasco County, Florida, and as affected by Assignment of Plat Responsibilities and Easements as recorded in Official Records Book 10873, Page 3769 and by Quit Claim Deed as recorded in Official Records Book 10873, Page 3772 both of the Public Records of Pasco County, Florida.

**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.

**BASIS OF BEARINGS**  
 The East boundary of the Southwest 1/4 of Section 30, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of N.00°00'35"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.



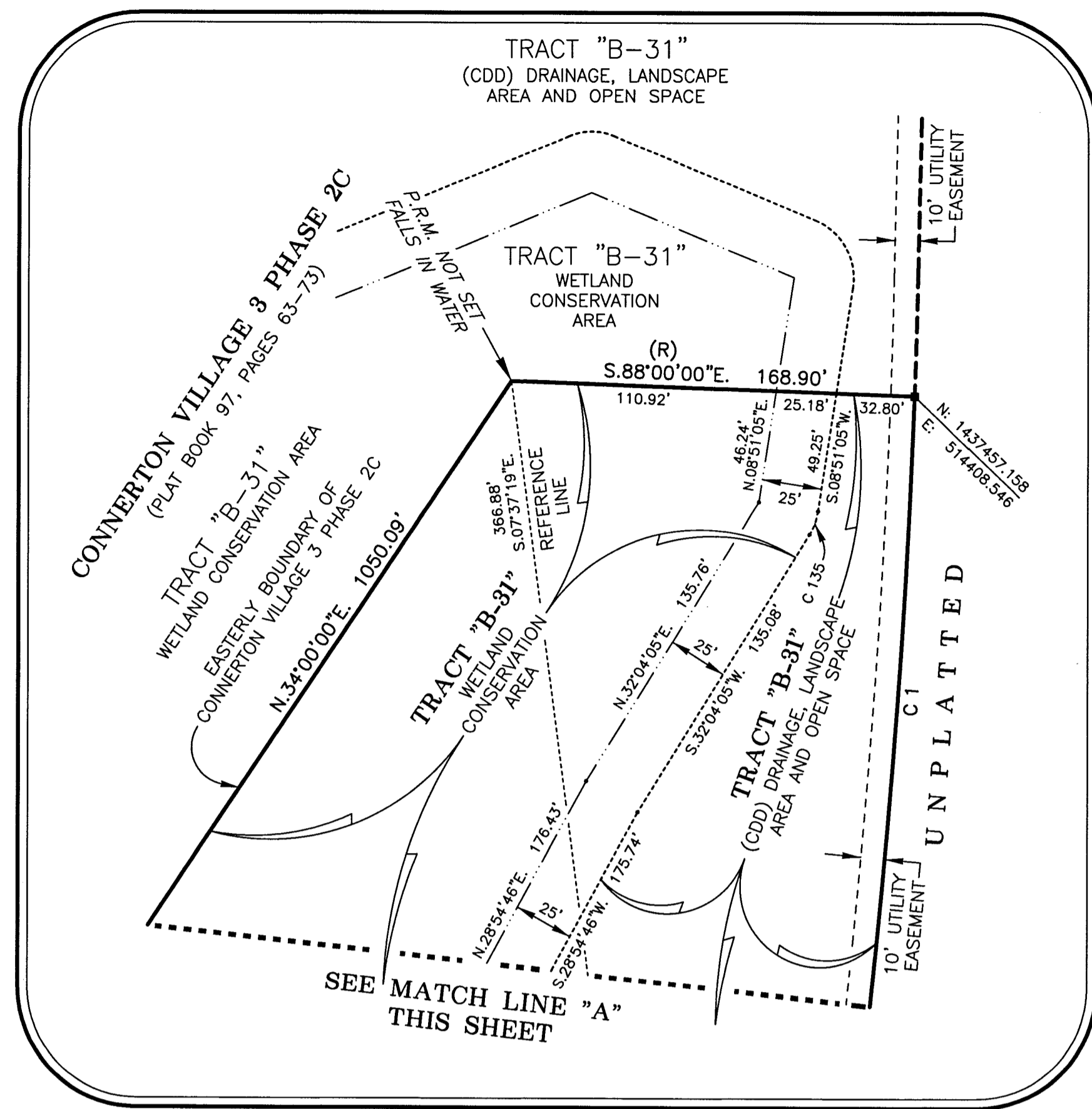
**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

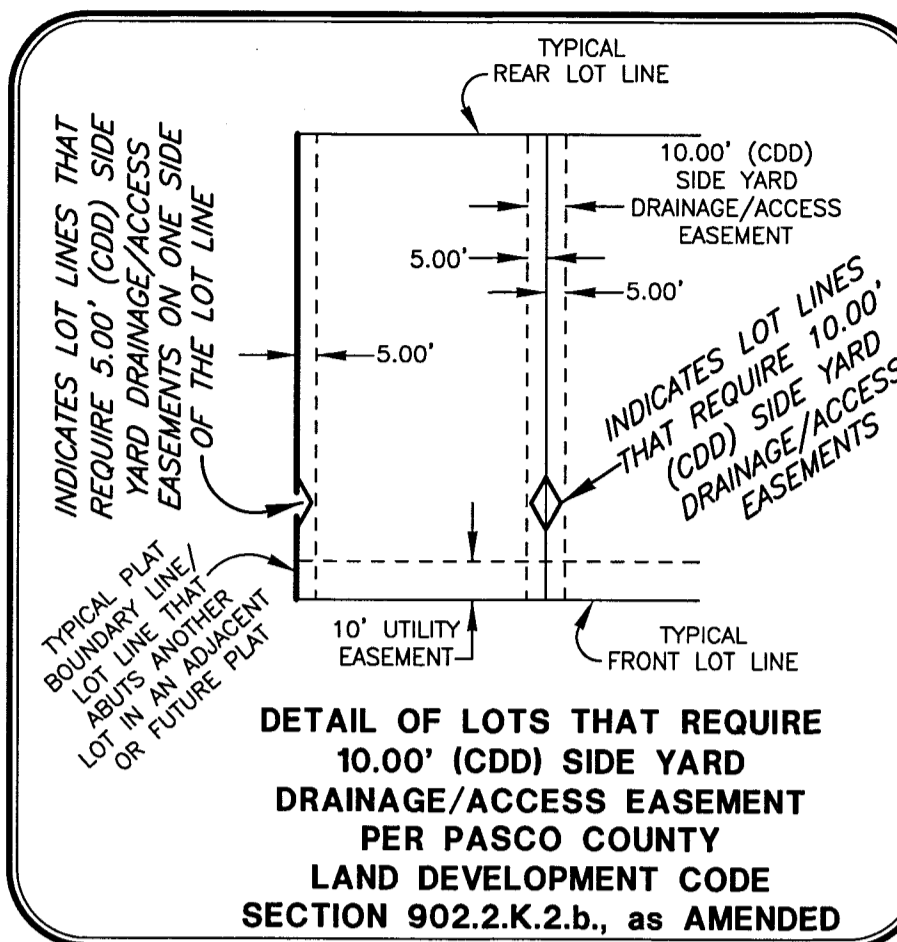
**Wetland Conservation Area Note:**  
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers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

- LEGEND**
- O.R. - Official Records Book
  - BL. - Block
  - (CDD) - Connerton East Community Development District

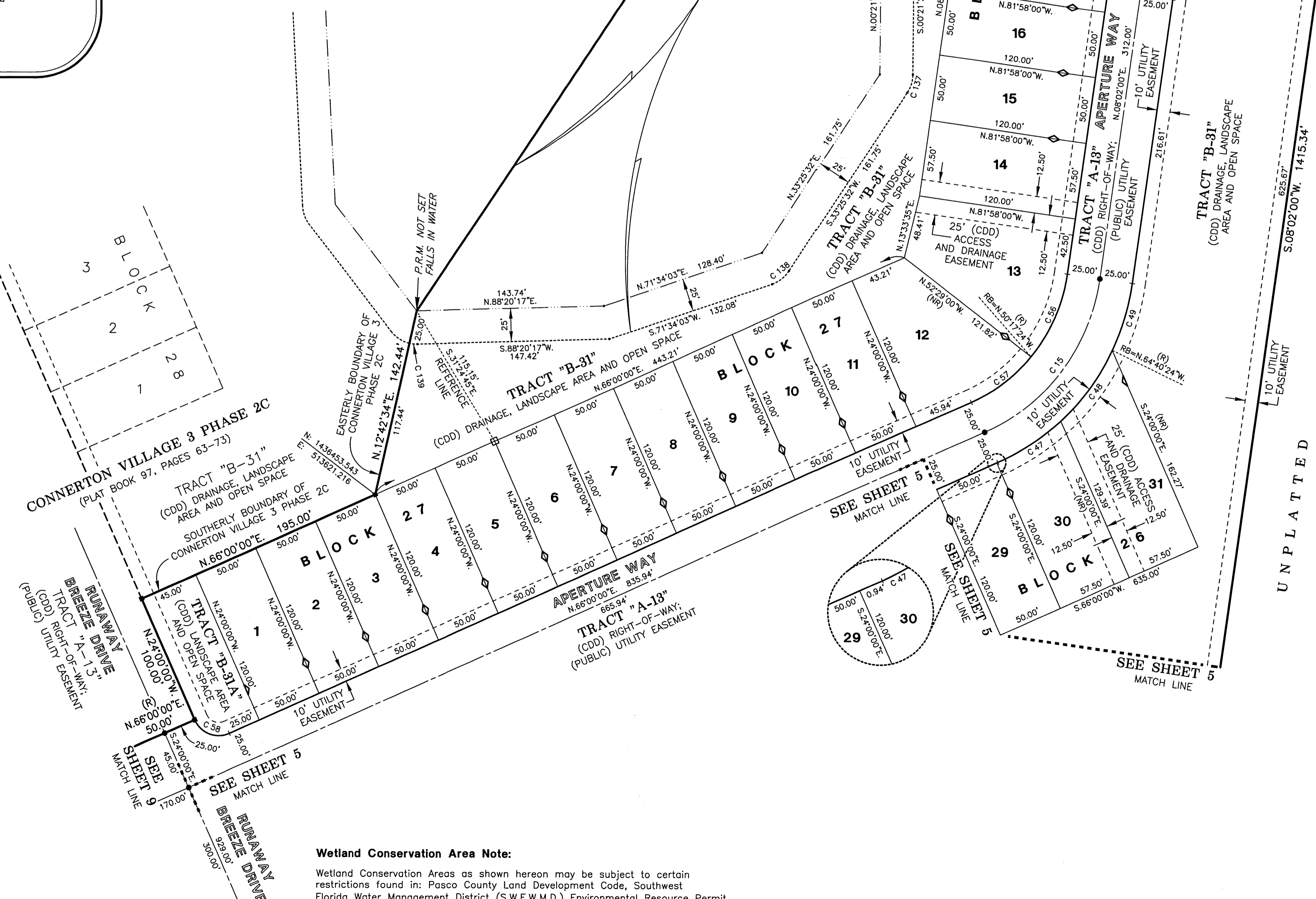
**CONNERTON VILLAGE 3 PHASE 2B**  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



INSET "A"



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3438.00	06°02'00"	362.03	361.86	S.05°01'00\"W.
15	150.00	57°58'00"	151.76	145.37	N.37°01'00\"E.
47	175.00	18°51'18"	57.59	57.33	N.56°34'21\"E.
48	175.00	21°49'06"	66.64	66.24	N.36°14'09\"E.
49	175.00	17°17'36"	52.82	52.62	N.16°40'48\"E.
50	40.00	72°32'33"	50.64	47.33	N.44°18'16\"E.
51	80.00	72°32'33"	75.97	70.99	N.44°18'16\"E.
52	60.00	80°24'21"	84.20	77.46	N.32°10'11\"W.
53	60.00	38°05'39"	39.89	39.18	S.88°34'43\"W.
54	60.00	35°30'00"	37.18	36.58	S.51°47'00\"W.
55	60.00	26°00'00"	27.23	26.99	S.21°02'00\"W.
56	125.00	31°40'36"	69.11	68.23	S.23°52'18\"W.
57	125.00	26°17'24"	57.36	56.85	S.52°51'18\"W.
58	20.00	90°00'00"	31.42	28.28	N.69°00'00\"W.
135	25.00	23°13'00"	10.13	10.06	S.20°27'35\"W.
136	25.00	31°53'23"	13.91	13.74	S.44°51'28\"W.
137	25.00	33°04'10"	14.43	14.23	S.16°53'28\"W.
138	25.00	38°08'31"	16.64	16.34	S.52°29'48\"W.
139	25.00	14°22'17"	6.27	6.25	N.84°28'35\"W.

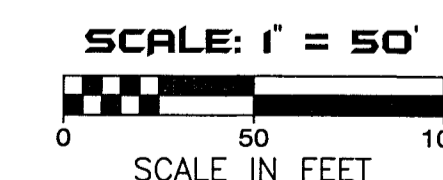


**LEGEND**

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

**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.

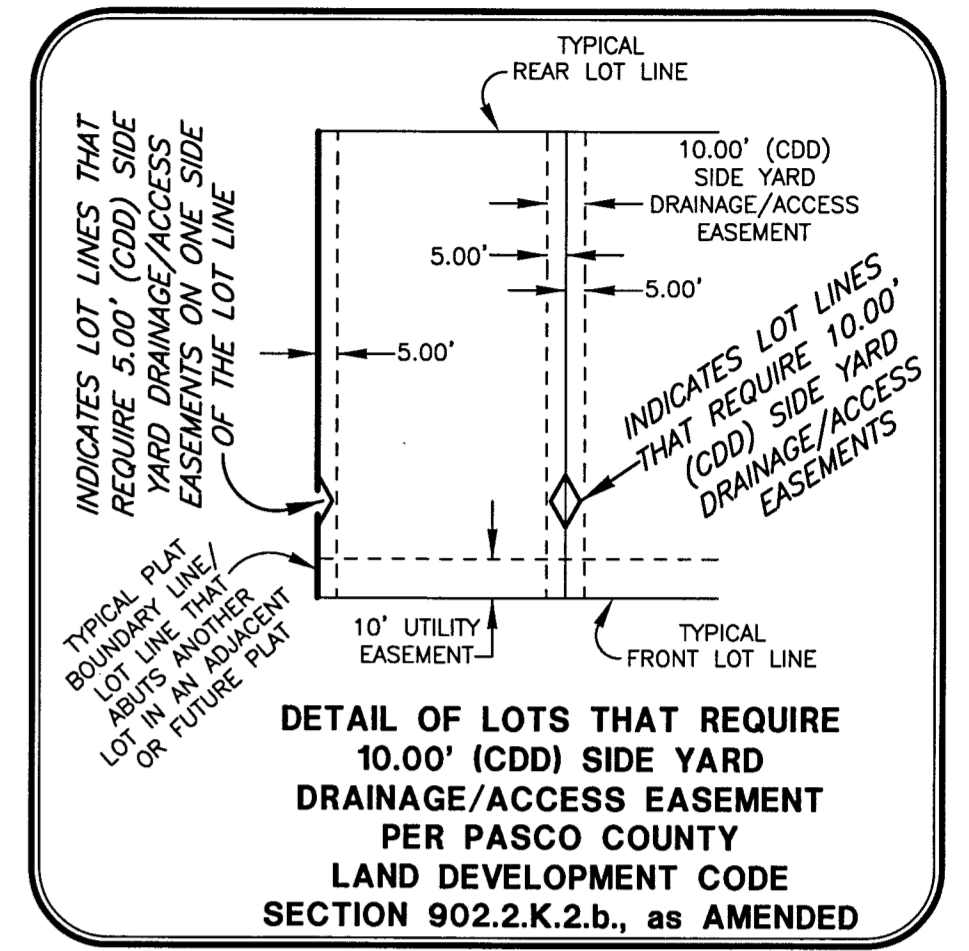
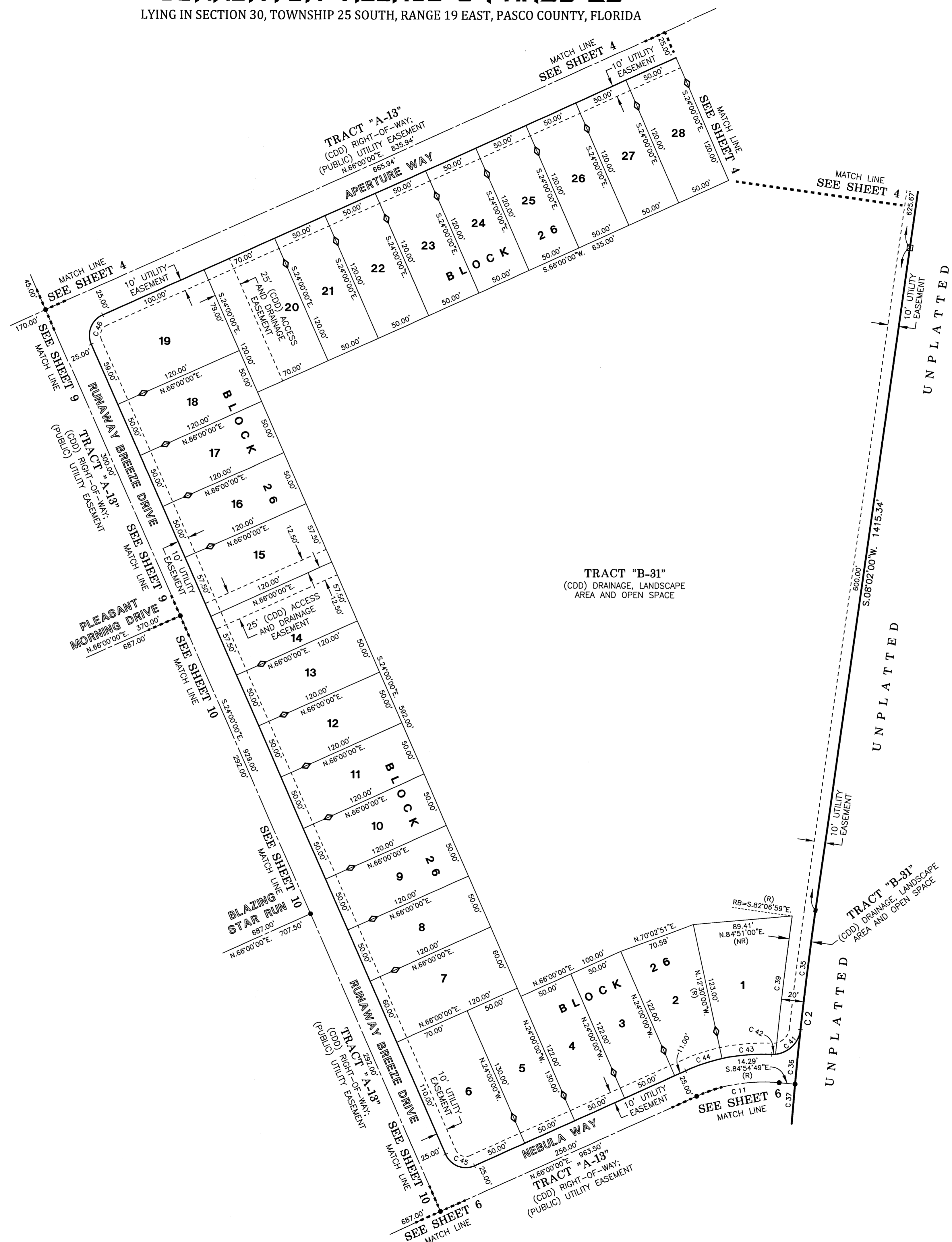


SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azelle Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

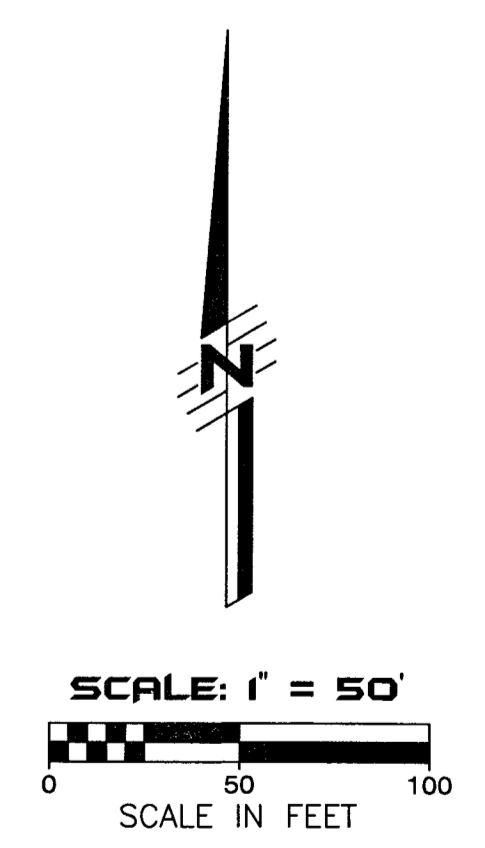
**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	3053.00	10°58'30"	584.80	583.91	S.02°32'45"W.
11	150.00	28°05'11"	76.15	75.33	N.80°32'36"E.
35	3053.00	02°01'16"	107.69	107.69	S.07°01'22"W.
36	3053.00	00°55'33"	49.33	49.33	S.05°32'58"W.
37	3053.00	00°56'26"	50.12	50.12	S.04°36'58"W.
39	3073.00	02°19'39"	124.84	124.83	N.06°43'11"E.
41	25.00	78°14'06"	34.14	31.55	S.45°07'47"W.
42	25.00	07°53'00"	3.44	3.44	S.88°11'20"W.
43	175.00	14°37'51"	44.69	44.57	S.84°48'55"W.
44	175.00	11°30'00"	35.12	35.07	S.71°45'00"W.
45	20.00	90°00'00"	31.42	28.28	N.69°00'00"W.
46	20.00	90°00'00"	31.42	28.28	N.21°00'00"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.
  - 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



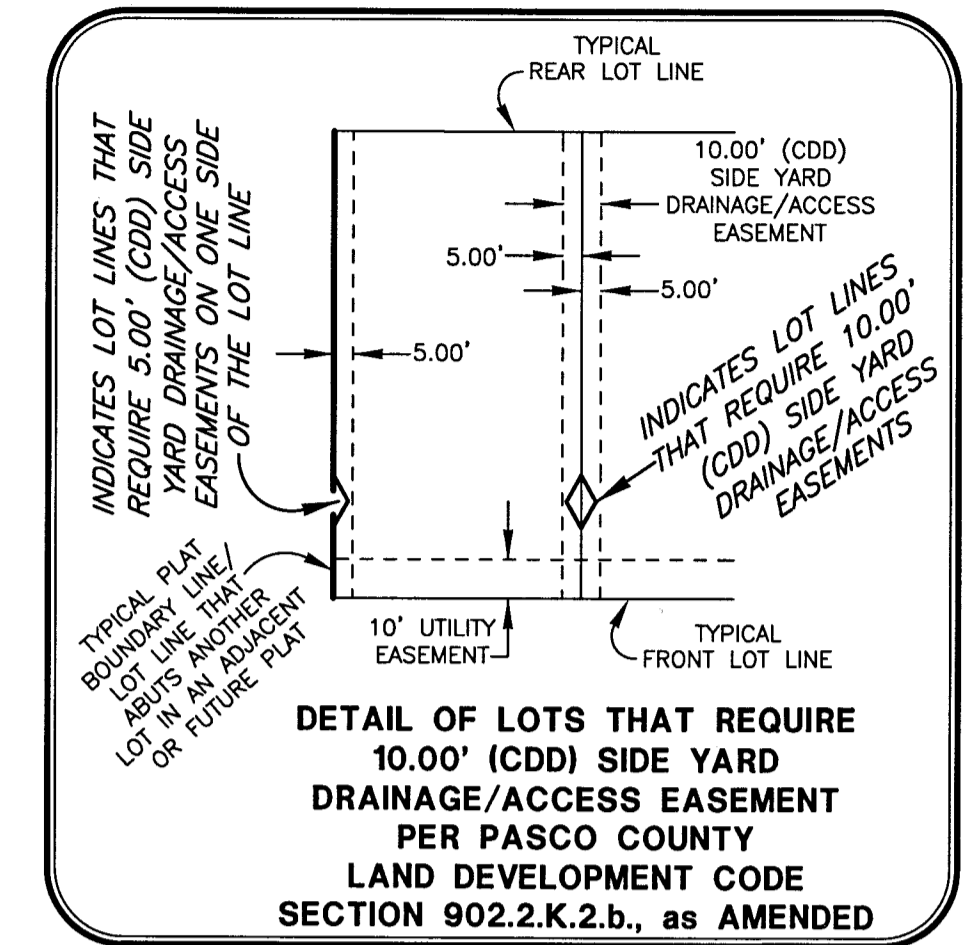
SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

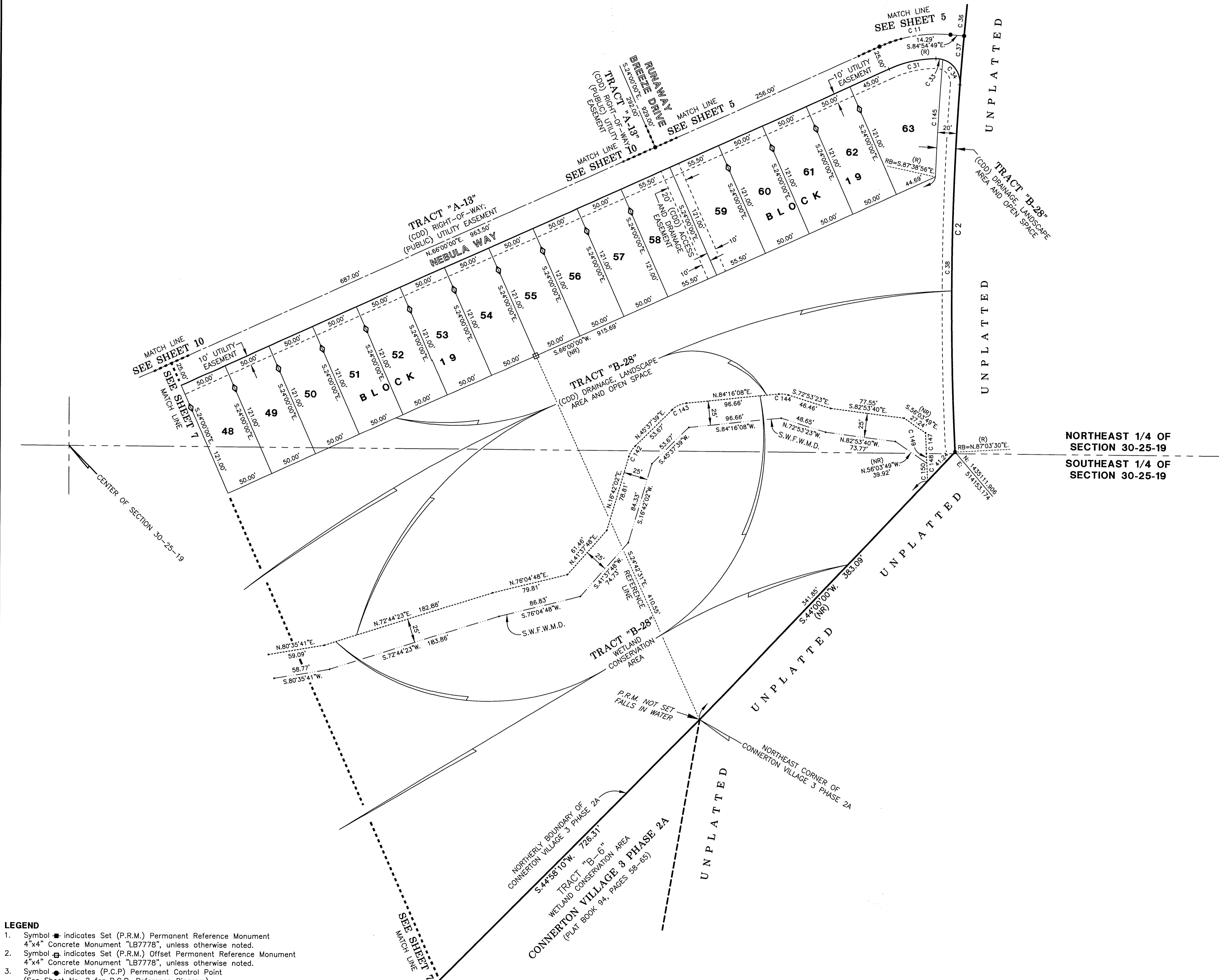
**SHEET 5 OF 10 SHEETS**

**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**CURVE DATA TABLE**

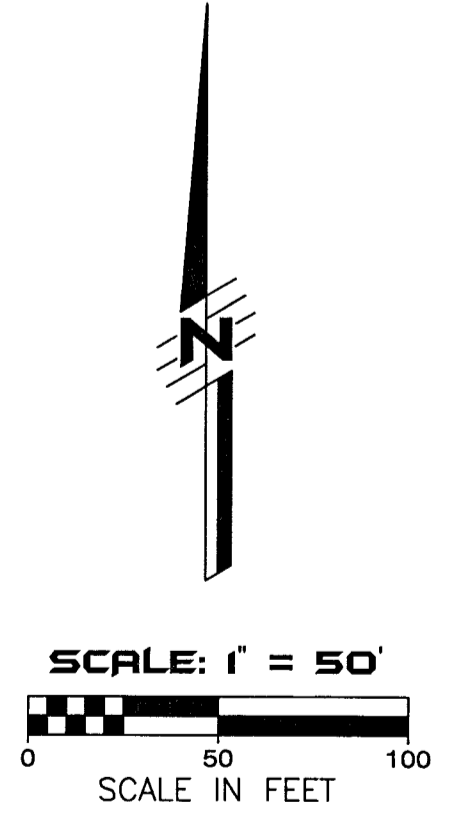
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	3053.00	10°58'30"	584.80	583.91	S.02°32'45"W.
11	150.00	29°05'11"	76.15	75.33	N.80°32'36"E.
31	125.00	23°10'28"	50.56	50.22	N.77°35'14"E.
33	25.00	16°44'11"	7.30	7.28	S.82°27'26"E.
34	25.00	78°14'06"	34.14	31.55	S.34°58'18"E.
36	3053.00	00°55'33"	49.33	49.33	S.03°32'58"W.
37	3053.00	00°56'26"	50.12	50.12	S.04°36'56"W.
38	3053.00	07°05'15"	377.65	377.41	S.00°36'08"W.
142	25.00	28°55'37"	12.62	12.49	N.31°09'50"E.
143	25.00	38°38'29"	16.86	16.54	N.64°56'53"E.
144	25.00	22°50'29"	9.97	9.90	S.84°18'38"E.
145	3073.00	02°15'04"	120.73	120.73	S.03°28'36"W.
147	3083.00	00°23'37"	21.17	21.17	S.02°44'42"E.
148	2917.00	00°33'11"	28.16	28.16	S.02°39'54"E.
149	2917.00	00°11'48"	10.01	10.01	S.02°50'36"E.
150	2917.00	00°21'23"	18.15	18.15	S.02°34'00"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.
  - Symbol ● indicates (P.C.P) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**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.

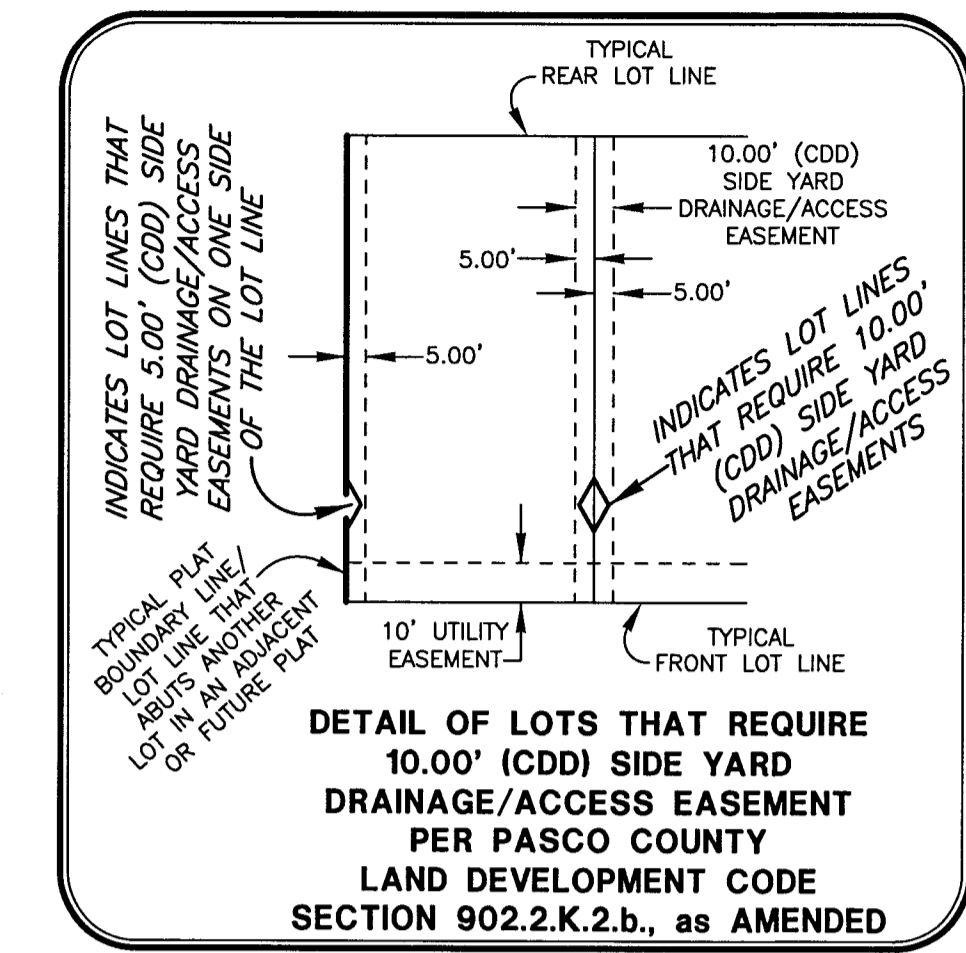
NORTHEAST 1/4 OF SECTION 30-25-19  
 SOUTHEAST 1/4 OF SECTION 30-25-19



SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
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 Tampa, FL 33609  
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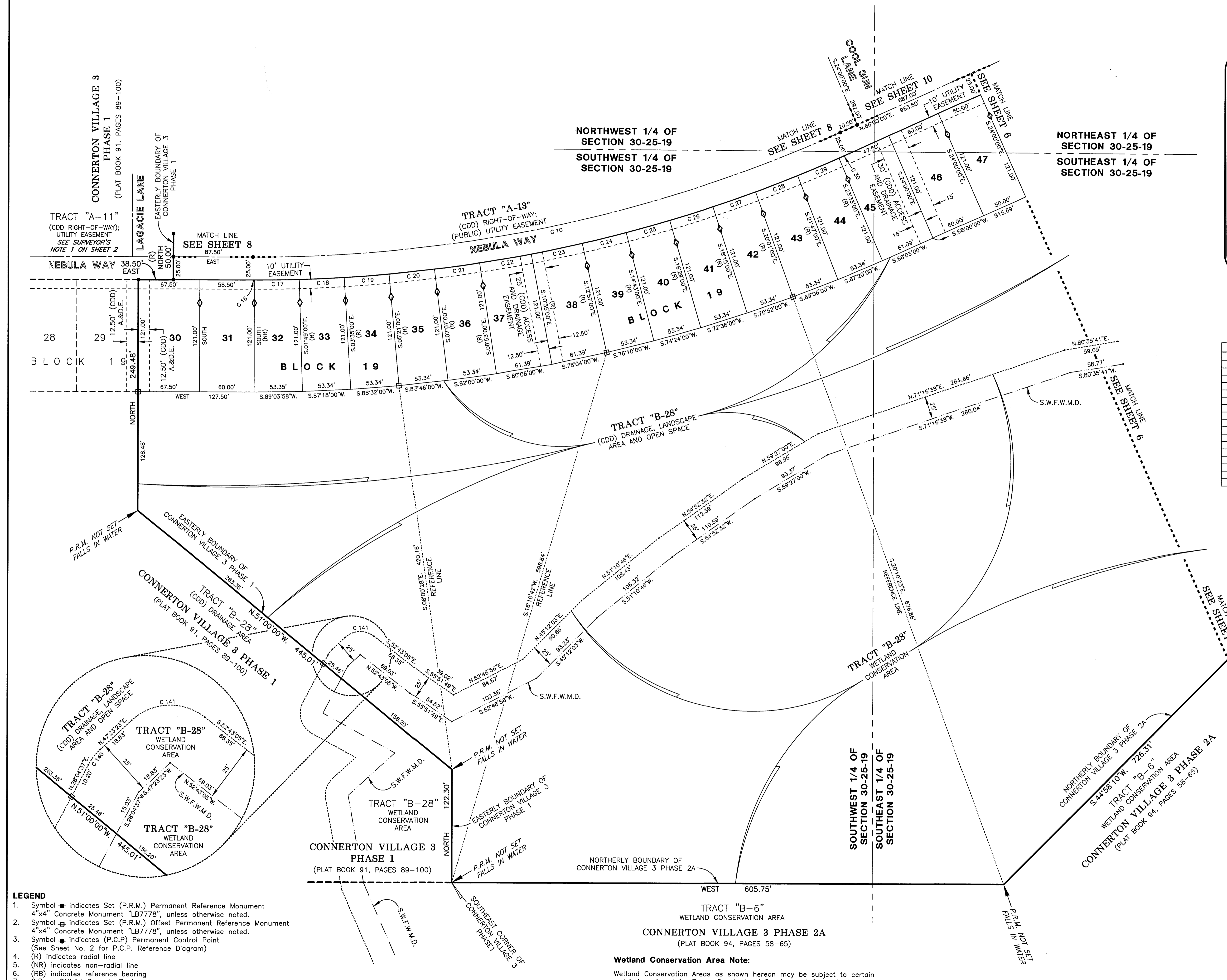
**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**CURVE DATA TABLE**

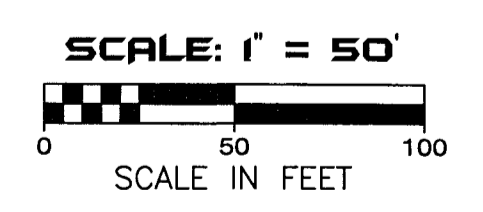
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	1584.00	24°00'00"	663.50	658.66	N 78°00'00"E
16	1609.00	00°03'12"	1.50	1.50	N 89°58'24"E
17	1609.00	01°45'48"	49.52	49.51	N 89°03'51"E
18	1609.00	01°46'00"	49.61	49.61	N 87°18'00"E
19	1609.00	01°46'00"	49.61	49.61	N 85°32'00"E
20	1609.00	01°46'00"	49.61	49.61	N 83°46'00"E
21	1609.00	01°46'00"	49.61	49.61	N 82°00'00"E
22	1609.00	02°02'00"	57.10	57.10	N 80°06'00"E
23	1609.00	02°02'00"	57.10	57.10	N 78°04'00"E
24	1609.00	01°46'00"	49.61	49.61	N 76°10'00"E
25	1609.00	01°46'00"	49.61	49.61	N 74°24'00"E
26	1609.00	01°46'00"	49.61	49.61	N 72°38'00"E
27	1609.00	01°46'00"	49.61	49.61	N 70°52'00"E
28	1609.00	01°46'00"	49.61	49.61	N 69°06'00"E
29	1609.00	01°46'00"	49.61	49.61	N 67°20'00"E
30	1609.00	00°27'00"	12.64	12.64	N 66°13'30"E
140	25.00	19°18'47"	8.43	8.39	N 37°44'00"E
141	25.00	79°53'31"	34.86	32.10	N 87°20'09"E

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.



- 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
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

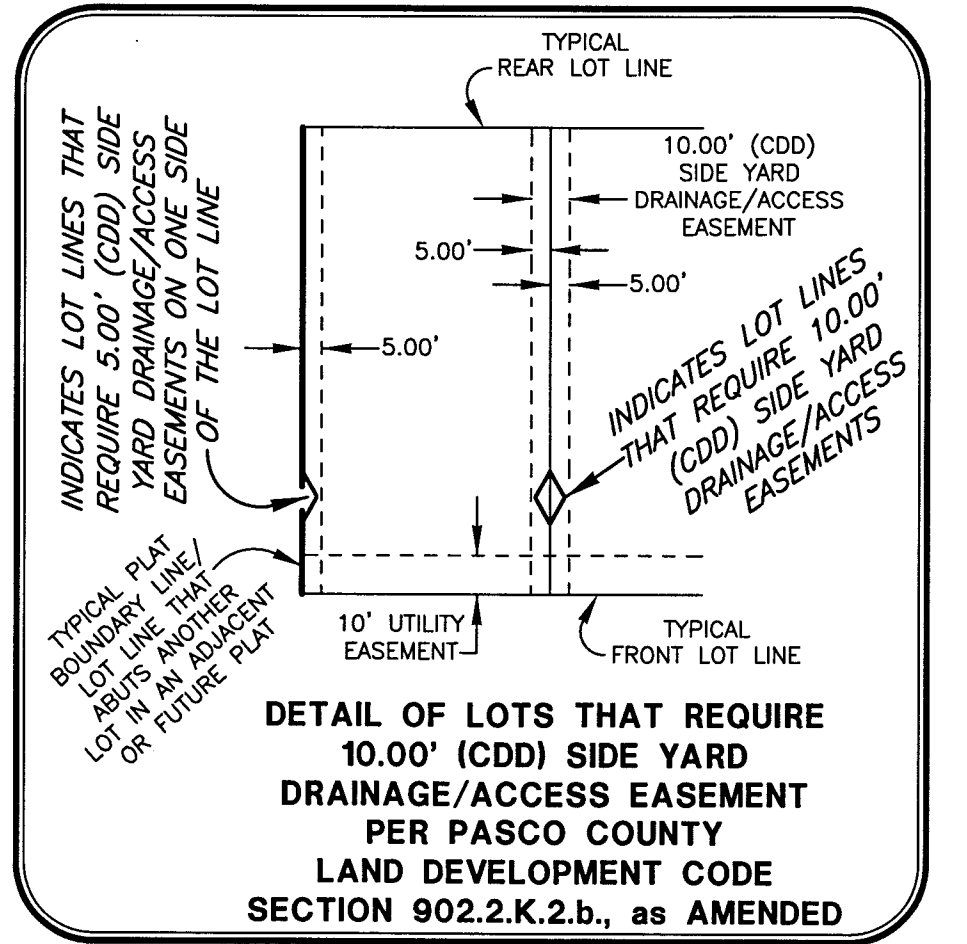
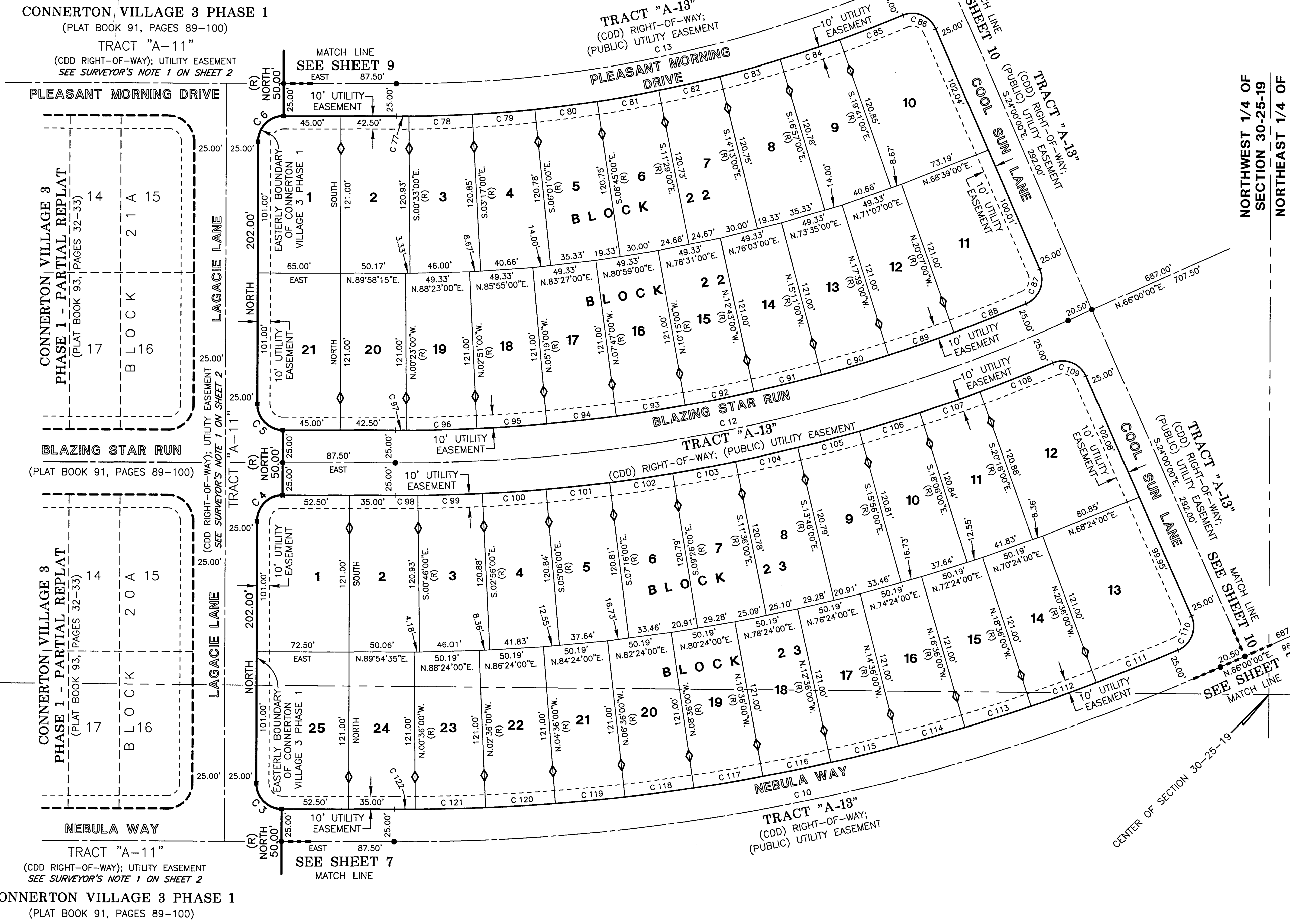
**Wetland Conservation Area Note:**  
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SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
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**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



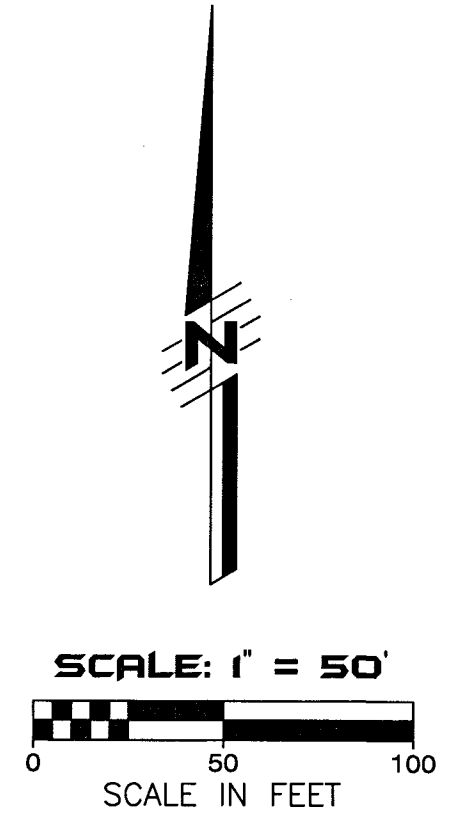
**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00\"E.  
 SOUTH - S.00°00'00\"W.  
 EAST - E.90°00'00\"E.  
 WEST - W.90°00'00\"W.

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	20.00	90°00'00"	31.42	28.28	N.45°00'00\"W.
4	20.00	90°00'00"	31.42	28.28	N.45°00'00\"W.
5	20.00	90°00'00"	31.42	28.28	N.45°00'00\"W.
6	20.00	90°00'00"	31.42	28.28	N.45°00'00\"E.
10	1584.00	24°00'00"	663.50	658.66	N.78°00'00\"E.
12	1292.00	24°00'00"	541.19	537.24	N.78°00'00\"E.
13	1000.00	24°00'00"	418.88	415.82	N.78°00'00\"E.
73	1025.00	02°33'00"	49.80	9.84	N.89°43'30\"E.
78	1025.00	02°44'00"	48.90	8.89	N.88°05'00\"E.
79	1025.00	02°44'00"	48.90	8.89	N.85°21'00\"E.
80	1025.00	02°44'00"	48.90	8.89	N.82°37'00\"E.
81	1025.00	02°44'00"	48.90	8.89	N.79°53'00\"E.
82	1025.00	02°44'00"	48.90	8.89	N.77°09'00\"E.
83	1025.00	02°44'00"	48.90	8.89	N.74°25'00\"E.
84	1025.00	02°44'00"	48.90	8.89	N.71°41'00\"E.
85	1025.00	02°58'24"	53.19	5.18	N.88°49'48\"E.
86	20.00	88°39'24"	30.95	27.95	S.68°19'42\"E.
87	20.00	91°07'33"	31.81	28.56	S.21°33'46\"W.
88	1267.00	02°45'27"	60.98	60.97	S.68°30'16\"W.
89	1267.00	02°28'00"	54.55	54.54	S.71°07'00\"W.
90	1267.00	02°28'00"	54.55	54.54	S.73°35'00\"W.
91	1267.00	02°28'00"	54.55	54.54	S.76°03'00\"W.
92	1267.00	02°28'00"	54.55	54.54	S.78°31'00\"W.
93	1267.00	02°28'00"	54.55	54.54	S.80°59'00\"W.
94	1267.00	02°28'00"	54.55	54.54	S.83°27'00\"W.
95	1267.00	02°28'00"	54.55	54.54	S.85°55'00\"W.
96	1267.00	02°28'00"	54.55	54.54	S.88°23'00\"W.
97	1267.00	00°23'00"	8.48	8.48	S.89°48'30\"W.
98	1317.00	00°46'00"	17.62	17.62	N.89°37'00\"E.
99	1317.00	02°10'00"	49.80	49.80	N.78°09'00\"E.
100	1317.00	02°10'00"	49.80	49.80	N.85°59'00\"E.
101	1317.00	02°10'00"	49.80	49.80	N.83°49'00\"E.
102	1317.00	02°10'00"	49.80	49.80	N.81°39'00\"E.
103	1317.00	02°10'00"	49.80	49.80	N.79°29'00\"E.
104	1317.00	02°10'00"	49.80	49.80	N.77°19'00\"E.
105	1317.00	02°10'00"	49.80	49.80	N.75°09'00\"E.
106	1317.00	02°10'00"	49.80	49.80	N.72°59'00\"E.
107	1317.00	02°10'00"	49.80	49.80	N.70°49'00\"E.
108	1317.00	02°41'00"	61.68	61.67	S.68°23'30\"E.
109	20.00	88°57'00"	31.05	28.02	S.68°28'30\"E.
110	20.00	90°54'44"	31.73	28.51	S.21°27'22\"W.
111	1559.00	02°29'16"	67.69	67.69	S.68°09'22\"W.
112	1559.00	02°00'00"	54.42	54.42	S.70°24'00\"W.
113	1559.00	02°00'00"	54.42	54.42	S.72°24'00\"W.
114	1559.00	02°00'00"	54.42	54.42	S.74°24'00\"W.
115	1559.00	02°00'00"	54.42	54.42	S.76°24'00\"W.
116	1559.00	02°00'00"	54.42	54.42	S.78°24'00\"W.
117	1559.00	02°00'00"	54.42	54.42	S.80°24'00\"W.
118	1559.00	02°00'00"	54.42	54.42	S.82°24'00\"W.
119	1559.00	02°00'00"	54.42	54.42	S.84°24'00\"W.
120	1559.00	02°00'00"	54.42	54.42	S.86°24'00\"W.
121	1559.00	02°00'00"	54.42	54.42	S.88°24'00\"W.
122	1559.00	00°36'00"	16.33	16.33	S.89°42'00\"W.

- 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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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

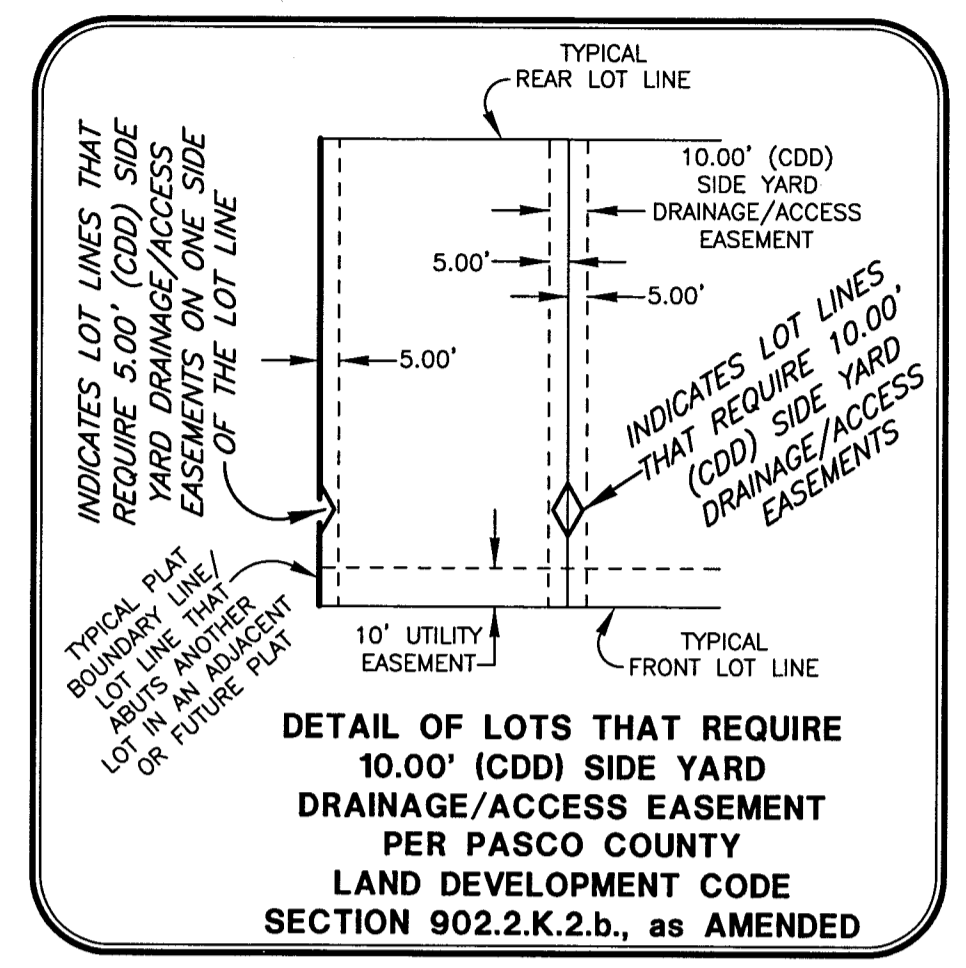


SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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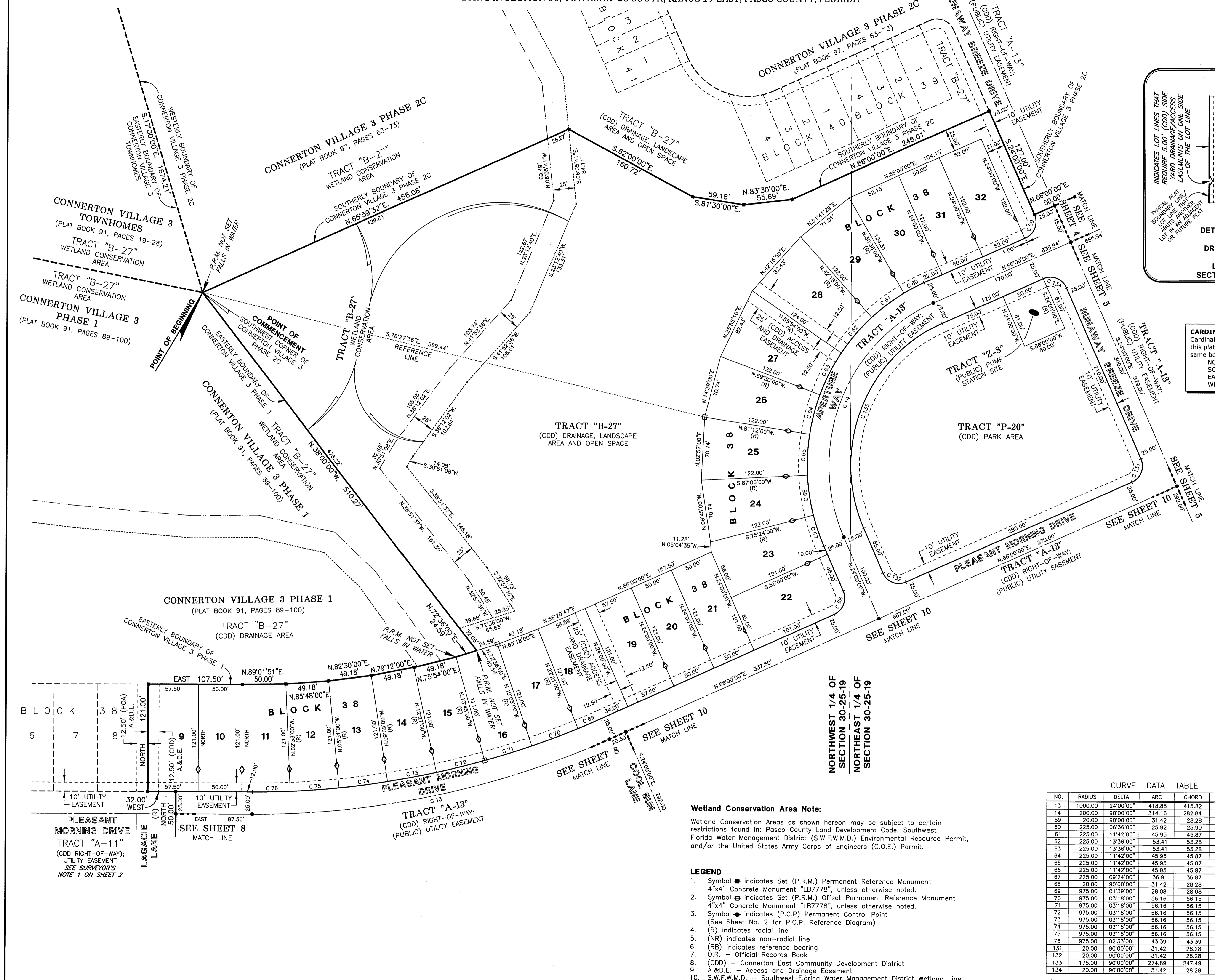
# CONNERTON VILLAGE 3 PHASE 2B

LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b, as AMENDED**

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.

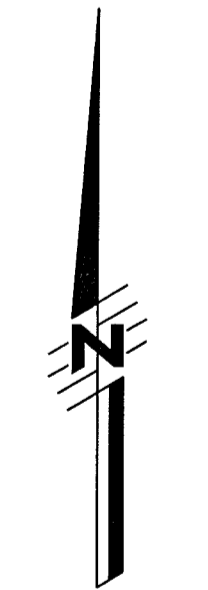


**Wetland Conservation Area Note:**  
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- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\blacksquare$  indicates Set (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
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	1000.00	24°00'00"	418.88	415.82	N.78°00'00"E.
14	200.00	90°00'00"	314.16	282.84	N.21°00'00"E.
59	20.00	90°00'00"	31.42	28.28	S.21°00'00"W.
60	225.00	06°36'00"	25.92	25.90	S.62°42'00"W.
61	225.00	11°42'00"	45.95	45.87	S.53°33'00"W.
62	225.00	13°36'00"	53.41	53.28	S.40°54'00"W.
63	225.00	13°36'00"	53.41	53.28	S.27°18'00"W.
64	225.00	11°42'00"	45.95	45.87	S.14°39'00"W.
65	225.00	11°42'00"	45.95	45.87	S.02°57'00"W.
66	225.00	11°42'00"	45.95	45.87	S.08°45'00"E.
67	225.00	09°24'00"	36.91	36.87	S.19°18'00"E.
68	20.00	90°00'00"	31.42	28.28	S.21°00'00"W.
69	975.00	01°39'00"	28.08	28.08	S.66°49'30"W.
70	975.00	03°18'00"	56.16	56.15	S.69°18'00"W.
71	975.00	03°18'00"	56.16	56.15	S.72°36'00"W.
72	975.00	03°18'00"	56.16	56.15	S.75°54'00"W.
73	975.00	03°18'00"	56.16	56.15	S.79°12'00"W.
74	975.00	03°18'00"	56.16	56.15	S.82°30'00"W.
75	975.00	03°18'00"	56.16	56.15	S.85°48'00"W.
76	975.00	02°33'00"	43.39	43.39	S.88°43'30"W.
131	20.00	90°00'00"	31.42	28.28	N.21°00'00"E.
132	20.00	90°00'00"	31.42	28.28	N.69°00'00"W.
133	175.00	90°00'00"	274.89	247.49	N.2°00'00"E.
134	20.00	90°00'00"	31.42	28.28	S.69°00'00"E.



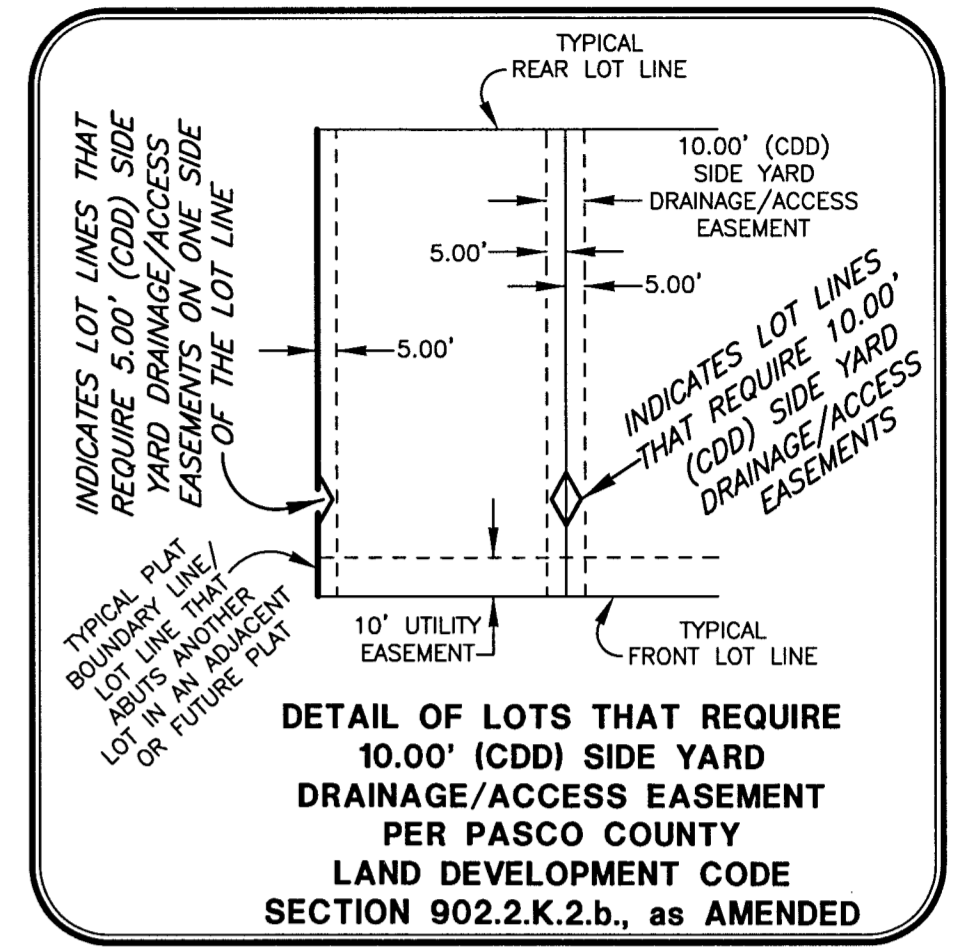
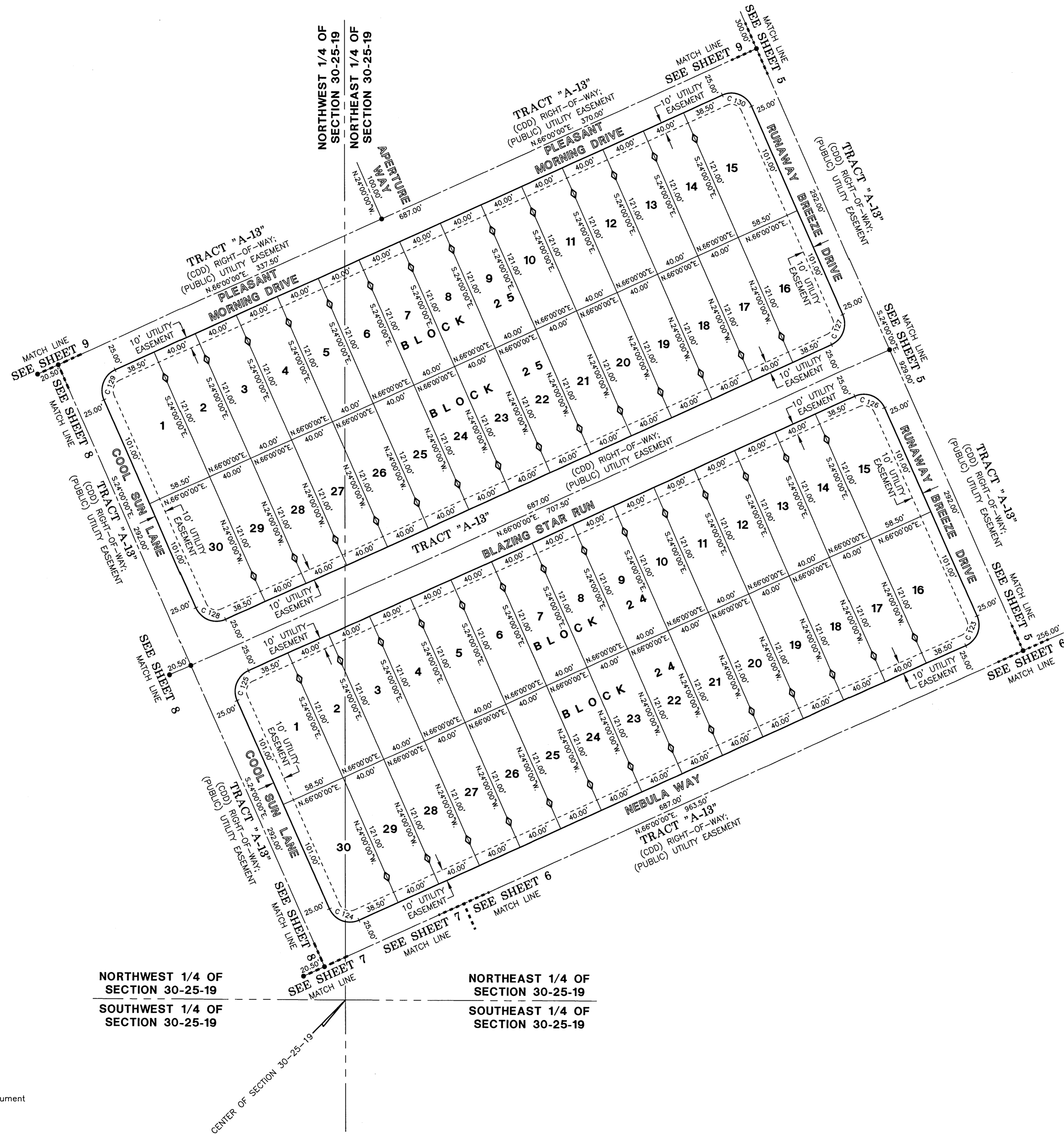
**SCALE: 1" = 50'**  
 0 50 100  
 SCALE IN FEET

SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
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**CONNERTON VILLAGE 3 PHASE 2B**  
 LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



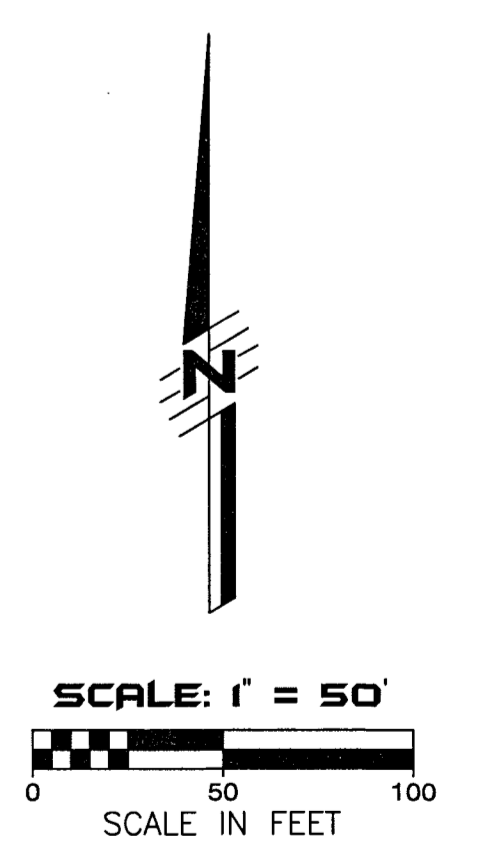
**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
123	20.00	90°00'00"	31.42	28.28	S.21°00'00"W.
124	20.00	90°00'00"	31.42	28.28	N.69°00'00"W.
125	20.00	90°00'00"	31.42	28.28	N.21°00'00"E.
126	20.00	90°00'00"	31.42	28.28	S.69°00'00"E.
127	20.00	90°00'00"	31.42	28.28	S.21°00'00"W.
128	20.00	90°00'00"	31.42	28.28	N.69°00'00"W.
129	20.00	90°00'00"	31.42	28.28	N.21°00'00"E.
130	20.00	90°00'00"	31.42	28.28	S.69°00'00"E.

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

- 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
  - (CDD) - Connerton East Community Development District
  - A.&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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