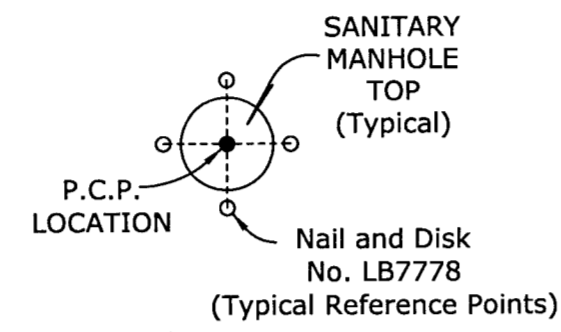




# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

A REPLAT OF A PORTION OF TRACTS 22, 29 AND 30, LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF TRACTS 8, 9, 12, 13, 45, 46, 47, 48, 49, 50, 51, 52, 53, 57, 58, 59 AND 60, LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**P.C.P. REFERENCE DIAGRAM**  
(NOT TO SCALE)

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:**

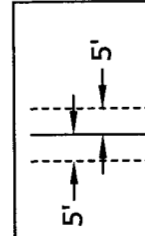
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

**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:**

1. The Public Right-of-way, according to the plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, and as shown hereon is being vacated simultaneously with the recording of this plat. Therefore the recording information related to said vacating is not shown.

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-4"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	9.282 Ac.±
TRACT "A-4C"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	2.065 Ac.±
TRACT "A-5"	(HOA) ALLEY, INGRESS-EGRESS EASEMENT; (PUBLIC) UTILITY EASEMENT	0.328 Ac.±
TRACT "B-22"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	9.197 Ac.±
TRACT "B-23"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.062 Ac.±
TRACT "B-28A"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.117 Ac.±
TRACT "B-28B"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.124 Ac.±
TRACT "B-29"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.229 Ac.±
TRACT "B-32"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.960 Ac.±
TRACT "B-34"	(CDD) DRAINAGE AND LANDSCAPE AREA, OPEN SPACE AND TRAIL	2.703 Ac.±
TRACT "B-35"	(CDD) DRAINAGE AND LANDSCAPE AREA, OPEN SPACE, LINEAR PARK AND TRAIL; WETLAND CONSERVATION AREA	14.532 Ac.±
TRACT "B-36"	(CDD) DRAINAGE AREA	0.160 Ac.±
TRACT "B-37"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.230 Ac.±
TRACT "C-2"	AMENITY AREA	3.785 Ac.±
TRACT "P-2"	(CDD) NEIGHBORHOOD PARK, DRAINAGE AND LANDSCAPE AREA	1.529 Ac.±
TRACT "P-3"	(CDD) NEIGHBORHOOD PARK, LANDSCAPE AREA	2.439 Ac.±
TRACT "Z-3"	(PUBLIC) PUMP STATION SITE	0.072 Ac.±

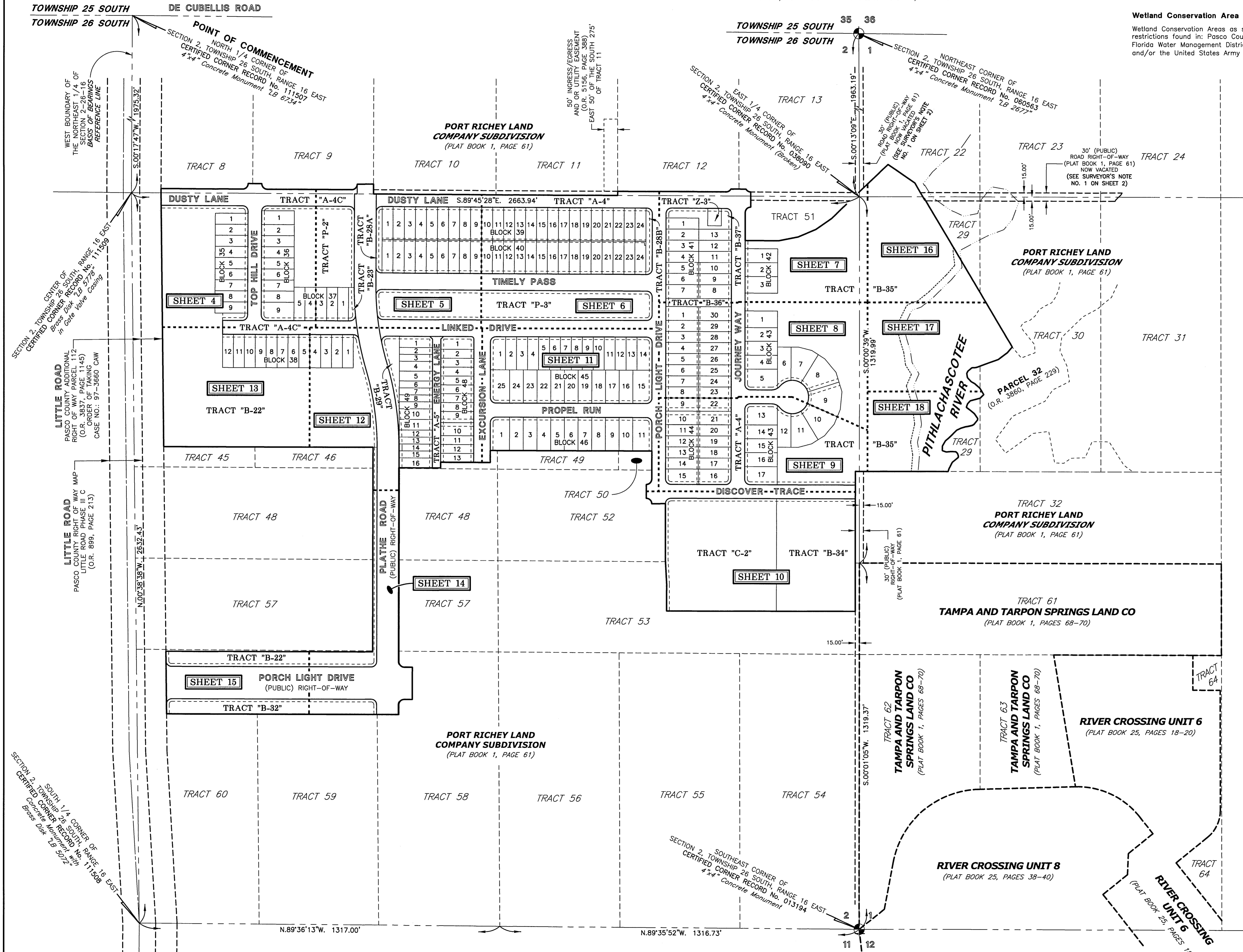
# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

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**LEGEND**  
1. O.R. - Official Records Book

**Wetland Conservation Area Note:**

Wetland Conservation Area 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.

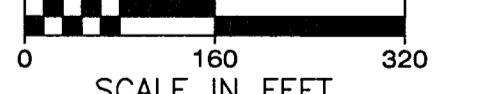


**BASIS OF BEARINGS**

The West boundary of the Northeast 1/4 of Section 2, Township 26 South, Range 16 East, Pasco County, Florida, has a Grid Bearing as shown of S.00°17'47"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.



SCALE: 1" = 160'



SCALE IN FEET

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

**KEY SHEET**

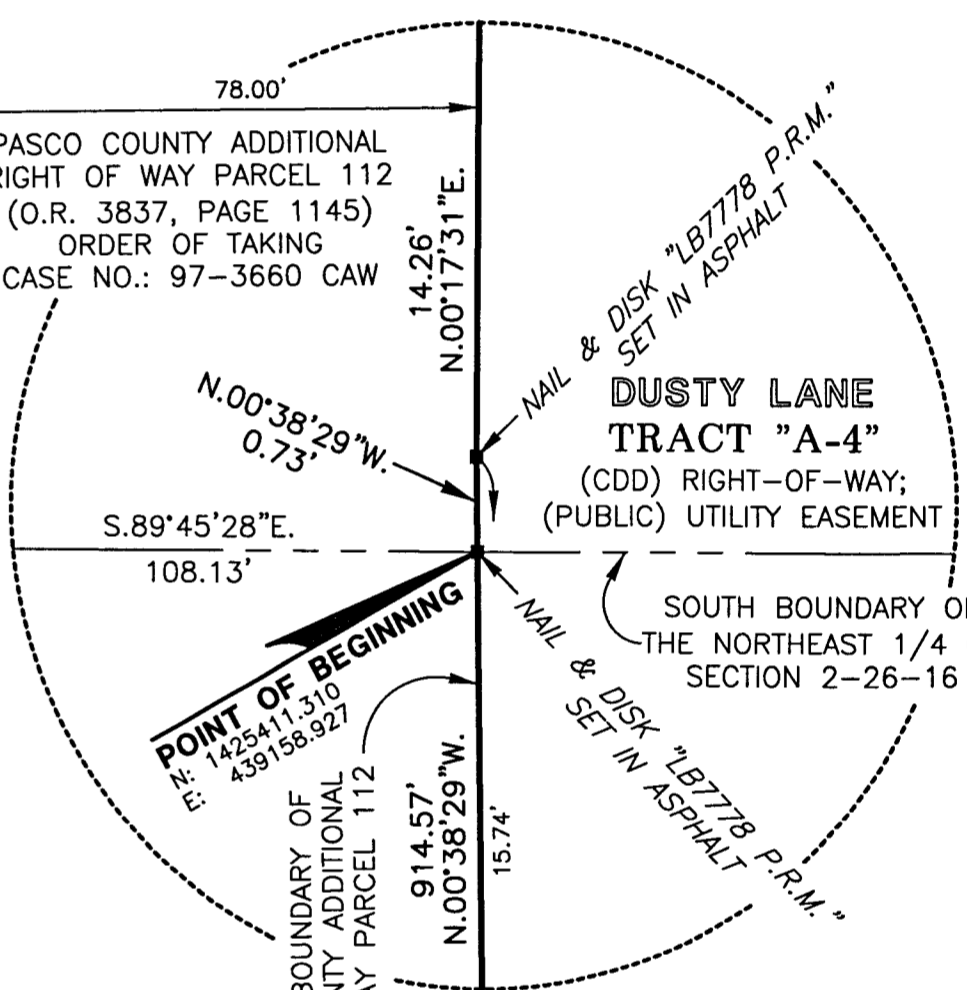
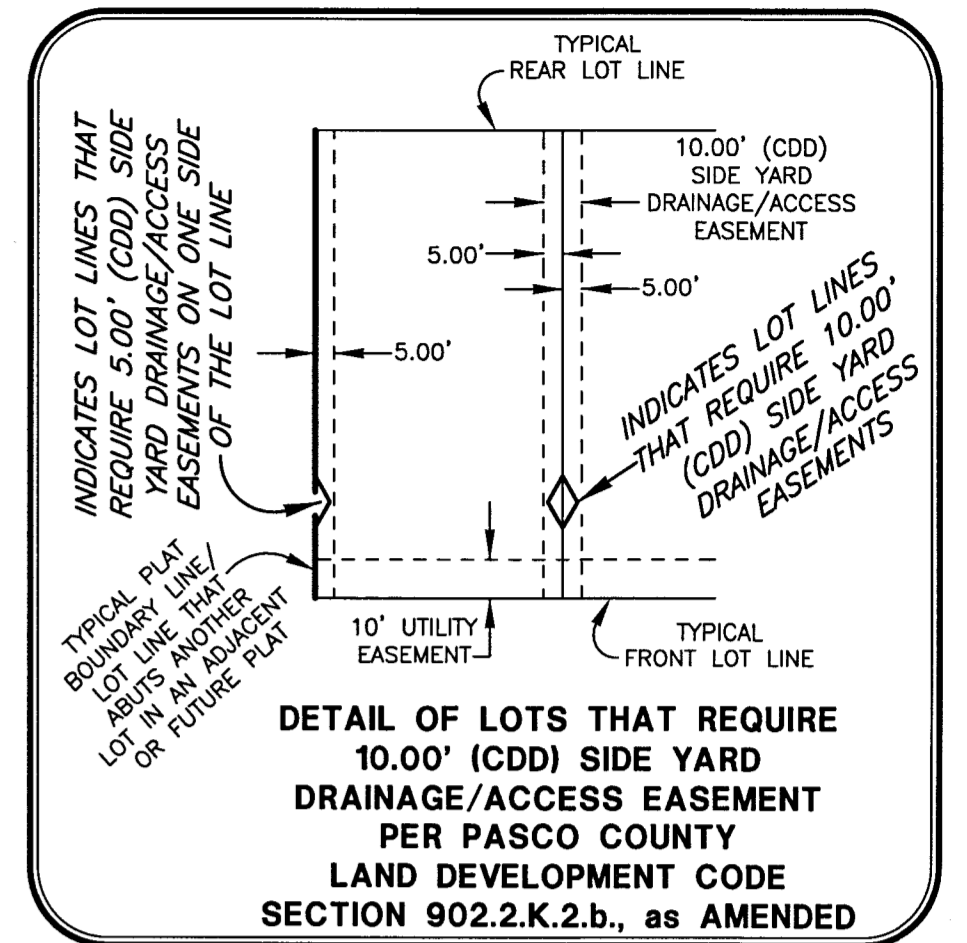
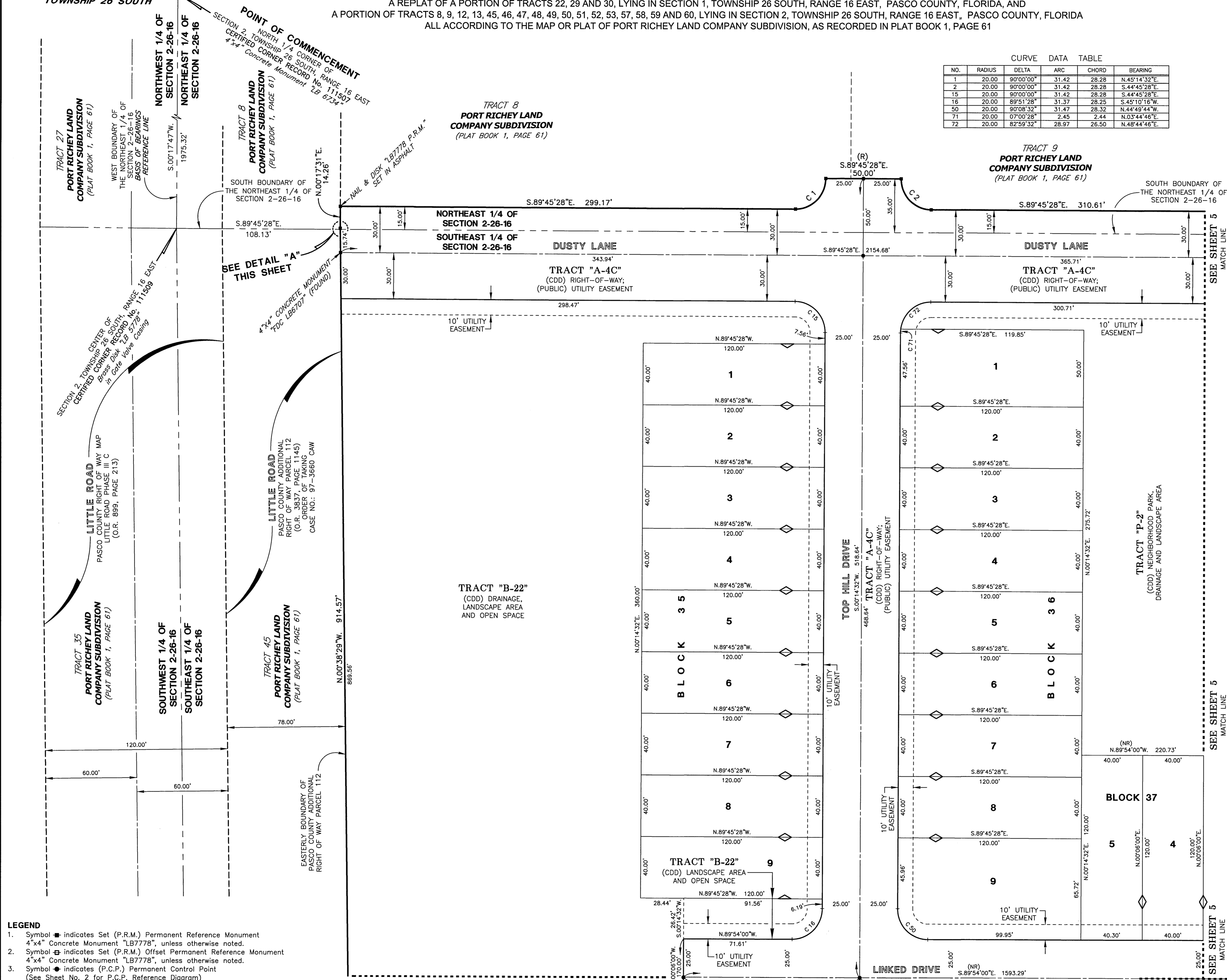
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
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3010 W. Apollo Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

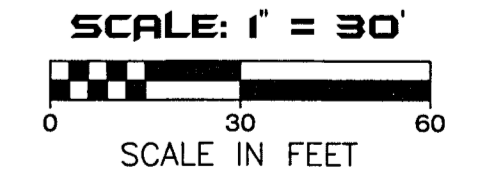
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	20.00	90°00'00"	31.42	28.28	N.45°14'32"E.
2	20.00	90°00'00"	31.42	28.28	S.44°45'28"E.
15	20.00	90°00'00"	31.42	28.28	S.44°45'28"E.
16	20.00	89°51'28"	31.37	28.25	S.45°10'18"W.
50	20.00	90°08'32"	31.47	28.32	N.44°49'44"W.
71	20.00	07°00'28"	2.45	2.44	N.03°44'46"E.
72	20.00	82°59'32"	28.97	26.50	N.03°44'46"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) - Community Development District

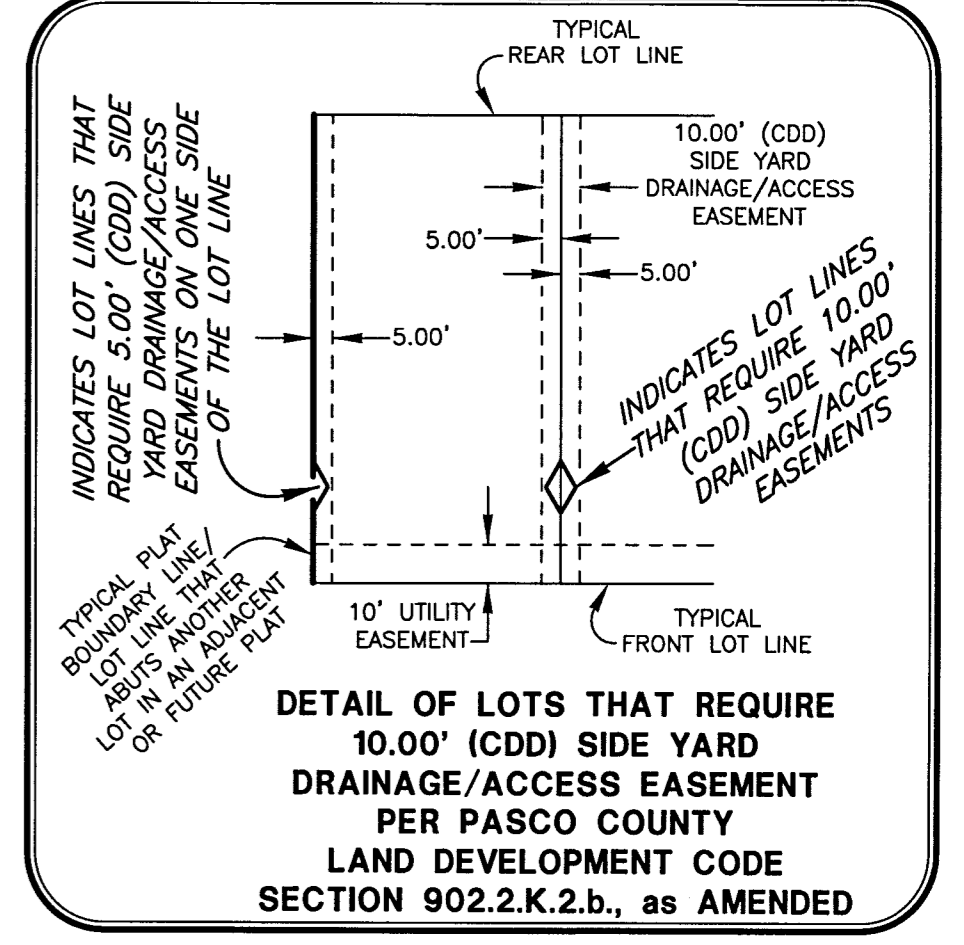
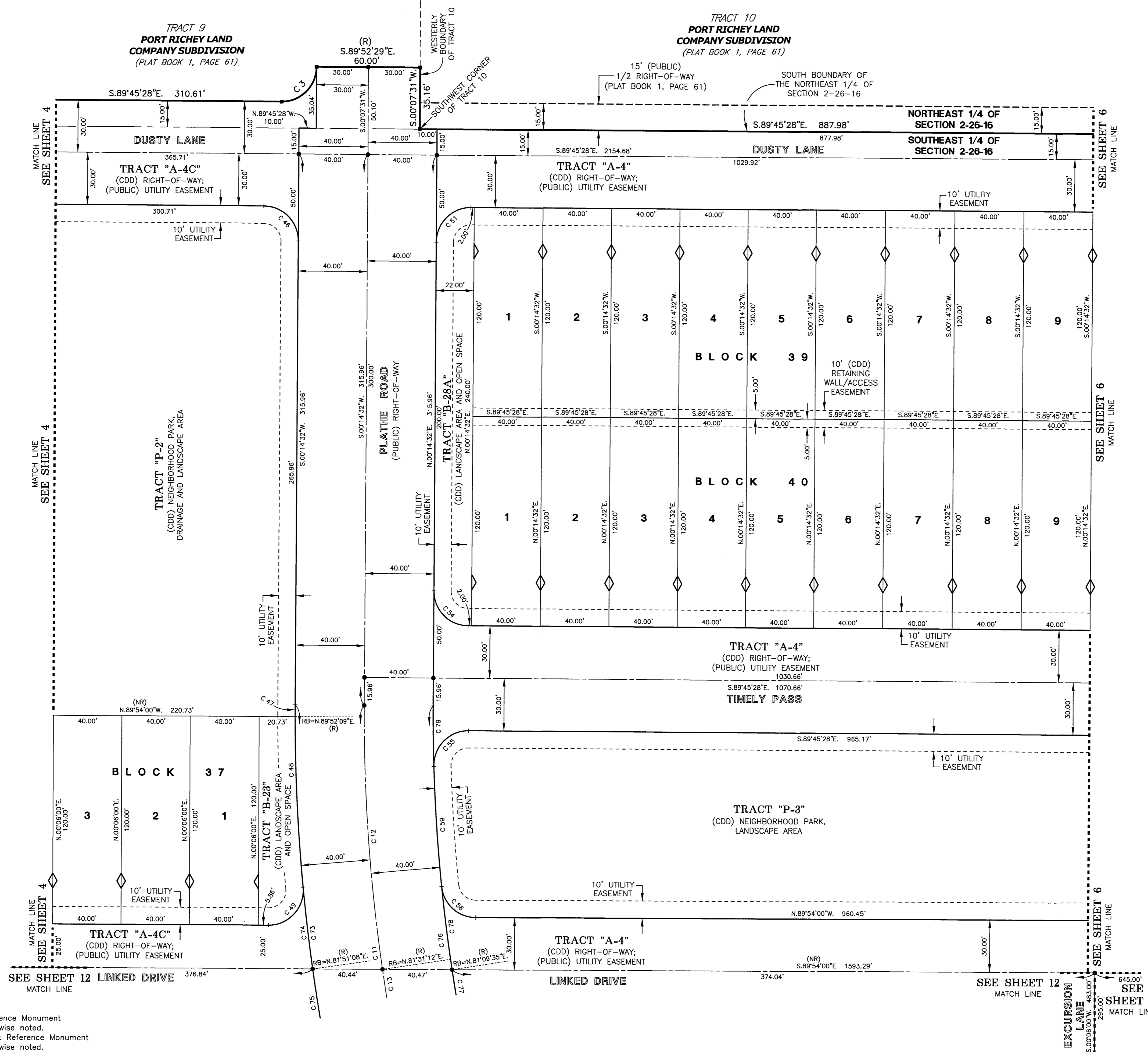


SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

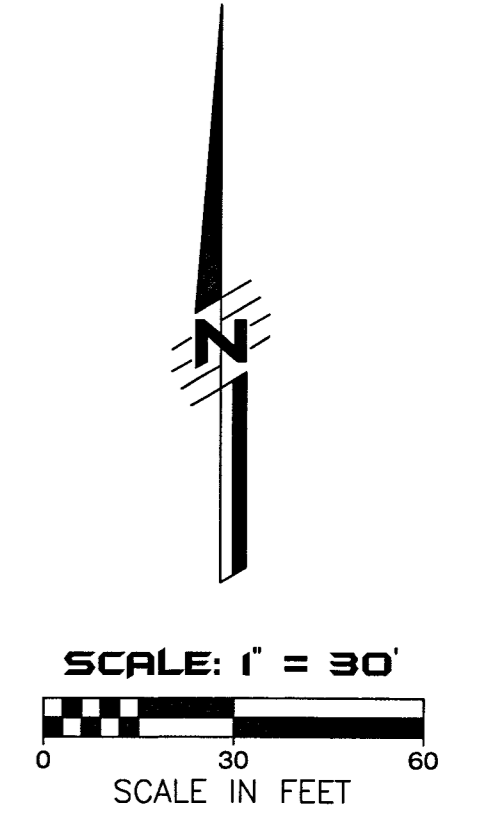
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ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	20.00	90°07'01"	31.46	28.31	N.45°11'01"E
11	1000.00	16°58'33"	296.29	295.20	S.08°14'45"E
12	1000.00	08°32'20"	152.23	152.08	S.04°07'08"E
13	1000.00	08°15'13"	144.05	143.93	S.12°36'25"E
46	20.00	90°00'00"	31.42	28.28	S.44°45'28"E
47	1040.00	02°22'23"	6.77	6.77	S.00°03'20"W
48	1040.00	05°24'36"	98.20	98.16	S.02°50'09"E
49	20.00	95°38'27"	33.38	29.64	S.42°16'46"W
51	20.00	90°00'00"	31.42	28.28	N.45°14'32"E
54	20.00	90°00'00"	31.42	28.28	N.44°43'28"W
55	20.00	92°04'32"	32.14	28.79	N.44°12'16"E
58	20.00	83°56'34"	29.30	26.75	N.47°55'43"W
59	960.00	04°07'26"	69.10	69.08	N.03°53'43"W
73	1040.00	16°58'33"	308.14	307.01	S.08°14'45"E
74	1040.00	02°36'24"	47.32	47.31	S.06°50'39"E
75	1040.00	02°18'30"	41.90	41.90	S.09°18'07"E
76	960.00	16°58'33"	284.43	283.40	N.08°14'45"W
77	960.00	03°17'37"	55.19	55.18	N.10°29'14"W
78	960.00	02°52'59"	48.31	48.30	N.07°23'56"W
79	960.00	02°04'32"	34.78	34.77	N.00°47'44"W

- LEGEND**
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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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(See Sheet No. 2 for P.C.P. Reference Diagram)
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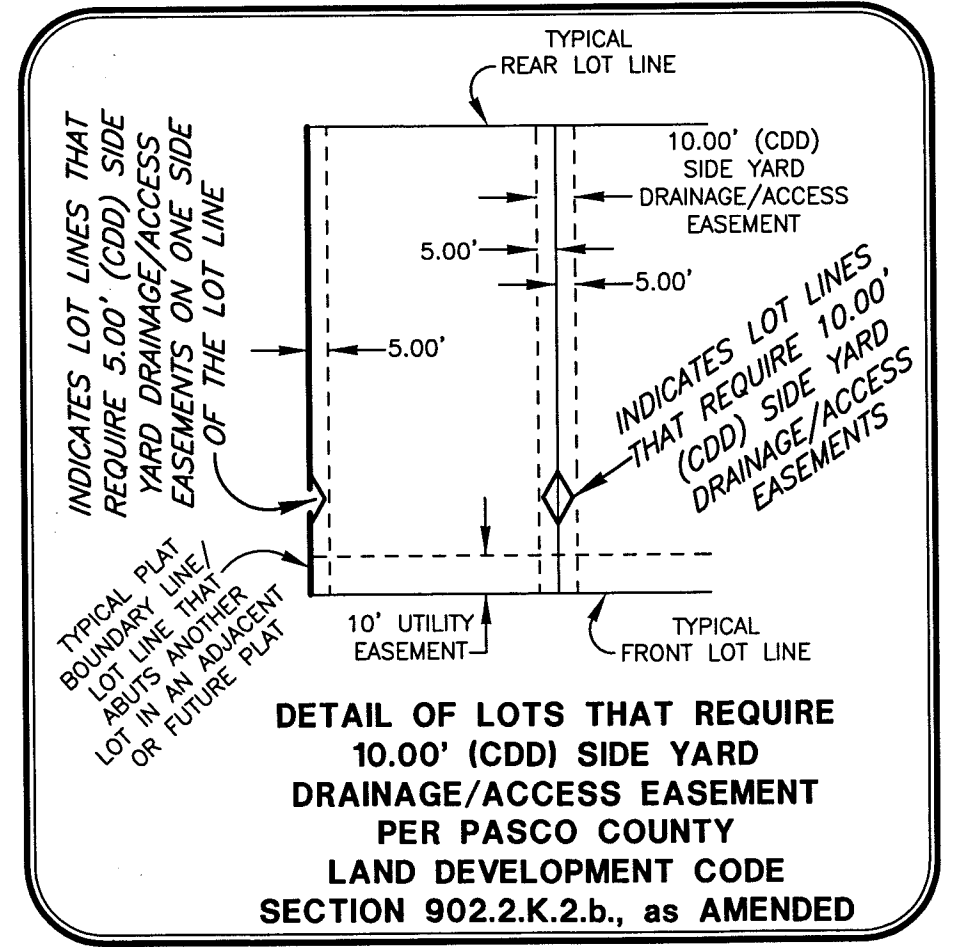
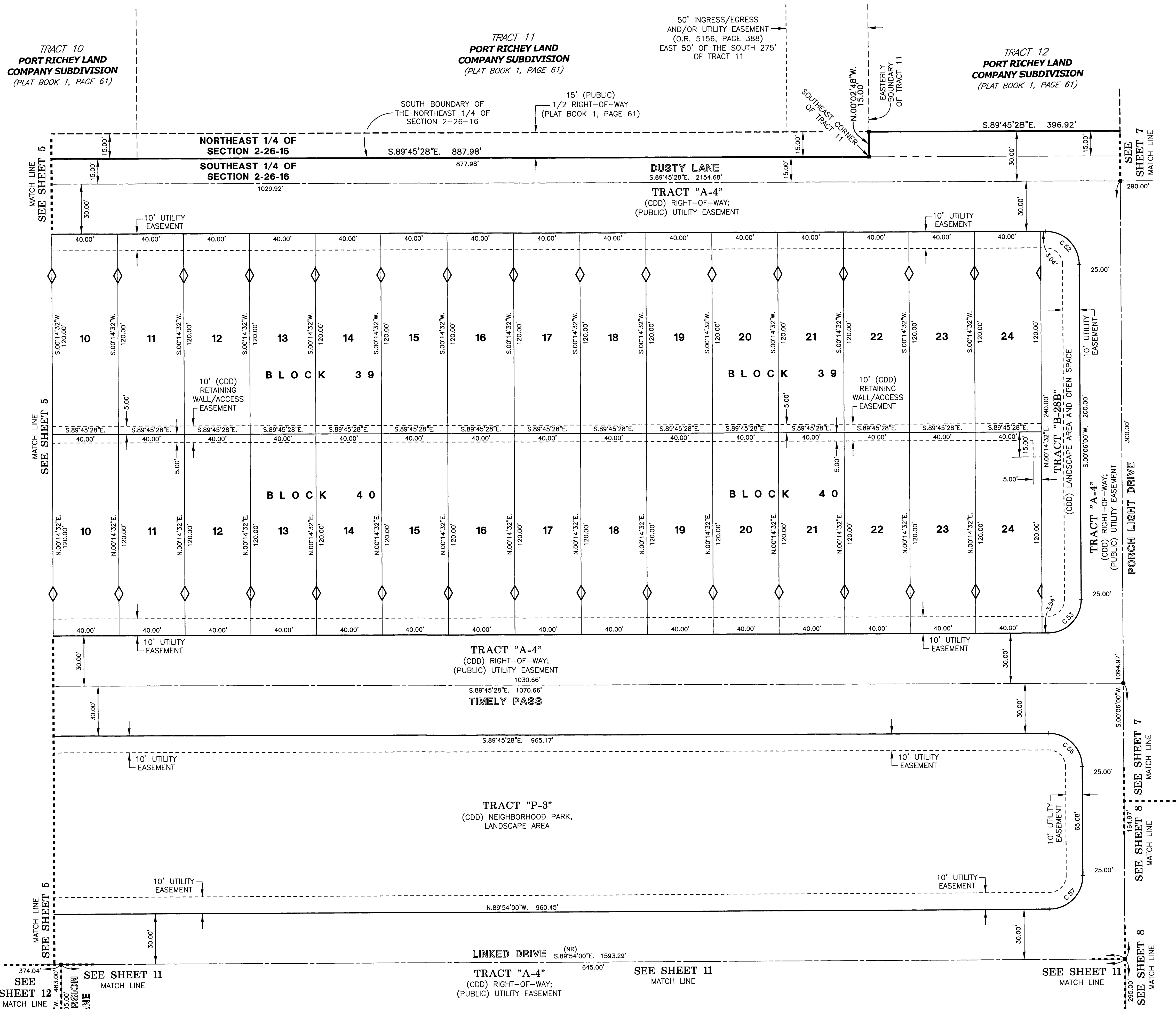
SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

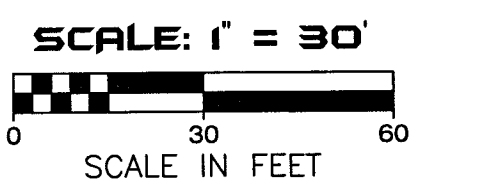
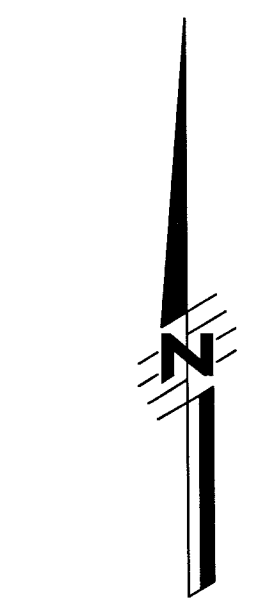
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
52	20.00	89°51'28"	31.37	28.25	S.44°49'44\"E.
53	20.00	90°08'32"	31.47	28.32	S.45°10'16\"E.
56	20.00	89°51'28"	31.37	28.25	S.44°49'44\"E.
57	20.00	90°00'00"	31.42	28.28	S.45°06'00\"E.

- 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)
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SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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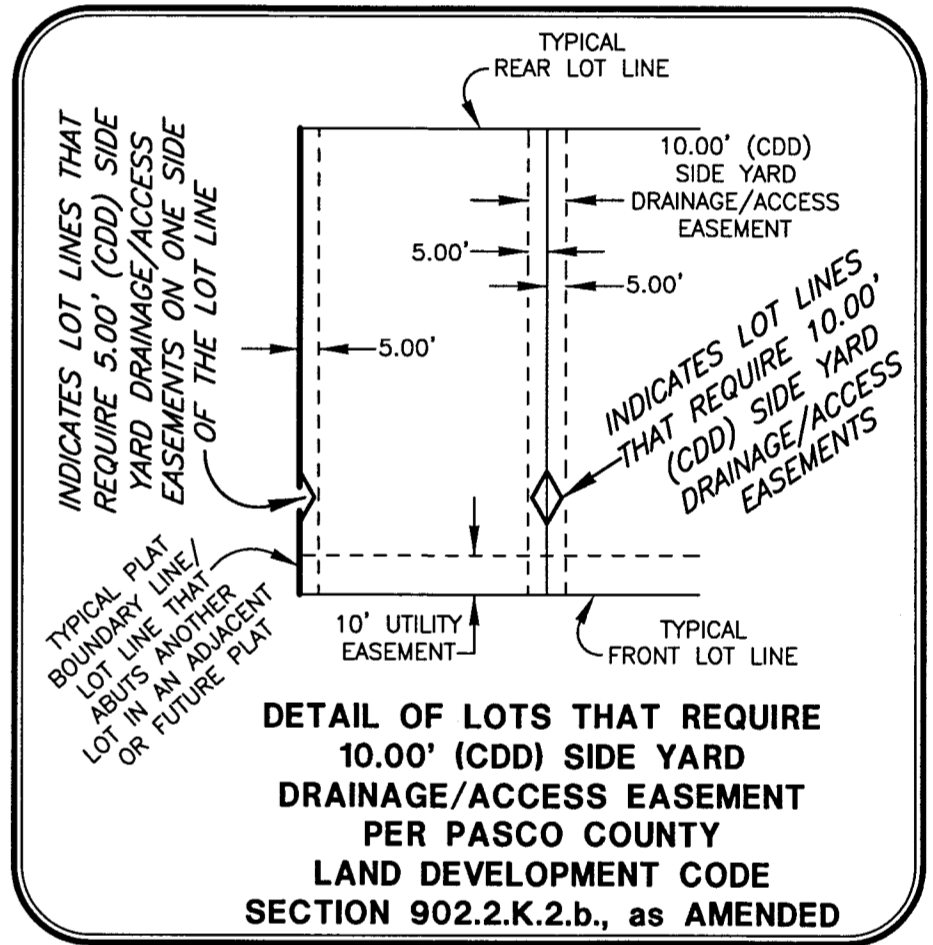
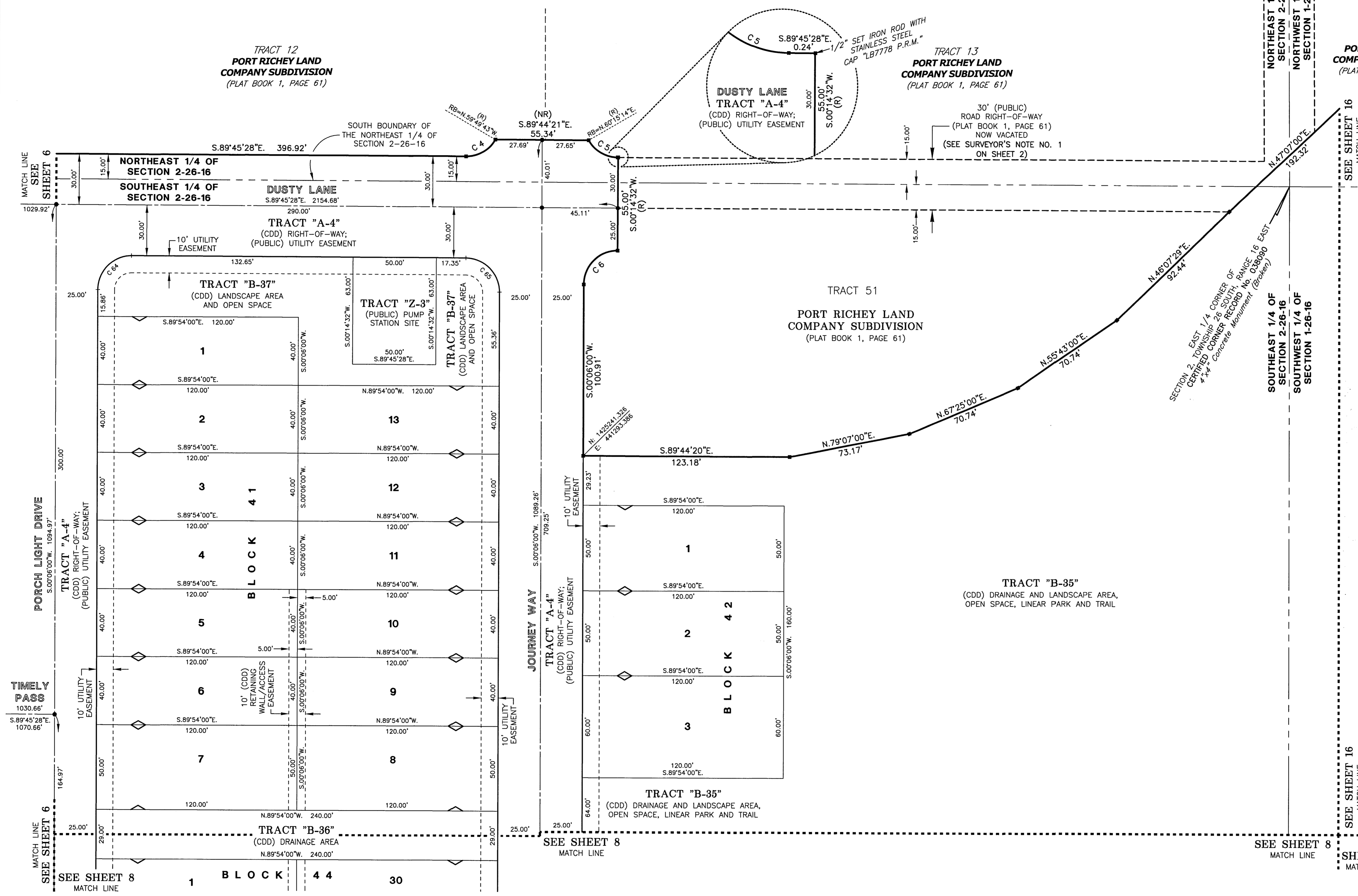
TRACT 22  
PORT RICHEY LAND  
COMPANY SUBDIVISION  
(PLAT BOOK 1, PAGE 61)

TRACT 13  
PORT RICHEY LAND  
COMPANY SUBDIVISION  
(PLAT BOOK 1, PAGE 61)

TRACT 12  
PORT RICHEY LAND  
COMPANY SUBDIVISION  
(PLAT BOOK 1, PAGE 61)

DUSTY LANE  
TRACT "A-4"  
(CDD) RIGHT-OF-WAY;  
(PUBLIC) UTILITY EASEMENT

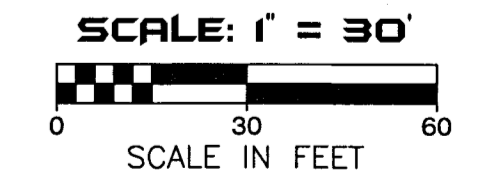
30' (PUBLIC)  
ROAD RIGHT-OF-WAY  
(PLAT BOOK 1, PAGE 61)  
NOW VACATED  
(SEE SURVEYOR'S NOTE NO. 1  
ON SHEET 2)



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	20.00	60°04'15"	20.97	20.02	N.60°12'24"E
5	20.00	60°00'42"	20.95	20.00	S.59°45'07"E
6	20.00	90°08'32"	31.47	28.32	S.45°10'16"W
64	20.00	90°08'32"	31.47	28.32	N.45°10'16"E
65	20.00	89°51'28"	31.37	28.25	S.44°49'44"E



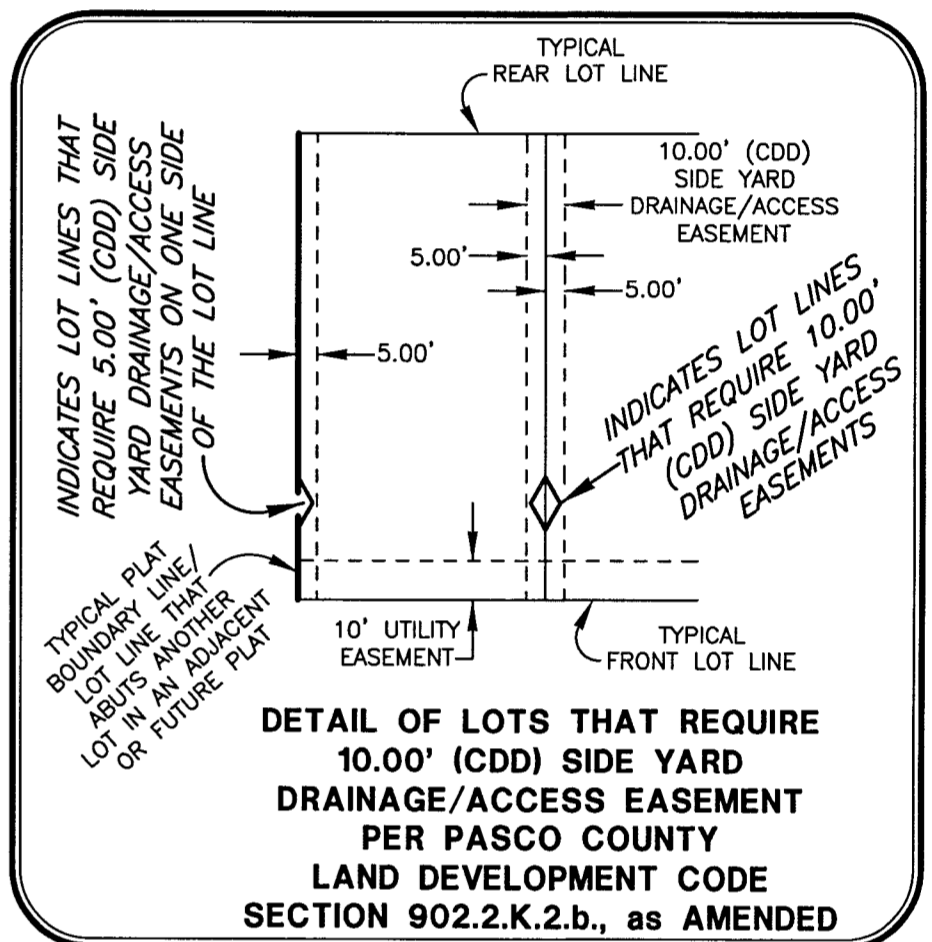
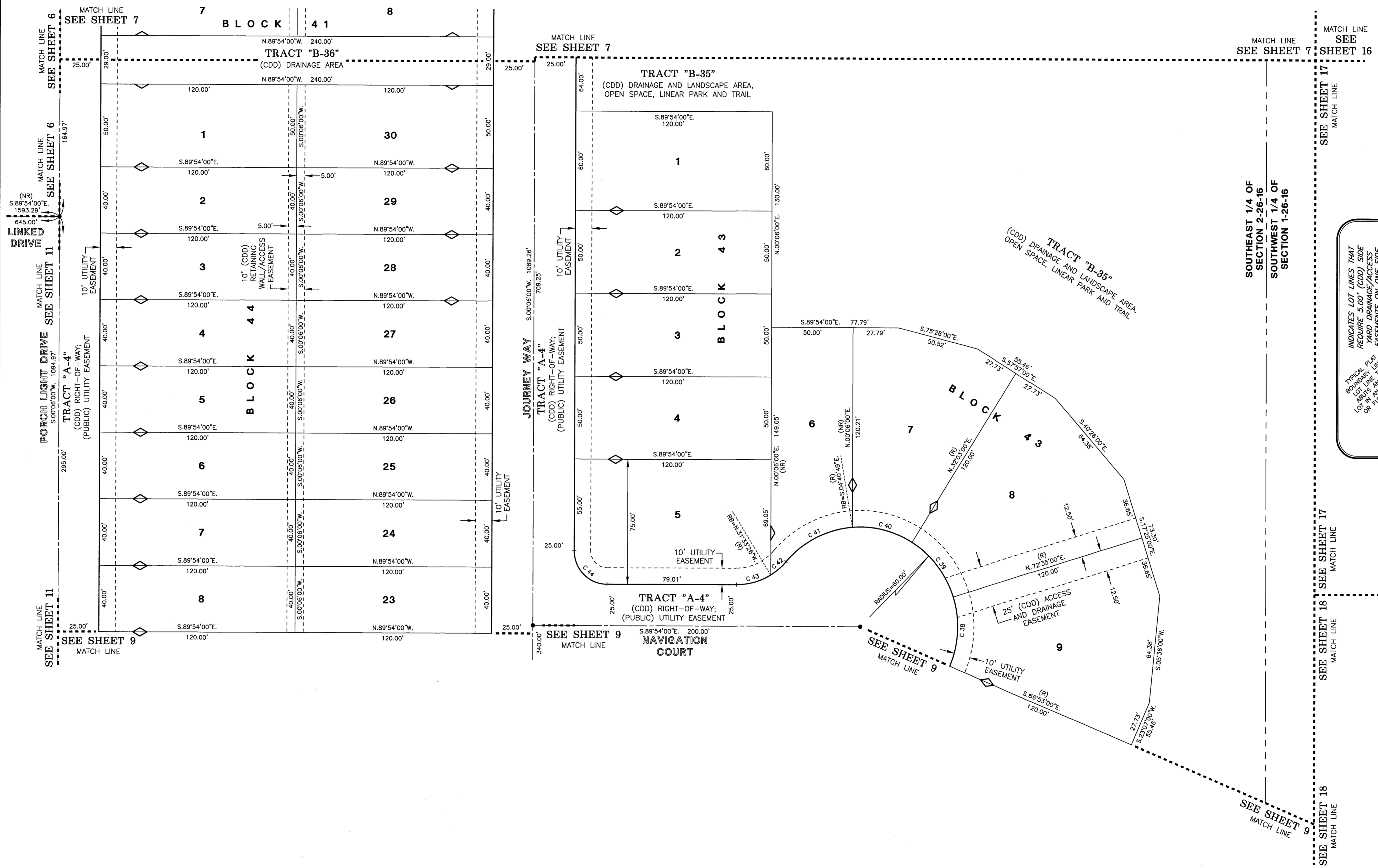
SEE SHEET 3 OF 18  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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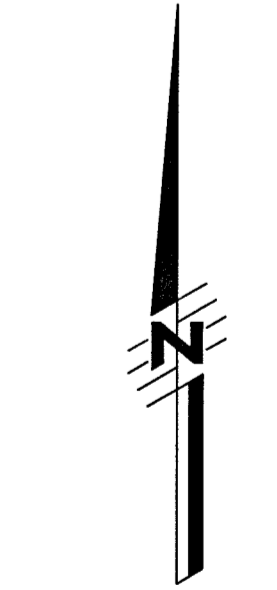


**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**

- 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  
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(See Sheet No. 2 for P.C.P. Reference Diagram)
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**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
38	60.00	40°32'00"	42.45	41.57	N.02°51'00"E.
39	60.00	40°32'00"	42.45	41.57	N.37°41'00"W.
40	60.00	38°43'48"	38.46	37.81	N.76°18'54"W.
41	60.00	44°40'42"	46.79	45.61	S.62°58'51"W.
42	40.00	17°48'04"	12.43	12.38	S.49°32'32"W.
43	40.00	31°39'26"	22.10	21.82	S.74°16'17"W.
44	20.00	90°00'00"	31.42	28.28	N.44°54'00"W.



**SCALE: 1" = 30'**  
SCALE IN FEET

SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

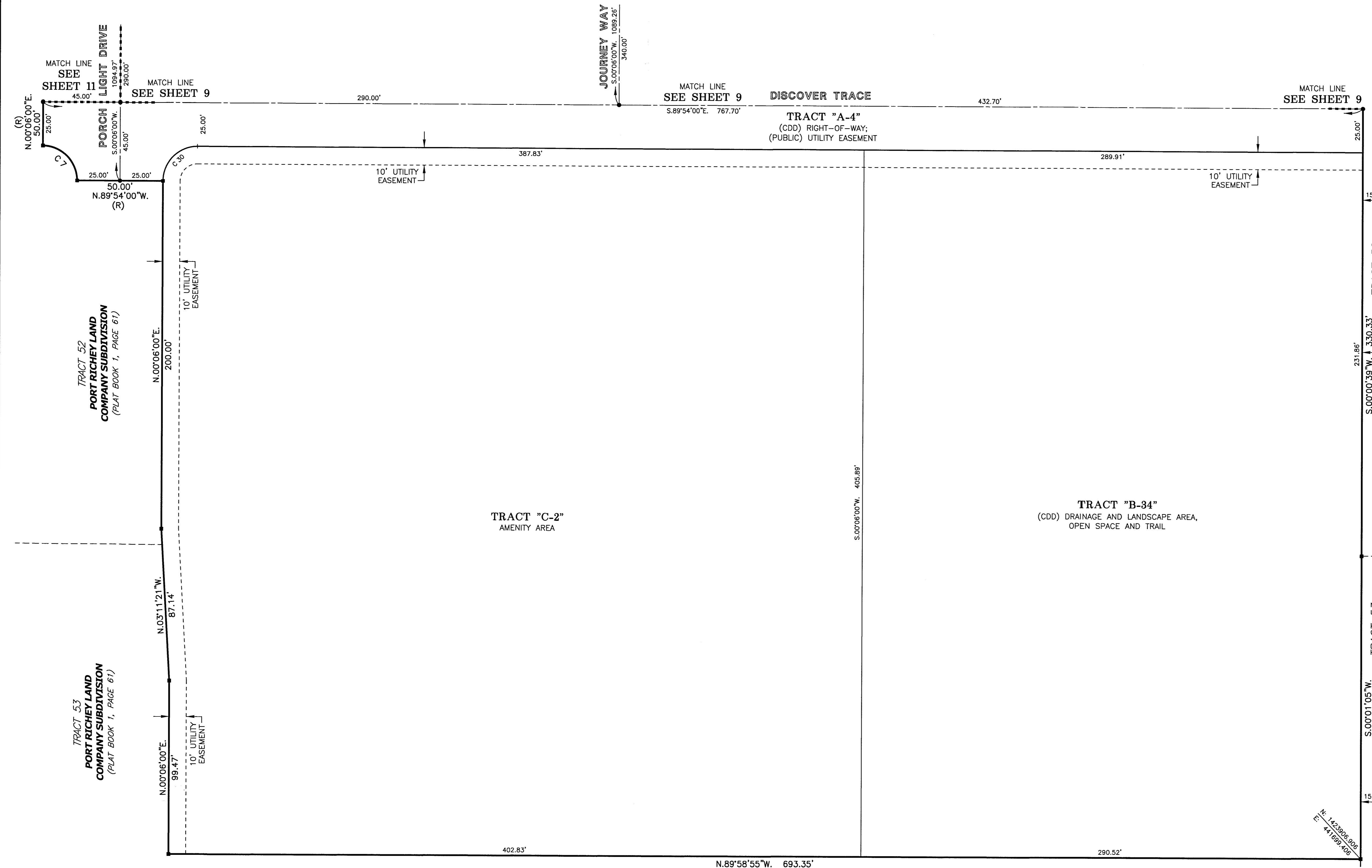
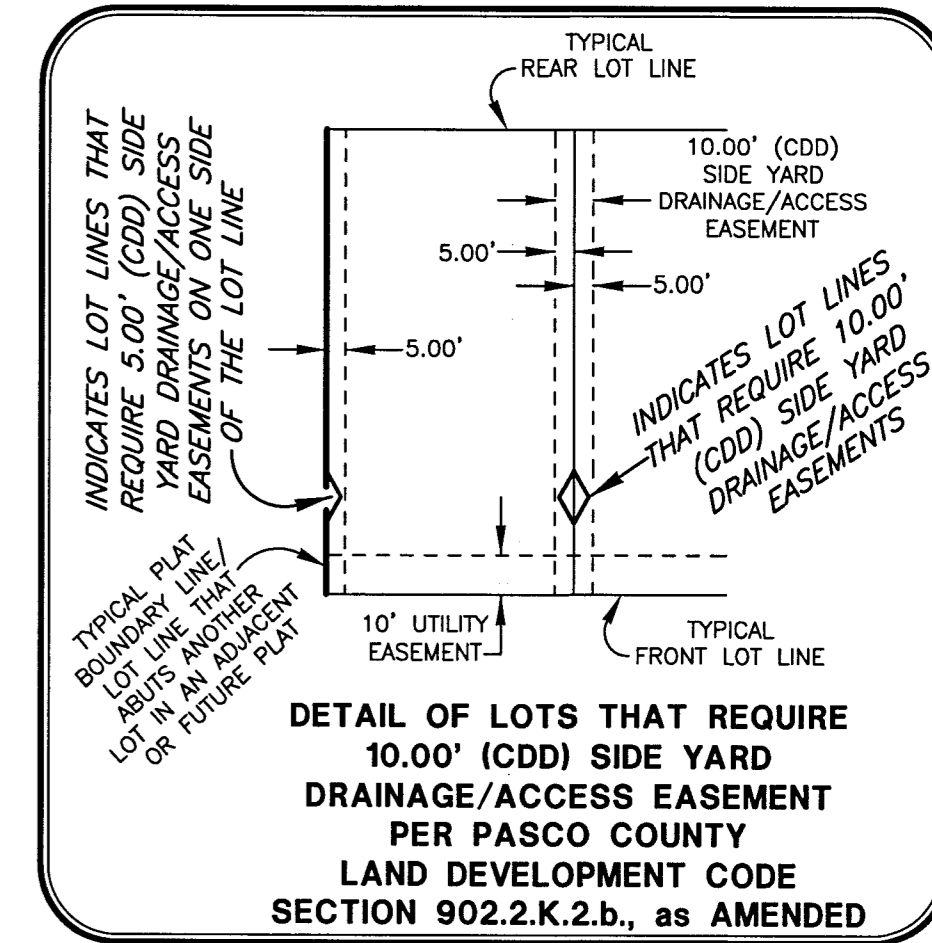
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# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

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 A PORTION OF TRACTS 8, 9, 12, 13, 45, 46, 47, 48, 49, 50, 51, 52, 53, 57, 58, 59 AND 60, LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA  
 ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61

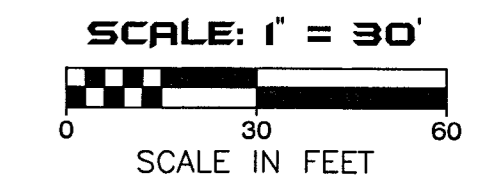


- LEGEND**
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
  2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
  3. Symbol ● indicates (P.C.P.) 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) - Community Development District

TRACT 53  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	20.00	90°00'00"	31.42	28.28	N.44°54'00"W
30	20.00	90°00'00"	31.42	28.28	N.45°06'00"E



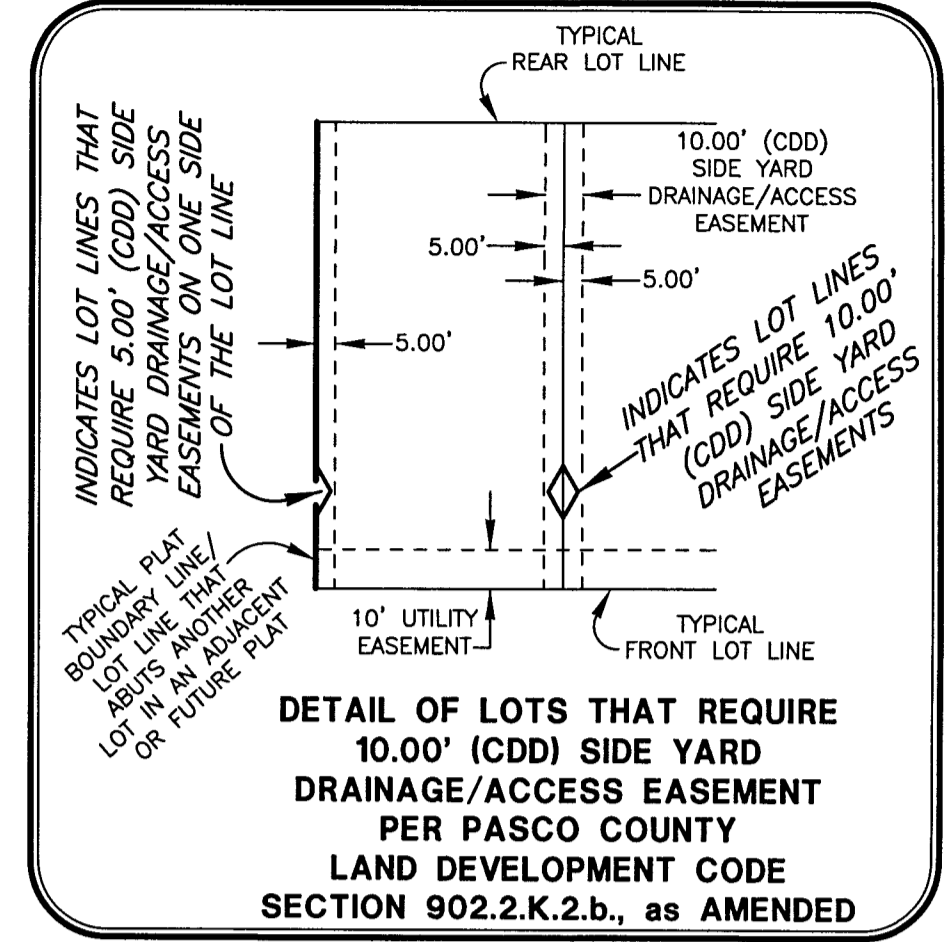
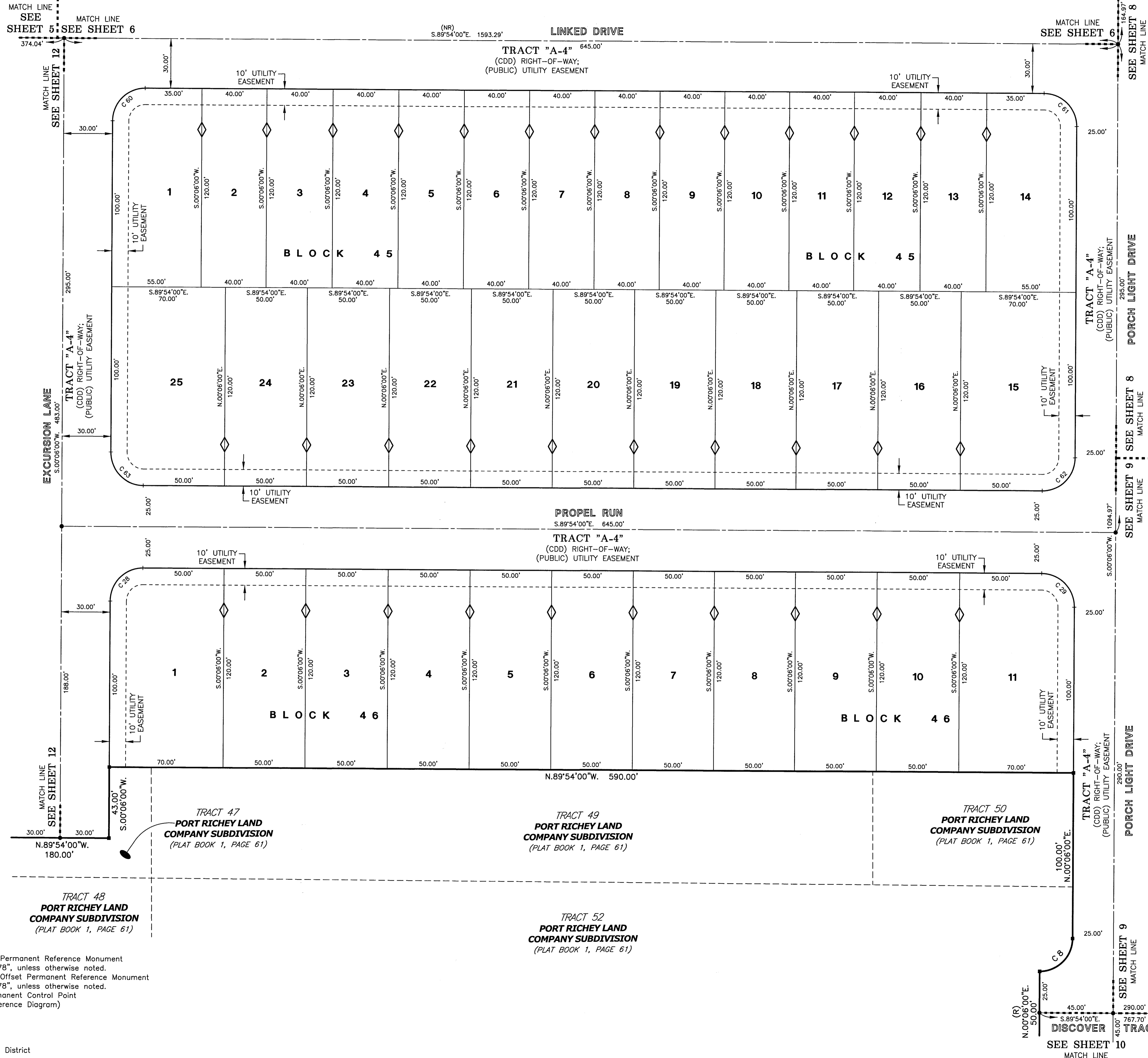
SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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 Tampa, FL 33609  
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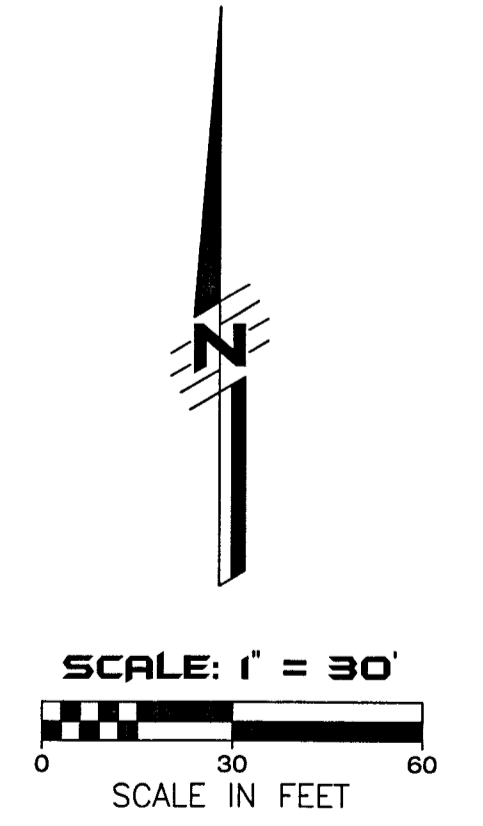
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ALL ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
8	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
28	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
29	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.
60	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
61	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.
62	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.
63	20.00	90°00'00"	31.42	28.28	N.44°54'00"W.

- LEGEND**
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  - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument  
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  - 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) - Community Development District



SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

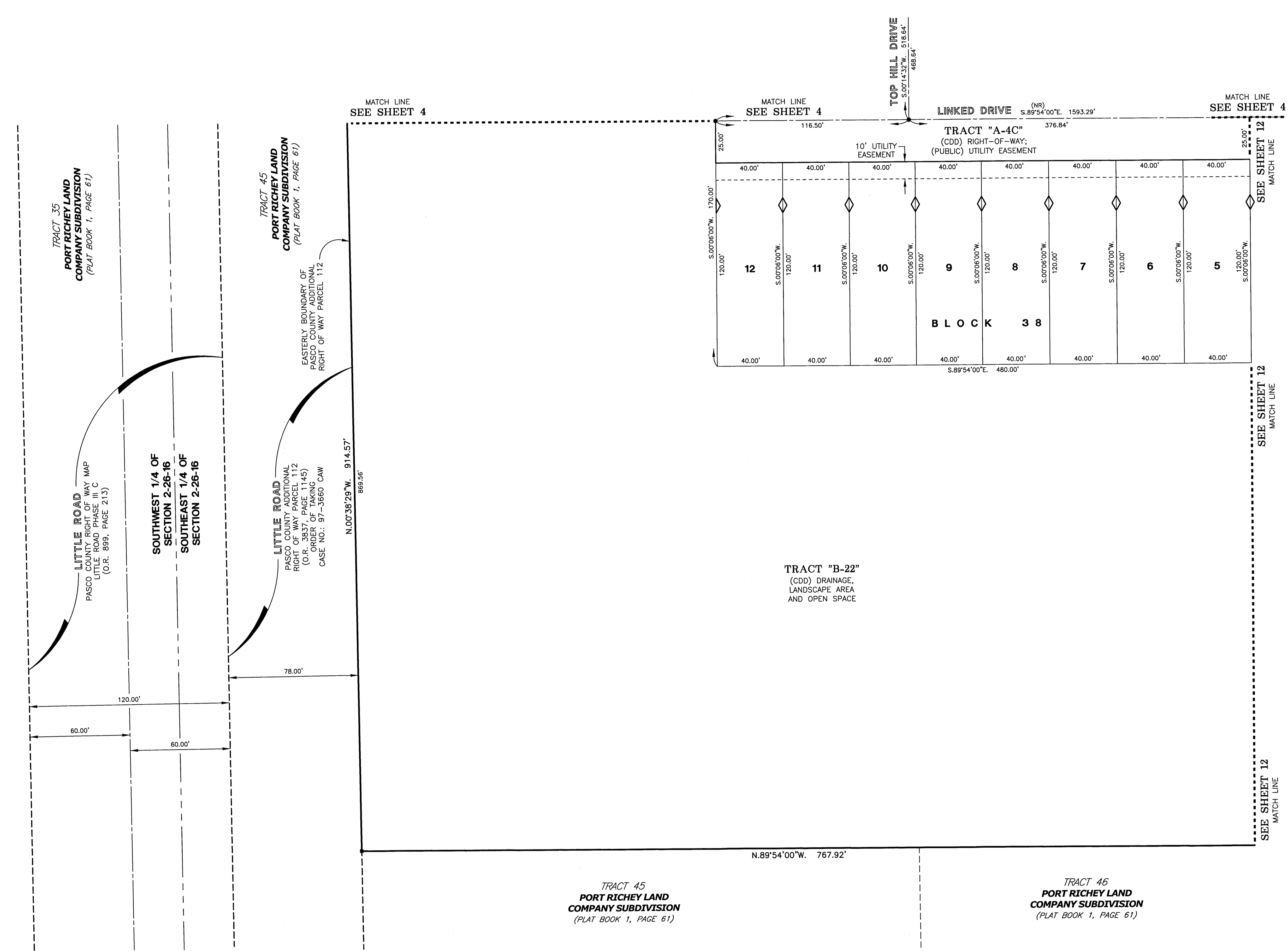
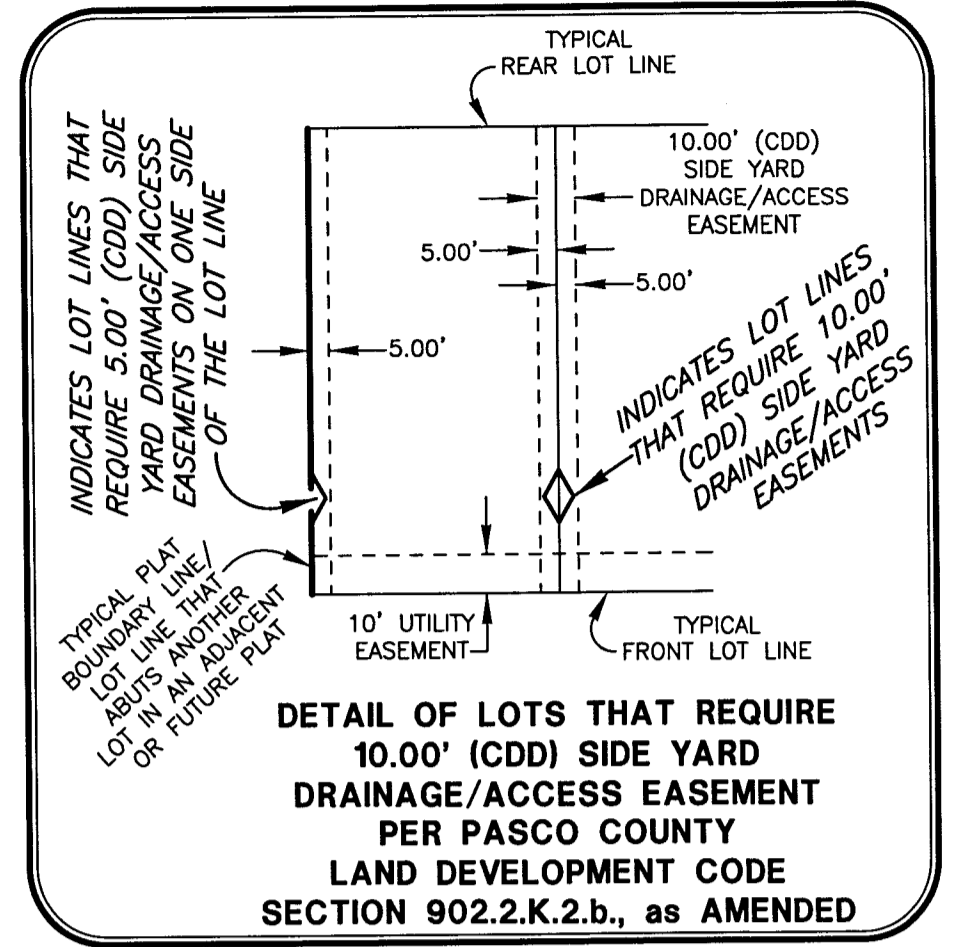
SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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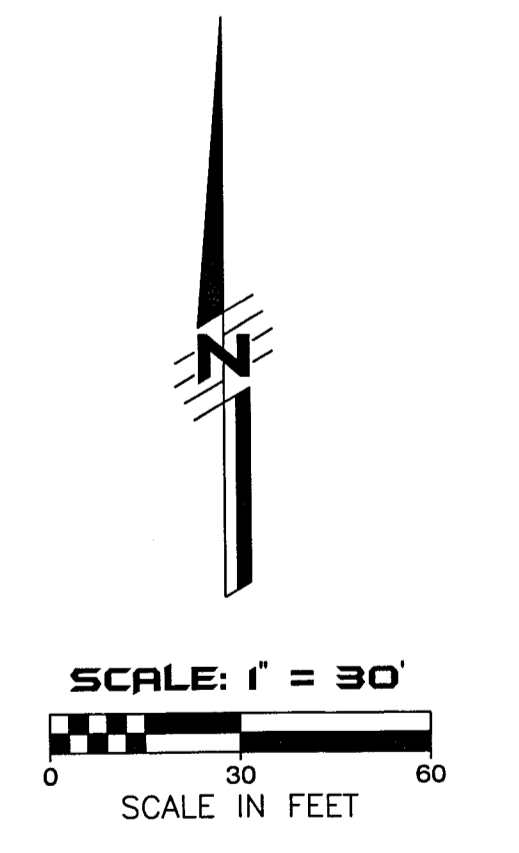


# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

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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) - Community Development District



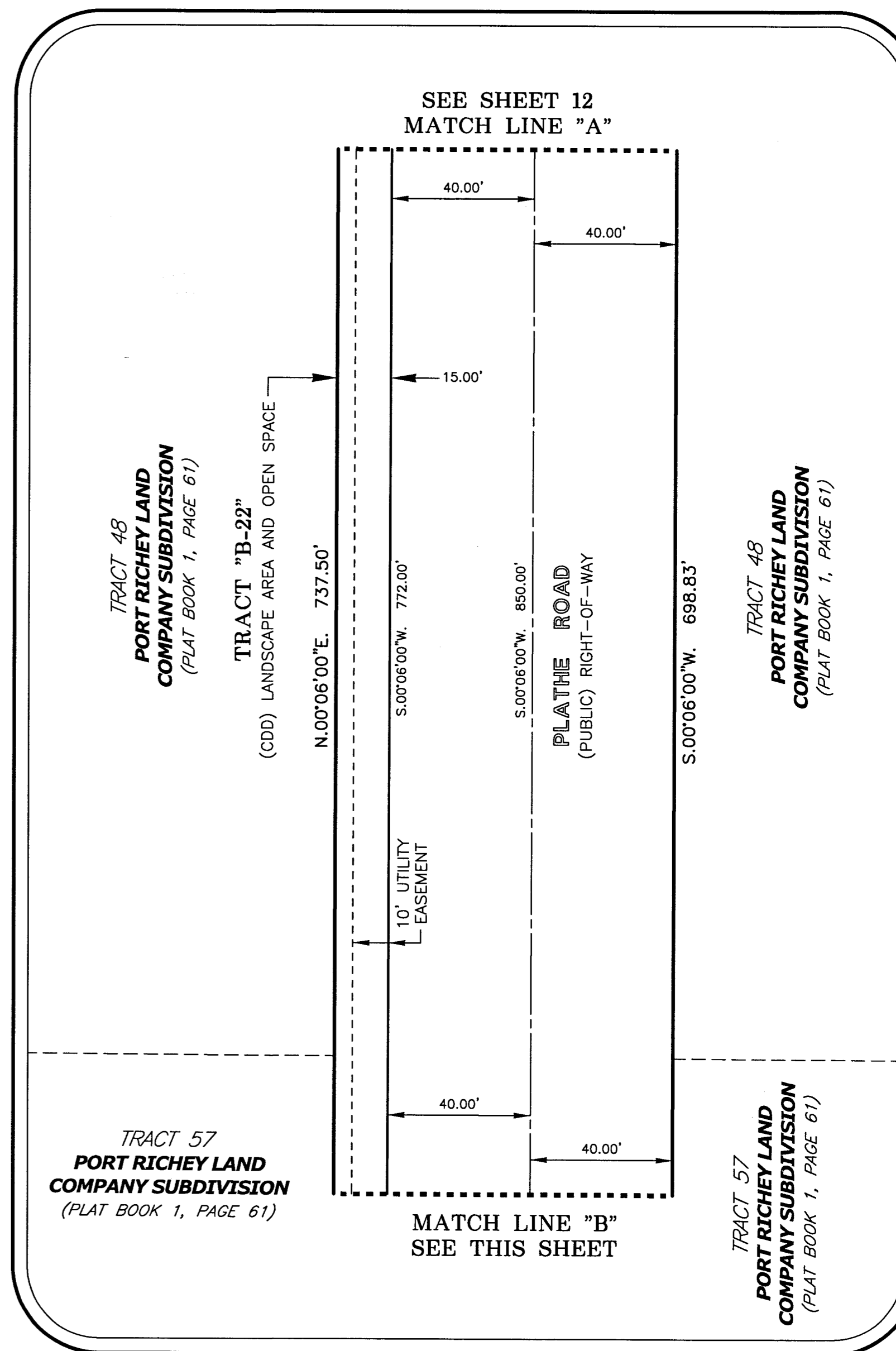
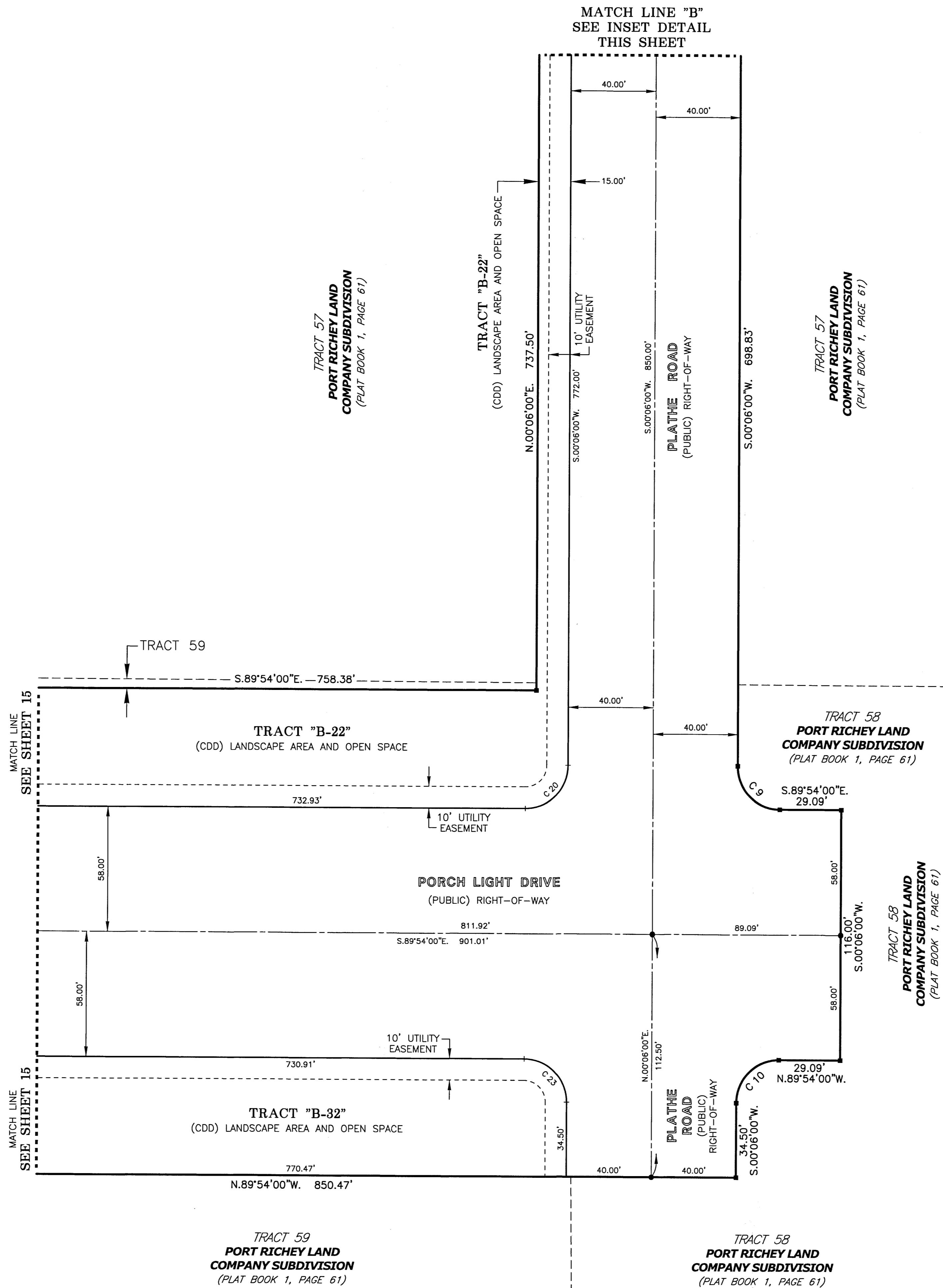
SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

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# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

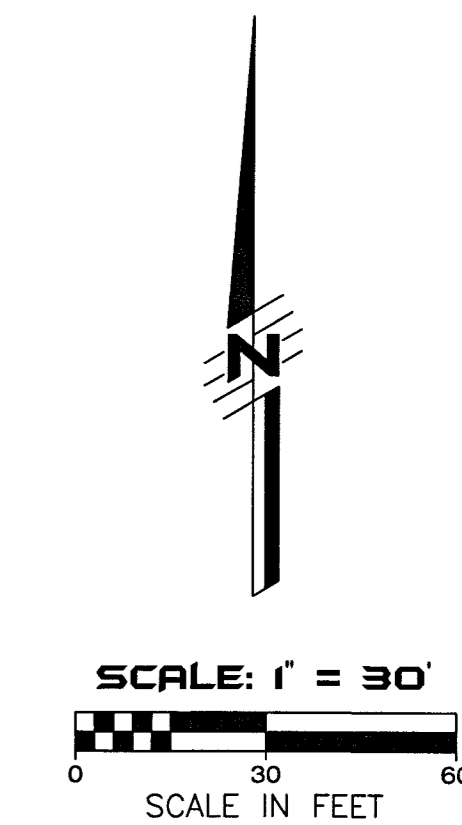
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**LEGEND**

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7. O.R. - Official Records Book
8. (CDD) - Community Development District

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.
10	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
20	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
23	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.



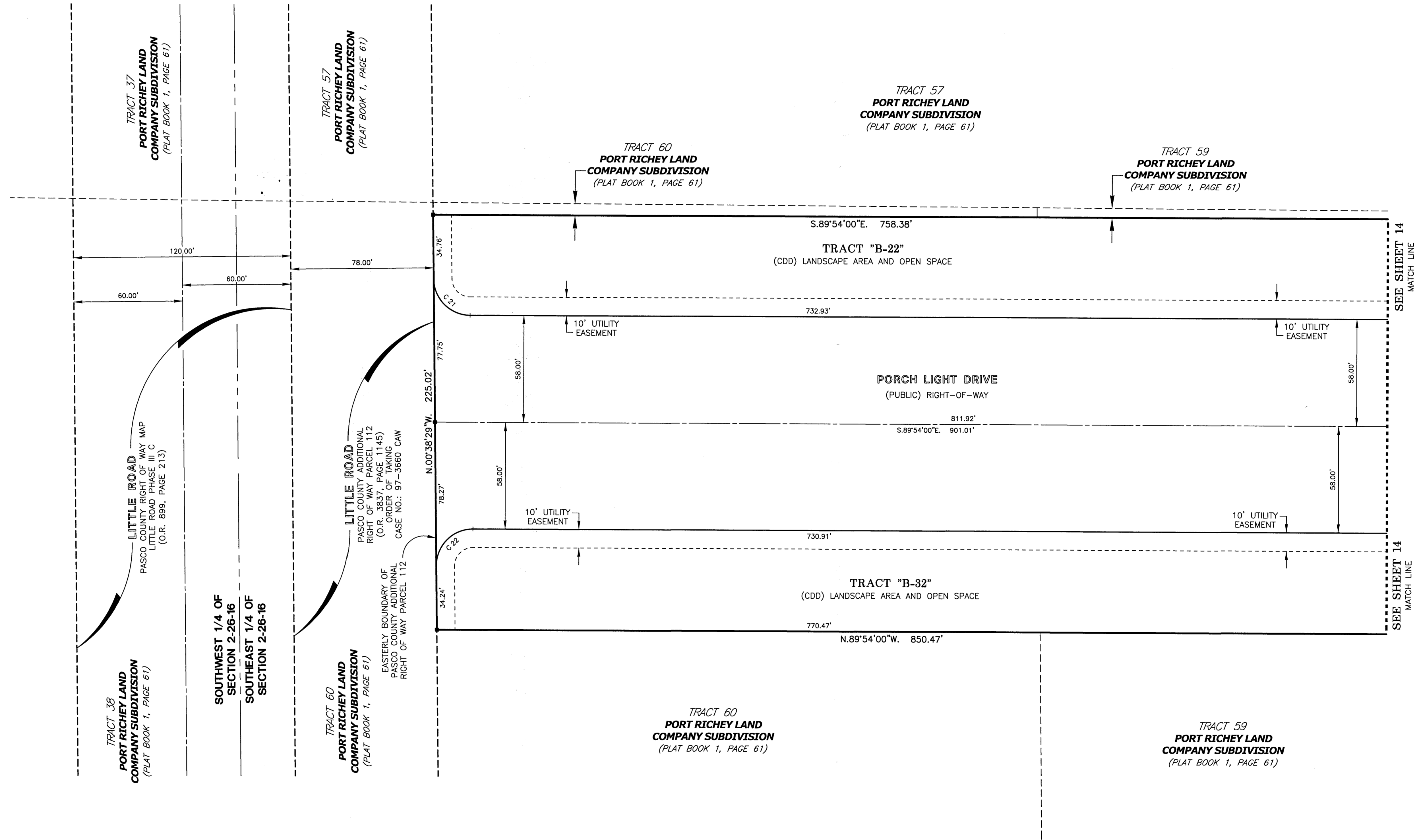
SEE SHEET 3 OF 18  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

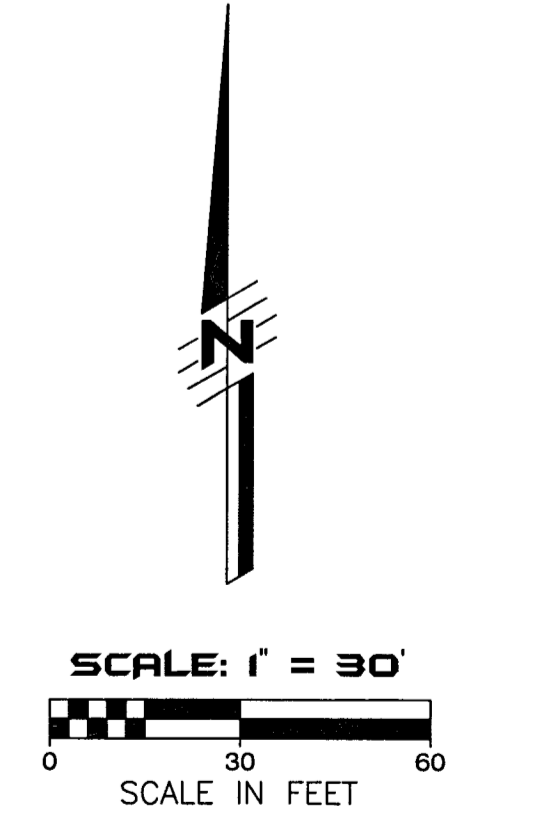
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  8. (CDD) - Community Development District

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
21	20.00	89°15'31"	31.16	28.10	N.45°16'14"W.
22	20.00	90°44'29"	31.67	28.47	N.44°43'46"E.



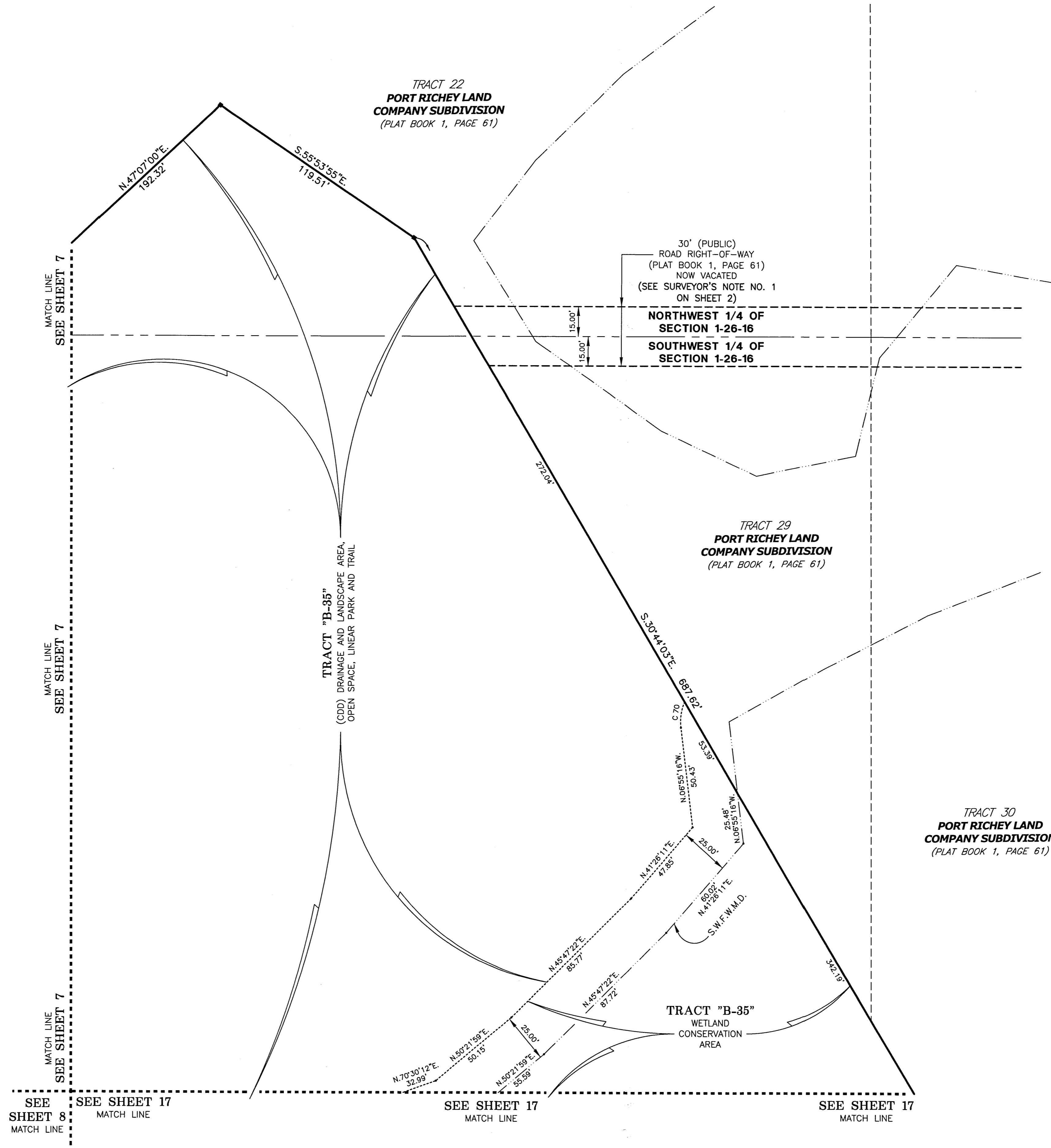
SEE SHEET 3 OF 18  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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# NEW PORT CORNERS PHASES 1A-1 AND 1A-2

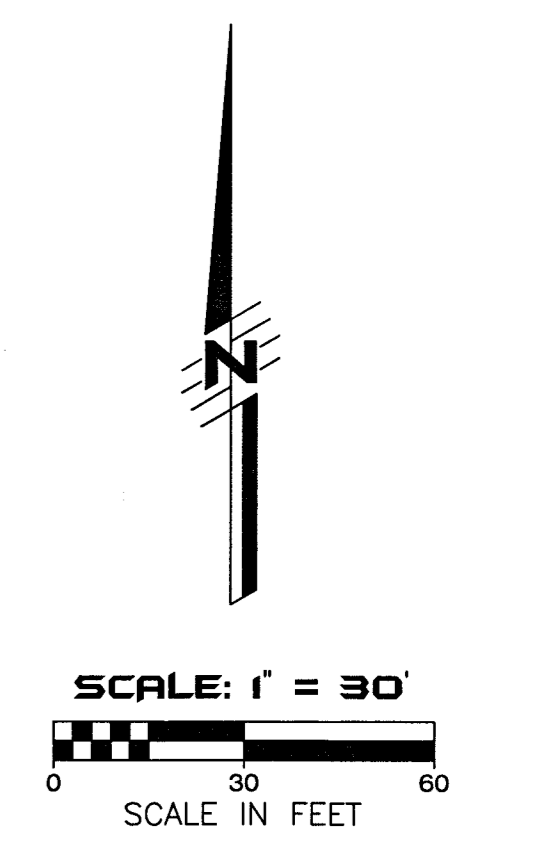
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  9. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**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.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
70	25.00	30°28'18"	13.28	13.13	N.08°17'54"E.



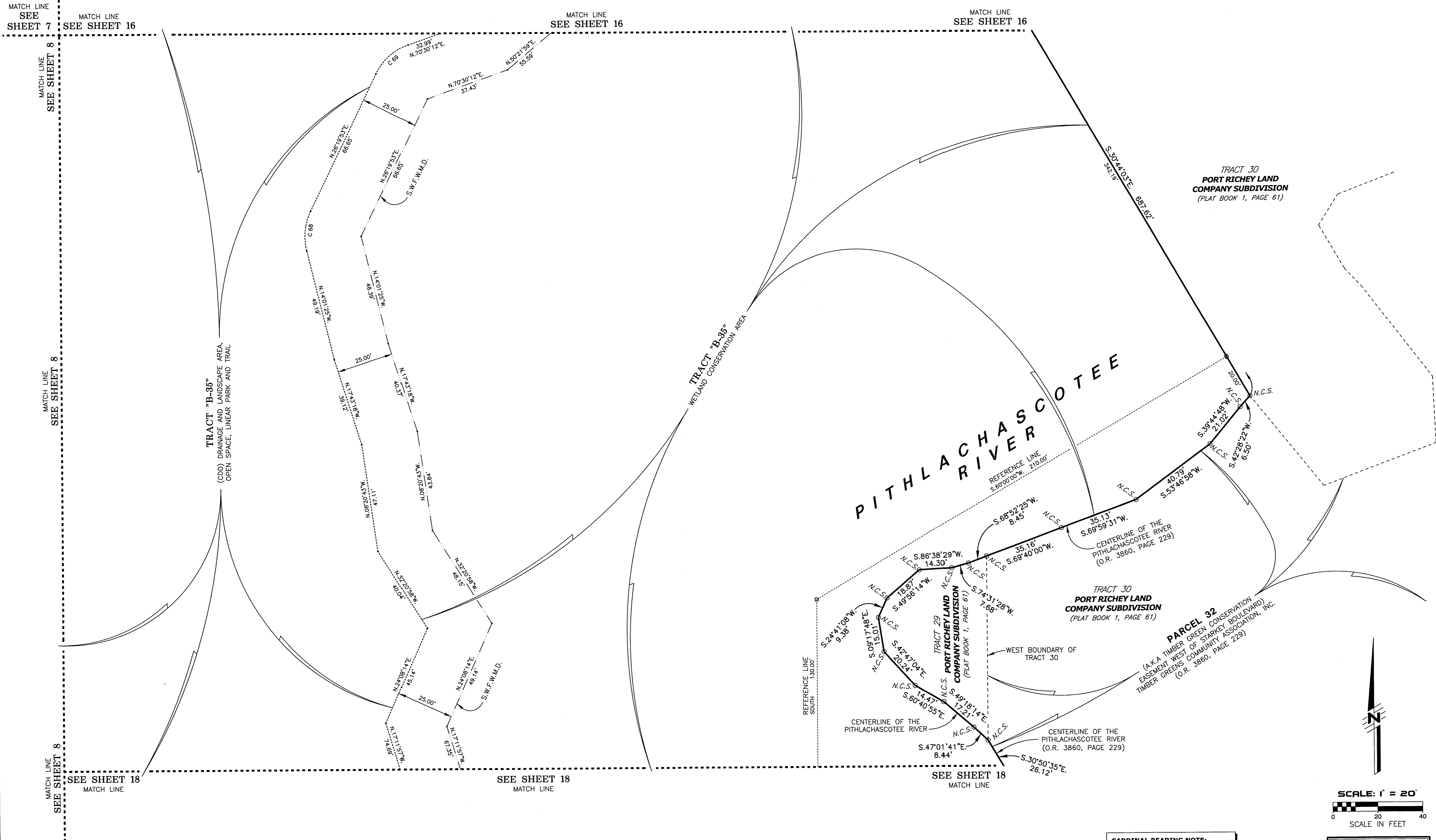
SEE SHEET 3 OF 18  
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 DIMENSIONS NOTE

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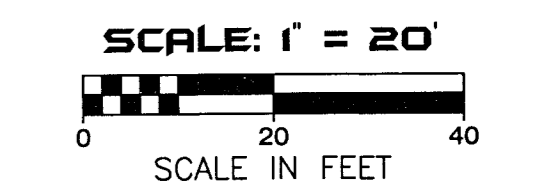
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  - N.C.S. - No corner set, falls in water
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

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**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
68	25.00	40°21'18"	17.61	17.25	N.06°09'14"E.
69	25.00	44°10'19"	19.27	18.80	N.48°25'02"E.



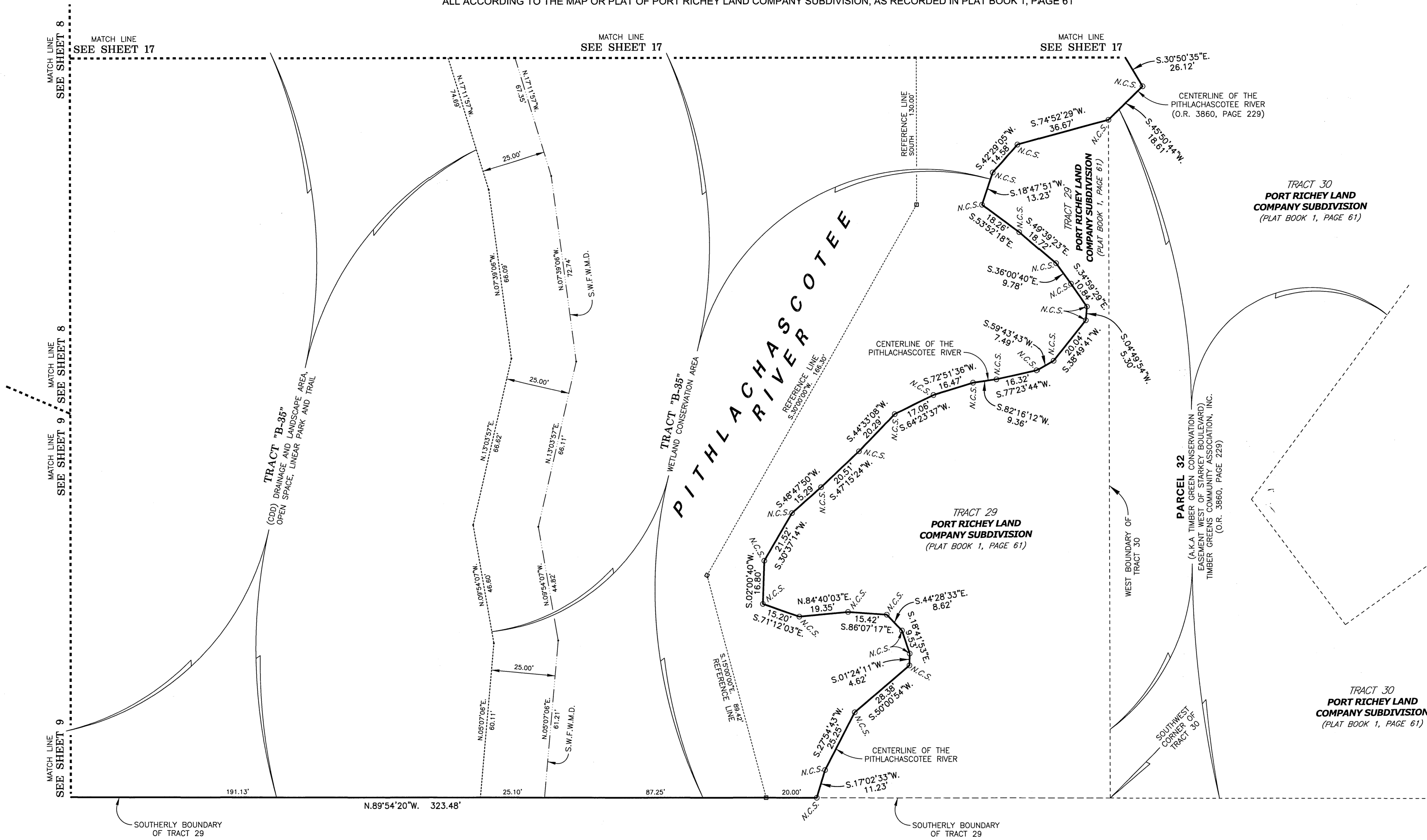
SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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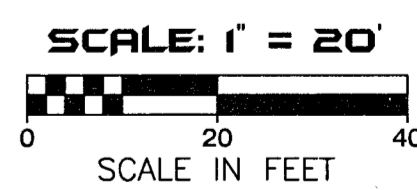
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 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.



SEE SHEET 3 OF 18 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 18 FOR PARALLEL OFFSET DIMENSIONS NOTE

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