

SUMMIT VIEW PHASE 1B - PART 2

A PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

PLAT BOOK: 98
PAGE: 73

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°54'13" EAST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 76.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RAMAPO MOUNTAIN BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 07°49'01" EAST, A DISTANCE OF 7.83 FEET TO A POINT OF CURVATURE; 2) 285.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 68°13'04" AND A CHORD BEARING AND DISTANCE OF SOUTH 26°17'31" WEST, 289.17 FEET TO A POINT OF TANGENCY; 3) SOUTH 60°24'03" WEST, A DISTANCE OF 23.02 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 29°35'57" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMAPO MOUNTAIN BOULEVARD AND POINT OF CURVATURE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) 23.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 02°40'49" AND A CHORD BEARING AND DISTANCE OF SOUTH 23°20'00" WEST, 23.20 FEET TO A POINT OF A REVERSE CURVATURE; 2) 29.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°12'14" AND A CHORD BEARING AND DISTANCE OF SOUTH 28°58'45" WEST, 28.03 FEET TO A POINT OF TANGENCY; 3) SOUTH 05°07'22" EAST, A DISTANCE OF 3.38 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 71°16'53" EAST, A DISTANCE OF 216.43 FEET; THENCE SOUTH 82°07'09" EAST, A DISTANCE OF 42.93 FEET TO A POINT OF CURVATURE; THENCE 243.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 84°43'17" AND A CHORD BEARING AND DISTANCE OF SOUTH 39°45'31" EAST, 222.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°36'07" WEST, A DISTANCE OF 69.77 FEET TO A POINT OF CURVATURE; THENCE 72.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 12°59'21" AND A CHORD BEARING AND DISTANCE OF SOUTH 30°41'32" WEST, 71.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°48'48" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 54°44'37" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 53°00'40" EAST, A DISTANCE OF 111.00 FEET TO A POINT OF CURVATURE; THENCE 718.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 599.00 FEET, A CENTRAL ANGLE OF 68°42'28" AND A CHORD BEARING AND DISTANCE OF SOUTH 71°20'33" WEST, 676.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°48'33" WEST, A DISTANCE OF 102.72 FEET TO A POINT OF CURVATURE; THENCE 601.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1459.50 FEET, A CENTRAL ANGLE OF 23°36'05" AND A CHORD BEARING AND DISTANCE OF NORTH 60°36'43" WEST, 596.97 FEET TO A POINT OF A COMPOUND CURVE; THENCE 364.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 40°08'30" AND A CHORD BEARING AND DISTANCE OF SOUTH 87°30'59" WEST, 356.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 67°26'44" WEST, A DISTANCE OF 221.44 FEET; THENCE NORTH 22°33'16" EAST, A DISTANCE OF 26.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RAMAPO MOUNTAIN BOULEVARD AND POINT OF CURVATURE; THENCE 142.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 06°27'37" AND A CHORD BEARING AND DISTANCE OF NORTH 63°11'28" EAST, 142.00 FEET TO A POINT OF TANGENCY; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 27°41'00" WEST, A DISTANCE OF 88.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RAMAPO MOUNTAIN BOULEVARD AND POINT OF CURVATURE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) 428.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 20°26'55" AND A CHORD BEARING AND DISTANCE OF NORTH 53°38'38" EAST, 426.00 FEET TO A POINT OF TANGENCY; 2) NORTH 43°23'01" EAST, A DISTANCE OF 88.77 FEET TO A POINT OF CURVATURE; 3) 127.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 23°32'29" AND A CHORD BEARING AND DISTANCE OF NORTH 55°09'25" EAST, 126.48 FEET TO A POINT OF REVERSE CURVATURE; 4) 28.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°55'39" AND A CHORD BEARING AND DISTANCE OF NORTH 33°27'50" EAST, 27.57 FEET TO A POINT OF TANGENCY; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°00'00" WEST, A DISTANCE OF 294.53 FEET TO THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 89°54'39" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 663.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.00 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THIS IS TO CERTIFY THAT SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), BEING THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS SUMMIT VIEW PHASE 1B - PART 2, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT HEREBY BEING PRESENTED FOR FINAL APPROVAL SUBMITS THE FOLLOWING EVIDENCE OF OWNERSHIP AND ENCUMBRANCES:

- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO CITY OF DADE CITY, FLORIDA, (THE "CITY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "A" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
- OWNER DOES HEREBY RESERVE TITLE TO TRACT "A" (CDD RIGHT-OF-WAY), TRACTS "B", "C", "D" AND "E" (DRAINAGE AREA), TRACT "F" (AMENITY CENTER) AND TRACT "G" (OPEN SPACE) AS SHOWN AND DEPICTED HEREON TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE "SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT", A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS ("CDD"), IN COMMON WITH OTHERS A PERPETUAL NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT OVER AND ACROSS RAMAPO MOUNTAIN BOULEVARD, CASTLE PEAK CIRCLE, BRICK CHURCH LOOP, TAICONIC LANE AND SUMMIT PEAK COURT, ALSO KNOWN AS TRACT "A" FOR ALL STATED PURPOSES INCIDENTAL THERETO. THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS ASSIGNS, TENANTS, AND THEIR INVITEES.
- OWNER DOES FURTHER GRANT, CONVEY, WARRANT AND DEDICATE TO THE CITY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- OWNER DOES FURTHER GRANT AND RESERVE UNTO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE CITY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1).
- OWNER DOES FURTHER GRANT AND RESERVE UNTO THE ASSOCIATION, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS TRACTS DEDICATED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THE LANDSCAPING, FENCES, UTILITIES AND ANY OTHER IMPROVEMENTS LYING THEREIN.
- OWNER RESERVES UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. 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 S. 177.09(1)(2).

OWNER

SUMMIT VIEW LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: JES PROPERTIES, INC., A FLORIDA CORPORATION,
ITS MANAGER

Douglas J. Weiland
DOUGLAS J. WEILAND, PRESIDENT

Leticia Hernandez
WITNESS

Todd Wyatt
WITNESS

Leticia Hernandez
PRINTED NAME

Todd Wyatt
PRINTED NAME

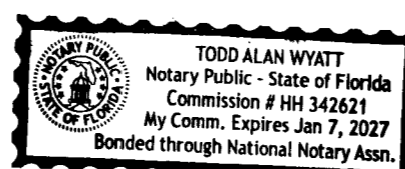
ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS THE 23RD DAY OF APRIL, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DOUGLAS J. WEILAND, PRESIDENT OF JES PROPERTIES, INC., A FLORIDA CORPORATION, AS MANAGER OF SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME. WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Todd Wyatt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
01/07/2027
MY COMMISSION EXPIRES:

Todd Wyatt
PRINTED NAME OF NOTARY PUBLIC



CERTIFICATE OF ACCEPTANCE COMMUNITY DEVELOPMENT DISTRICT

CERTIFICATE OF ACCEPTANCE OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2025, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND DEDICATIONS SHOWN HEREON.

BY: *Douglas J. Weiland*
BOARDCHAIRMAN
DOUGLAS J. WEILAND

ATTEST: *Leticia Hernandez*
BY: *Leticia Hernandez*
Leticia Hernandez
PRINT NAME

ACKNOWLEDGMENT OF COMMUNITY DEVELOPMENT DISTRICT

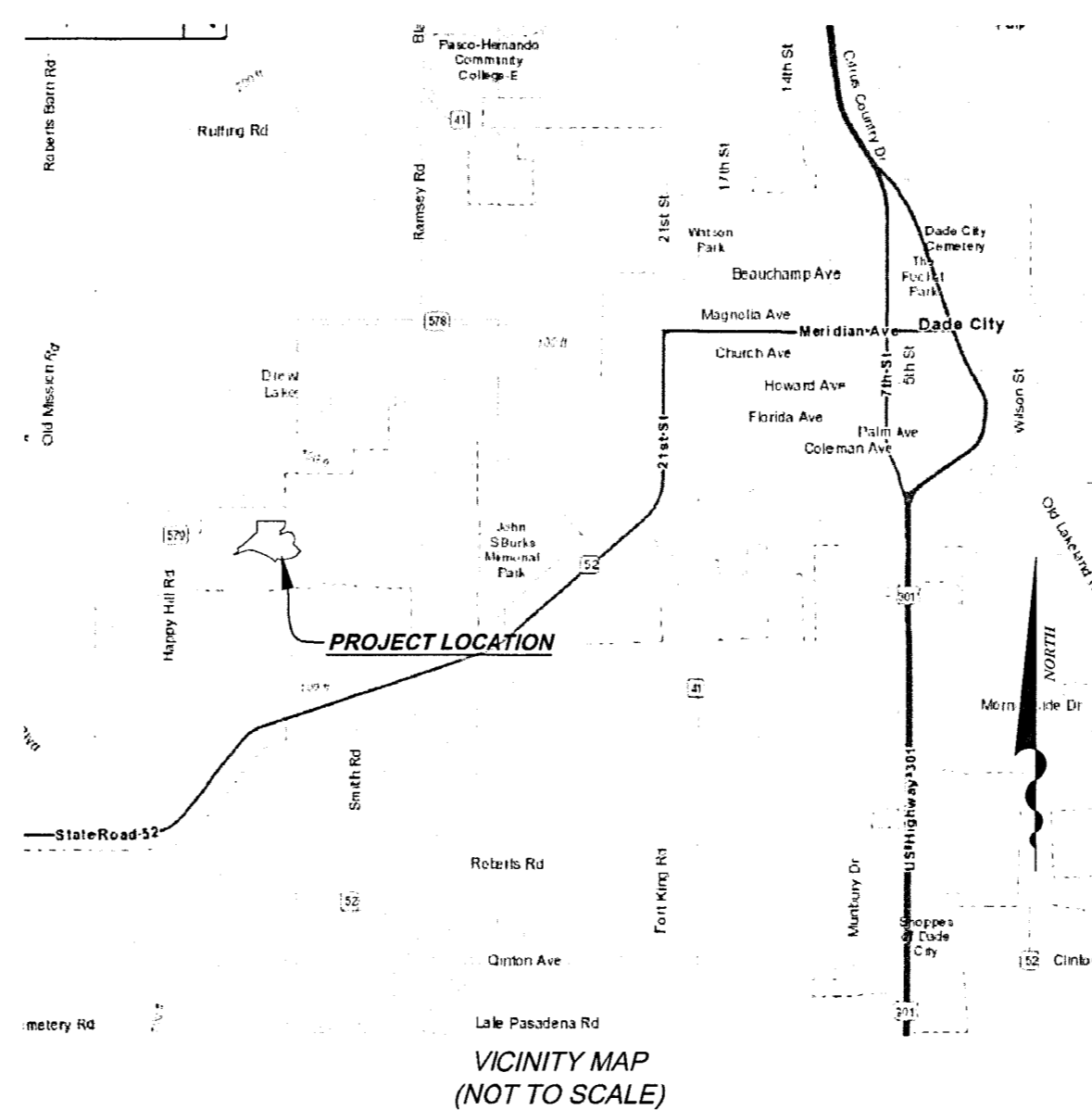
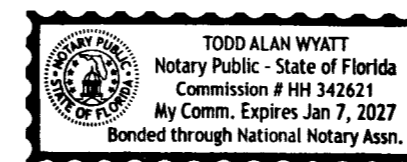
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS THE 23RD DAY OF APRIL, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DOUGLAS J. WEILAND, KNOWN TO ME OR HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Todd Wyatt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
01/07/2027
MY COMMISSION EXPIRES:

Todd Wyatt
PRINTED NAME OF NOTARY PUBLIC



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

1. LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE FROM SUMMIT VIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 214, AS AMENDED AND RE-STATED IN BOOK 10564, PAGE 1749, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2,419,087.80, AND THE TERMS AND CONDITIONS THEREOF, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

2. LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN CLAIM OF LIEN AGAINST SUMMIT VIEW, LLC IN FAVOR OF FLORIDA DESIGN CONSULTANTS, INC., RECORDED ON MARCH 26, 2009 IN BOOK 8048, PAGE 1773, AS AMENDED BY AMENDED CLAIM OF LIEN, RECORDED APRIL 7, 2009 IN BOOK 8057, PAGE 1172, AS AFFECTED BY AGREED LIEN, RECORDED DECEMBER 7, 2010 IN BOOK 8480, PAGE 1992, AS ASSIGNED TO DOUGLAS WEILAND BY ASSIGNMENT, RECORDED MAY 21, 2014 IN BOOK 9035, PAGE 2255, AS SUBORDINATED BY SUBORDINATION AGREEMENT, RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 226 AND AS FURTHER AFFECTED BY LIENHOLDER SPECIAL ASSESSMENT ACKNOWLEDGMENT, RECORDED AUGUST 12, 2021 IN BOOK 10413, PAGE 3074 AND RECORDED IN BOOK 10979, PAGE 1090, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

3. LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN AGREED LIEN AGAINST SUMMIT VIEW, LLC IN FAVOR OF WDG CONSTRUCTION, INC. RECORDED ON SEPTEMBER 8, 2010 IN BOOK 8414, PAGE 1032, AS ASSIGNED TO CWES II, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY ASSIGNMENT, RECORDED NOVEMBER 30, 2010 IN BOOK 8474, PAGE 1873, AS AFFECTED BY ACKNOWLEDGEMENT OF CONTINUING LIEN OBLIGATION, RECORDED AUGUST 25, 2017 IN BOOK 9595, PAGE 1874, AS SUBORDINATED BY SUBORDINATION AGREEMENT, RECORDED MAY 24, 2021 IN BOOK 10354, PAGE 223 AND AS FURTHER AFFECTED BY LIENHOLDER SPECIAL ASSESSMENT ACKNOWLEDGMENT, RECORDED AUGUST 12, 2021 IN BOOK 10413, PAGE 3094 AND RECORDED MARCH 20, 2024 IN BOOK 10979, PAGE 1096, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, STEPHEN C. BOOTH, ATTORNEY AT LAW FOR BOOTH & COOK, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE OWNER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS 1 DAY OF MAY, 2025

BOOTH & COOK, P.A.

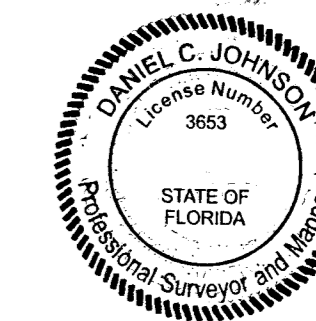
Stephen C. Booth
STEPHEN C. BOOTH
ATTORNEY AT LAW
FLORIDA BAR # 0145880

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

REVIEW FOR COMPLIANCE WITH 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 COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED ON THIS THE 24 DAY OF APRIL, 2025.

REVIEWED BY: *Daniel C. Johnson*
PRINTED NAME: DANIEL C. JOHNSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3653



CERTIFICATE OF APPROVAL BY THE GOVERNING BODY

THIS IS TO CERTIFY, THAT ON THIS THE 22 DAY OF April, 2025 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE CITY COMMISSION OF DADE CITY, FLORIDA.

MAYOR: SCOTT BLACK

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 06th DAY OF May, 2025, IN PLATBOOK 98, PAGES 73-76.

Nikiki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY UNDER 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 CHAPTER 177, FLORIDA STATUTES, PART I. SIGNED AND SEALED THIS 23RD DAY OF APRIL, 2025.

David T. York
DAVID T. YORK
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5875
CERTIFICATE OF AUTHORIZATION NO. LB-7968



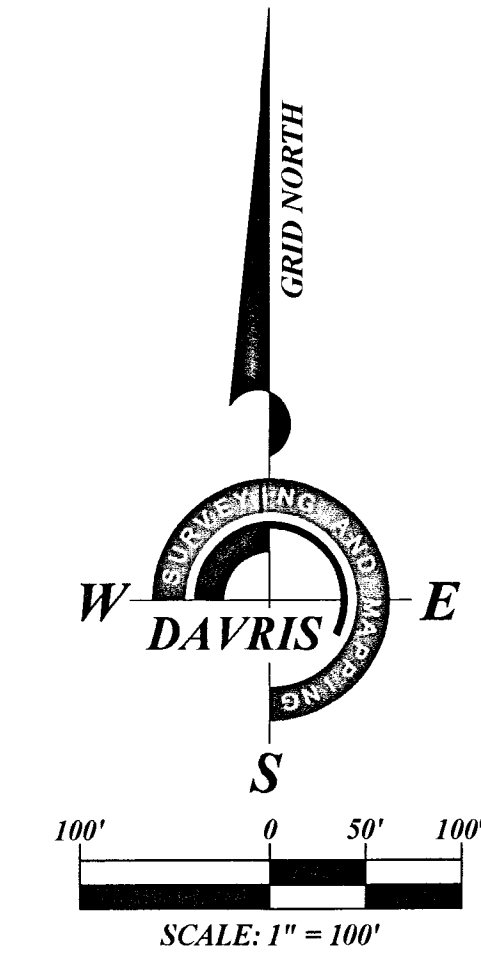
DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: dty or tw@davrisinc.com

SUMMIT VIEW PHASE 1B - PART 2

A PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

PLAT BOOK: 98
PAGE: 74

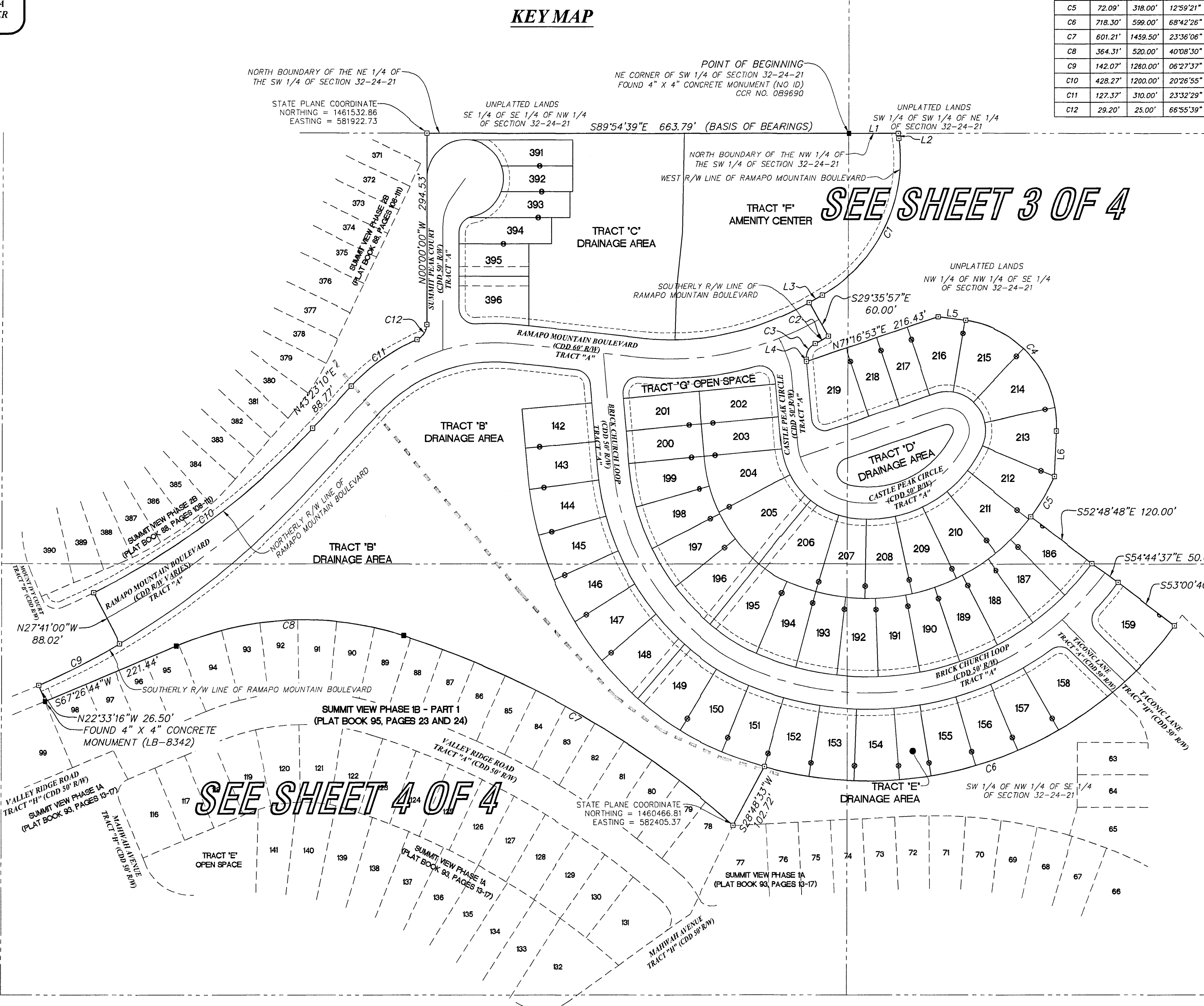
TRACT DESIGNATION
TRACT A - CDD RIGHT-OF-WAY
TRACT B - DRAINAGE AREA
TRACT C - DRAINAGE AREA
TRACT D - DRAINAGE AREA
TRACT E - DRAINAGE AREA
TRACT F - AMENITY CENTER
TRACT G - OPEN SPACE



LEGEND

(D)	DEED MEASUREMENT AND/OR DATA
(F)	FIELD MEASUREMENT AND/OR DATA
(P)	PLAT MEASUREMENT AND/OR DATA
AE	ACCESS EASEMENT
CCR	CERTIFIED CORNER RECORD
C.S.T.	CLEAR SIGHT TRIANGLE
DE	DRAINAGE EASEMENT
ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
NO.	NUMBER
O/A	OVERALL
O.R.	OFFICIAL RECORDS
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
S.P.C.	STATE PLANE COORDINATE
SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TP	TYPICAL
UE	UTILITY EASEMENT
WCA	WETLAND CONSERVATION AREA
WL	WETLAND LINE
■	FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
■	FOUND 4" X 4" CONCRETE MONUMENT (LB-4636)
○	SET 5/8" IRON ROD (LB-7968)
○	SET 5/8" IRON ROD (LB-7968) (WITNESS CORNER)
○	SET NAIL AND DISK (LB-7968)
○	SET NAIL AND DISK (PCP LB-7968)
□	FOUND/SET 4" X 4" CONCRETE MONUMENT (PRM LB-7968)

- NOTES:**
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FLORIDA GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCDD 306.10)
 - THE BEARINGS SHOWN ON THE PLAT ARE BASED ON STATE PLANE COORDINATE VALUES PURSUANT TO ORDINANCE 06-03, ADOPTED BY THE BOARD ON FEBRUARY 28, 2006, REVISING LAND DEVELOPMENT CODE 306.10 AND CODE 700.984.
 - A 5/8" IRON ROD, WITH CAP AND/OR NAIL AND DISK, INSCRIBED WITH DAVRIS, INC. LB-7968 SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).
 - BASIS OF BEARINGS - BEARINGS ARE REFERENCED TO THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 32-24-21, BEING SOUTH 89°54'39" EAST (GRID).
 - 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.
 - SUBJECT TO AN AGREEMENT FOR PROVISION OF WATER AND WASTEWATER SERVICES RECORDED IN BOOK 9797, PAGE 918, AS AMENDED IN BOOK 10609, PAGE 2634; BOOK 10958, PAGE 2953 AND BOOK 10959, PAGE 23.
 - SUBJECT TO THE ESTABLISHMENT OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 7042, PAGE 1682; FINAL JUDGMENT RECORDED IN BOOK 6625, PAGE 1372; ASSIGNMENT OF CLOSING PROCEEDS RECORDED IN BOOK 10413, PAGE 3049; COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 10413, PAGE 3056; DECLARATION OF CONSENT TO JURISDICTION OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN BOOK 10413, PAGE 3070; SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF IMPOSITION OF SERIES 2021A ASSESSMENTS AND SERIES 2021B ASSESSMENTS RECORDED IN BOOK 10413, PAGE 3079; AGREEMENT BY AND BETWEEN THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND SUMMIT VIEW, LLC, REGARDING THE TRUE-UP AND PAYMENT OF ASSESSMENTS RECORDED IN BOOK 10919, PAGE 974; FINANCING STATEMENT FORM RECORDED IN BOOK 10419, PAGE 3827; SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD RECORDED IN BOOK 10440, PAGE 134; NOTICE OF BOUNDARY AMENDMENT OF THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 10950, PAGE 176 AND ORDINANCE NO. 2023-39 RECORDED IN BOOK 10957, PAGE 331; COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS RECORDED IN BOOK 10919, PAGE 974; AGREEMENT BY AND BETWEEN THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND SUMMIT VIEW, LLC REGARDING THE TRUE-UP AND PAYMENT OF ASSESSMENTS RECORDED IN BOOK 10979, PAGE 1024; DECLARATION OF CONSENT TO JURISDICTION OF SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED IN BOOK 10979, PAGE 1072; SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR SPECIAL ASSESSMENT BONUS, SERIES 2024 (ASSESSMENT AREA TWO) RECORDED IN BOOK 10979, PAGE 1076; DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 10979, PAGE 1080 AND DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE SUMMIT VIEW COMMUNITY DEVELOPMENT DISTRICT RECORDED IN BOOK 10984, PAGE 374.
 - DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SUMMIT VIEW OF DADE CITY RECORDED IN BOOK 10632, PAGE 1275, AS AMENDED IN BOOK 10654, PAGE 41 AND BOOK 11048, PAGE 601.

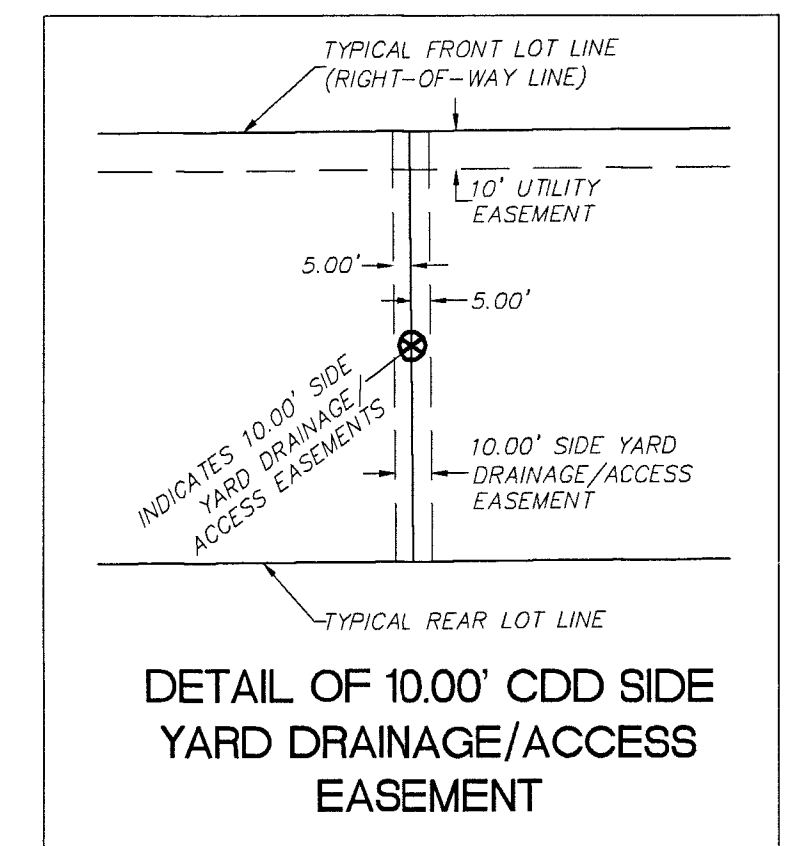
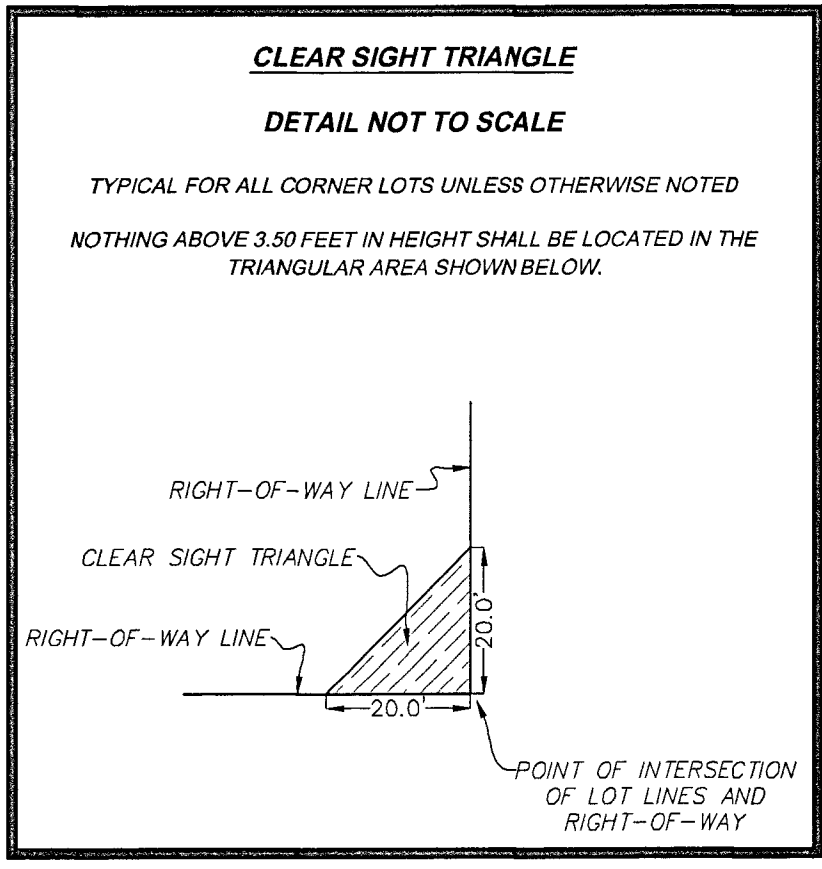


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	285.75'	240.00'	68°13'04"	S26°17'31"W	269.17'
C2	23.20'	496.00'	02°40'49"	S61°44'28"W	23.20'
C3	29.76'	25.00'	68°12'14"	S28°58'45"W	28.03'
C4	243.98'	165.00'	84°43'17"	S39°45'31"E	222.35'
C5	72.09'	318.00'	12°59'21"	S30°41'32"W	71.94'
C6	718.30'	599.00'	68°42'26"	S71°20'33"W	676.03'
C7	601.21'	1458.50'	23°36'06"	N60°36'43"W	596.97'
C8	364.31'	520.00'	40°08'50"	S87°30'59"W	356.91'
C9	142.07'	1260.00'	06°27'37"	N63°11'28"E	142.00'
C10	428.27'	1200.00'	20°26'35"	N53°36'38"E	428.00'
C11	127.37'	310.00'	23°32'29"	N55°09'25"E	126.48'
C12	29.20'	25.00'	66°55'39"	N33°27'50"E	27.57'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	76.18	S89°54'13"E
L2	7.83	S07°49'01"E
L3	23.02	S60°24'03"W
L4	3.38	S05°07'22"E
L5	42.93	S82°07'09"E
L6	69.77	S02°36'07"W



DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
3830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: dby or tw@davrisinc.com

SEE SHEET 2 OF 4

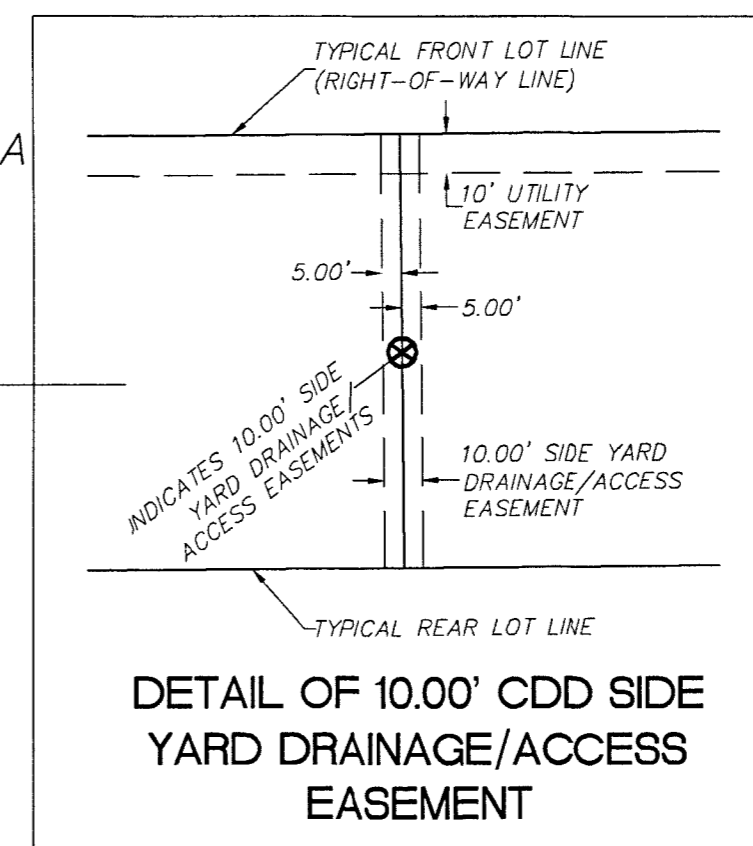
SUMMIT VIEW PHASE 1B - PART 2

A PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

PLAT BOOK **98**
PAGE: **75**

LEGEND

- (D) DEED MEASUREMENT AND/OR DATA
- (F) FIELD MEASUREMENT AND/OR DATA
- (P) PLAT MEASUREMENT AND/OR DATA
- AE ACCESS EASEMENT
- CCR CERTIFIED CORNER RECORD
- C.S.T. CLEAR RIGHT TRIANGLE
- DE DRAINAGE EASEMENT
- ID IDENTIFICATION
- LB LICENSED BUSINESS NUMBER
- NO. OVERALL
- O/A OFFICIAL RECORDS
- PCP PERMIT CONTROL POINT
- PRM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- SFC STATE PLANE COORDINATE
- SWFMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- UE UTILITY EASEMENT
- WCA WETLAND CONSERVATION AREA
- WL WETLAND LINE
- FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- FOUND 4" x 4" CONCRETE MONUMENT (LB-4636)
- SET 5/8" IRON ROD (LB-7968)
- SET 5/8" IRON ROD (LB-7968) (WITNESS CORNER)
- SET NAIL AND DISK (LB-7968)
- SET NAIL AND DISK (PCP LB-7968)
- FOUND 4" x 4" CONCRETE MONUMENT (PRM LB-7968)

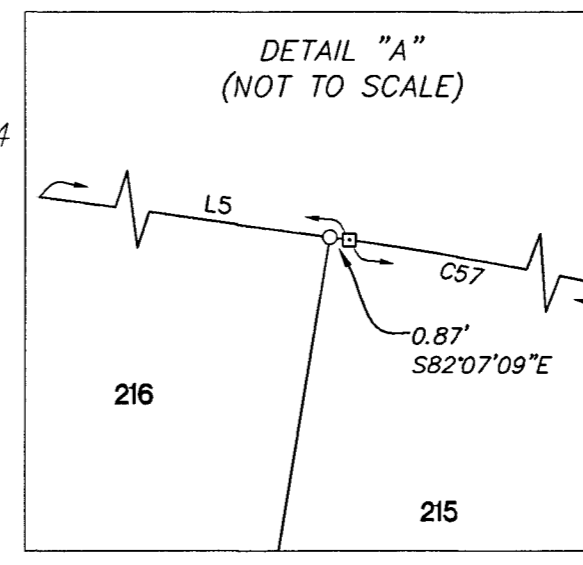


LINE TABLE

LINE#	LENGTH	DIRECTION
L1	76.18'	S89°54'13"E
L2	7.83'	S07°49'01"E
L3	23.02'	S60°24'03"W
L4	3.38'	S05°07'22"E
L5	42.83'	S82°07'09"E
L6	69.77'	S02°36'07"W
L7	25.00'	N08°40'45"E
L8	25.00'	S08°40'45"W

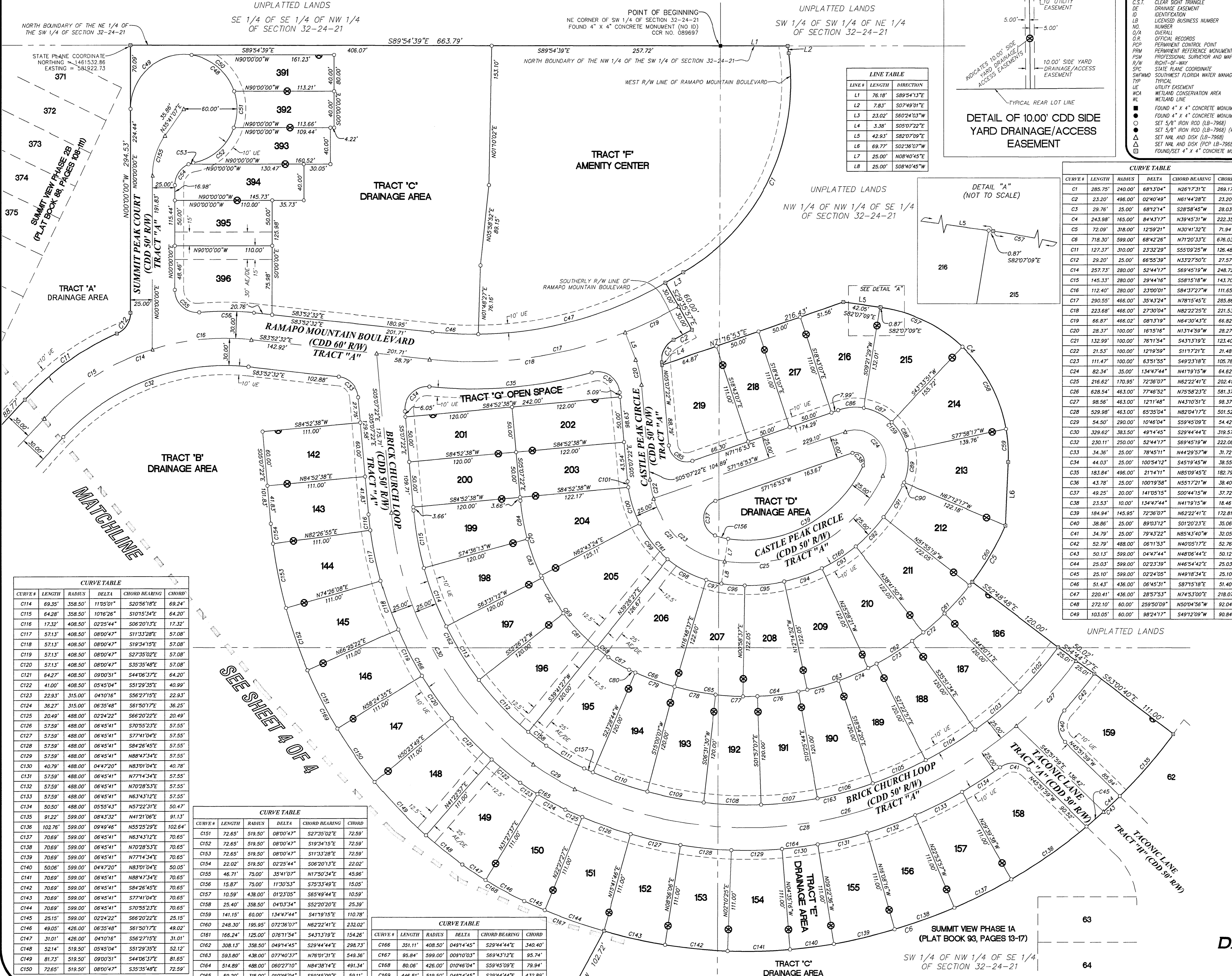
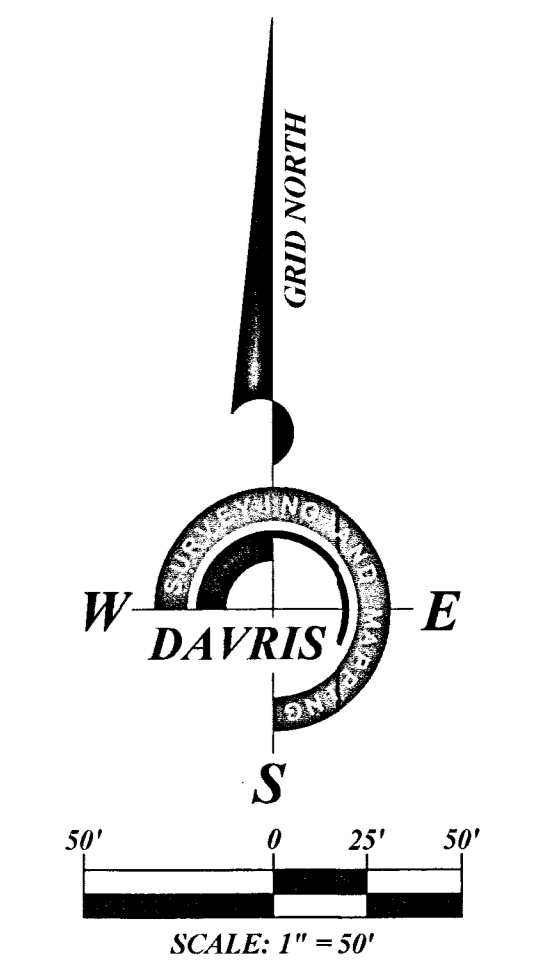
CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	285.75'	240.00'	88°13'04"	N26°7'31"E	269.17'
C2	23.20'	496.00'	02°40'49"	N61°44'28"E	23.20'
C3	29.76'	25.00'	68°12'14"	S28°58'45"W	28.03'
C4	243.98'	165.00'	84°43'17"	N39°45'13"W	222.35'
C5	72.09'	318.00'	12°59'21"	N30°41'32"E	71.94'
C6	718.30'	599.00'	68°42'26"	N71°20'33"E	678.03'
C7	290.55'	466.00'	35°43'24"	N78°15'45"E	285.86'
C8	223.68'	466.00'	27°30'04"	N82°22'25"E	221.53'
C9	66.87'	466.00'	08°13'19"	N64°30'43"E	66.82'
C10	28.37'	100.00'	16°15'16"	N137°45'59"W	28.27'
C11	132.99'	100.00'	76°11'54"	S43°31'19"E	123.40'
C12	21.53'	100.00'	12°19'59"	S117°21'21"E	21.48'
C13	111.47'	100.00'	63°51'55"	S49°23'18"E	105.78'
C14	82.34'	35.00'	134°47'44"	N41°19'15"W	64.62'
C15	216.62'	170.85'	72°36'07"	N62°22'41"E	202.41'
C16	628.54'	463.00'	77°46'52"	N75°58'23"E	581.37'
C17	98.56'	463.00'	12°11'48"	N43°10'51"E	98.37'
C18	528.98'	463.00'	65°35'04"	N82°04'17"E	501.52'
C19	54.50'	290.00'	10°46'04"	S59°45'09"E	54.42'
C20	329.62'	383.50'	49°14'45"	S29°44'44"E	319.57'
C21	230.11'	250.00'	52°44'17"	S69°45'19"W	222.08'
C22	34.36'	25.00'	78°45'11"	N44°29'57"W	31.72'
C23	44.03'	25.00'	100°54'12"	S45°19'45"W	38.55'
C24	183.84'	496.00'	21°14'11"	N85°09'45"E	182.79'
C25	43.78'	25.00'	100°19'58"	N55°17'21"W	38.40'
C26	49.25'	20.00'	141°05'15"	S00°44'15"W	37.72'
C27	23.53'	10.00'	134°47'44"	N41°19'15"W	18.46'
C28	184.94'	145.95'	72°36'07"	N62°22'41"E	172.81'
C29	38.86'	25.00'	89°03'12"	S01°20'23"E	35.06'
C30	34.79'	25.00'	79°43'22"	N85°43'40"W	32.05'
C31	52.79'	488.00'	06°11'53"	N40°05'17"E	52.76'
C32	50.13'	599.00'	04°47'44"	N48°06'44"E	50.12'
C33	25.03'	599.00'	02°23'39"	N46°54'42"E	25.03'
C34	25.10'	599.00'	02°24'05"	N48°18'34"E	25.10'
C35	51.43'	436.00'	06°45'31"	S87°15'18"E	51.40'
C36	272.10'	436.00'	28°57'53"	N74°53'00"E	218.07'
C37	103.05'	60.00'	98°24'17"	S49°12'09"W	90.84'



CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C50	65.74'	60.00'	62°46'31"	N50°12'27"W	62.50'
C51	40.78'	60.00'	38°56'42"	N00°39'10"E	40.00'
C52	62.53'	60.00'	59°42'38"	N49°58'50"E	59.74'
C53	5.58'	25.00'	12°46'59"	S73°26'39"W	5.57'
C54	29.26'	25.00'	67°03'10"	S33°31'35"W	27.62'
C55	41.61'	25.00'	95°21'31"	S47°40'45"E	36.97'
C56	62.13'	310.00'	11°28'58"	N89°37'01"W	62.02'
C57	102.76'	165.00'	35°41'01"	N64°16'39"W	101.11'
C58	104.24'	165.00'	36°11'50"	N28°20'14"W	102.52'
C59	36.98'	165.00'	12°50'26"	N03°49'06"W	36.90'
C60	77.04'	318.00'	13°52'49"	N31°08'16"E	76.85'
C61	73.40'	318.00'	13°13'29"	N44°41'25"E	73.24'
C62	73.40'	318.00'	13°13'29"	N57°54'54"E	73.24'
C63	73.40'	318.00'	13°13'29"	N71°08'23"E	73.24'
C64	73.40'	318.00'	13°13'29"	N84°21'52"E	73.24'
C65	77.84'	318.00'	14°01'30"	S82°00'38"E	77.65'
C66	54.73'	318.00'	09°51'42"	S70°04'02"E	54.67'
C67	27.25'	145.00'	10°46'04"	S59°45'09"E	27.21'
C68	16.90'	238.50'	04°03'34"	S52°20'20"E	16.89'
C69	102.04'	238.50'	24°30'47"	S38°31'01"E	101.26'
C70	86.06'	238.50'	20°40'25"	S15°27'34"E	85.59'
C71	47.05'	318.00'	08°28'37"	N41°25'31"E	47.01'
C72	47.05'	318.00'	08°28'37"	N49°54'08"E	47.01'
C73	47.05'	318.00'	08°28'37"	N58°22'44"E	47.01'
C74	47.05'	318.00'	08°28'37"	N66°51'21"E	47.01'
C75	47.05'	318.00'	08°28'37"	N75°19'58"E	47.01'
C76	47.05'	318.00'	08°28'37"	N83°48'35"E	47.01'
C77	47.05'	318.00'	08°28'37"	S87°42'49"E	47.01'
C78	47.05'	318.00'	08°28'37"	S79°14'12"E	47.01'
C79	47.05'	318.00'	08°28'37"	S70°45'35"E	47.01'
C80	7.69'	318.00'	01°23'05"	S65°49'44"E	7.69'
C81	53.06'	238.50'	12°44'44"	S43°56'11"E	52.95'
C82	46.14'	238.50'	11°05'01"	S32°01'18"E	46.06'
C83	46.14'	238.50'	11°05'01"	S20°56'18"E	46.06'
C84	42.77'	238.50'	10°16'26"	S10°15'34"E	42.71'
C85	36.16'	20.00'	103°35'46"	S36°55'14"E	31.43'
C86	29.40'	60.00'	28°04'36"	S85°19'11"W	29.11'
C87	35.82'	60.00'	34°12'22"	N63°32'07"W	35.29'
C88	36.03'	60.00'	34°24'25"	N29°13'56"W	35.49'
C89	36.47'	60.00'	34°49'28"	N05°23'00"E	35.91'
C90	3.44'	60.00'	03°16'54"	N24°26'10"E	3.44'
C91	41.04'	195.95'	12°00'03"	N32°04'39"E	40.97'
C92	45.23'	195.95'	13°13'29"	N44°41'25"E	45.13'
C93	45.23'	195.95'	13°13'29"	N57°54'54"E	45.13'
C94	45.23'	195.95'	13°13'29"	N71°08'23"E	45.13'
C95	45.23'	195.95'	13°13'29"	N84°21'52"E	45.13'
C96	26.34'	195.95'	07°42'08"	S85°10'19"E	26.32'
C97	17.74'	125.00'	08°07'53"	S77°15'18"E	17.72'
C98	49.37'	125.00'	22°37'50"	S61°52'28"E	49.05'
C99	50.79'	125.00'	23°16'57"	S38°59'05"E	50.45'
C100	41.87'	125.00'	19°11'33"	S17°40'50"E	41.68'
C101	6.46'	125.00'	02°57'42"	S06°36'12"E	6.46'
C102	64.80'	438.00'	08°28'37"	N41°25'31"E	64.74'
C103	64.80'	438.00'	08°28'37"	N49°54'08"E	64.74'
C104	64.80'	438.00'	08°28'37"	N58°22'44"E	64.74'
C105	64.80'	438.00'	08°28'37"	N66°51'21"E	64.74'
C106	64.80'	438.00'	08°28'37"	N75°19'58"E	64.74'
C107	64.80'	438.00'	08°28'37"	N83°48'35"E	64.74'
C108	64.80'	438.00'	08°28'37"	S87°42'49"E	64.74'
C109	64.80'	438.00'	08°28'37"	S79°14'12"E	64.74'
C110	64.80'	438.00'	08°28'37"	S70°45'35"E	64.74'
C111	49.80'	265.00'	10°46'04"	S59°45'09"E	49.73'
C112	79.75'	358.50'	12°44'44"	S43°56'11"E	79.59'
C113	69.35'	358.50'	11°05'01"	S32°01'18"E	69.24'



CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	69.35'	358.50'	11°05'01"	S20°56'18"E	69.24'
C15	64.28'	358.50'	10°16'26"	S10°15'34"E	64.20'
C16	17.32'	408.50'	02°25'44"	S06°20'13"E	17.32'
C17	57.13'	408.50'	08°00'47"	S11°33'28"E	57.08'
C18	57.13'	408.50'	08°00'47"	S19°34'15"E	57.08'
C19	57.13'	408.50'	08°00'47"	S27°35'02"E	57.08'
C20	57.13'	408.50'	08°00'47"	S35°35'48"E	57.08'
C21	64.27'	408.50'	09°00'51"	S44°06'37"E	64.20'
C22	41.00'	408.50'	05°45'04"	S51°29'35"E	40.99'
C23	22.93'	315.00'	04°10'16"	S56°27'15"E	22.93'
C24	36.27'	315.00'	06°35'48"	S61°50'17"E	36.25'
C25	20.49'	488.00'	02°24'22"	S66°20'22"E	20.49'
C26	57.59'	488.00'	06°45'41"	S70°59'23"E	57.55'
C27	57.59'	488.00'	06°45'41"	S77°41'04"E	57.55'
C28	57.59'	488.00'	06°45'41"	S84°26'45"E	57.55'
C29	57.59'	488.00'	06°45'41"	N88°47'34"E	57.55'
C30	40.79'	488.00'	04°47'20"	N83°01'04"E	40.78'
C31	57.59'	488.00'	06°45'41"	N77°14'34"E	57.55'
C32	57.59'	488.00'	06°45'41"	N70°28'53"E	57.55'
C33	57.59'	488.00'	06°45'41"	N63°43'12"E	57.55'
C34	50.50'	488.00'	05°55'43"	N57°22'31"E	50.47'
C35	91.22'	599.00'	08°43'32"	N41°21'06"E	91.13'
C36	102.76'	599.00'	09°49'46"	N55°25'29"E	102.64'
C37	70.69'	599.00'	06°45'41"	N63°43'12"E	70.65'
C38	70.69'	599.00'	06°45'41"	N70°28'53"E	70.65'
C39	70.69'	599.00'	06°45'41"	N77°14'34"E	70.65'
C40	50.06'	599.00'	04°47'20"	N83°01'04"E	50.05'
C41	70.69'	599.00'	06°45'41"	N88°47'34"E	70.65'
C42	70.69'	599.00'	06°45'41"	S84°26'45"E	70.65'
C43	70.69'	599.00'	06°45'41"	S77°41'04"E	70.65'
C44	70.69'	599.00'	06°45'41"	S70°59'23"E	70.65'
C45	25.15'	599.00'	02°24'22"	S66°20'22"E	25.15'
C46	49.02'	426.00'	06°35'48"	S61°50'17"E	49.02'
C47	31.01'	426.00'	04°10'16"	S56°27'15"E	31.01'
C48	52.14'	519.50'	05°45'04"	S51°29'35"E	52.12'
C49	81.73'	519.50'	09°00'51"	S44°06'37"E	81.65'
C50	72.65'	519.50'	08°00'47"	S35°35'48"E	72.59'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C151	72.65'	519.50'	08°00'47"	S27°35'02"E	72.59'
C152	72.65'	519.50'	08°00'47"	S19°34'15"E	72.59'
C153	72.65'	519.50'	08°00'47"	S11°33'28"E	72.59'
C154	22.02'	519.50'	02°25'44"	S06°20'13"E	22.02'
C155	46.71'	75.00'	35°41'07"	N1°50'34"E	45.96'
C156	15.87'	75.00'	11°30'53"	S75°33'48"E	15.05'
C157	10.59'	4.38.00'	01°23'05"	S65°49'44"E	10.59'
C158	25.40'	358.50'	04°03'34"	S52°20'20"E	25.39'
C159	141.15'	80.00'	134°47'44"	S41°19'15"E	110.78'
C160	248.30'	195.95'	07°23'30"		

SUMMIT VIEW PHASE 1B - PART 2

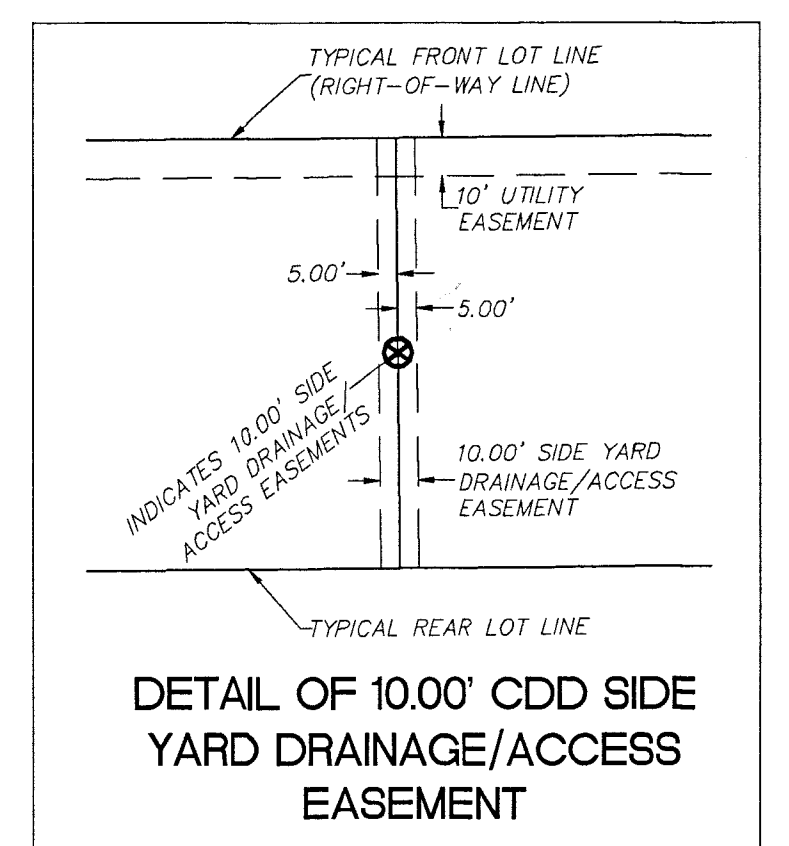
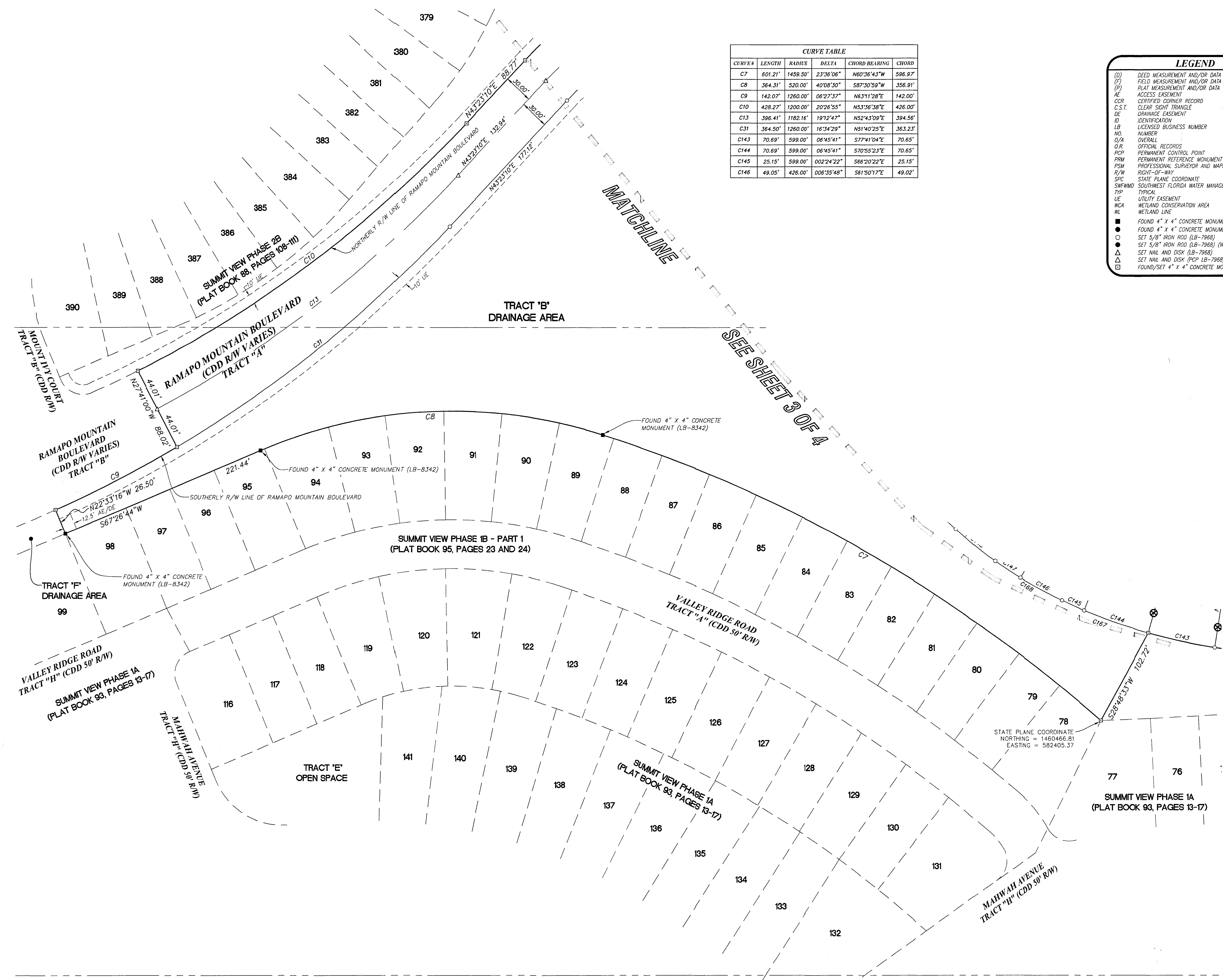
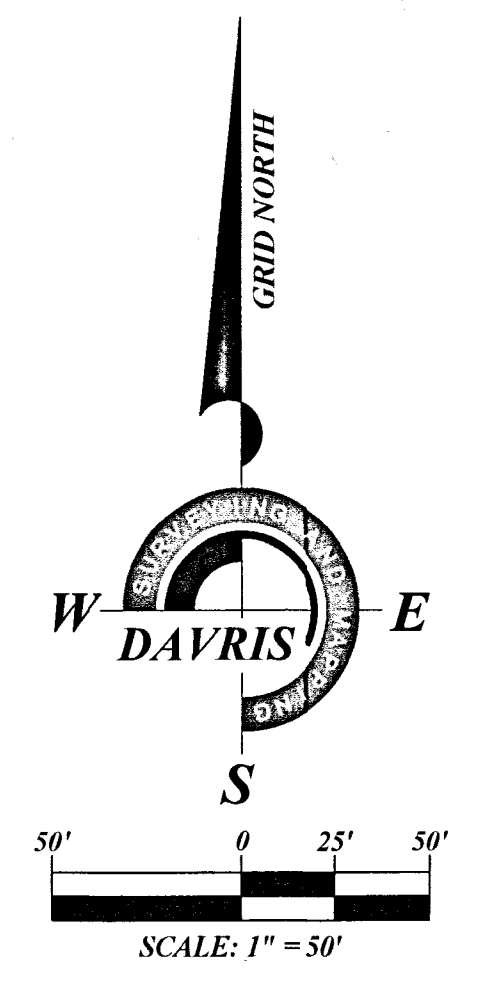
A PORTION OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

PLAT BOOK: 98
PAGE: 76

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	601.21'	1459.50'	23°38'06"	N60°36'43"W	596.97'
C8	384.31'	520.00'	40°08'30"	S87°30'59"W	356.91'
C9	142.07'	1260.00'	06°27'37"	N63°11'28"E	142.00'
C10	428.27'	1200.00'	20°28'55"	N53°36'38"E	426.00'
C13	396.41'	1182.16'	19°12'47"	N52°43'09"E	394.58'
C31	384.50'	1260.00'	16°34'29"	N51°40'25"E	363.23'
C143	70.69'	599.00'	06°45'41"	S77°41'04"E	70.65'
C144	70.69'	599.00'	06°45'41"	S70°55'23"E	70.65'
C145	25.15'	599.00'	00°29'22"	S86°20'22"E	25.15'
C146	49.05'	426.00'	00°35'48"	S61°50'17"E	49.02'

LEGEND

- (D) DEED MEASUREMENT AND/OR DATA
- (F) FIELD MEASUREMENT AND/OR DATA
- (P) PLAT MEASUREMENT AND/OR DATA
- AE ACCESS EASEMENT
- CE CERTIFIED CORNER RECORD
- C.S.T. CLEAR SIGHT TRIANGLE
- DE DRAINAGE EASEMENT
- ID IDENTIFICATION
- LB LICENSED BUSINESS NUMBER
- NO. NUMBER
- O/A OVERALL
- O.R. OFFICIAL RECORDS
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- SFC STATE PLANE COORDINATE
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP TYPICAL
- UE UTILITY EASEMENT
- WCA WETLAND CONSERVATION AREA
- WL WETLAND LINE
- FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- FOUND 4" X 4" CONCRETE MONUMENT (LB-8342)
- SET 3/8" IRON ROD (LB-7968)
- SET 5/8" IRON ROD (LB-7968) (WITNESS CORNER)
- △ SET NAIL AND DISK (LB-7968)
- SET NAIL AND DISK (PCP LB-7968)
- FOUND/SET 4" X 4" CONCRETE MONUMENT (PRM LB-7968)



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