

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

98 92

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 19, run thence along the East boundary of the Southeast 1/4 of said Section 19, N.00°15'30"E., 729.28 feet to a point on a curve on the Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, as recorded in Official Records Book 10948, Page 3950, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, Westerly, 343.95 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 21°12'47" (chord bearing S.89°23'36"W., 341.99 feet) to the Southeast corner of Connerton Town Center Government Complex, according to Special Warranty Deed, as recorded in Official Records Book 7597, Page 303, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Connerton Town Center Government Complex, the following two (2) courses: 1) N.10°00'00"E., 815.00 feet to a point on a curve; 2) Northeasterly, 346.23 feet along the arc of a curve to the left having a radius of 750.00 feet and a central angle of 26°27'00" (chord bearing N.50°42'37"E., 343.16 feet) to the Northeast corner of said Connerton Town Center Government Complex; thence along the Northerly boundary of said Connerton Town Center Government Complex, N.70°24'00"W., 630.00 feet to the Northwest corner of said Connerton Town Center Government Complex; thence along the Westerly boundary of said Connerton Town Center Government Complex, the following two (2) courses: 1) S.42°00'00"W., 480.00 feet to a point of curvature; 2) Southwesterly, 798.70 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 793.01 feet) to a point on the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, N.71°43'24"W., 124.00 feet to a point on a curve on the Easterly boundary of CONNERTON VILLAGE 4 PHASE 2A, according to the plat thereof, as recorded in Plat Book 95, Pages 102 through 111 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE 4 PHASE 2A, Northeasterly, 850.04 feet along the arc of said curve to the right having a radius of 2053.00 feet and a central angle of 23°43'24" (chord bearing N.30°08'18"E., 843.98 feet) to a point of tangency, also being the Southeast corner of CONNERTON VILLAGE 4 PHASES 2B AND 2C, according to the plat thereof, as recorded in Plat Book 96, Pages 36 through 48 inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said CONNERTON VILLAGE 4 PHASES 2B AND 2C, the following two (2) courses: 1) N.42°00'00"E., 530.00 feet to a point of curvature; 2) Northeasterly, 456.42 feet along the arc of a curve to the left having a radius of 947.00 feet and a central angle of 27°36'53" (chord bearing N.28°11'33"E., 452.02 feet); thence S.75°36'53"E., 124.00 feet to a point on a curve; thence Southeasterly, 38.13 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°23'07" (chord bearing S.29°18'27"E., 34.54 feet) to a point of tangency; thence S.73°00'00"E., 95.80 feet to a point of curvature; thence Northeasterly, 32.64 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 93°30'00" (chord bearing N.60°15'00"E., 29.13 feet); thence S.76°30'00"E., 50.00 feet; thence S.13°30'00"W., 5.50 feet to a point of curvature; thence Southeasterly, 30.19 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 86°30'00" (chord bearing S.29°45'00"E., 27.41 feet) to a point of tangency; thence S.73°00'00"E., 71.90 feet to a point of curvature; thence Easterly, 129.21 feet along the arc of a curve to the left having a radius of 2975.00 feet and a central angle of 02°29'18" (chord bearing S.74°14'39"E., 129.20 feet) to a point of compound curvature; thence Northeasterly, 31.77 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 91°00'42" (chord bearing N.59°00'21"E., 28.53 feet); thence S.76°14'59"E., 50.00 feet to a point on a curve; thence Southeasterly, 31.67 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°44'01" (chord bearing S.31°52'00"E., 28.46 feet) to a point of compound curvature; thence Easterly, 124.38 feet along the arc of a curve to the left having a radius of 2975.00 feet and a central angle of 02°23'43" (chord bearing S.78°25'53"E., 124.37 feet) to a point of compound curvature; thence Northeasterly, 31.55 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°22'16" (chord bearing N.55°11'08"E., 28.38 feet) to a point of tangency; thence N.10°00'00"E., 49.94 feet; thence N.80°00'00"W., 60.00 feet; thence N.10°00'00"E., 50.00 feet; thence S.80°00'00"E., 110.00 feet; thence S.10°00'00"W., 290.00 feet; thence S.80°00'00"E., 636.49 feet; thence EAST, 37.56 feet; thence N.78°00'00"E., 40.99 feet; thence N.66°00'00"E., 40.99 feet; thence N.54°00'00"E., 40.99 feet; thence N.42°00'00"E., 91.18 feet; thence S.87°26'07"E., 30.60 feet to a point on the Westerly boundary of the maintained right-of-way for Ehren Cutoff; thence along said Westerly boundary of the maintained right-of-way for Ehren Cutoff, the following three (3) courses: 1) S.02°33'53"W., 88.09 feet; 2) S.20°17'21"W., 140.99 feet; 3) S.21°22'12"W., 625.28 feet to the Northeast corner of the additional right-of-way for Ehren Cutoff, according to the aforesaid Official Records Book 10948, Page 3950; thence along the Westerly boundary of said additional right-of-way for Ehren Cutoff, the following six (6) courses: 1) N.68°37'48"W., 36.18 feet; 2) S.21°18'43"W., 180.00 feet; 3) N.68°41'17"W., 12.00 feet; 4) S.21°22'12"W., 208.07 feet; 5) S.21°16'51"W., 118.65 feet to a point of curvature; 6) Southwesterly, 49.02 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 80°15'09" (chord bearing S.61°24'26"W., 45.11 feet) to a point of reverse curvature; thence along the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, the following two (2) courses: 1) Westerly, 580.09 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of 31°02'00" (chord bearing S.86°01'00"W., 573.03 feet) to a point of reverse curvature; 2) Westerly, 134.36 feet along the arc of a curve to the right having a radius of 929.00 feet and a central angle of 08°17'13" (chord bearing S.74°38'36"W., 134.25 feet) to the **POINT OF BEGINNING**.

Containing 46.130 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"), hereby states and declares that it is the fee simple owner of all lands referenced to as CONNERTON VILLAGE 4 PHASE 6, as described in the legal description which is part of this plat, and makes the following dedications:

- Owner hereby grants, conveys and dedicates TRACT "A-14" [(CDD) Right-of-way; (Public) Utility Easement], 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 grants, conveys and dedicates TRACTS "B-33", "B-34", "B-35" and "P-22", as shown and depicted hereon to the District. 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) Sideyard Drainage and Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- Owner further does:
 - grant, convey and dedicate to Pasco County, Florida (the "County"), the Public Right-of-Way for Collier Parkway as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
 - grant, convey and dedicate to the County, TRACT "R-1" (Additional Public Right-of-Way for EHREN CUTOFF) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
 - grant, convey and dedicate to the County, a perpetual easement for ingress and egress over and across TRACT "A-14" [(CDD) Right-of-way; (Public) Utility Easement], as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
 - grant, convey and dedicate to the County, TRACT "Z-10" (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-10" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-10" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
 - grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto itself, its 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.
 - grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement"; and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County"; statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
 - grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for 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 hereby reserves for the benefit of, and grants to the District title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

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

Nathan Holt
Nathan Holt, Authorized Signatory

Justin Potter
Witness
Printed Name

Ashley Summy
Witness
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 5 day of May, 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.

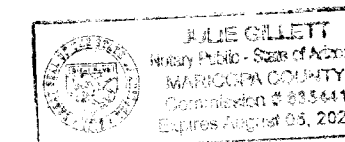
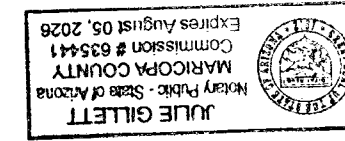
Witness my hand and seal at County of Maricopa, Arizona, the day and year aforesaid.

Julie Gillett
Notary Public, State of Florida at Large ARZ004

My Commission expires: 08/05/2026

Julie Gillett
(Printed Name of Notary)

Commission Number: 635441



CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 7th day of May, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Lori Campagna
Lori Campagna,
Vice Chairman, Board of Supervisors

Alexandra Maiey
Witness
Printed Name

Heather Meyer
Witness
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 7th day of May, 2025, before me personally appeared by means of physical presence, Lori Campagna, as Vice Chairman, Board of Supervisors of Connerton East Community Development District, [X] personally known to me or [] who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing Certificate of Acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

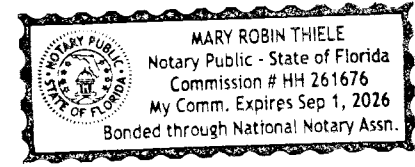
Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Mary Robin Thiele
Notary Public, State of Florida at Large

My Commission expires: Sept 1, 2026

Commission Number: # 261676

(Printed Name of Notary)



PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

We, Lennar Title Inc., a Maryland corporation, as Agent for Doma Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2415067FL, and based on said report find that the title of the property is vested in LNR3 AIV LLC, a Delaware limited liability company and 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, File No. LEN-2415067FL.

This the 6th day of May, 2025.

Lennar Title Inc., a Maryland corporation

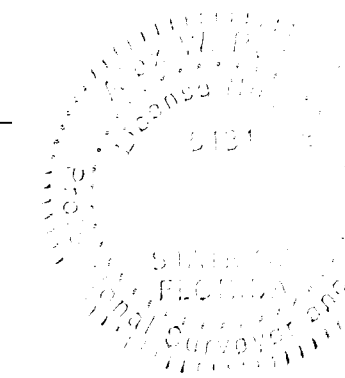
By: Catherine P. Mueller, Esq.
Title: Vice President

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 8th day of May, 2025.

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



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 20th day of May, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Kathryn Slawsky
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 20th day of May, 2025, in Plat Book 98, Page(s) 92-98.

BY: Nikki Alvarez-Sowles
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 1st day of November, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

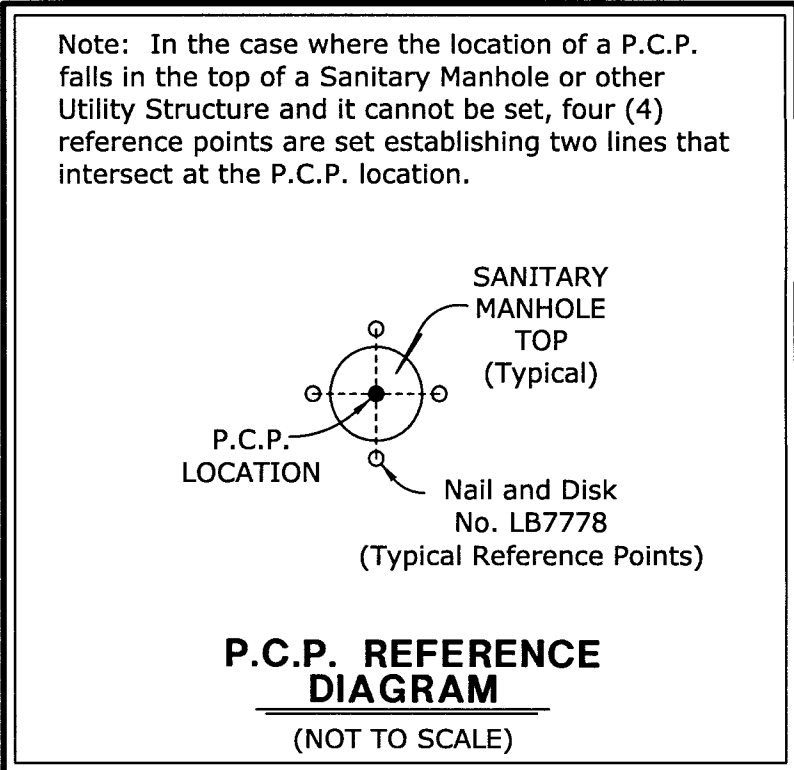
Signed and Sealed this 2nd day of May, 2025.

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

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

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AMI-LCF-CV-055
File: P:\Connerton\illage 4 Phase 1\CONNERTON4-Ph4-01
SHEET 1 OF 7 SHEETS

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

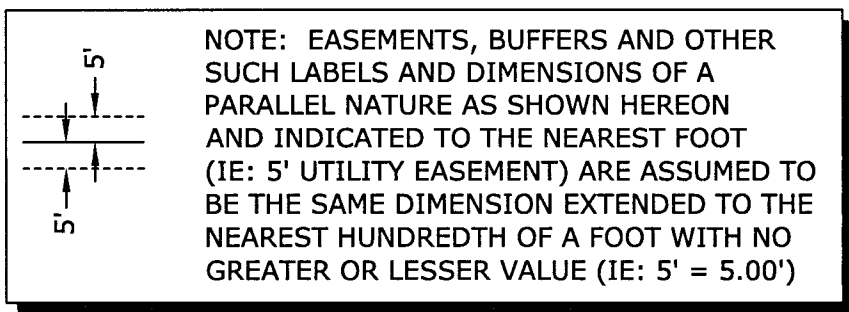


The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

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.

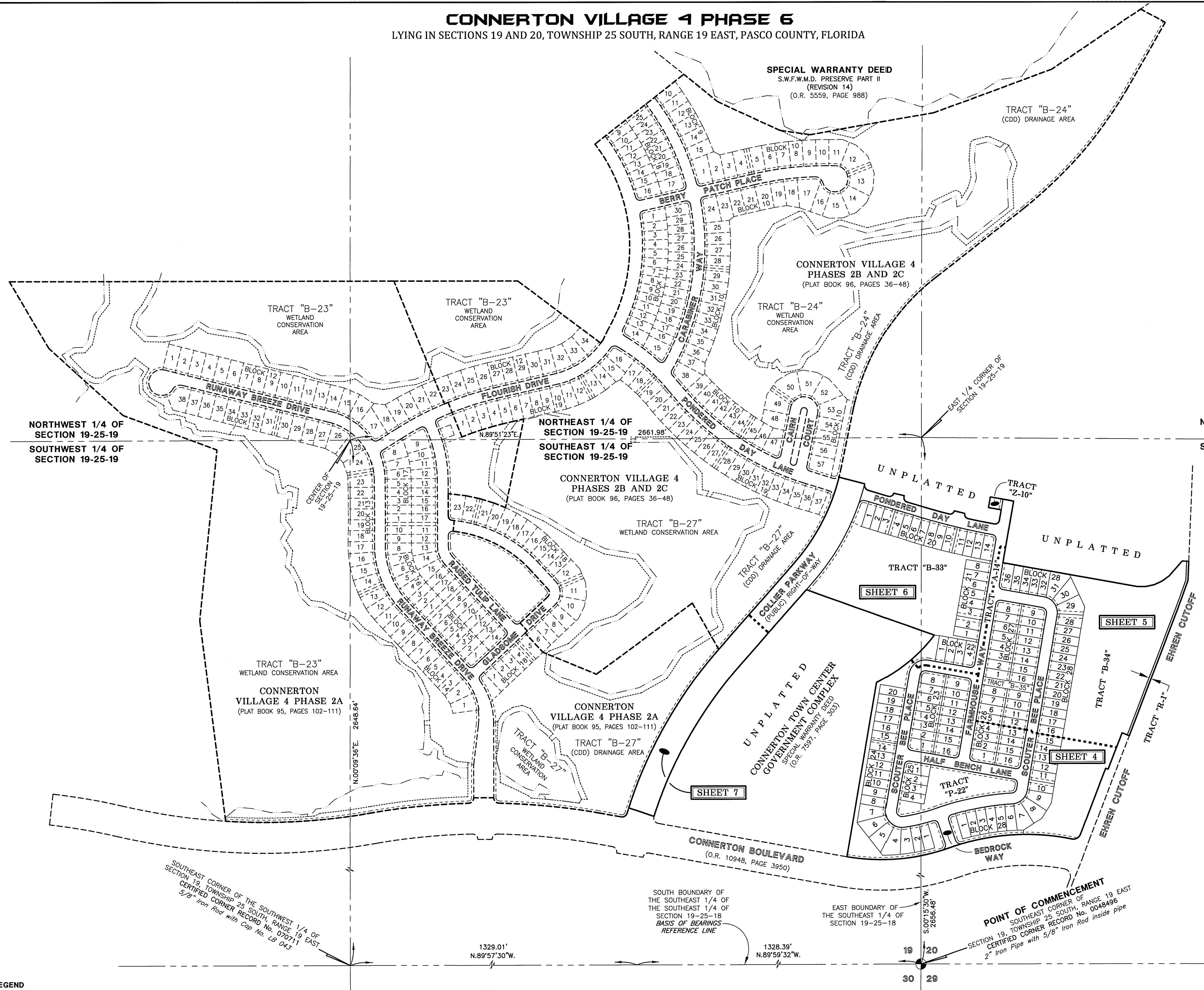
NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall 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.



TRACT DESIGNATION TABLE		
TRACT	DESIGNATION	ACREAGE
TRACT "A-14"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	6.121 Ac.±
TRACT "B-33"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA	6.868 Ac.±
TRACT "B-34"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA	9.024 Ac.±
TRACT "B-35"	(CDD) OPEN SPACE AND DRAINAGE AREA	0.204 Ac.±
TRACT "P-22"	(CDD) PARK AREA	1.392 Ac.±
TRACT "R-1"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR EHREN CUTOFF	0.196 Ac.±
TRACT "Z-10"	(PUBLIC) PUMP STATION SITE	0.069 Ac.±
(PUBLIC) RIGHT-OF-WAY FOR COLLIER PARKWAY		5.240 Ac.±

CONNERTON VILLAGE 4 PHASE 6

LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



LEGEND
1. O.R. – Official Records Book

The South boundary of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 31 North, Range 19 East, Pasco County, Florida has a Grid bearing of N.89°59'32"W. The Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1995 ADJUSTMENT) for the West Zone of Florida.



SCALE: 1" = 200'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 200, and 400. The text "SCALE IN FEET" is centered below the bar.

0 200 400

SCALE IN FEET

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

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

98 95

CURVE DATA TABLE						CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	929.00	21°12'47"	343.95	341.99	S.89°23'36"W.	61	1213.00	02°12'00"	46.58	46.57	N.77°38'00"E.
2	750.00	26°27'00"	346.23	343.16	N.50°42'37"E.	62	1213.00	02°12'00"	46.58	46.57	N.79°00'00"E.
12	35.00	80°15'09"	49.02	45.11	S.61°24'26"W.	63	1213.00	02°12'00"	46.58	46.57	N.87°02'00"E.
13	1071.00	31°02'00"	580.09	573.03	S.86°01'00"W.	64	1213.00	02°12'00"	46.58	46.57	N.84°11'00"E.
14	929.00	08°17'13"	134.36	134.25	S.74°38'36"W.	65	1213.00	01°39'42"	35.18	35.18	N.86°09'51"E.
15	1238.00	16°29'42"	356.41	355.18	S.78°44'51"W.	66	75.00	04°58'42"	6.52	6.51	N.84°30'21"E.
16	1238.00	15°41'42"	339.12	338.06	S.79°08'51"W.	67	75.00	24°31'00"	32.09	31.85	N.69°45'30"E.
17	1238.00	00°48'00"	17.29	17.29	S.70°54'00"W.	68	75.00	24°31'00"	32.09	31.85	N.45°14'30"E.
18	782.00	11°55'27"	158.59	158.30	S.76°27'44"W.	69	75.00	22°59'00"	30.09	29.88	N.12°39'30"E.
19	50.00	107°34'33"	93.88	80.68	N.43°47'16"W.	70	909.00	01°12'00"	240.46	240.46	S.82°02'44"E.
20	50.00	90°00'00"	78.54	70.71	N.55°00'00"E.	71	909.00	03°01'00"	47.86	47.85	S.75°54'30"E.
22	50.00	76°59'42"	67.19	62.25	S.48°29'51"W.	72	909.00	03°01'00"	47.86	47.85	S.78°55'30"W.
39	75.00	90°00'00"	117.81	106.07	S.55°00'00"W.	73	909.00	04°10'59"	66.36	66.35	S.82°31'29"W.
40	75.00	23°59'00"	31.39	31.17	S.01°59'30"E.	74	909.00	04°59'05"	79.08	79.06	S.87°06'31"E.
41	75.00	24°31'00"	32.09	31.85	S.26°14'30"E.	81	909.00	01°54'55"	287.18	286.36	S.81°52'28"W.
42	75.00	24°31'00"	32.09	31.85	S.50°45'30"E.	82	909.00	01°31'00"	28.91	28.91	S.89°39'22"W.
43	75.00	43°03'00"	31.85	31.85	S.75°16'30"E.	83	909.00	02°33'49"	48.81	48.81	S.86°53'49"E.
44	75.00	10°02'33"	13.15	13.13	N.87°26'44"E.	84	909.00	02°12'00"	41.89	41.89	S.84°14'00"W.
45	787.00	01°59'27"	27.35	27.35	N.81°25'44"E.	85	909.00	02°12'00"	41.89	41.89	S.82°02'00"W.
46	787.00	03°01'00"	41.44	41.43	N.78°55'30"E.	86	909.00	02°12'00"	41.89	41.89	S.79°50'00"W.
47	787.00	03°01'00"	41.44	41.43	N.75°54'30"E.	87	909.00	02°12'00"	41.89	41.89	S.77°38'00"W.
48	787.00	01°53'15"	25.93	25.93	N.73°27'22"E.	88	909.00	02°12'00"	41.89	41.89	S.75°26'00"W.
49	20.00	88°47'15"	30.99	27.98	S.63°09'38"E.	89	1263.00	16°29'42"	363.61	362.35	S.78°45'41"E.
50	25.00	91°23'57"	39.88	35.78	S.28°59'59"W.	90	909.00	02°12'00"	41.89	41.89	S.75°44'17"E.
51	929.00	02°11'57"	35.66	35.66	S.71°35'59"W.	91	25.00	107°34'33"	46.94	40.34	N.43°47'16"E.
52	929.00	27°18'03"	442.66	438.48	S.86°20'59"W.	92	20.00	90°00'00"	31.42	28.28	N.55°00'00"E.
53	1071.00	12°07'05"	226.52	226.09	N.84°31'32"W.	93	20.00	90°00'00"	31.42	28.28	S.35°00'00"W.
54	1071.00	15°30'02"	289.74	288.86	S.81°39'54"W.	94	25.00	76°59'42"	33.60	31.12	S.48°29'51"W.
55	1071.00	02°36'53"	48.88	48.87	S.72°36'27"W.	95	20.00	90°00'00"	31.42	28.28	N.35°00'00"E.
56	1071.00	00°48'00"	14.95	14.95	S.70°54'00"W.	96	25.00	90°00'00"	39.27	35.36	N.55°00'00"E.
57	25.00	87°23'07"	38.13	34.54	N.62°23'33"W.	97	20.00	90°00'00"	31.42	28.28	S.35°00'00"W.
58	20.00	92°09'42"	32.17	28.81	N.27°22'51"E.	98	20.00	90°00'00"	31.42	28.28	S.55°00'00"W.
59	1213.00	00°52'18"	18.45	18.45	N.73°53'51"E.	99	20.00	90°00'00"	31.42	28.28	N.35°00'00"E.
60	1213.00	02°12'00"	46.58	46.57	N.75°26'00"E.	102	20.00	90°00'00"	31.42	28.28	S.55°00'00"W.



- LEGEND**
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 - 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
 - (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
 - R/W - Right-of-way
 - (P.U.E.) - (Public) Utility Easement
 - L.A.&O.S. - Landscape Area and Open Space

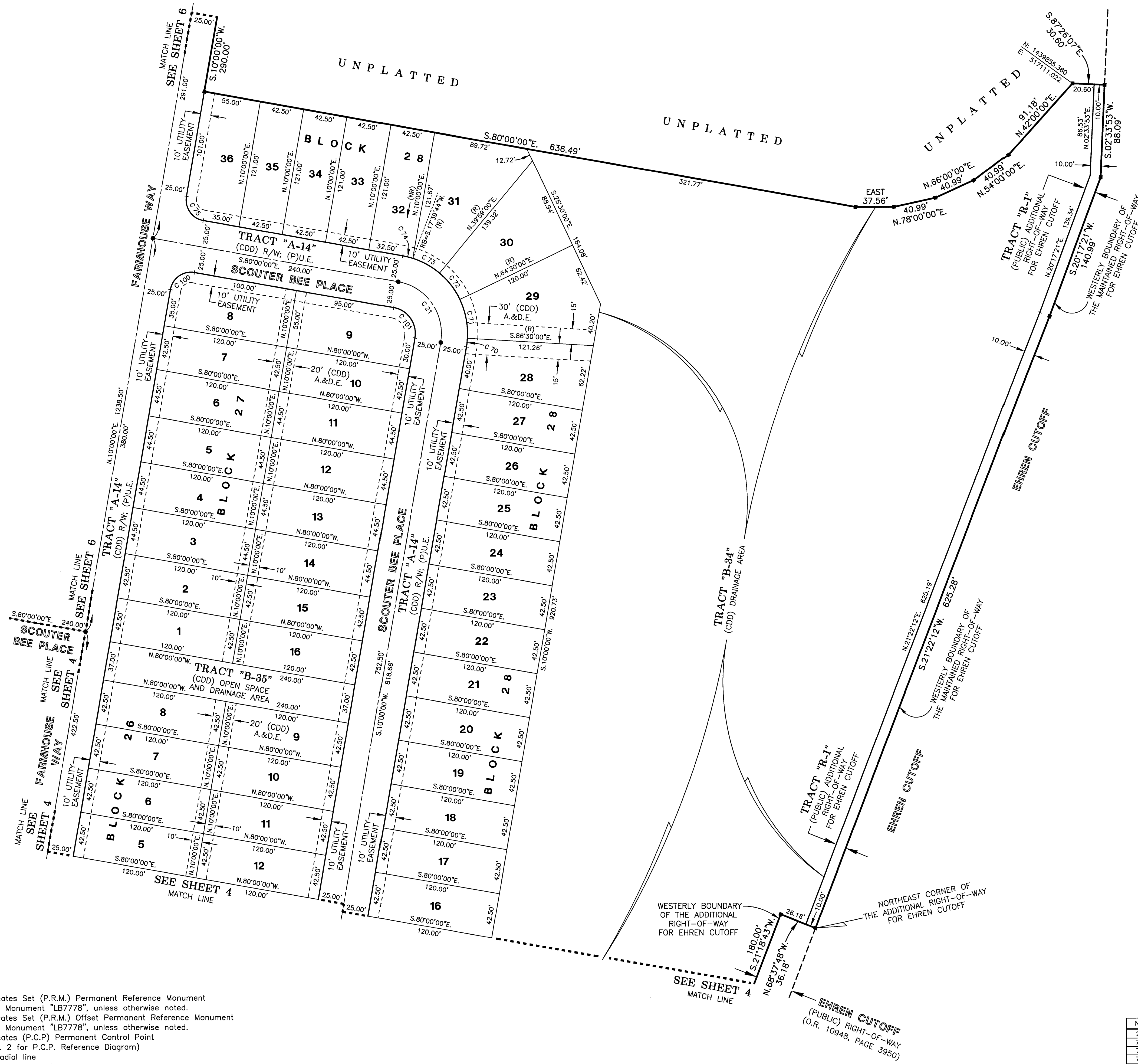
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 4 OF 7 SHEETS

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

98 96



LEGEND

1. Symbol $\blacksquare$ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol $\square$ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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9. A.D.E. - Access and Drainage Easement
10. R/W - Right-of-way
11. (P)U.E. - (Public) Utility Easement

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
21	50.00	90°00'00"	78.54	70.71	S.35°00'00"E.
70	75.00	06°30'00"	8.51	8.50	N.06°45'00"E.
71	75.00	29°00'00"	37.96	37.56	N.11°00'00"W.
72	75.00	24°31'00"	32.09	31.85	N.37°45'30"W.
73	75.00	22°19'18"	29.22	29.03	N.81°10'38"W.
74	75.00	07°39'44"	10.03	10.02	N.76°10'08"W.
75	20.00	90°00'00"	31.42	28.28	N.35°00'00"W.
100	20.00	90°00'00"	31.42	28.28	N.55°00'00"E.
101	25.00	90°00'00"	39.27	35.36	S.35°00'00"E.

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

SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

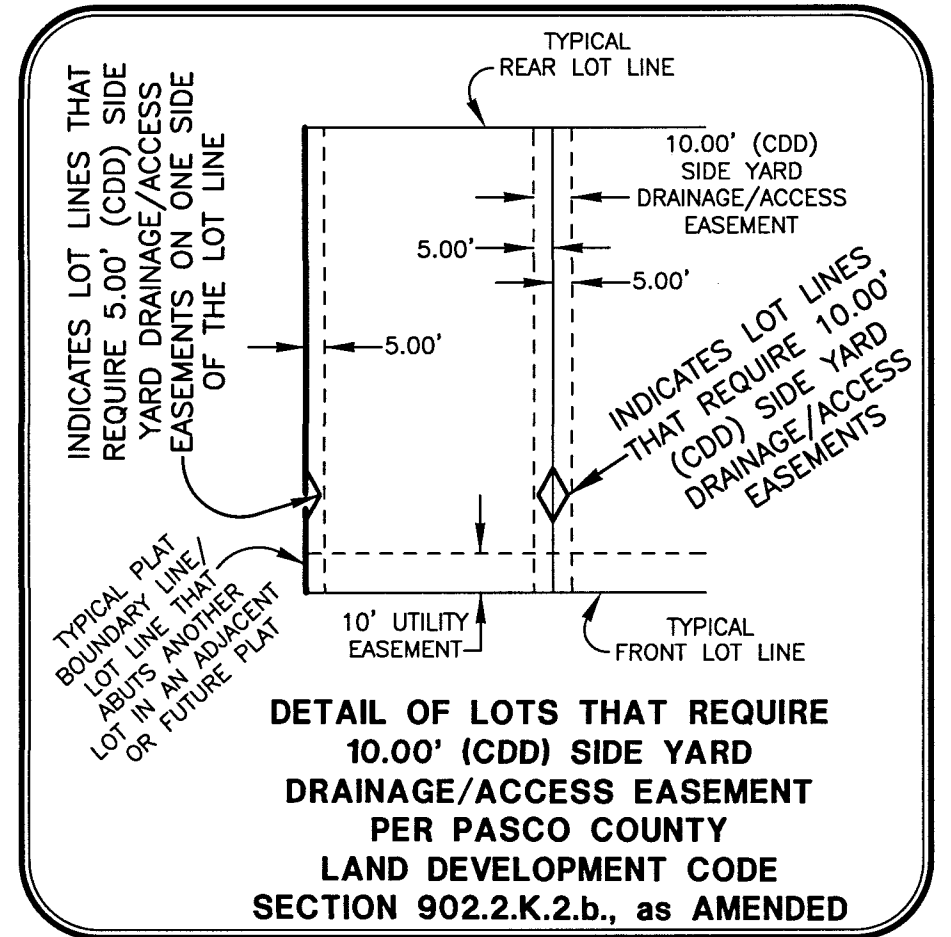
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SHEET 5 OF 7 SHEETS

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	750.00	26°27'00"	346.23	343.16
2	1071.00	22°23'07"	415.44	415.78
3	25.00	87°23'07"	38.13	34.54
4	25.00	93°30'00"	32.64	29.13
5	20.00	86°30'00"	30.19	27.41
6	2875.00	02°29'18"	129.21	129.20
7	20.00	91°00'42"	31.77	28.53
8	20.00	90°44'01"	31.67	28.46
9	2875.00	02°23'43"	124.38	124.37
10	20.00	90°22'16"	31.55	28.38
11	50.00	90°00'00"	78.54	70.71
12	3000.00	07°00'00"	366.52	366.29
13	3000.00	03°38'13"	190.43	190.39
14	3000.00	03°21'47"	176.09	176.07
15	1071.00	17°34'32"	328.53	327.25
16	1071.00	04°48'35"	89.90	89.88
17	3025.00	00°18'00"	15.84	15.84
18	3025.00	00°46'00"	40.48	40.48
19	3025.00	00°46'00"	40.48	40.48
20	3025.00	00°46'00"	40.48	40.48
21	3025.00	00°55'00"	48.40	48.40
22	3025.00	00°55'00"	48.40	48.40
23	3025.00	00°46'00"	40.48	40.48
24	3025.00	00°46'00"	40.48	40.48
25	3025.00	00°40'24"	35.55	35.55
26	20.00	89°38'24"	31.29	28.20
27	20.00	90°00'00"	31.42	28.28
28	75.00	90°00'00"	117.81	106.07
29	947.00	27°36'53"	456.42	452.02
30	25.00	87°23'07"	38.13	34.54
31	1071.00	02°36'53"	48.88	48.87
32	1071.00	02°36'53"	48.88	48.87
33	1009.00	27°36'53"	486.31	481.61
34	1009.00	02°36'53"	46.05	46.04
35	1009.00	25°00'00"	440.26	436.78
36	947.00	25°00'00"	413.21	409.94
37	947.00	02°36'53"	43.22	43.21

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 - (P)U.E. - (Public) Utility Easement
 - P.S.S. - Pump Station Site

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

SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

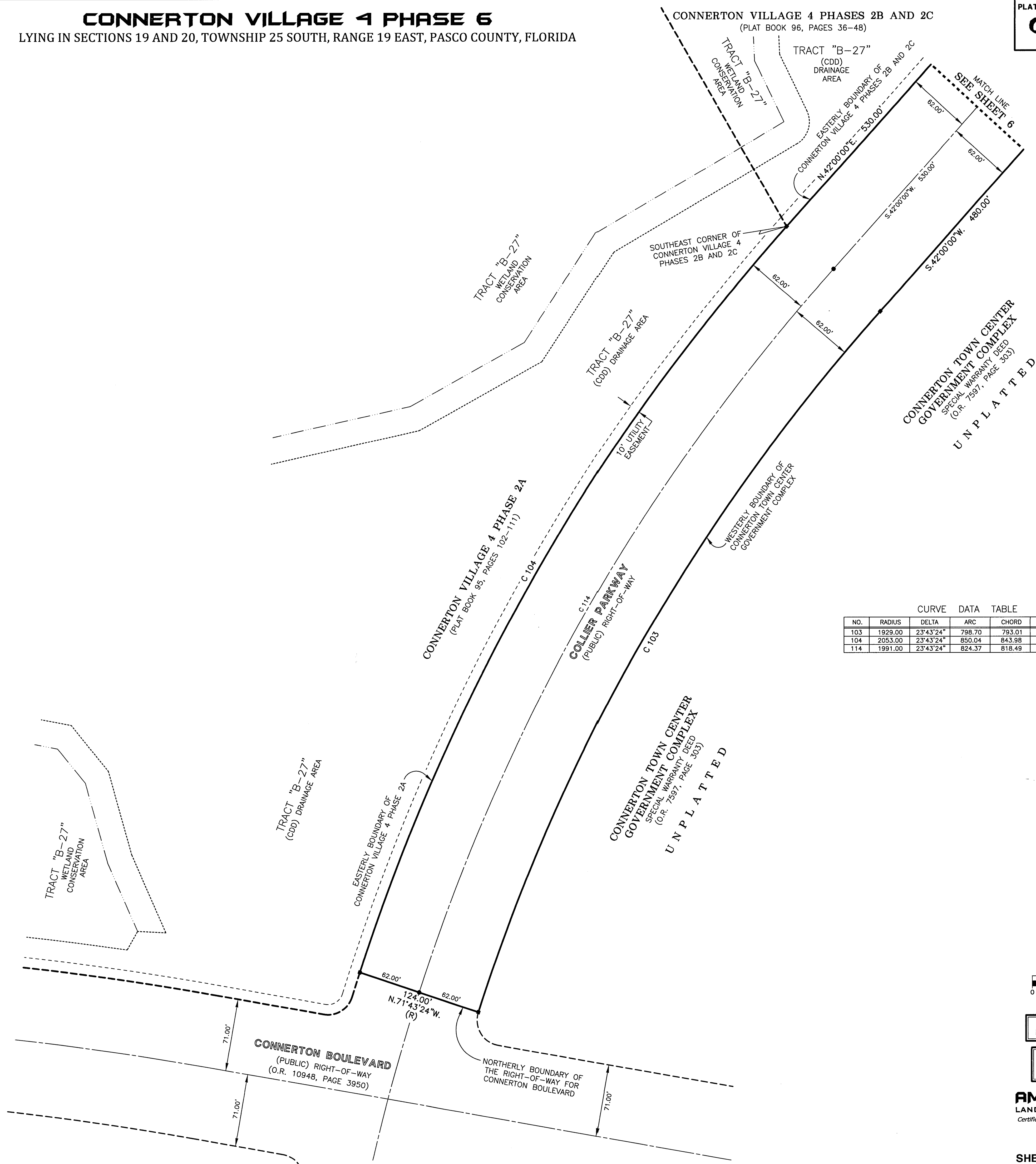
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SHEET 6 OF 7 SHEETS

CONNERTON VILLAGE 4 PHASE 6
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

98 98

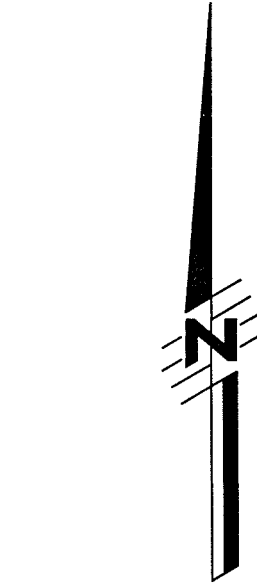


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
103	1929.00	23°43'24"	798.70	793.01	S.30°08'18"W.
104	2053.00	23°43'24"	850.04	843.98	N.30°08'18"E.
114	1991.00	23°43'24"	824.37	818.49	S.30°08'18"W.

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

SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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