

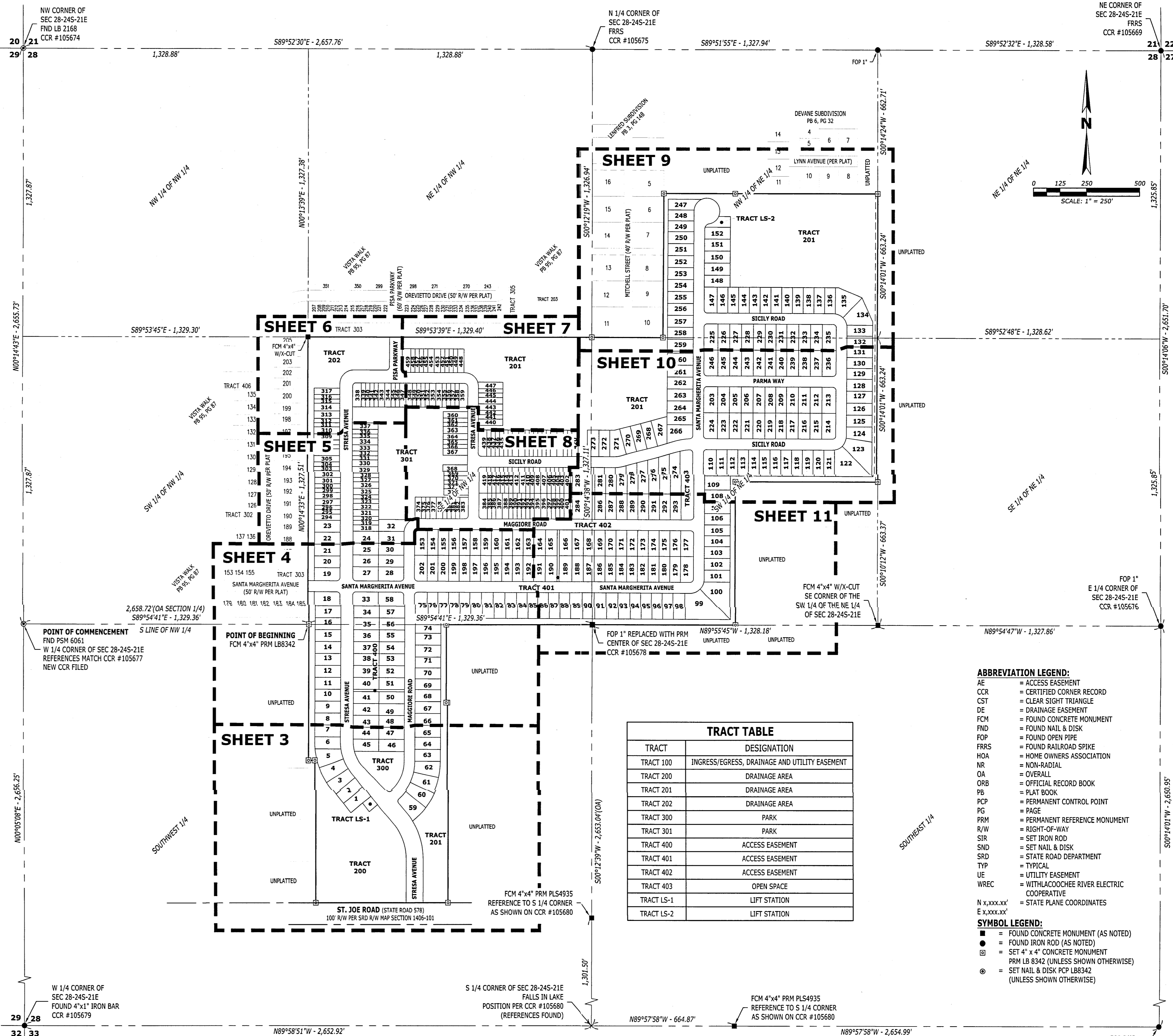
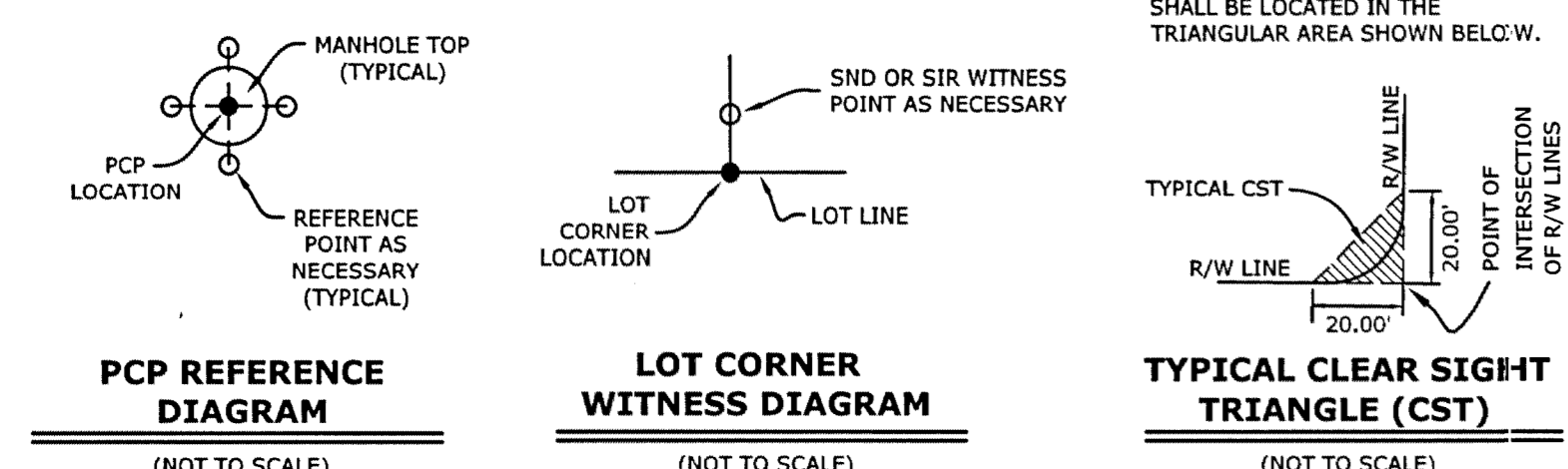
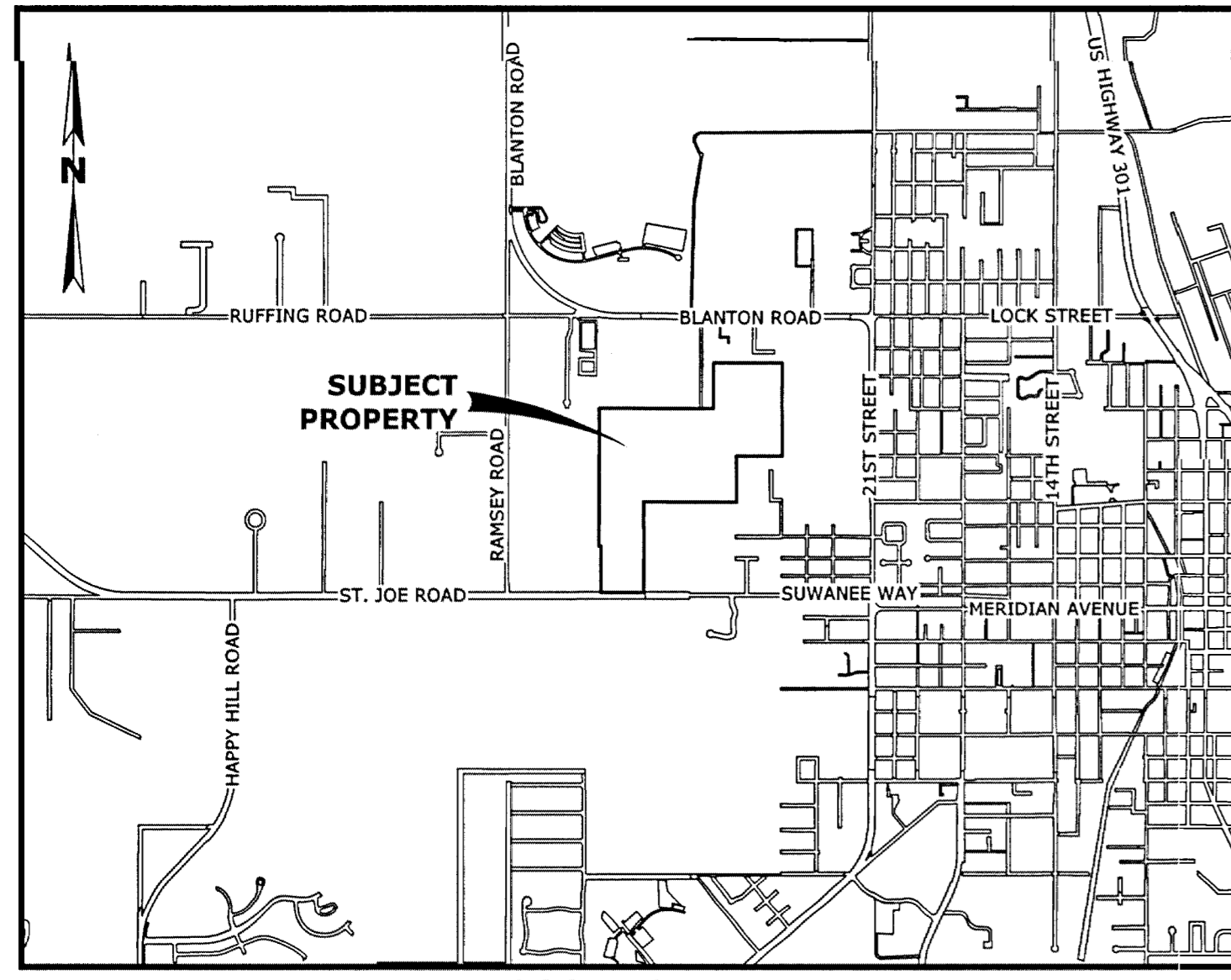


# ST. JOE II

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

### SURVEYOR'S NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83 (2011 ADJUSTMENT). AS A MEANS OF REFERENCE THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AS BEING SOUTH 89°54'41" EAST.
- 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.
- A 4" x 4" CONCRETE MONUMENT (PRM) HAS BEEN SET AT EACH CORNER OR CHANGE IN DIRECTION ON THE BOUNDARY OF THE LANDS BEING PLATTED. A 1/2" ROD OR PIPE WITH CAP AND/OR NAIL AND DISK INSCRIBED WITH LB8342 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)
- ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE RADIAL UNLESS INDICATED OTHERWISE.
- 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 (FS. 177.091(28))
- NOTICE: NO PERMANENT PRIVATE STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- SUBJECT TO UTILITY EASEMENTS AS GRANTED TO THE CITY OF DADE CITY, FLORIDA AS CONTAINED IN WARRANTY DEED RECORDED ON 08/18/1998, IN OFFICIAL RECORDS BOOK 3990, PAGE 543, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)
- TEMPORARY EASEMENT GRANTED TO WITHLACOCHEE RIVER ELECTRIC COOPERATIVE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED ON 08/01/2023, IN OFFICIAL RECORDS BOOK 10861, PAGE 2376, AS AFFECTED BY EASEMENT RECORDED 04/04/2024, IN OFFICIAL RECORDS BOOK 10987, PAGE 664, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)



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Survey # - LB8342

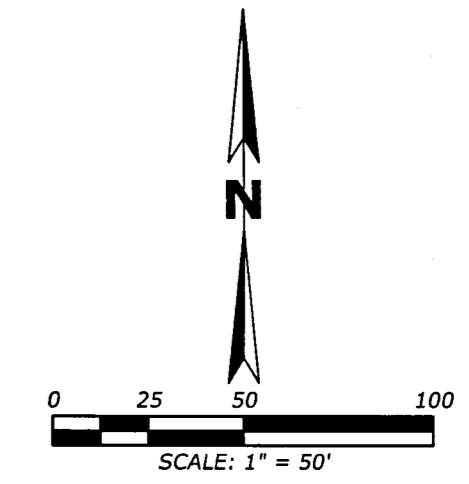
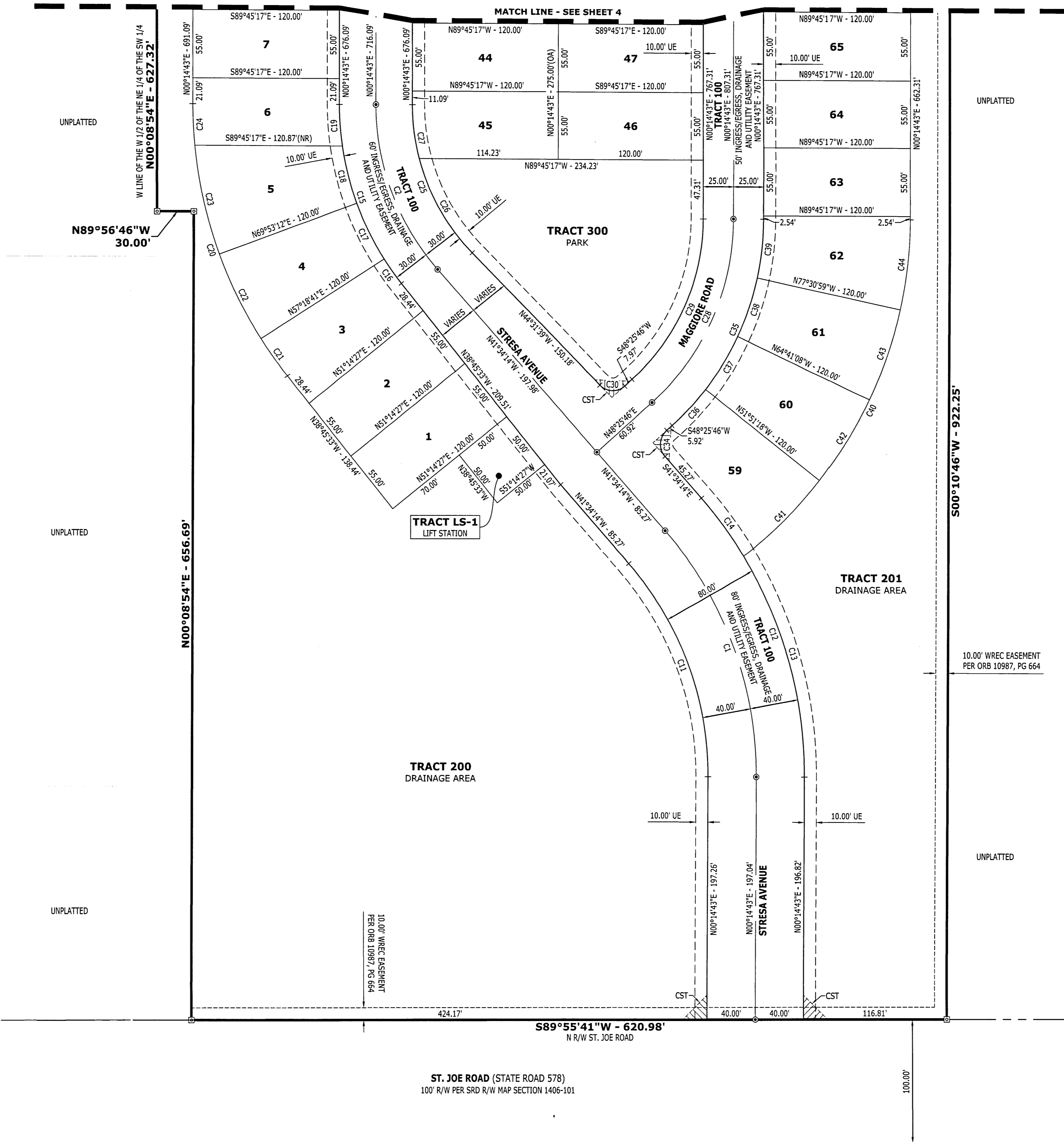
**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM (OF THE PLAT). THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY (FS. 177.091(27))

## KEY MAP

# ST. JOE II

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA

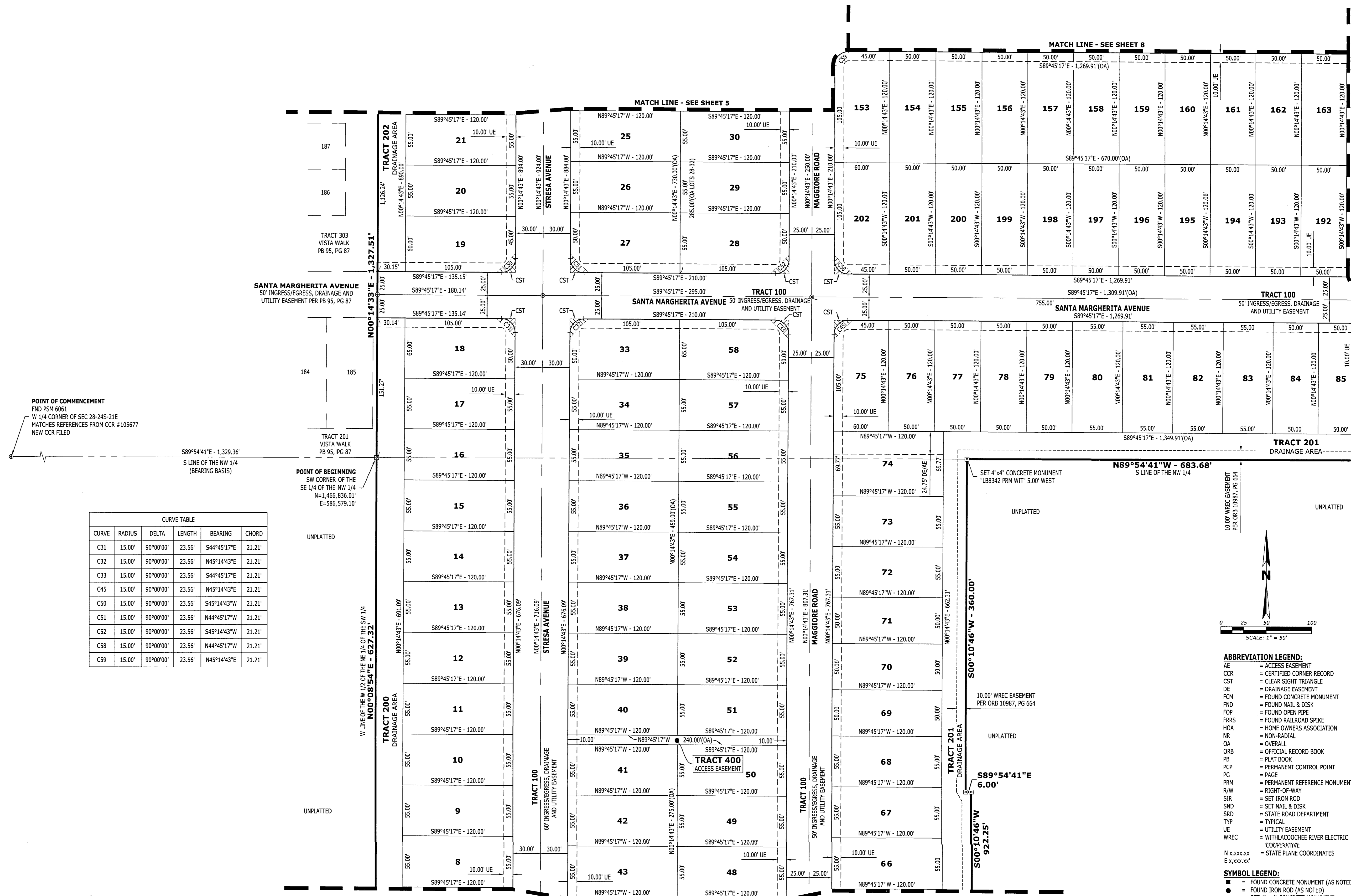
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	300.00'	41°48'58"	218.95'	N20°39'45"W	214.12'
C2	200.00'	41°48'58"	145.97'	S20°39'45"E	142.75'
C11	260.00'	41°48'58"	189.75'	N20°39'45"W	185.57'
C12	340.00'	41°48'58"	248.14'	N20°39'45"W	242.67'
C13	340.00'	31°52'01"	189.10'	N15°41'17"W	186.67'
C14	340.00'	9°56'57"	59.04'	N36°35'46"W	58.97'
C15	230.00'	39°00'16"	156.57'	S19°15'25"E	153.57'
C16	230.00'	6°04'14"	24.37'	S35°43'26"E	24.36'
C17	230.00'	12°34'31"	50.48'	S26°24'03"E	50.38'
C18	230.00'	11°52'47"	47.69'	S14°10'24"E	47.60'
C19	230.00'	8°28'44"	34.03'	S03°59'39"E	34.01'
C20	350.00'	39°00'16"	238.26'	S19°15'25"E	233.69'
C21	350.00'	6°04'14"	37.08'	N35°43'26"W	37.07'
C22	350.00'	12°34'31"	76.82'	N26°24'03"W	76.66'
C23	350.00'	14°47'54"	90.40'	N12°42'51"W	90.15'
C24	350.00'	5°33'37"	33.96'	N02°32'05"W	33.95'
C25	170.00'	44°46'23"	132.84'	S22°08'28"E	129.49'
C26	170.00'	29°48'12"	88.43'	N29°37'33"W	87.43'
C27	170.00'	14°58'10"	44.41'	S07°14'22"E	44.29'
C28	200.00'	48°11'02"	168.19'	N24°20'15"E	163.28'
C29	175.00'	48°11'02"	147.17'	S24°20'15"W	142.87'
C30	15.00'	87°02'35"	22.79'	N88°02'57"W	20.66'
C34	15.00'	90°00'00"	23.56'	S03°25'46"W	21.21'
C35	225.00'	48°11'02"	189.22'	N24°20'15"E	183.69'
C36	225.00'	10°17'04"	40.38'	N43°17'14"E	40.33'
C37	225.00'	12°49'51"	50.39'	N31°43'47"E	50.28'
C38	225.00'	12°49'51"	50.39'	N18°53'56"E	50.28'
C39	225.00'	12°14'18"	48.06'	N06°21'52"E	47.97'
C40	345.00'	52°30'43"	316.19'	N26°30'05"E	305.24'
C41	345.00'	14°36'44"	87.98'	N45°27'04"E	87.75'
C42	345.00'	12°49'51"	77.26'	S31°43'47"W	77.10'
C43	345.00'	12°49'51"	77.26'	S18°53'56"W	77.10'
C44	345.00'	12°14'18"	73.69'	S06°21'52"W	73.55'



- ABBREVIATION LEGEND:**
- AE = ACCESS EASEMENT
  - CCR = CERTIFIED CORNER RECORD
  - CST = CLEAR SIGHT TRIANGLE
  - DE = DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT
  - FND = FOUND NAIL & DISK
  - FOP = FOUND OPEN PIPE
  - FRRS = FOUND RAILROAD SPIKE
  - HOA = HOME OWNERS ASSOCIATION
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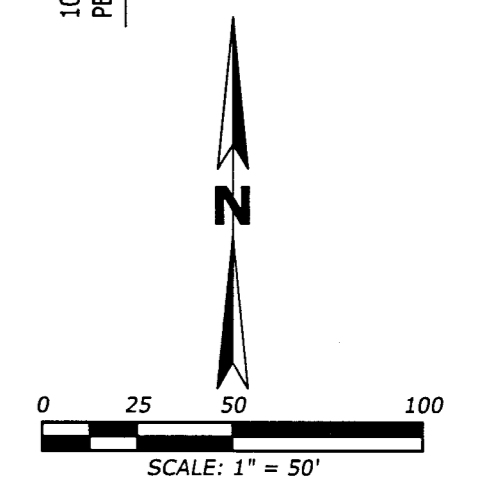
# ST. JOE II

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



POINT OF COMMENCEMENT  
FND PSM 6061  
W 1/4 CORNER OF SEC 28-24S-21E  
MATCHES REFERENCES FROM CCR #105677  
NEW CCR FILED

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C31	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C32	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C33	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C34	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C35	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C40	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C41	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C42	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C43	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C44	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C45	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'



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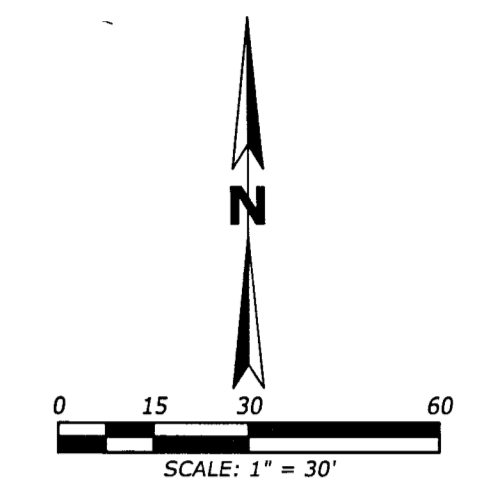
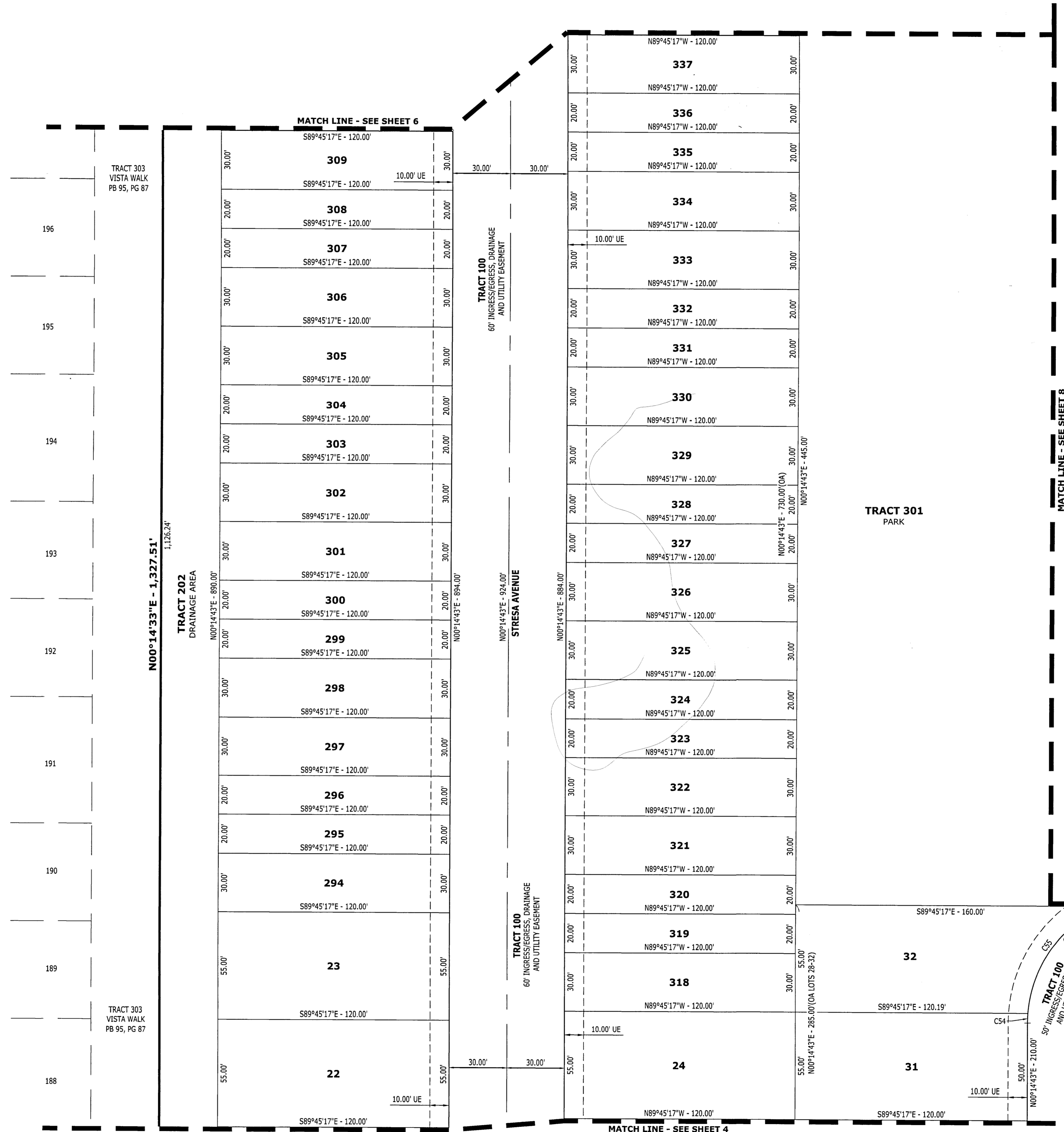
3030 STARKEY BOULEVARD  
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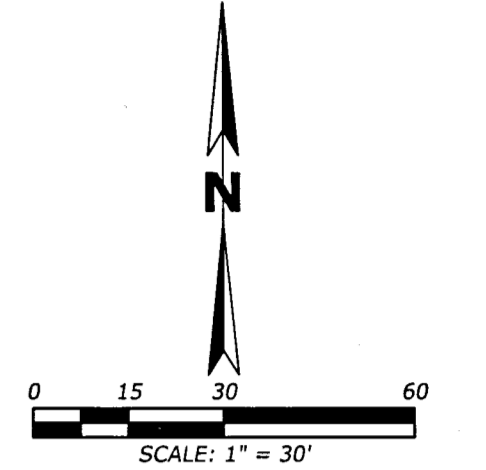
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C9	40.00'	90°00'00"	62.83'	N45°14'43"E	56.57'
C53	65.00'	90°00'00"	102.10'	S45°14'43"W	91.92'
C54	65.00'	4°24'42"	5.00'	S02°27'04"W	5.00'
C55	65.00'	62°58'06"	71.44'	S36°08'29"W	67.89'
C59	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'



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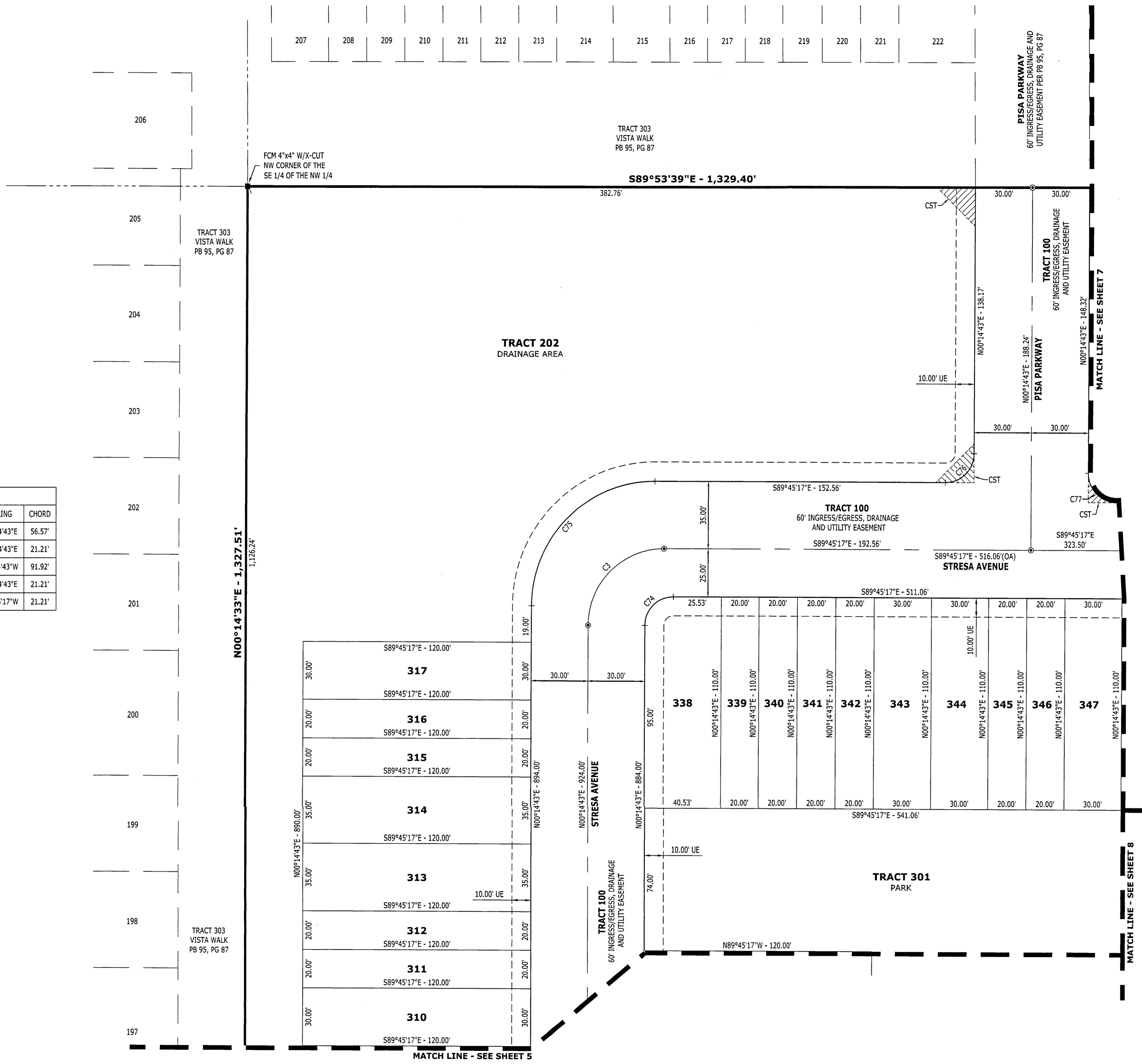
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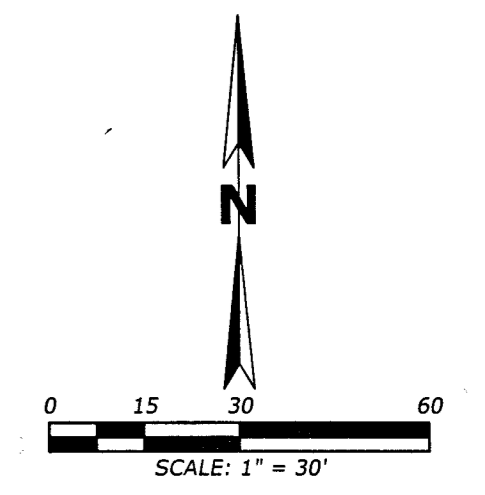
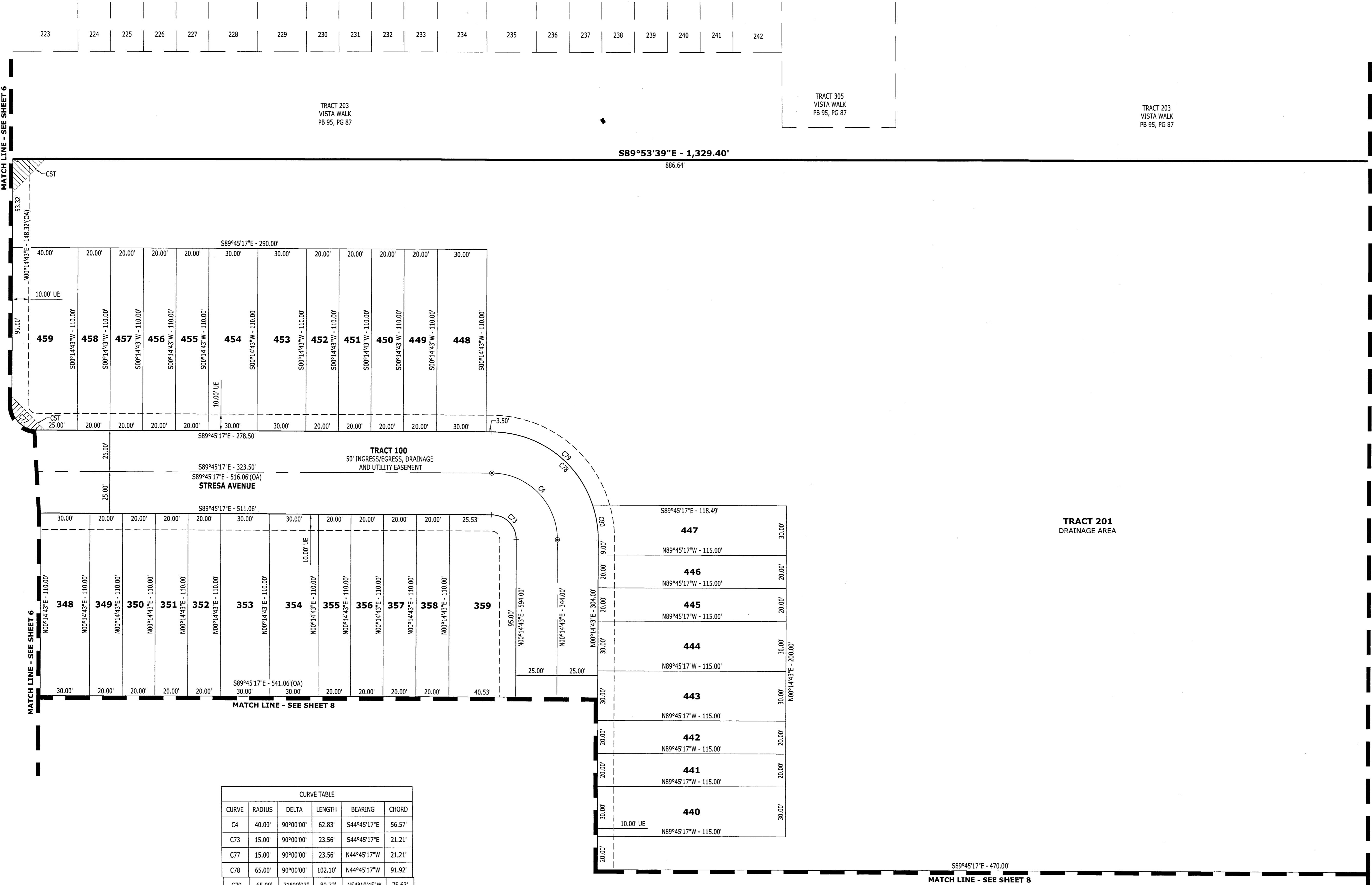
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C3	40.00'	90°00'00"	62.83'	N45°14'43"E	56.57'
C74	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C75	65.00'	90°00'00"	102.10'	S45°14'43"W	91.92'
C76	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C77	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'



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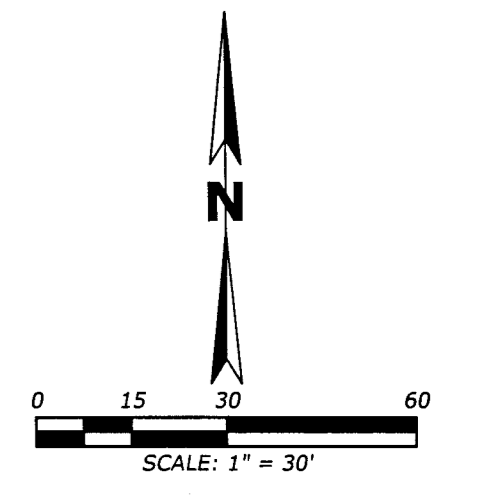
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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C4	40.00'	90°00'00"	62.83'	S44°45'17"E	56.57'
C73	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C77	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C78	65.00'	90°00'00"	102.10'	N44°45'17"W	91.92'
C79	65.00'	71°09'03"	80.72'	N54°10'45"W	75.63'
C80	65.00'	18°50'57"	21.38'	N09°10'45"W	21.29'

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C56	65.00'	10°14'09"	11.61'	S72°44'36"W	11.60'
C57	65.00'	12°23'03"	14.05'	S84°03'12"W	14.02'
C70	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C71	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C72	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C81	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'

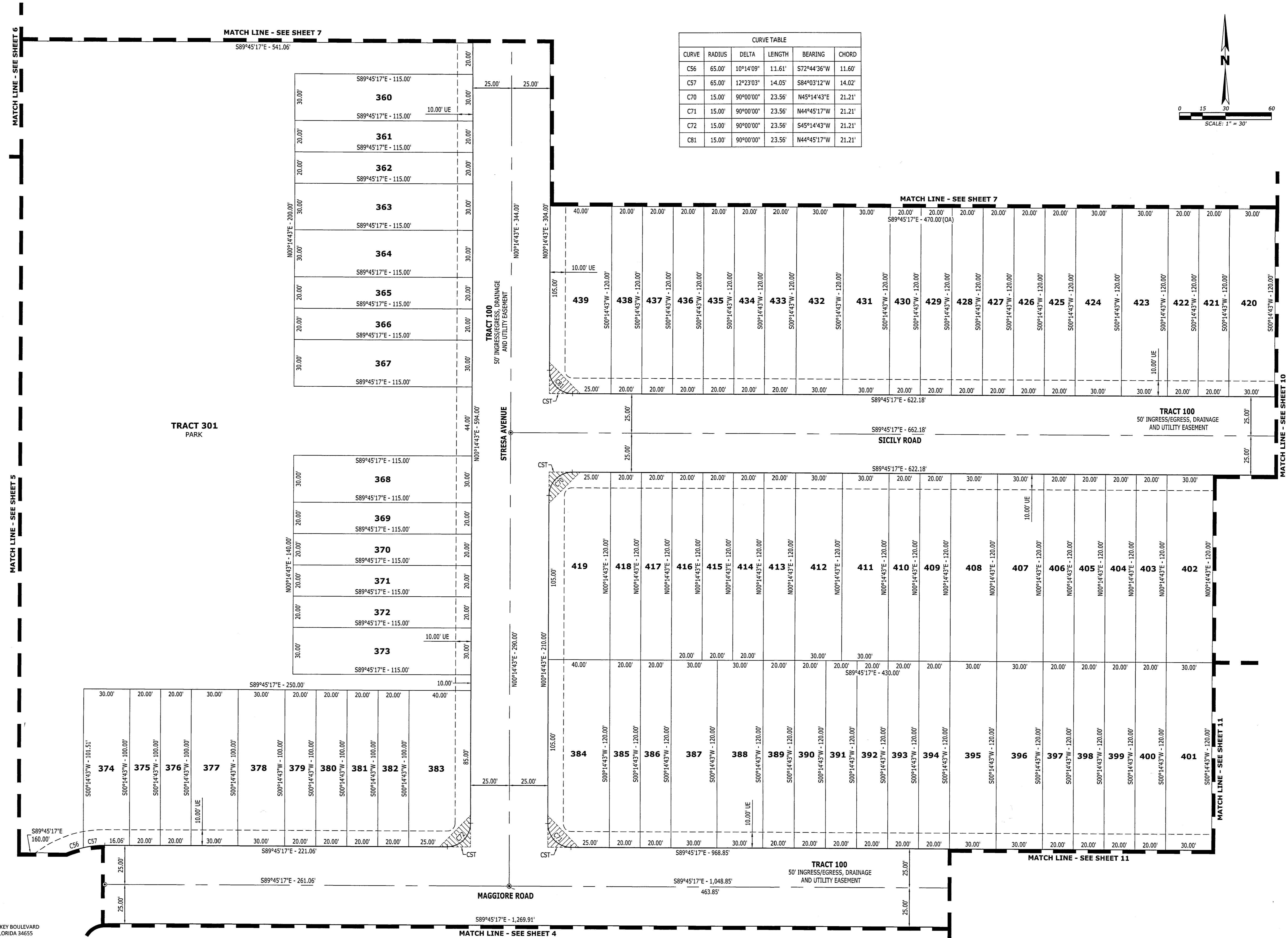
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- W = STATE PLANE COORDINATES

N x,xxx.xx'  
E x,xxx.xx'

**SYMBOL LEGEND:**

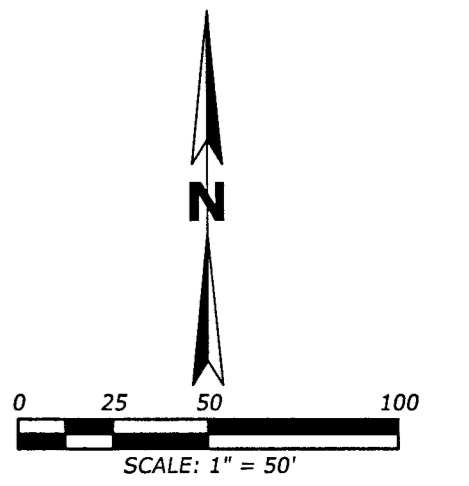
- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- ⊙ = SET 4" x 4" CONCRETE MONUMENT
- ⊙ = PRM LB 8342 (UNLESS SHOWN OTHERWISE)
- ⊙ = SET NAIL & DISK PCP LB8342 (UNLESS SHOWN OTHERWISE)



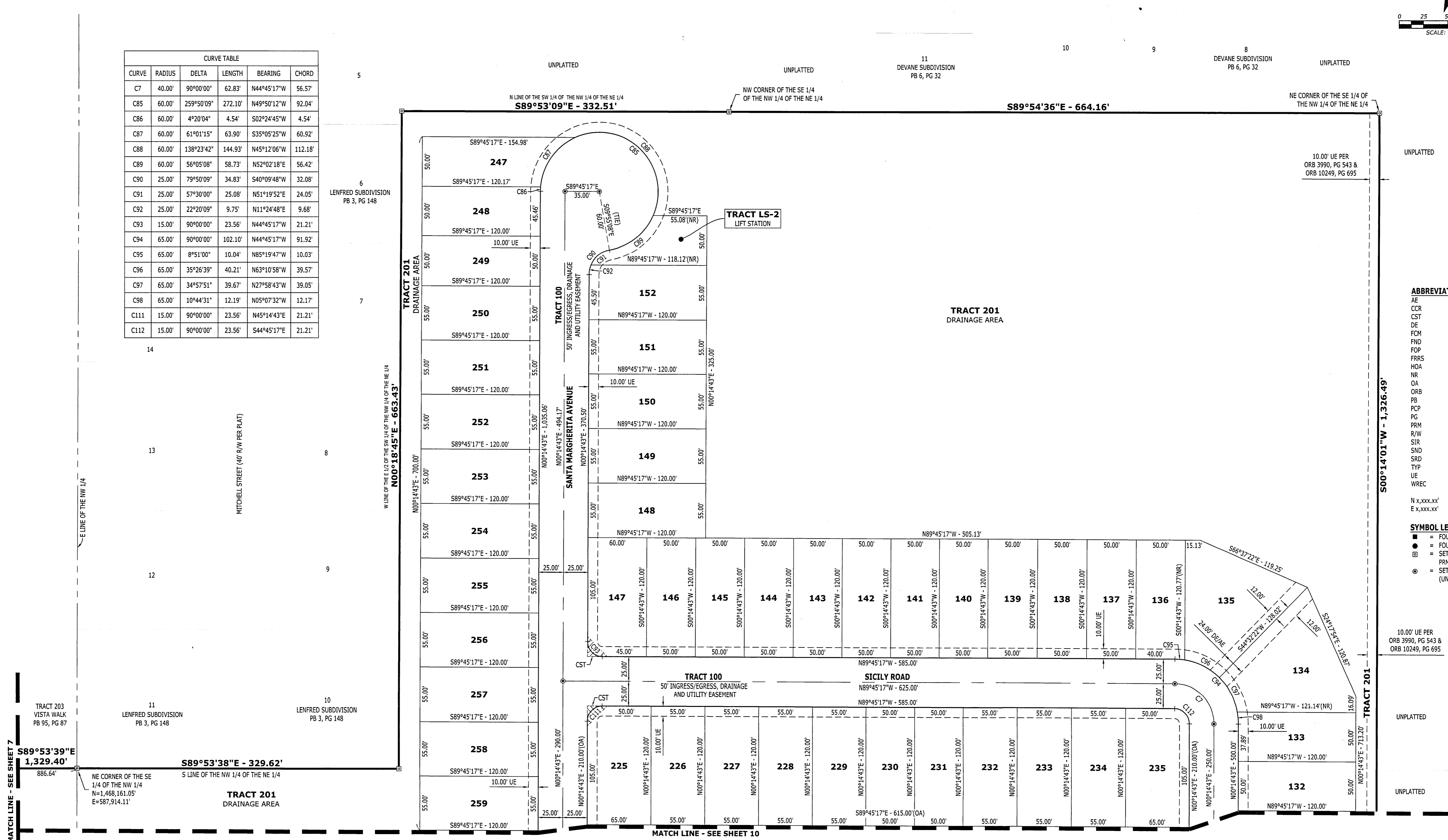
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 E-mail: info@floridap.com  
 Engineer # - CA No. 33088  
 Survey # - LB8342

# ST. JOE II

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C7	40.00'	90°00'00"	62.83'	N44°45'17"W	56.57'
C85	60.00'	259°50'09"	272.10'	N49°50'12"W	92.04'
C86	60.00'	4°20'04"	4.54'	S02°24'45"W	4.54'
C87	60.00'	61°01'15"	63.90'	S35°05'25"W	60.92'
C88	60.00'	138°23'42"	144.93'	N45°12'06"W	112.18'
C89	60.00'	56°05'08"	58.73'	N52°02'18"E	56.42'
C90	25.00'	79°50'09"	34.83'	S40°09'48"W	32.08'
C91	25.00'	57°30'00"	25.08'	N51°19'52"E	24.05'
C92	25.00'	22°20'09"	9.75'	N11°24'48"E	9.68'
C93	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C94	65.00'	90°00'00"	102.10'	N44°45'17"W	91.92'
C95	65.00'	8°51'00"	10.04'	N85°19'47"W	10.03'
C96	65.00'	35°26'39"	40.21'	N63°10'58"W	39.57'
C97	65.00'	34°57'51"	39.67'	N27°58'43"W	39.05'
C98	65.00'	10°44'31"	12.19'	N05°07'32"W	12.17'
C111	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C112	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'

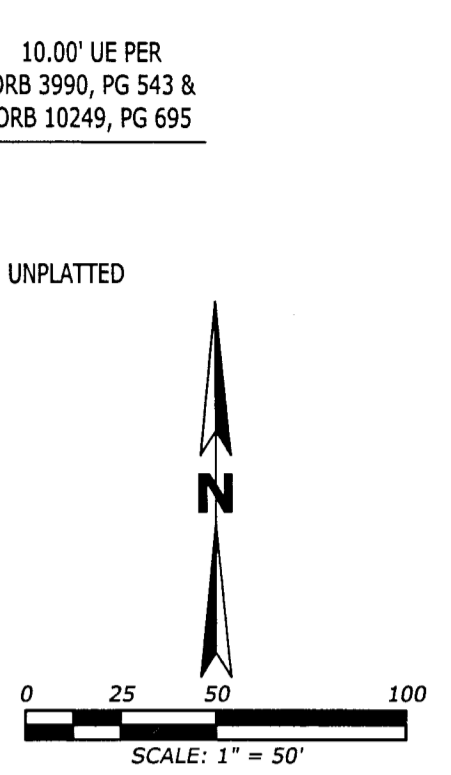


- ABBREVIATION LEGEND:**
- AE = ACCESS EASEMENT
  - CCR = CERTIFIED CORNER RECORD
  - CST = CLEAR SIGHT TRIANGLE
  - DE = DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT
  - FND = FOUND NAIL & DISK
  - FOP = FOUND OPEN PIPE
  - FRRS = FOUND RAILROAD SPIKE
  - HDA = HOME OWNERS ASSOCIATION
  - NR = NON-RADIAL
  - OA = OVERALL
  - ORB = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PG = PAGE
  - PRM = PERMANENT REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - SIR = SET IRON ROD
  - SND = SET NAIL & DISK
  - SRD = STATE ROAD DEPARTMENT
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - WREC = WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
  - E x,xxx,xxx' = STATE PLANE COORDINATES
- SYMBOL LEGEND:**
- = FOUND CONCRETE MONUMENT (AS NOTED)
  - = FOUND IRON ROD (AS NOTED)
  - ⊠ = SET 4" x 4" CONCRETE MONUMENT
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# ST. JOE II

A SUBDIVISION OF LAND IN SECTION 28, TOWNSHIP 24 SOUTH, RANGE 21 EAST, CITY OF DADE CITY, PASCO COUNTY, FLORIDA



CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C5	140.00'	15°04'42"	36.84'	N82°42'22"E	36.74'
C6	300.00'	15°04'42"	78.95'	N82°42'22"E	78.72'
C8	40.00'	90°00'00"	62.83'	N45°14'43"E	56.57'
C9	15.00'	95°27'08"	24.99'	S47°28'51"E	22.20'
C63	275.00'	9°37'34"	46.20'	S79°58'48"W	46.15'
C65	275.00'	8°59'00"	43.12'	N80°18'05"E	43.07'
C66	275.00'	0°38'34"	3.08'	N75°29'18"E	3.08'
C67	165.00'	15°04'42"	43.42'	N82°42'22"E	43.30'
C68	165.00'	14°06'01"	40.61'	N82°13'02"E	40.50'
C69	165.00'	0°58'41"	2.82'	N89°45'23"E	2.82'
C82	115.00'	15°04'42"	30.26'	S82°42'22"W	30.18'
C83	15.00'	85°50'00"	22.47'	S43°09'43"W	20.43'
C84	325.00'	10°54'42"	61.89'	S80°37'22"W	61.80'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C99	65.00'	90°00'00"	102.10'	N45°14'43"E	91.92'
C100	65.00'	8°39'38"	9.82'	N04°34'32"E	9.82'
C101	65.00'	36°20'22"	41.23'	N27°04'32"E	40.54'
C102	65.00'	86°09'00"	41.01'	N63°19'13"E	40.33'
C103	65.00'	3°51'00"	10.04'	N85°49'13"E	10.03'
C104	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C105	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C106	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'
C107	15.00'	90°00'00"	23.56'	N45°14'43"E	21.21'
C108	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C109	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C110	15.00'	90°00'00"	23.56'	N44°45'17"W	21.21'

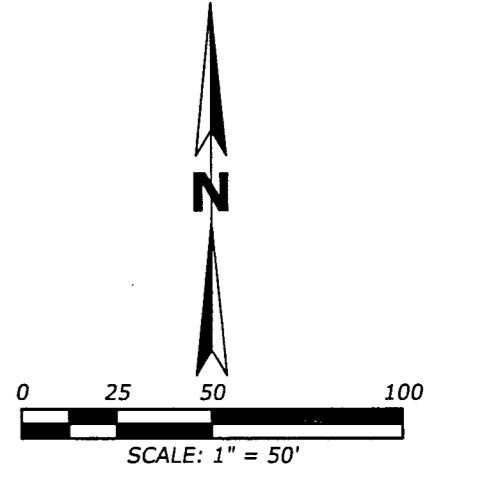
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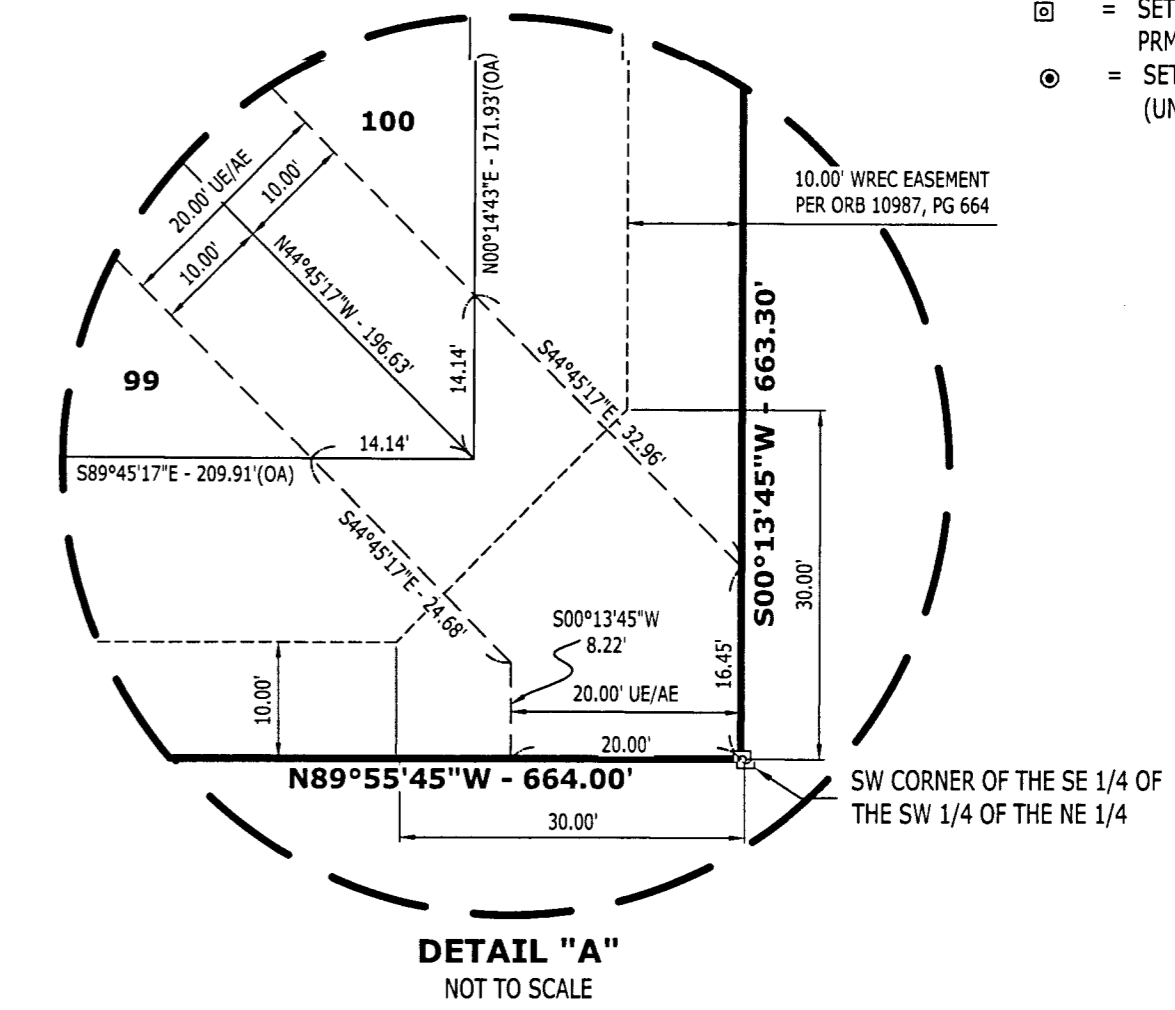
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CURVE TABLE					
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C10	40.00'	90°00'00"	62.83'	N45°14'43"E	56.57'
C46	65.00'	90°00'00"	102.10'	N45°14'43"E	91.92'
C47	65.00'	45°00'00"	51.05'	N67°44'43"E	49.75'
C48	65.00'	33°24'00"	37.89'	N28°32'43"E	37.36'
C49	65.00'	11°36'00"	13.16'	N06°02'43"E	13.14'
C60	15.00'	90°00'00"	23.56'	S44°45'17"E	21.21'
C61	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'
C62	15.00'	90°00'00"	23.56'	S45°14'43"W	21.21'

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