

**WYNDFIELDS SOUTH PHASES 2B AND 2C**  
BEING A SUBDIVISION OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

**DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID SECTION 26, RUN THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 THEREOF, S.00°13'37"W., A DISTANCE OF 1854.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 56; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: 1) S.89°58'23"W., A DISTANCE OF 154.72 FEET; 2) WESTERLY, 1585.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10025.00 FEET AND A CENTRAL ANGLE OF 09°03'38" (CHORD BEARING N.85°29'49"W., 1583.57 FEET); 3) N.80°58'01"W., A DISTANCE OF 355.56 FEET TO THE NORTHWEST CORNER OF TWO RIDGES ROAD OF WYNDFIELDS PHASES 2A1 AND 2A2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 108 THROUGH 122, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID TWO RIDGES ROAD THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'27" (CHORD BEARING S.35°58'17"E., 35.35 FEET); 2) S.09°01'26"W., A DISTANCE OF 495.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF TWO RIDGES ROAD THE FOLLOWING THREE (3) COURSES: 1) THENCE S.09°01'26"W., A DISTANCE OF 38.96 FEET; 2) SOUTHERLY, 693.22 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1642.00 FEET AND A CENTRAL ANGLE OF 24°11'21" (CHORD BEARING S.03°04'14"E., 688.09 FEET); 3) SOUTHWESTERLY, 23.19 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°34'58" (CHORD BEARING S.29°07'34"W., 20.95 FEET) TO A POINT ON THE NORTHERLY BOUNDARY OF SAID WYNDFIELDS PHASES 2A1 AND 2A2; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THIRTY (30) COURSES: 1) S.73°25'03"W., A DISTANCE OF 104.45 FEET; 2) NORTHWESTERLY, 24.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 14.86 FEET AND A CENTRAL ANGLE OF 92°55'49" (CHORD BEARING N.60°40'10"W., 21.55 FEET); 3) S.72°09'19"W., A DISTANCE OF 40.05 FEET; 4) SOUTHWESTERLY, 23.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 88°27'19" (CHORD BEARING S.29°11'24"W., 20.93 FEET); 5) S.73°25'03"W., A DISTANCE OF 434.41 FEET; 6) WESTERLY, 154.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 44°1'00" (CHORD BEARING N.84°29'53"W., 150.39 FEET); 7) NORTHERLY, 28.25 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 100°18'31" (CHORD BEARING N.12°16'34"W., 23.03 FEET); 8) N.52°24'11"W., A DISTANCE OF 36.00 FEET; 9) SOUTHWESTERLY, 0.32 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 01°14'16" (CHORD BEARING S.38°28'50"W., 0.32 FEET); 10) N.16°34'57"W., A DISTANCE OF 160.34 FEET; 11) N.82°26'22"E., A DISTANCE OF 13.44 FEET; 12) N.71°38'57"E., A DISTANCE OF 65.51 FEET; 13) N.76°29'51"E., A DISTANCE OF 78.78 FEET; 14) N.81°49'48"E., A DISTANCE OF 64.62 FEET; 15) EASTERLY, 3.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 07°48'50" (CHORD BEARING N.77°55'24"E., 3.41 FEET); 16) N.74°00'59"E., A DISTANCE OF 72.27 FEET; 17) NORTHEASTERLY, 14.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 32°39'45" (CHORD BEARING N.57°41'06"E., 14.06 FEET); 18) N.41°21'14"E., A DISTANCE OF 148.86 FEET; 19) NORTHERLY, 34.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 79°30'15" (CHORD BEARING N.01°36'07"E., 31.97 FEET); 20) N.38°09'01"W., A DISTANCE OF 114.08 FEET; 21) NORTHWESTERLY, 5.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°48'23" (CHORD BEARING N.44°03'13"W., 5.14 FEET); 22) N.49°57'24"W., A DISTANCE OF 69.44 FEET; 23) N.35°41'15"W., A DISTANCE OF 78.89 FEET; 24) N.36°35'05"W., A DISTANCE OF 63.73 FEET; 25) NORTHWESTERLY, 13.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 31°22'57" (CHORD BEARING N.52°16'34"W., 13.52 FEET); 26) N.67°58'02"W., A DISTANCE OF 68.30 FEET; 27) WESTERLY, 5.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°47'12" (CHORD BEARING N.73°51'38"W., 5.13 FEET); 28) N.79°45'14"W., A DISTANCE OF 69.33 FEET; 29) N.53°06'06"W., A DISTANCE OF 29.93 FEET; 30) NORTHWESTERLY, 5.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°40'19" (CHORD BEARING N.58°56'16"W., 5.08 FEET); THENCE N.09°01'27"E., A DISTANCE OF 282.10 FEET; THENCE S.80°58'33"E., A DISTANCE OF 743.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.82 ACRES, MORE OR LESS.

**OWNER:** FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: [Signature] JOHN GARRITY, VICE PRESIDENT OF INVESTMENTS AND DEVELOPMENT  
WITNESS: [Signature] Nick Craniotis  
WITNESS: [Signature] Ethan Mellan

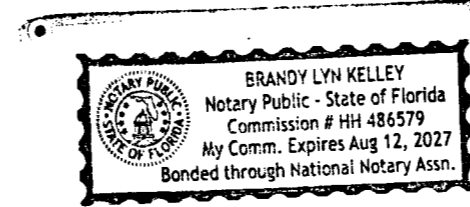
**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS  
I HEREBY CERTIFY ON THIS 25<sup>th</sup> DAY OF March, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN GARRITY, AS VICE PRESIDENT OF INVESTMENTS AND DEVELOPMENT 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 Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 8-12-2027 MY COMMISSION NUMBER: HH 4816579

[Signature] Brandy Kelley  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



**CERTIFICATE OF ACCEPTANCE CDD**

THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)  
THE DEDICATION TO WOODCREEK 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 WOODCREEK COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 25 DAY OF March, 2025 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: [Signature] MARY MOULTON, VICE CHAIRPERSON  
ATTEST: [Signature] Janeli Sanchez, SECRETARY

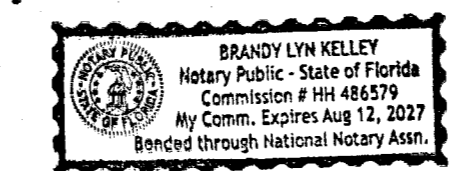
**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS  
I HEREBY CERTIFY ON THIS 25<sup>th</sup> DAY OF March, 2025 BEFORE ME PERSONALLY APPEARED, BY MEANS OF PHYSICAL PRESENCE, MARY MOULTON, AS VICE CHAIRPERSON 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.

[Signature] Brandy Kelley  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 8-12-2027 COMMISSION NO: HH 4816579



**CERTIFICATE OF ACCEPTANCE HOA**

CERTIFICATE OF ACCEPTANCE OF THE WOODCREEK COMMUNITY ASSOCIATION, INC.  
WOODCREEK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: [Signature] CHRISTIAN COTTER, PRESIDENT  
WITNESS: [Signature] Nick Craniotis  
WITNESS: [Signature] Ethan Mellan

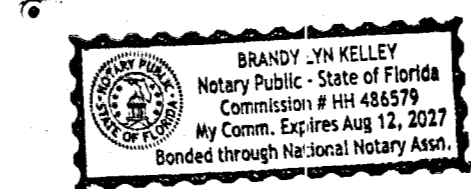
**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS  
I HEREBY CERTIFY ON THIS 25<sup>th</sup> DAY OF March, 2025 BEFORE ME PERSONALLY APPEARED, BY MEANS OF PHYSICAL PRESENCE, CHRISTIAN COTTER, AS PRESIDENT 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.

[Signature] Brandy Kelley  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 8-12-2027 COMMISSION NO: HH 4816579



**PROPERTY INFORMATION**

WE, ALLIANT NATIONAL TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, ALLIANT FILE NUMBER FILE 20135422 AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN IN FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, 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 ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, ALLIANT FILE NUMBER FILE 20135422.

THIS THE 26<sup>th</sup> DAY OF March, 2025

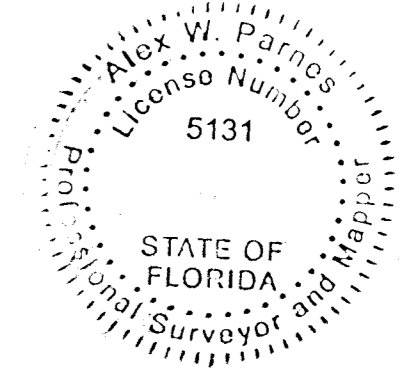
ALLIANT NATIONAL TITLE INSURANCE COMPANY  
BY: [Signature] Tena Browne, AUTHORIZED SIGNATORY

**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 26<sup>th</sup> DAY OF March, 2025

[Signature] 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 22<sup>nd</sup> DAY OF April, 2025, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature] Kathryn Starkey  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

**CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT**

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 23<sup>rd</sup> DAY OF April, 2025, IN PLAT BOOK 98, PAGES 69-72

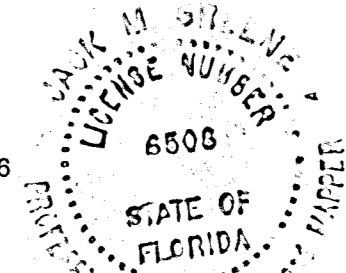
[Signature] Heather Kimes, D.C.  
NIKKI ALVAREZ-SOWLES, ESQ.  
PASCO COUNTY CLERK & COMPTROLLER

**CERTIFICATE OF SURVEYOR**

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 28TH DAY OF SEPTEMBER, 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 (b) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 25 DAY OF March, 2025

[Signature] Jack M. Greene, PSM  
JACK M. GREENE, PSM  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506  
FOR GEOPOINT SURVEYING, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB7768

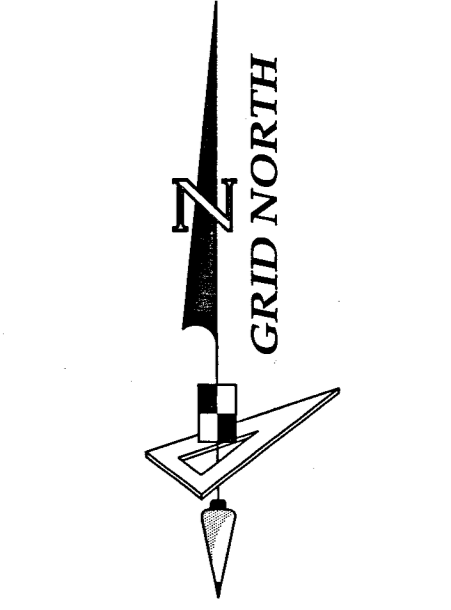


**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com  
Phone: (813) 248-8888  
Fax: (813) 248-2166  
Licensed Business Number 18 7768

# WYNDFIELDS SOUTH PHASES 2B AND 2C

BEING A SUBDIVISION OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SCALE 1" = 80'  
0 40 80 160

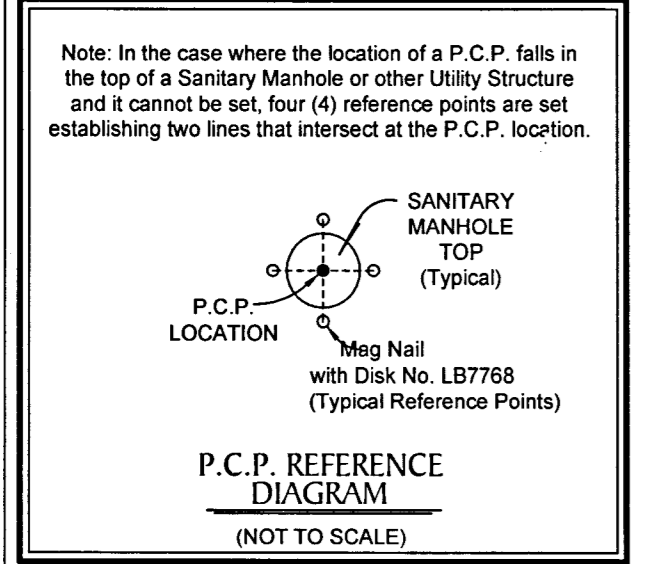
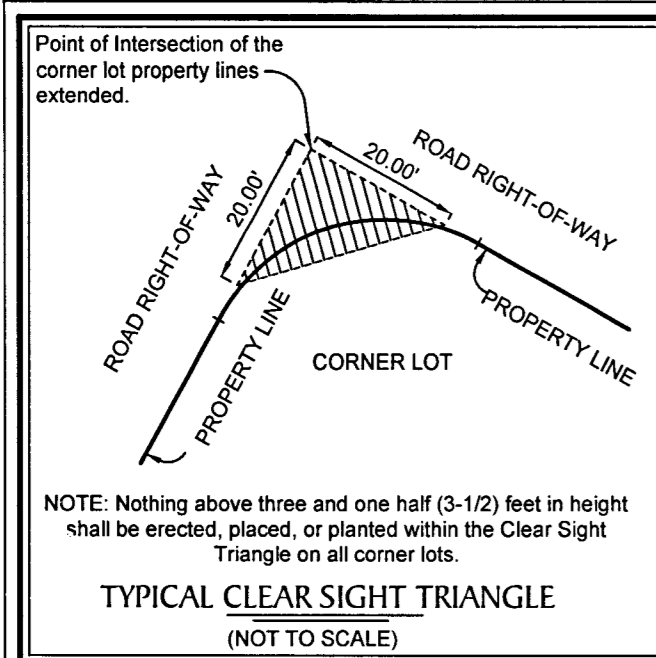
## KEY SHEET

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

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1642.00'	24°11'21"	693.22'	688.09'	S03°04'14"E
C2	15.00'	88°34'58"	23.19'	20.95'	S29°07'34"W
C3	14.86'	92°55'49"	24.11'	21.55'	N60°40'10"W
C4	15.00'	88°27'19"	23.16'	20.93'	S29°11'24"W
C5	200.00'	44°10'07"	154.18'	150.39'	N84°29'53"W
C6	15.00'	100°16'31"	26.25'	23.03'	N12°16'34"W
C7	15.00'	1°14'16"	0.32'	0.32'	S38°28'50"W
C8	25.00'	7°48'50"	3.41'	3.41'	N77°55'24"E
C9	25.00'	32°39'45"	14.25'	14.06'	N57°41'06"E
C10	25.00'	79°30'15"	34.69'	31.97'	N01°36'07"E
C11	25.00'	31°22'57"	13.69'	13.52'	N82°16'34"W
C12	25.00'	11°47'12"	5.14'	5.13'	N73°51'38"W
C13	25.00'	11°40'19"	5.08'	5.08'	N58°56'16"W
C62	10025.00'	9°03'36"	1585.22'	1583.57'	N85°29'49"W
C63	25.00'	89°59'27"	39.27'	35.35'	S35°58'17"E
C87	25.00'	11°48'23"	5.15'	5.14'	N44°03'13"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S09°01'26"W	38.96'
L2	S72°09'19"W	40.05'
L3	N52°24'11"W	36.00'
L4	N82°26'22"E	13.44'
L5	N53°06'06"W	29.93'

TRACT DESIGNATION TABLE		
TRACT A-2	1.80 ACRES	RIGHT-OF-WAY (CDD) AND UTILITY EASEMENT (PUBLIC)
TRACT B-7	4.17 ACRES	DRAINAGE, OPEN SPACE, LANDSCAPE, AND PARKING AREA (CDD)
TRACT B-9	0.40 ACRES	DRAINAGE, OPEN SPACE, AND LANDSCAPE AREA (HOA)
TRACT B-10	0.04 ACRES	DRAINAGE, OPEN SPACE, AND LANDSCAPE AREA (HOA)
TRACT B-11	0.04 ACRES	DRAINAGE, OPEN SPACE, AND LANDSCAPE AREA (HOA)
TRACT W-1	0.59 ACRES	WETLAND CONSERVATION AREA (CDD)



### PLAT NOTES:

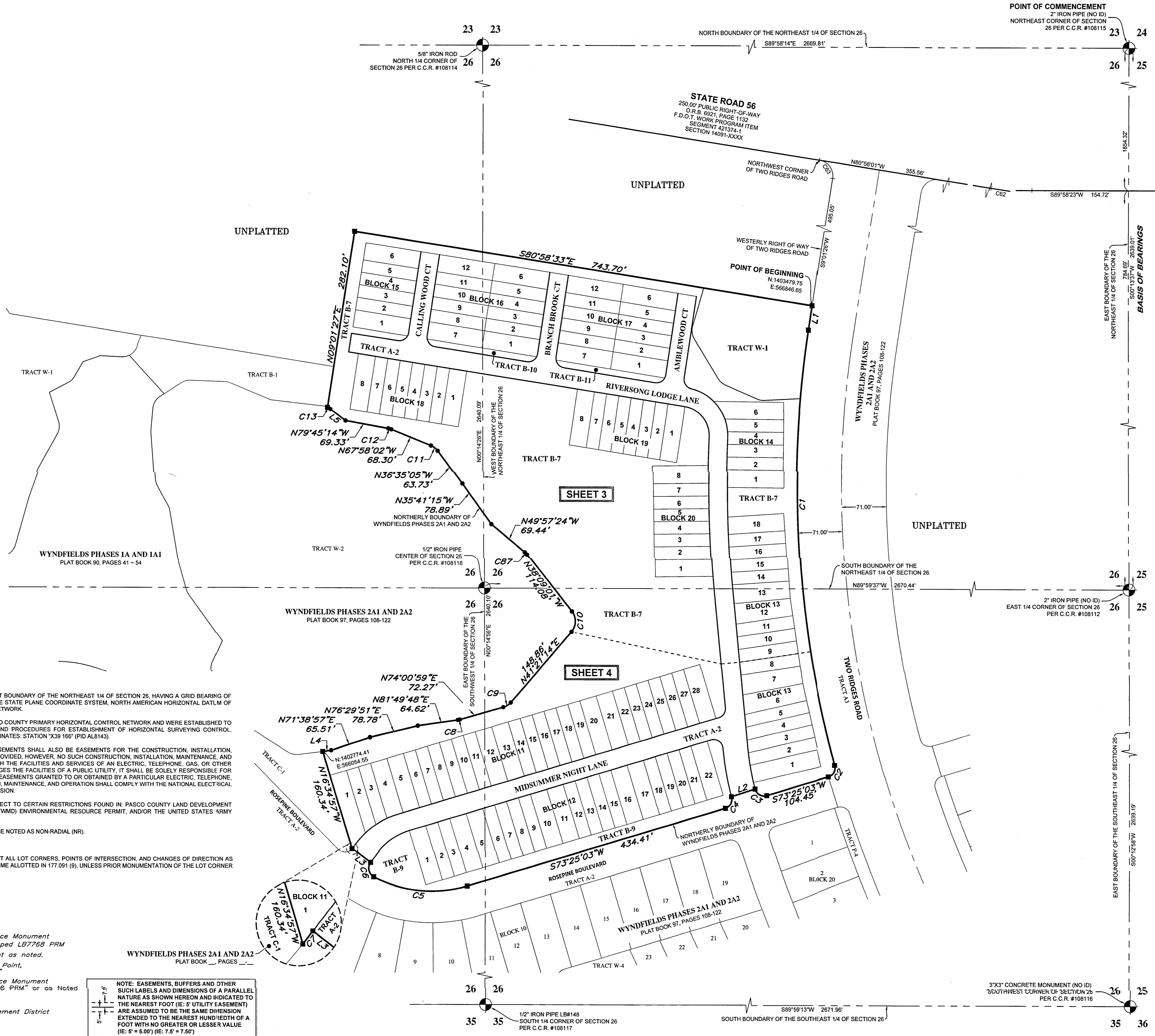
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 26, HAVING A GRID BEARING OF S00°13'37"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) AS ESTABLISHED FROM A RTK GPS NETWORK.
- 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, ORIGINATING COORDINATES, STATION X39 160 (PID AL8143).
- 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.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- LABELLED DIMENSIONS TAKE PRECEDENCE OVER SCALED DISTANCES.
- A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION 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.

### LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument stamped LB7768 PRM
- ----- Found 4"x4" Concrete Monument as noted.
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, LB7768 P.C.P.
- ----- Set (P.R.M.) Permanent Reference Monument 1/2" Iron Rod with cap "LB7768 PRM" or as Noted
- (NR) ----- Non-Radial
- TYP ----- Typical
- S.W.F.W.M.D. ----- Southwest Florida Water Management District
- O.R.B. ----- Official Records Book
- Pg(s). ----- Page(s)
- U.E. ----- Utility Easement
- D.A.E. ----- Drainage and Access Easement
- B.E. ----- Buffer Easement
- W.E. ----- Wall Easement
- O/A ----- Overall
- TLO ----- Tie-Line Only
- C.C.R. ----- Certified Corner Record
- F.D.O.T. ----- Florida Department of Transportation
- CST ----- Clear Sight Triangle Restriction (see detail this sheet)

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00) (IE: 7.5' = 7.50)

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.

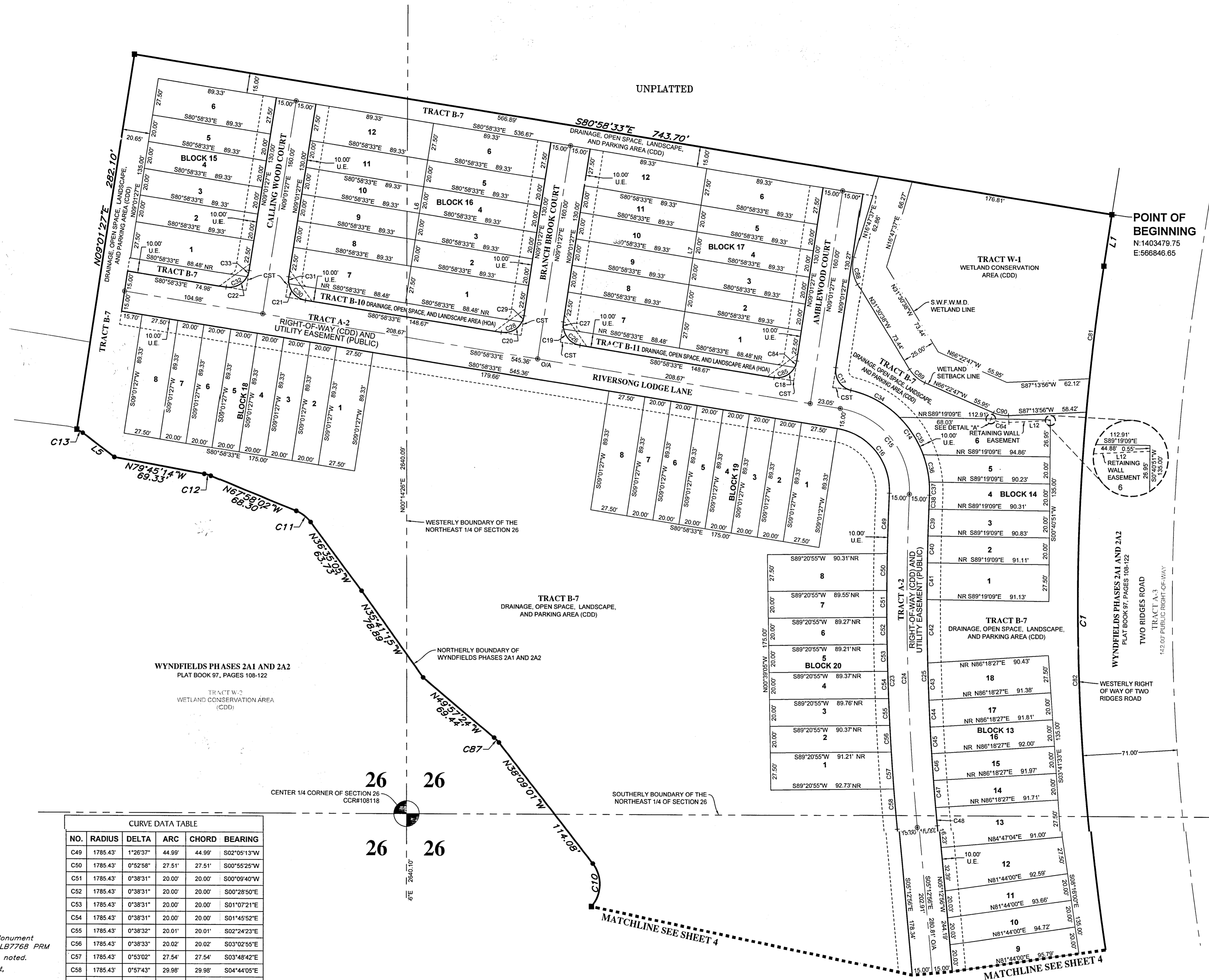
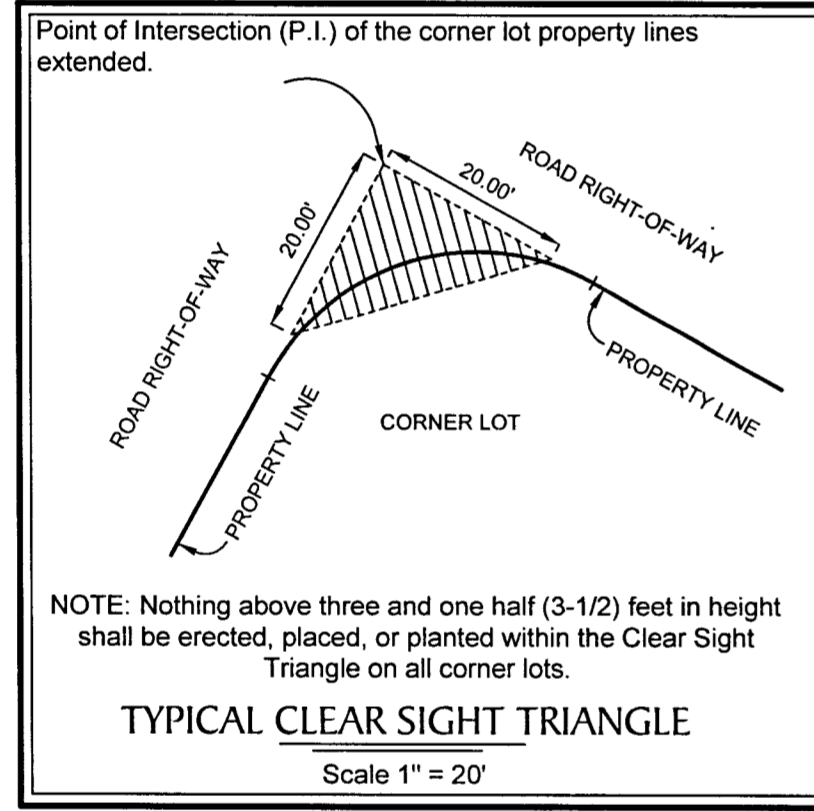
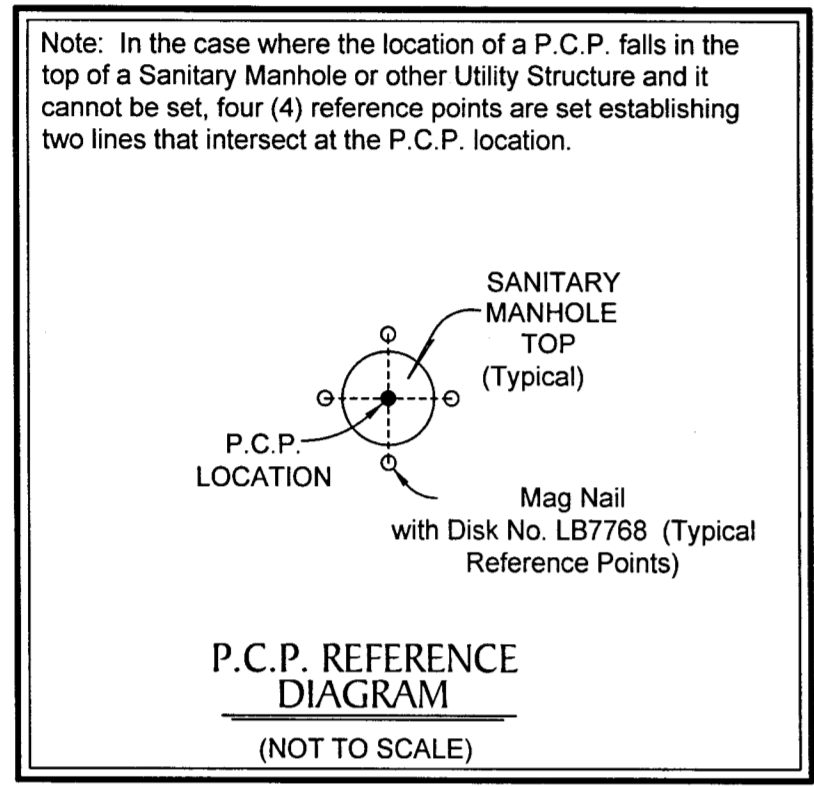
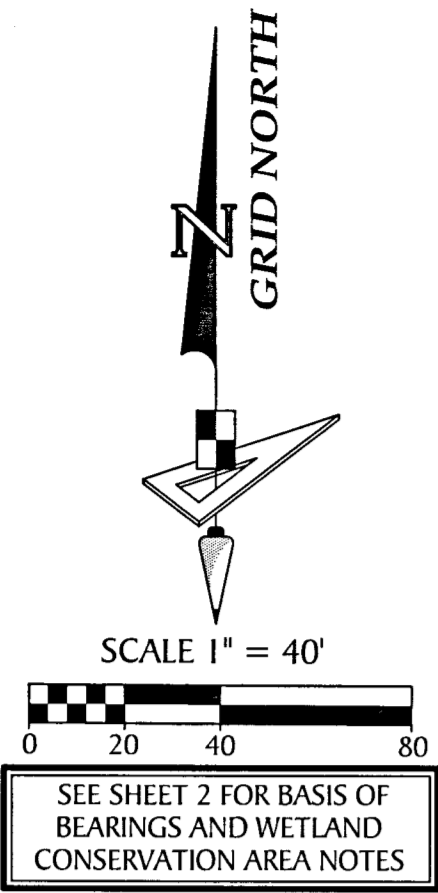


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Licensed Business Number LB7768

**SHEET 2 OF 4 SHEETS**

**WYNDFIELDS SOUTH PHASES 2B AND 2C**  
BEING A SUBDIVISION OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	1642.00'	24°11'21"	693.22'	688.09'	S03°04'14"E
C11	25.00'	79°30'15"	34.69'	31.97'	N01°36'07"E
C12	25.00'	31°22'57"	13.69'	13.52'	N52°16'34"W
C13	25.00'	11°47'12"	5.14'	5.13'	N73°51'38"W
C14	25.00'	11°40'19"	5.09'	5.08'	N58°56'16"W
C15	76.00'	79°24'17"	105.33'	97.10'	N36°53'37"W
C16	61.00'	83°47'05"	86.20'	81.46'	N39°09'01"W
C17	46.00'	83°47'05"	67.27'	61.43'	N39°09'01"W
C18	15.00'	85°37'12"	22.42'	20.39'	S33°47'09"E
C19	15.00'	90°00'00"	23.56'	21.21'	N54°01'27"E
C20	15.00'	90°00'00"	23.56'	21.21'	S35°58'33"E
C21	15.00'	90°00'00"	23.56'	21.21'	N54°01'27"E
C22	15.00'	90°00'00"	23.56'	21.21'	S35°58'33"E
C23	1785.43'	8°01'28"	250.05'	249.85'	S01°12'12"E
C24	1770.43'	8°01'28"	247.95'	247.75'	S01°12'12"E
C25	1755.43'	8°01'28"	245.85'	245.65'	S01°12'12"E
C26	15.00'	70°31'44"	18.46'	17.32'	S45°42'42"E
C27	15.00'	19°28'16"	5.10'	5.07'	S00°42'42"E
C28	15.00'	70°31'44"	18.46'	17.32'	N63°45'35"E
C29	15.00'	19°28'16"	5.10'	5.07'	N18°45'35"E
C30	15.00'	70°31'44"	18.46'	17.32'	S45°42'42"E
C31	15.00'	19°28'16"	5.10'	5.07'	S00°42'42"E
C32	15.00'	70°31'44"	18.46'	17.32'	N63°45'35"E
C33	15.00'	19°28'16"	5.10'	5.07'	N18°45'35"E
C34	76.00'	31°29'48"	41.78'	41.25'	N60°50'51"W
C35	76.00'	24°59'50"	33.16'	32.90'	N32°36'02"W
C36	76.00'	15°31'23"	20.59'	20.53'	N12°20'25"W
C37	76.00'	7°23'15"	9.80'	9.79'	N00°53'06"W
C38	1755.43'	0°20'01"	10.22'	10.22'	S02°38'31"W
C39	1755.43'	0°39'11"	20.01'	20.01'	S02°08'56"W
C40	1755.43'	0°39'10"	20.00'	20.00'	S01°29'45"W
C41	1755.43'	0°53'51"	27.50'	27.50'	S00°43'14"W
C42	1755.43'	1°31'52"	46.91'	46.91'	S00°29'37"E
C43	1755.43'	0°53'53"	27.52'	27.52'	S01°42'30"E
C44	1755.43'	0°39'11"	20.00'	20.00'	S00°29'02"E
C45	1755.43'	0°39'10"	20.00'	20.00'	S03°08'12"E
C46	1755.43'	0°39'10"	20.00'	20.00'	S03°47'22"E
C47	1755.43'	0°39'10"	20.00'	20.00'	S04°26'32"E
C48	1755.43'	0°29'49"	13.69'	13.69'	S04°59'32"E

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C49	1785.43'	1°26'37"	44.99'	44.99'	S02°05'13"W
C50	1785.43'	0°52'58"	27.51'	27.51'	S00°55'25"W
C51	1785.43'	0°38'31"	20.00'	20.00'	S00°09'40"W
C52	1785.43'	0°38'31"	20.00'	20.00'	S00°28'50"E
C53	1785.43'	0°38'31"	20.00'	20.00'	S01°07'21"E
C54	1785.43'	0°38'31"	20.00'	20.00'	S01°45'52"E
C55	1785.43'	0°38'32"	20.01'	20.01'	S02°24'23"E
C56	1785.43'	0°38'33"	20.02'	20.02'	S03°02'55"E
C57	1785.43'	0°53'02"	27.54'	27.54'	S03°48'42"E
C58	1785.43'	0°57'43"	29.98'	29.98'	S04°44'05"E
C62	10025.00'	9°03'36"	1585.22'	1583.57'	N85°29'49"W
C63	25.00'	89°59'27"	39.27'	35.35'	S35°58'17"E
C64	30.00'	26°23'17"	13.82'	13.69'	N79°34'26"W
C81	1642.00'	3°48'42"	109.23'	109.21'	S07°07'06"W
C82	1642.00'	20°22'39"	583.99'	580.92'	S04°58'35"E
C84	15.00'	19°28'16"	5.10'	5.07'	N18°45'35"E
C85	15.00'	70°31'44"	18.46'	17.32'	N63°45'35"E
C87	25.00'	11°48'23"	5.15'	5.14'	N44°03'13"W
C88	25.00'	48°18'14"	21.08'	20.46'	S07°21'30"E
C89	25.00'	34°52'10"	15.21'	14.98'	S48°56'42"E
C90	25.00'	26°23'17"	11.51'	11.41'	S79°34'26"E

**LINE DATA TABLE**

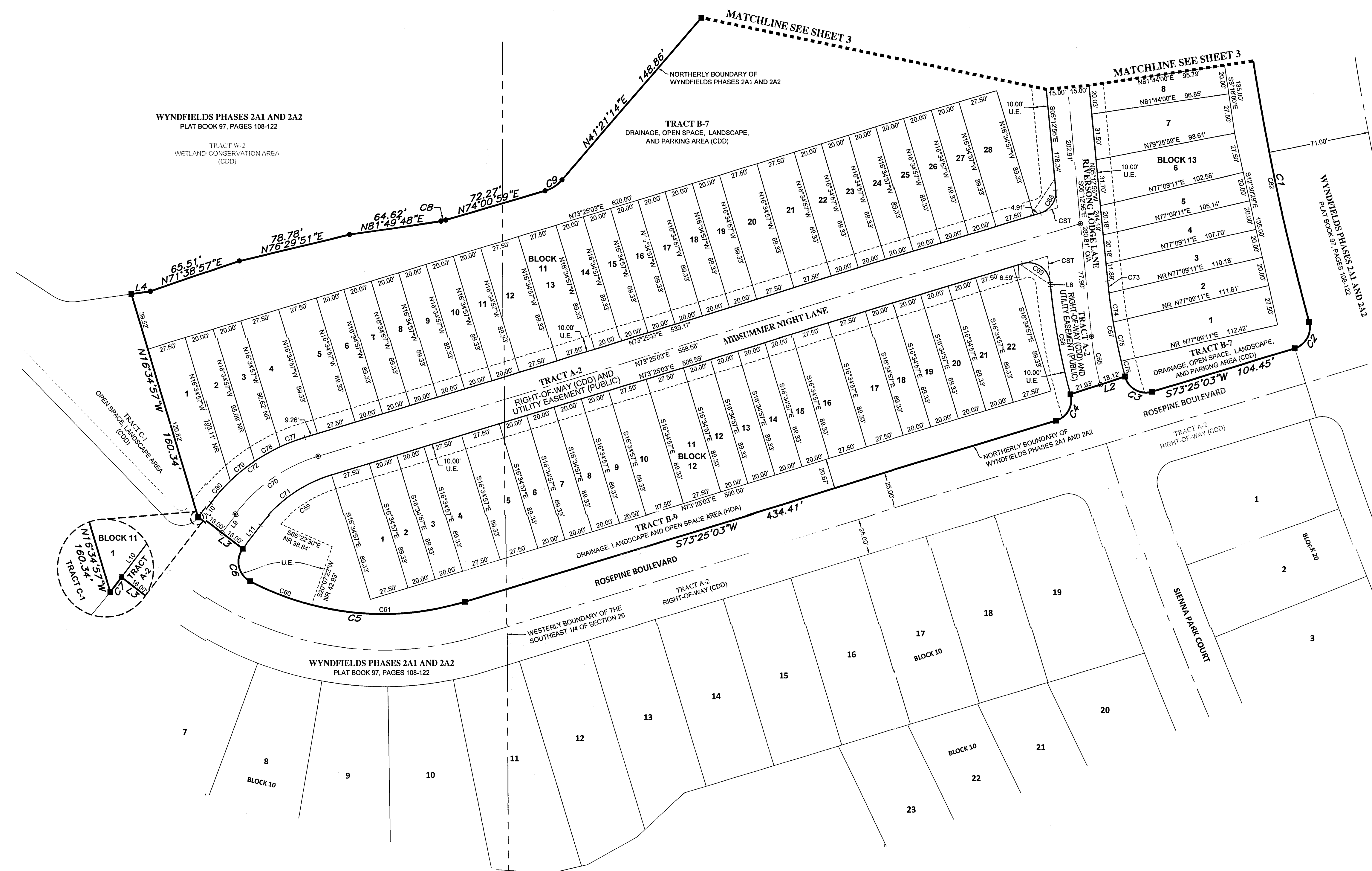
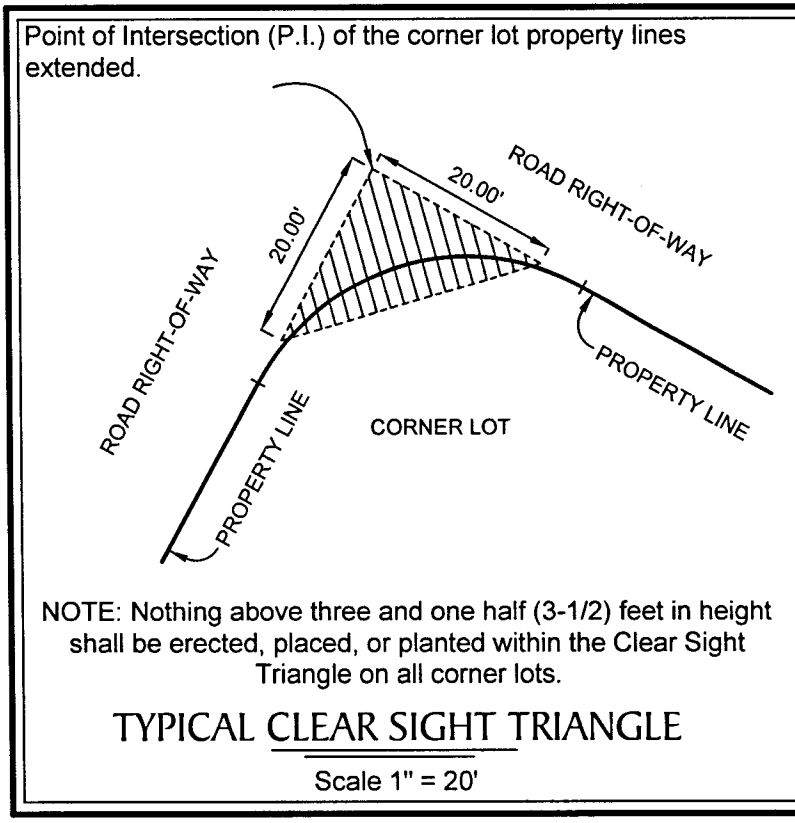
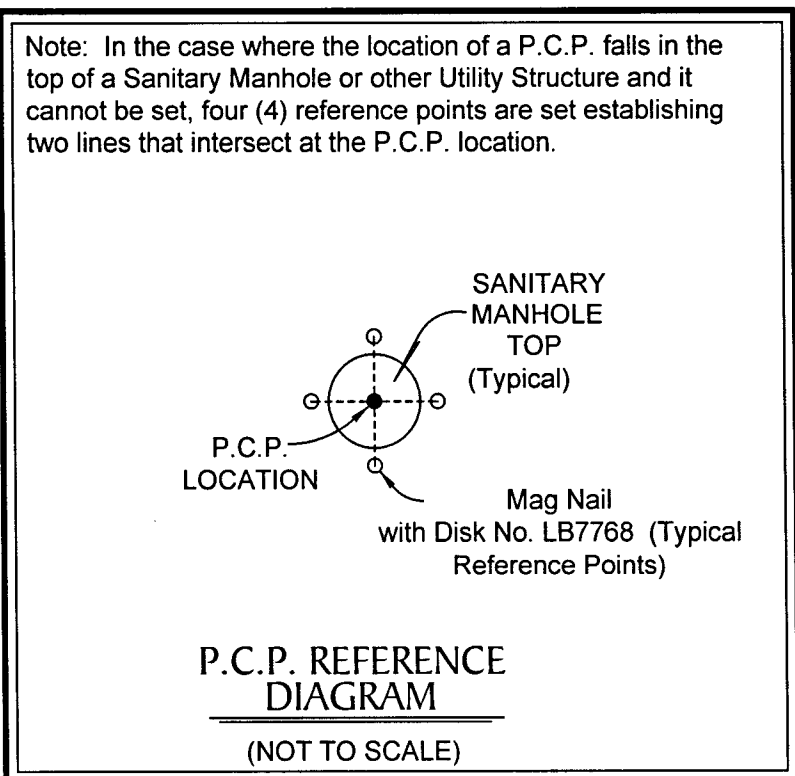
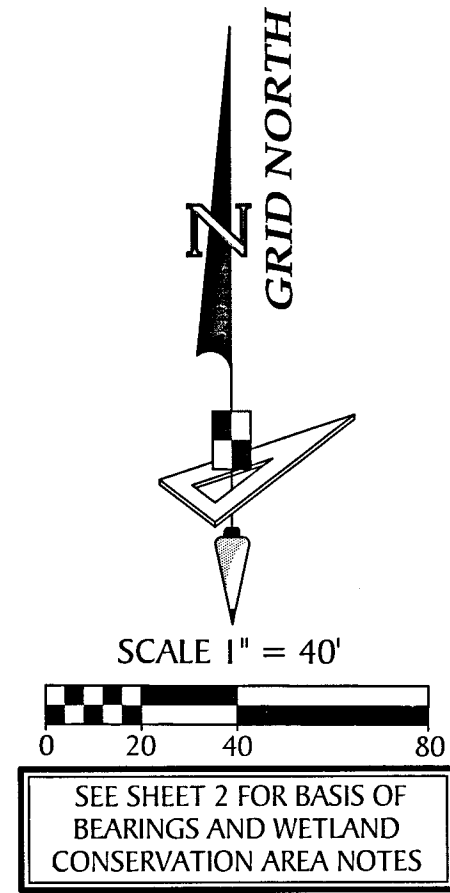
NO.	BEARING	LENGTH
L1	S09°01'26"W	38.96'
L5	N53°06'06"W	29.93'
L6	N09°01'27"E	135.00'
L7	N09°01'27"E	135.00'
L12	S87°13'56"W	31.19'
L13	N66°22'47"W	0.27'

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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

- LEGEND**
- --- Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument stamped LB7768 PRM
  - --- Found 4"x4" Concrete Monument as noted.
  - --- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, "LB7768 PCP"
  - --- Set (P.R.M.) Permanent Reference Monument 1/2" Iron Rod with cap "LB7768 PRM" or as Noted
  - (NR) --- Non-Radial
  - TYE --- Typical
  - S.W.F.W.M.D. --- Southwest Florida Water Management District
  - O.R.B. --- Official Records Book
  - Pg(s) --- Page(s)
  - U.E. --- Utility Easement
  - D.A.E. --- Drainage and Access Easement
  - B.E. --- Buffer Easement
  - W.E. --- Wall Easement
  - O/A --- Overall
  - TL --- Tie-Line Only
  - C.C.R. --- Certified Corner Record
  - F.D.O.T. --- Florida Department of Transportation
  - CST --- Clear Sight Triangle Restriction (see detail this sheet)

# WYNDFIELDS SOUTH PHASES 2B AND 2C

BEING A SUBDIVISION OF LAND LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



- ### LEGEND
- Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument stamped LB7768 PRM
  - Found 4"x4" Concrete Monument as noted.
  - Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, "LB7768 PCP"
  - Set (P.R.M.) Permanent Reference Monument 1/2" Iron Rod with cap "LB7768 PRM" or as Noted
  - (NR) Non-Radial
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  - S.W.F.W.M.D. Southwest Florida Water Management District
  - O.R.B. Official Records Book
  - Pg(s) Page(s)
  - U.E. Utility Easement
  - D.A.E. Drainage and Access Easement
  - B.E. Buffer Easement
  - W.E. Wall Easement
  - O/A Overall
  - T/O Tie-Line Only
  - C.C.R. Certified Corner Record
  - F.D.O.T. Florida Department of Transportation
  - CST Clear Sight Triangle Restriction (see detail this sheet)

CURVE DATA TABLE					CURVE DATA TABLE						
NO.	RADIUS	DELTA	ARC	CHORD	BEARING	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1642.00'	24°11'21"	693.222'	688.09'	S03°04'14"E	C68	15.00'	78°38'00"	20.59'	19.01'	N34°06'03"E
C2	15.00'	88°34'58"	23.197'	20.95'	S29°07'34"W	C69	15.00'	101°22'00"	26.54'	23.21'	N55°53'57"W
C3	14.86'	92°55'49"	24.111'	21.55'	N60°40'10"W	C70	115.00'	35°33'22"	71.37'	70.23'	S55°38'23"W
C4	15.00'	88°27'19"	23.167'	20.93'	S29°11'24"W	C71	100.00'	35°33'22"	62.06'	61.07'	S55°38'22"W
C5	200.00'	44°10'07"	154.188'	150.39'	N84°29'53"W	C72	130.00'	35°33'22"	80.67'	79.39'	S55°38'23"W
C6	15.00'	100°16'31"	26.255'	23.03'	N12°16'34"W	C73	400.00'	1°11'07"	8.27'	8.27'	S05°48'30"E
C7	15.00'	1°14'16"	0.327'	0.32'	S38°28'50"W	C74	400.00'	2°52'34"	20.08'	20.08'	S07°50'20"E
C8	25.00'	7°48'50"	3.411'	3.41'	N77°55'24"E	C75	400.00'	3°56'29"	27.52'	27.51'	S11°14'51"E
C9	25.00'	32°39'45"	14.255'	14.06'	N57°41'05"E	C76	400.00'	1°32'18"	10.74'	10.74'	S13°59'15"E
C9	90.00'	29°35'30"	46.488'	45.97'	S58°37'18"W	C77	130.00'	8°04'06"	18.31'	18.29'	S69°23'00"W
C60	200.00'	13°03'32"	45.588'	45.49'	S68°56'35"E	C78	130.00'	9°02'29"	20.51'	20.49'	S60°49'43"W
C61	200.00'	31°06'35"	108.569'	107.26'	N88°58'21"E	C79	130.00'	9°30'32"	21.57'	21.55'	S51°33'13"W
C65	200.00'	9°41'05"	33.811'	33.77'	S10°03'29"E	C80	130.00'	8°56'15"	20.28'	20.26'	S42°19'49"W
C66	440.00'	9°49'19"	75.433'	75.33'	S10°07'36"E	C82	1642.00'	20°22'38"	583.99'	580.92'	S04°58'35"E
C67	400.00'	9°32'28"	66.611'	66.53'	S09°59'10"E						

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") (IE: 7.5' = 7.50")

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	S72°09'19"W	40.05'
L3	N52°24'11"W	36.00'
L4	N82°26'22"E	13.44'
L8	N05°12'56"W	2.64'
L9	S37°51'42"W	16.27'
L10	S37°51'42"W	12.15'
L11	S37°51'42"W	20.38'

**GeoPoint**  
Surveying, Inc.

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www.geopointsurvey.com Licensed Business Number LB 7768

**SHEET 4 OF 4 SHEETS**