

COLONY ROAD PLAT

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Section 33, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:
 For a POINT OF REFERENCE commence at the Southwest corner of said Section 33; thence S.89°53'34"E., along the South line of said Section 33, a distance of 24.80 feet to the East right-of-way line of Colony Road; thence N.00°01'16"E., along said East right-of-way line of Colony Road, a distance of 49.89 feet for a POINT OF BEGINNING; thence continue N.00°01'16"E., along said East right-of-way line, a distance of 1,261.31 feet to the South right-of-way line of Fairwinds Road; thence S.89°31'59"E., along said South right-of-way line, a distance of 761.56 feet to the Westerly line of Parcel 3, Block 4 of the Unrecorded Plat of BARNEY MOOSE SUBDIVISION; thence S.00°48'02"E., along said Westerly line of Parcel 3, Block 4, a distance of 11.52 feet to the North boundary of said Unrecorded Plat of BARNEY MOOSE SUBDIVISION; thence S.89°55'08"E., along said North boundary, a distance of 524.16 feet to the Easterly line of Parcel 4, Block 5 of the aforementioned Unrecorded Plat of BARNEY MOOSE SUBDIVISION; thence S.00°00'40"E., along said Easterly line, a distance of 1,244.54 feet to the South boundary of said Unrecorded Plat of BARNEY MOOSE SUBDIVISION; thence N.89°55'29"W., along said South boundary, a distance of 1,286.56 feet to the POINT OF BEGINNING.
 Containing 37.00 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Colony Road Project, LLC, a Florida limited liability company ("Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as COLONY ROAD PLAT, as described in the legal description which is a part of this plat, and makes the following dedications:

1. Owner hereby grants, conveys and dedicates to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT R1 [Ingress/Egress & Drainage Easement (HOA) & Utility Easement (Public)] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
2. Owner hereby reserves fee title to Tract B1 [Drainage Area, Open Space/Landscape Area & Utility & Fence Easement (HOA)], Tracts B2-B5 [Drainage Area, Open Space/Landscape Area & Utility Easement (HOA)], Tract B6 [Wetland Conservation Area (HOA)], Tract R1 [Ingress/Egress & Drainage Easement (HOA) & Utility Easement (Public)] and Tract P1 [Park Site, Mail Kiosk, Utility Easement & Open Space & Landscape Area (HOA)] as shown and depicted hereon for conveyance by Owner by separate instrument to the Brighton Park of Pasco Homeowners Association, Inc. (the "HOA" or "Association"), a Florida Not-For-Profit Corporation, subsequent to the recording of this plat. Tract B1 [Drainage Area, Open Space/Landscape Area & Utility & Fence Easement (HOA)], Tracts B2-B5 [Drainage Area, Open Space/Landscape Area & Utility Easement (HOA)], Tract B6 [Wetland Conservation Area (HOA)], Tract R1 [Ingress/Egress & Drainage Easement (HOA) & Utility Easement (Public)] and Tract P1 [Park Site, Mail Kiosk, Utility Easement & Open Space & Landscape Area (HOA)] shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes after such conveyance.
3. Owner does further:
 - a. grant, convey and dedicate to the County, Tract LS1 [Lift Station (Public)], as shown hereon, and the utility improvements and facilities located therein for purposes incidental thereto. Owner does further reserve unto itself, its successors and assigns, a temporary easement on, over and under Tract LS1 for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon Tract LS1 until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
 - b. grant, convey and dedicate to the County, Tract R2 [Right-of-Way (Public)] 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.
 - c. grant, convey and dedicate to the County, Tract R3, Tract R4 & Tract R5 [Additional Right-of-Way for Colony Road (Public)] 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.
 - d. grant, convey and dedicate to the perpetual use of the public and the County all public utility 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.
 - e. reserve unto itself, its successors or assigns, the 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 s. 177.085(1), Florida Statutes.
 - f. reserve unto itself, its successors, assigns, 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, 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. 177.091(28), Florida Statutes.
 - g. grant, convey 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 and maintenance easements or commonly owned property shown on this plat. In the event the Owner or the Association fails to properly maintain any drainage and maintenance 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 and maintenance easement for the purpose of performing maintenance to ensure the free flow of water.
 - h. grants, conveys, and dedicates 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.
 - i. grant and convey to the Association all (HOA) Drainage Areas, (HOA) Drainage and Access Easements, (HOA) Drainage Easements, and (HOA) Side Yard Drainage/Access Easements as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.

OWNER

Colony Road Project, LLC, a Florida limited liability company, authorized to do business in the State of Florida:

By: [Signature]
 Joseph Tabshé
 Manager

Witness: [Signature]
 Carla Tabshé
 Print Name

Witness: [Signature]
 Alberto Toranzo
 Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
 COUNTY OF PASCO)

I hereby certify on this 1st day of October, 2025, before me personally appeared by means of physical presence, Joseph Tabshé, as Manager of Colony Road Project, LLC, a Florida Limited Liability Company, personally known to me or [Signature] who has produced 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 his 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: August 27, 2027 Commission No. HH 437386

[Signature]
 Notary Public, State of Florida at Large

CERTIFICATE OF ACCEPTANCE FOR THE HOME OWNERS ASSOCIATION

Brighton Park of Pasco Homeowners Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: [Signature]
 Ryan Zook
 Vice President & Secretary

Witness: [Signature]
 Robert Melsom
 Print Name

Witness: [Signature]
 Michelle Guarnier
 Print Name

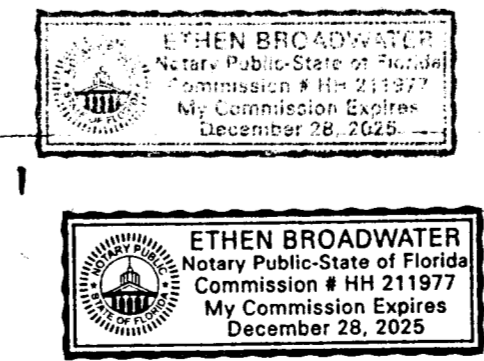
ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
 COUNTY OF PASCO)

I hereby certify on this 2nd day of October, 2025, before me personally appeared by means of physical presence, Ryan Zook, as Vice President & Brighton Park of Pasco Homeowners Association Inc., a Florida not-for-profit corporation, personally known to me or [Signature] who has produced 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 his 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: December 28, 2025 Commission No. 44 211977

[Signature]
 Notary Public, State of Florida at Large



PROPERTY INFORMATION:

STATE OF FLORIDA)
) ss:
 COUNTY OF PASCO)

We, Stewart Title Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. 20231244 and, based on said report find that the title of the property is vested in Colony Road Project, LLC, a Florida limited liability company, 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 that Property Information Report, File No. 20231244.

This the 3rd day of October, 2025.

Stewart Title Company
 By: [Signature]
 Kami Hanna
 Title: Title Examiner

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081(1), Florida Statutes, I hereby certify that I 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 the 7th day of October, 2025.

[Signature]
 Alex W. Parnes, Pasco County Surveyor
 Florida Professional Surveyor and Mapper, License No. 5131

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY OF PASCO COUNTY, FL

This is to certify that on this 10th day of October, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

[Signature]
 David F. Allen, P.E.,
 Assistant County Administrator
 Development Services

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 22nd

day of October, 2025 in Plat Book 99, Page(s) 90-95

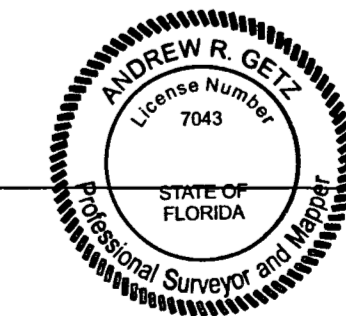
[Signature]
 Nikk Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

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 Chapter 177, Florida Statutes, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 8th day of April, 2025, 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 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.

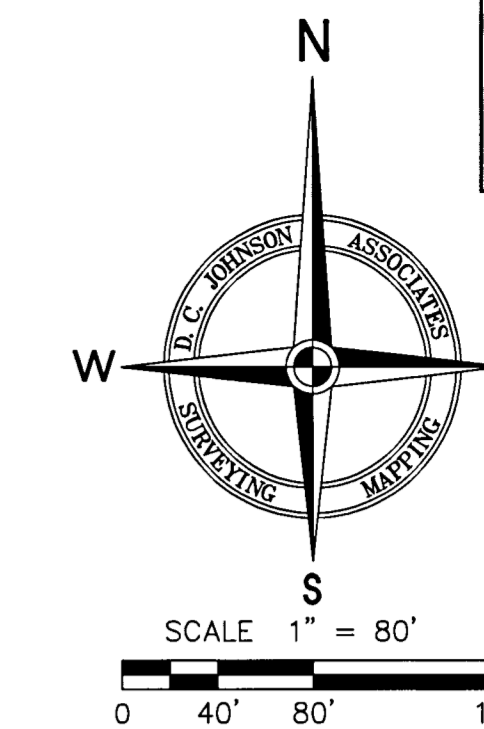
Signed and Sealed this 26th day of September, 2025.

D.C. Johnson & Associates, Inc.
 Florida Licensed Business No. 4514
[Signature]
 Andrew R. Getz
 Florida Professional Surveyor and Mapper No. 7043



COLONY ROAD PLAT

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°53'34" W	24.80'
L2	S 00°01'16" W	49.89'
L3	S 00°48'02" E	11.52'

- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - PL = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - I.E.D.E. = INGRESS/EGRESS & DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (N/R) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - 6 = SHEET NUMBER

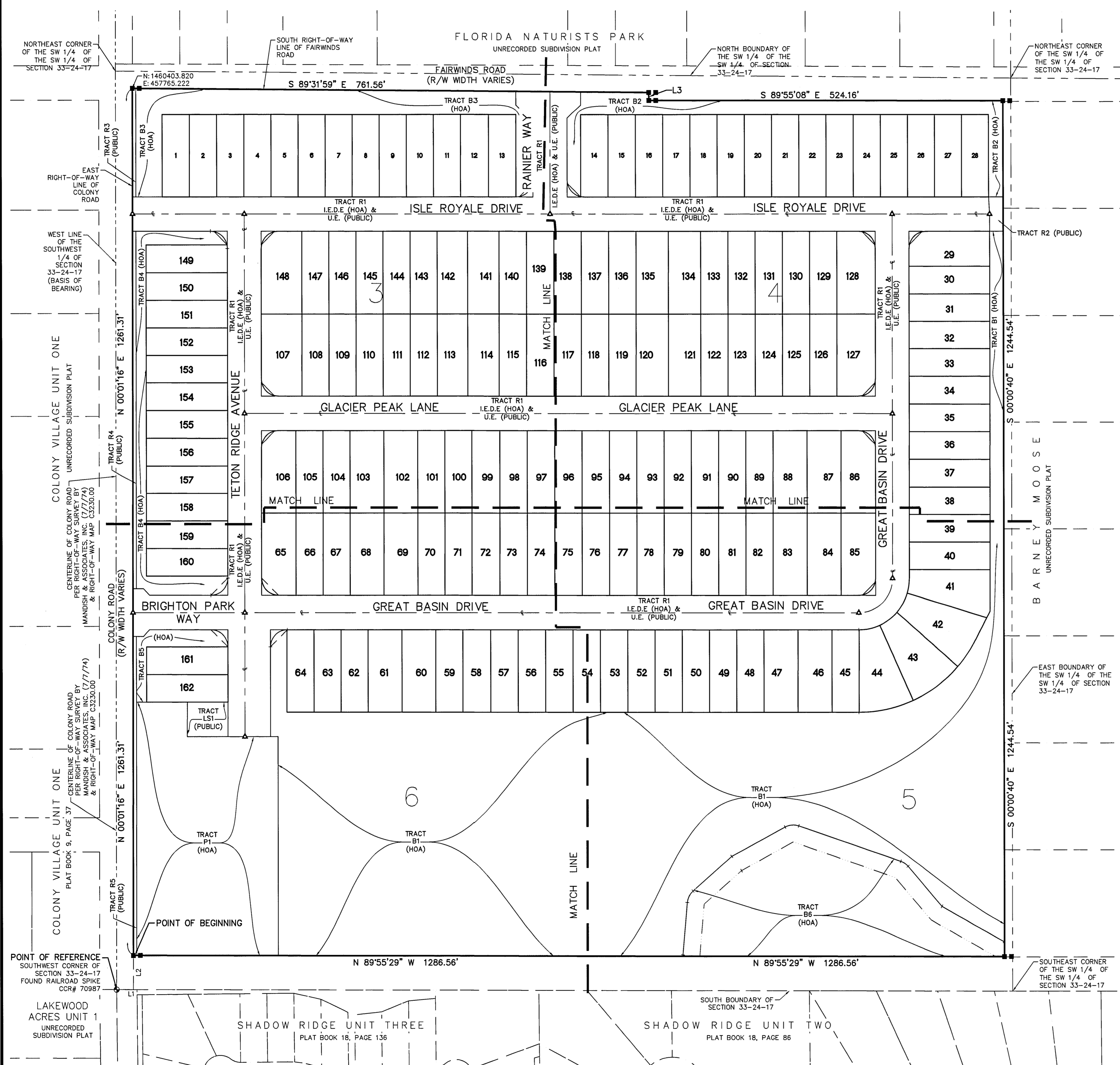
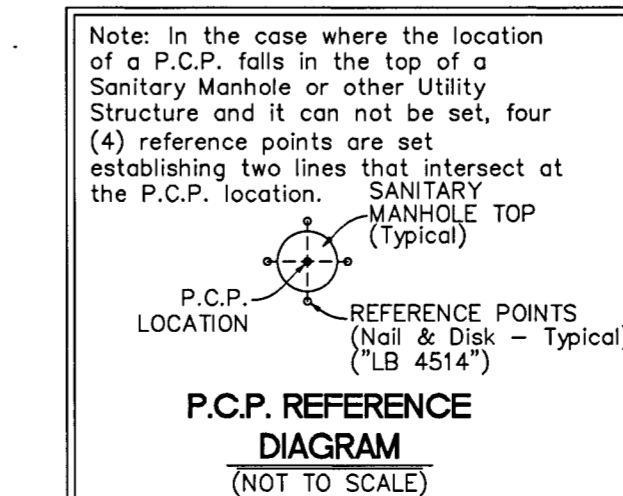
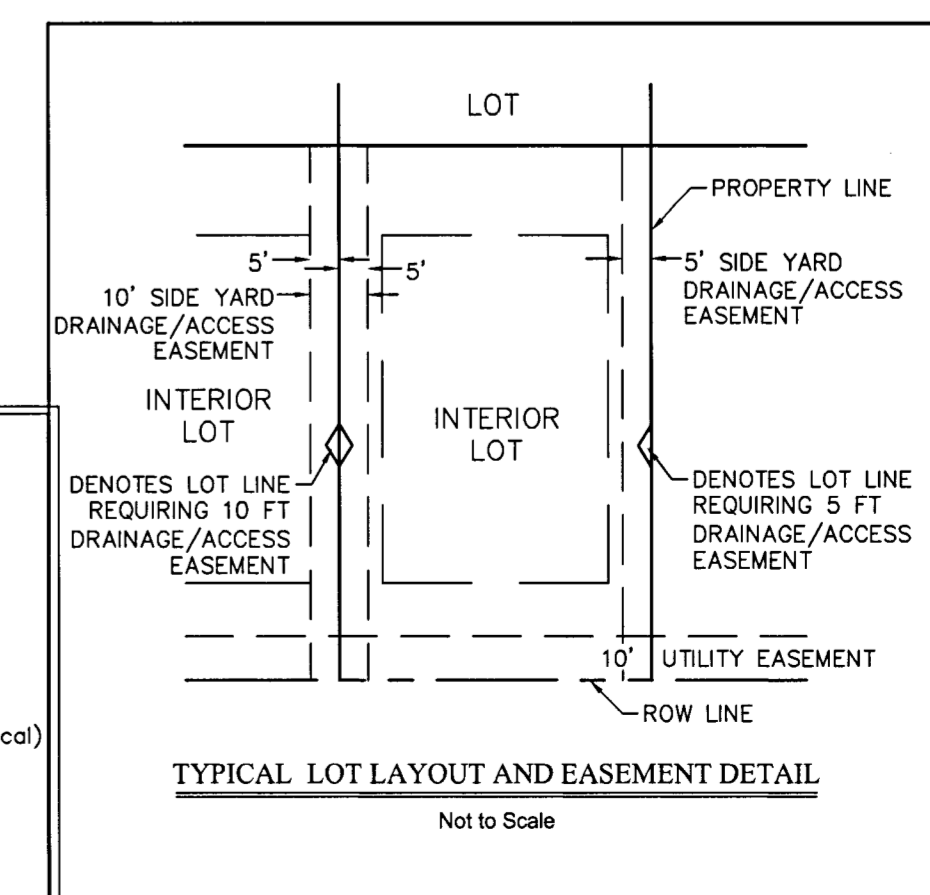
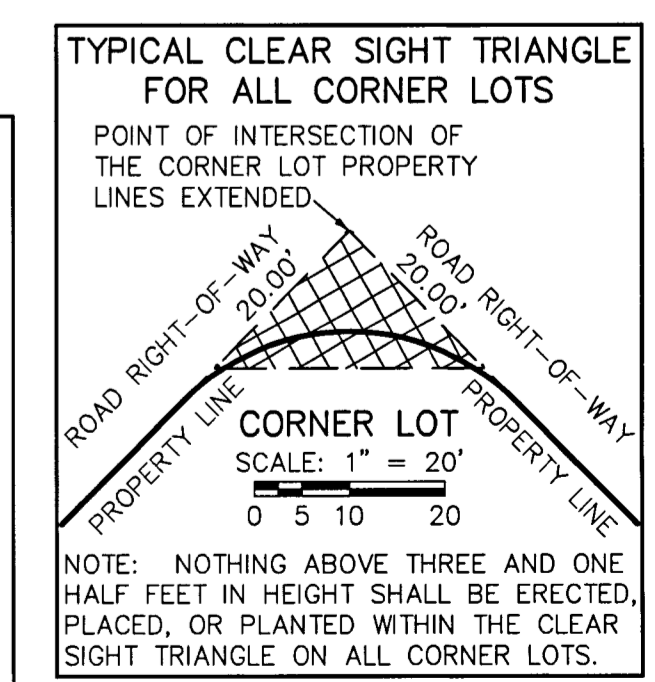
NOTES:

1. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West boundary of the Southwest 1/4 of Section 33, Township 24 South, Range 17 East, Pasco County, Florida, having a grid bearing of N 00°01'16"E.
2. The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
3. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
4. All platted utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
5. Curvilinear lot lines are radial unless indicated as non-radial (N/R).
6. A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point 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).

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 PASCO COUNTY, FLORIDA.

TRACT TABLE

TRACT B1	DRAINAGE AREA, OPEN SPACE/LANDSCAPE AREA/UTILITY EASEMENT & FENCE EASEMENT (HOA)
TRACTS B2-B5	DRAINAGE AREA, OPEN SPACE/ LANDSCAPE AREA & UTILITY EASEMENT (HOA)
TRACT B6	WETLAND CONSERVATION AREA (HOA)
TRACT R1	INGRESS/EGRESS & DRAINAGE EASEMENT (HOA) & UTILITY EASEMENT (PUBLIC)
TRACT R2	RIGHT-OF-WAY (PUBLIC)
TRACT R3-R5	ADDITIONAL RIGHT-OF-WAY FOR COLONY ROAD (PUBLIC)
TRACT LS1	LIFT STATION (PUBLIC)
TRACT P1	PARK SITE, MAIL KIOSK, UTILITY EASEMENT & OPEN SPACE. LANDSCAPE AREA (HOA)



SOUTHWEST CORNER OF SECTION 33-24-17 FOUND RAILROAD SPIKE CCR# 70987

SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 33-24-17

LAKELAND ACRES UNIT 1 UNRECORDED SUBDIVISION PLAT

SHADOW RIDGE UNIT THREE PLAT BOOK 18, PAGE 138

SHADOW RIDGE UNIT TWO PLAT BOOK 18, PAGE 86

COLONY VILLAGE UNIT ONE PLAT BOOK 9, PAGE 37

COLONY VILLAGE UNIT ONE UNRECORDED SUBDIVISION PLAT

NORTHEAST CORNER OF THE SW 1/4 OF SECTION 33-24-17

NORTH BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33-24-17

NORTHEAST CORNER OF THE SW 1/4 OF SECTION 33-24-17

SOUTH RIGHT-OF-WAY LINE OF FAIRWINDS ROAD

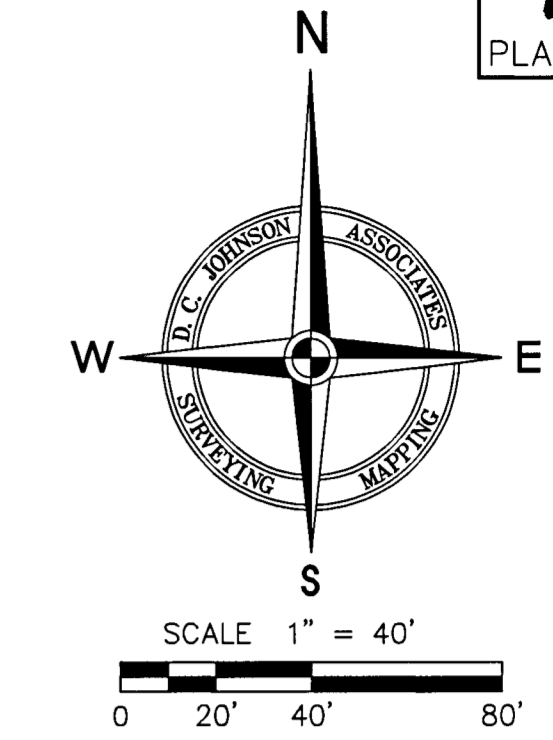
FLORIDA NATURISTS PARK UNRECORDED SUBDIVISION PLAT

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 33-24-17 (BASIS OF BEARING)

EAST BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33-24-17

COLONY ROAD PLAT

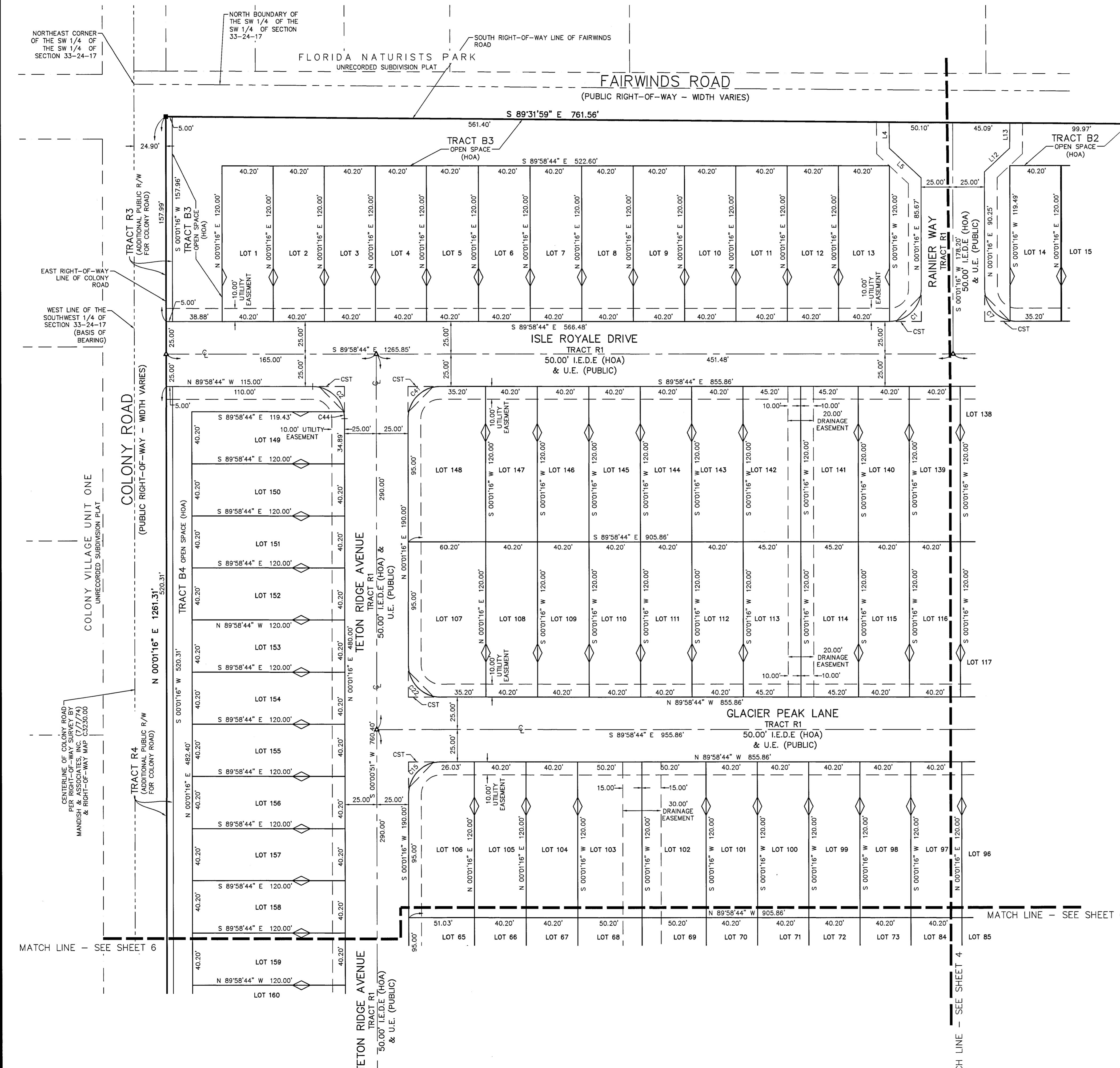
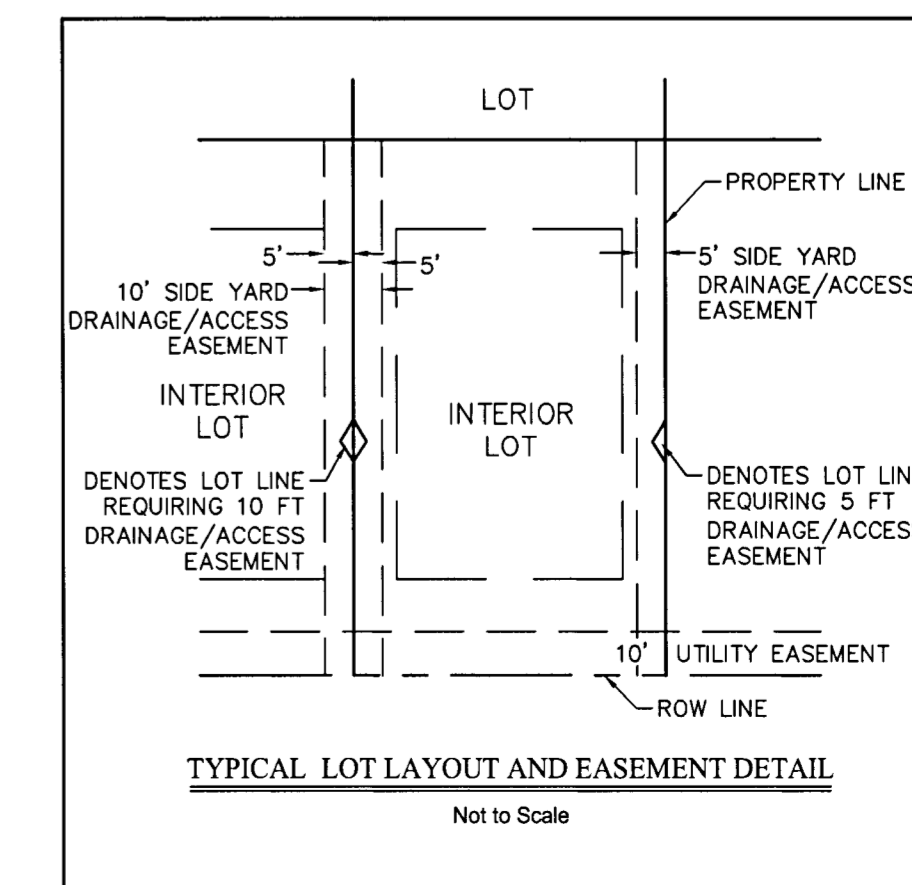
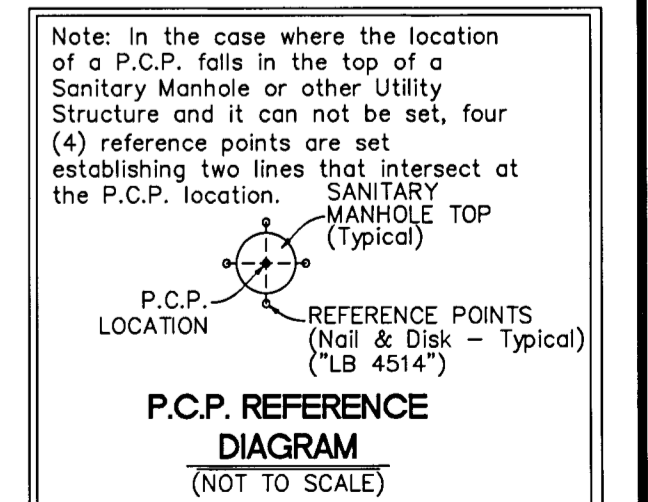
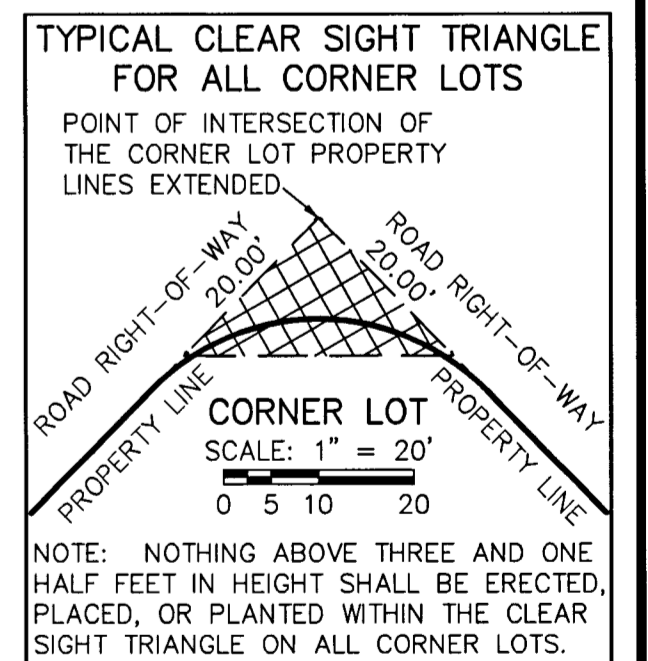
BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
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 - CM = CONCRETE MONUMENT
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 - = SET 5/8" IR "PC JOHNSON LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SHEET NUMBER

LINE TABLE			
LINE	BEARING	DISTANCE	
L4	N 00°25'30" W	20.08'	
L5	N 47°30'37" W	33.81'	
L12	N 47°33'08" E	27.04'	
L13	N 00°28'01" E	19.34'	

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE	
C1	39.27'	25.00'	90°00'00"	N 45°01'16" E	35.36'	
C2	33.92'	25.00'	77°43'53"	N 51°06'48" W	31.37'	
C7	34.24'	25.00'	78°27'47"	N 39°12'38" W	31.62'	
C15	39.27'	25.00'	90°00'00"	S 45°01'16" W	35.36'	
C22	39.27'	25.00'	90°00'00"	N 44°58'44" W	35.36'	
C41	39.27'	25.00'	90°00'00"	N 45°01'16" E	35.36'	
C44	5.35'	25.00'	12°16'07"	S 06°06'48" E	5.34'	



NORTHEAST CORNER OF THE SW 1/4 OF SECTION 33-24-17

NORTH BOUNDARY OF THE SW 1/4 OF SECTION 33-24-17

SOUTH RIGHT-OF-WAY LINE OF FAIRWINDS ROAD

FLORIDA NATURISTS PARK UNRECORDED SUBDIVISION PLAT

FAIRWINDS ROAD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

TRACT B3 OPEN SPACE (HOA)

TRACT B2 OPEN SPACE (HOA)

TRACT R3 (ADDITIONAL PUBLIC R/W FOR COLONY ROAD)

TRACT B3 OPEN SPACE (HOA)

TRACT R1 ISLE ROYALE DRIVE 50.00' I.E.D.E. (HOA) & U.E. (PUBLIC)

TRACT R1 GLACIER PEAK LANE 50.00' I.E.D.E. (HOA) & U.E. (PUBLIC)

TRACT B4 OPEN SPACE (HOA)

TRACT R1 TETON RIDGE AVENUE 50.00' I.E.D.E. (HOA) & U.E. (PUBLIC)

TRACT R4 (ADDITIONAL PUBLIC R/W FOR COLONY ROAD)

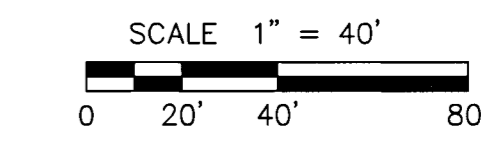
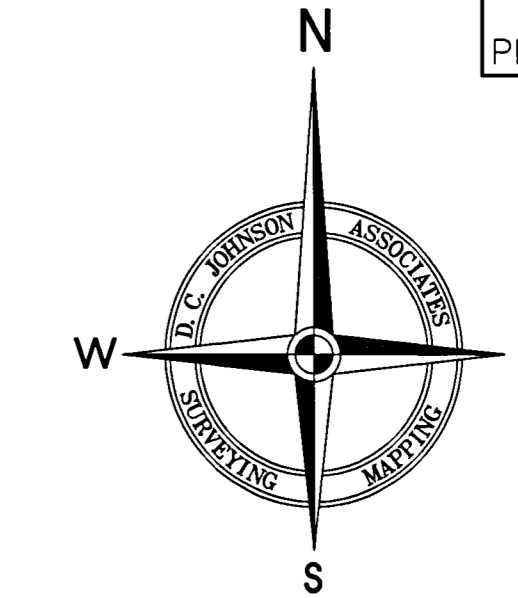
COLONY ROAD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

COLONY VILLAGE UNIT ONE UNRECORDED SUBDIVISION PLAT

MATCH LINE - SEE SHEET 6

COLONY ROAD PLAT

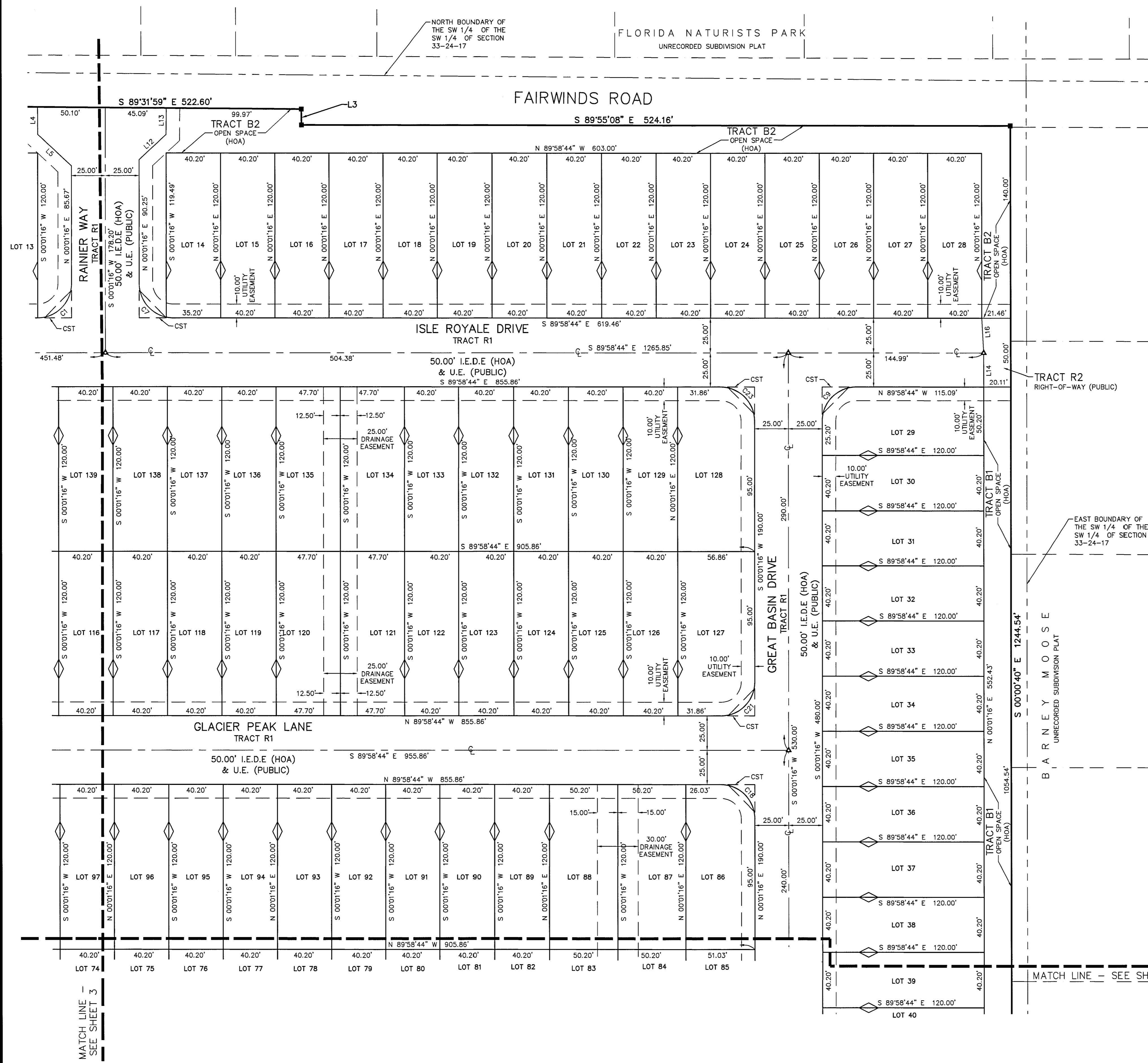
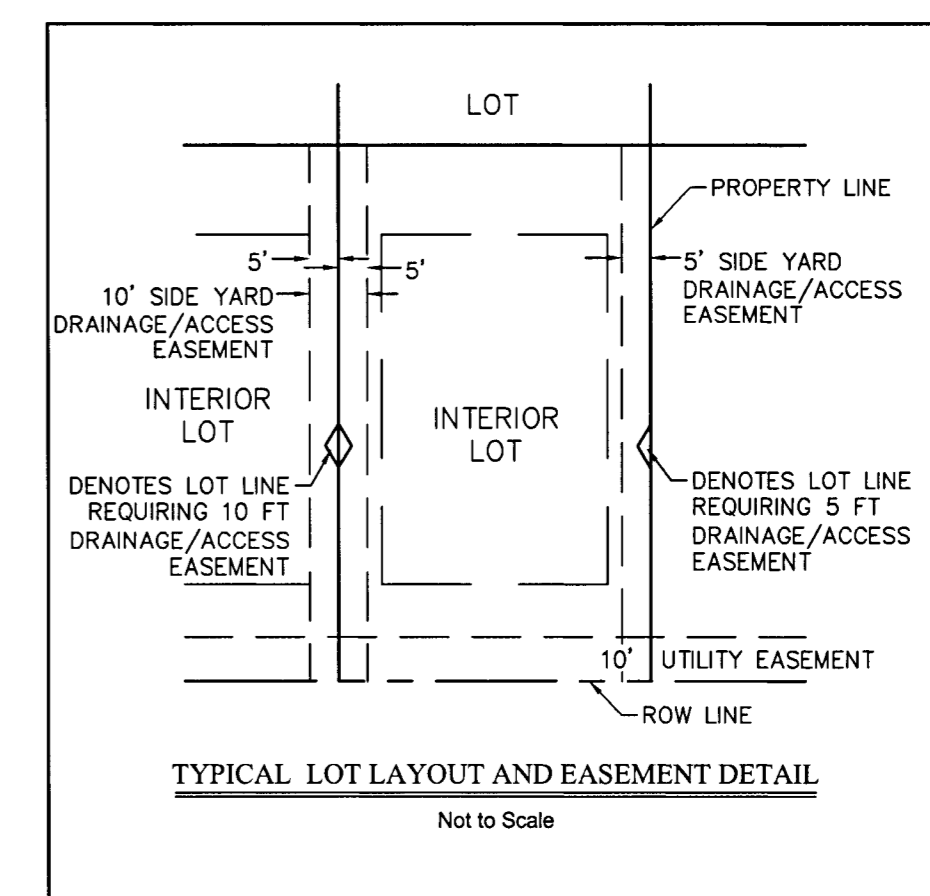
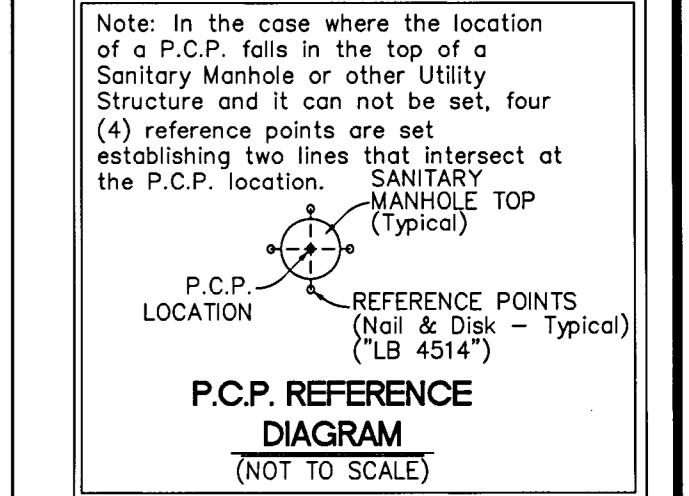
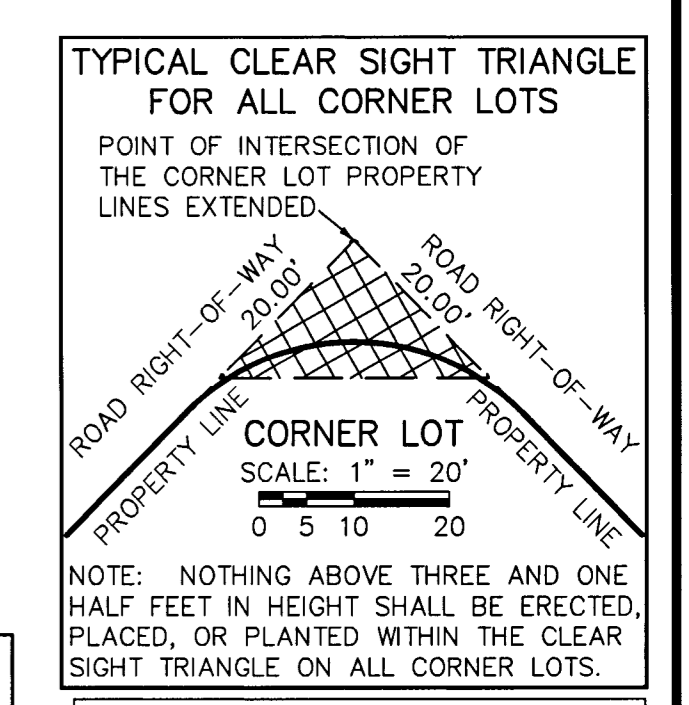
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L5	N 47°30'37" W	33.81'
L12	N 47°33'08" E	27.04'
L13	N 00°28'01" E	19.34'
L14	N 00°00'01" W	25.00'
L16	N 03°07'29" W	25.04'

CURVE TABLE					
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C9	39.27'	25.00'	90°00'00"	S 45°01'16" W	35.36'
C18	39.27'	25.00'	90°00'00"	N 44°58'44" W	35.36'
C21	39.27'	25.00'	90°00'00"	S 45°01'16" W	35.36'
C23	39.27'	25.00'	90°00'00"	S 44°58'44" E	35.36'

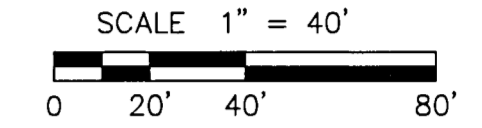
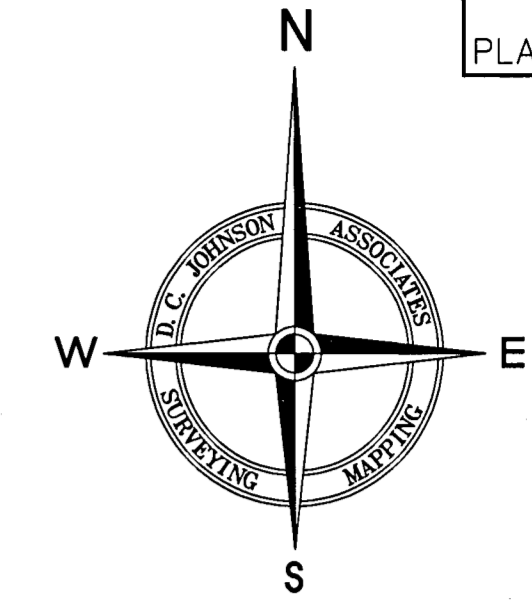


MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 3

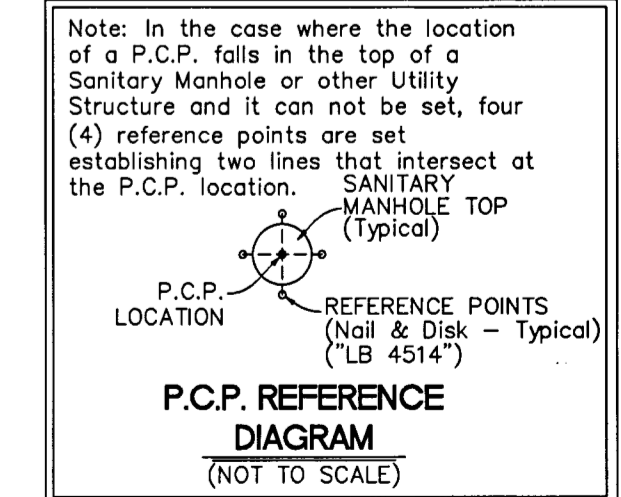
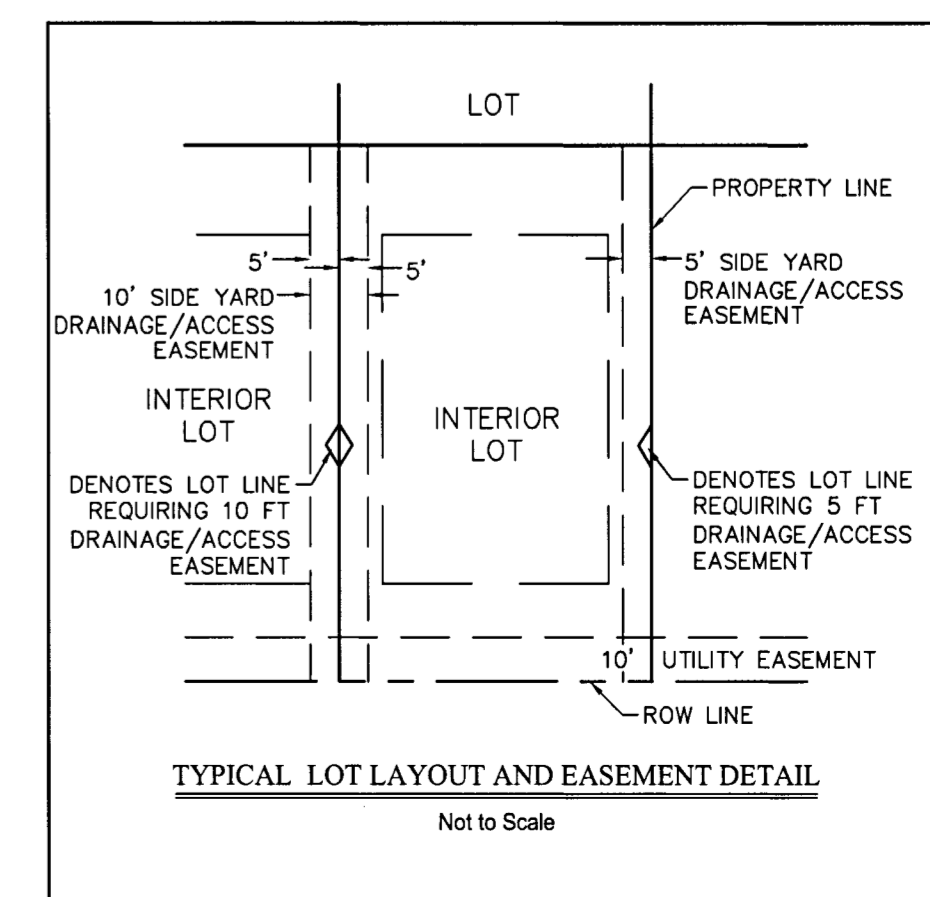
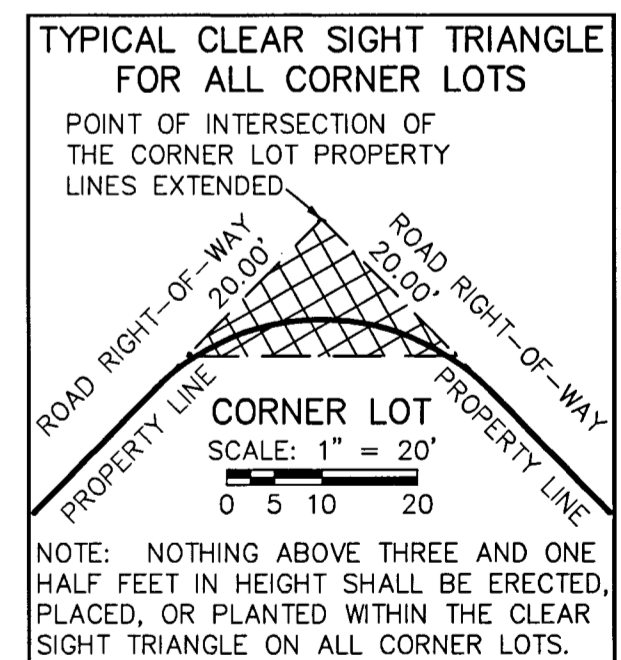
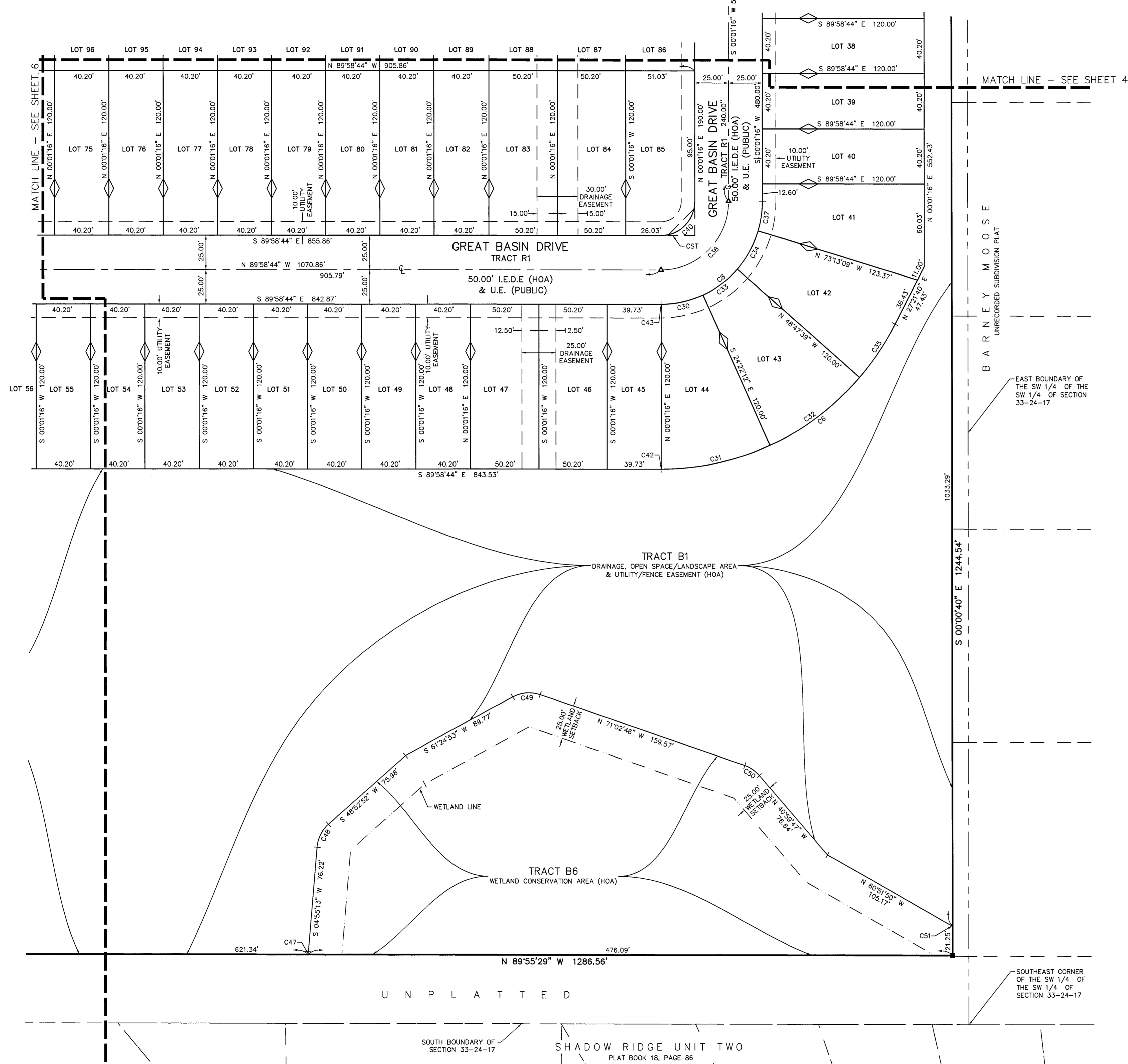
COLONY ROAD PLAT

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



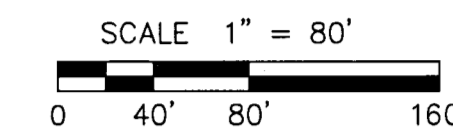
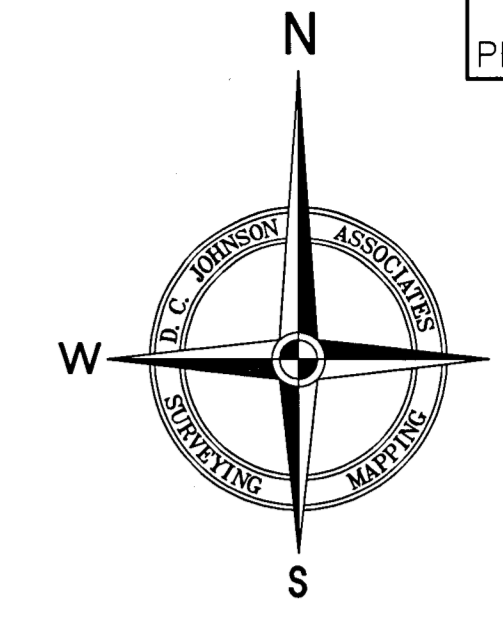
- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - P.C. = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - U.E. = UTILITY EASEMENT
 - I.E.D.E. = INGRESS/EGRESS & DRAINAGE EASEMENT
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (N/R) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SHEET NUMBER

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C6	213.26'	195.00'	62°39'35"	N 58°41'28" E	202.79'
C8	117.81'	75.00'	90°00'00"	S 45°01'16" W	106.07'
C30	31.45'	75.00'	24°01'44"	N 77°38'40" E	31.22'
C31	82.54'	195.00'	24°15'06"	S 77°45'21" W	81.92'
C32	83.13'	195.00'	24°25'28"	N 53°25'04" E	82.50'
C33	31.97'	75.00'	24°25'28"	S 53°25'04" W	31.73'
C34	31.97'	75.00'	24°25'30"	S 28°59'36" W	31.73'
C35	47.12'	195.00'	13°50'41"	N 34°17'00" E	47.00'
C37	21.94'	75.00'	16°45'35"	N 08°24'03" E	21.86'
C38	78.54'	50.00'	90°00'00"	S 45°01'16" W	70.71'
C40	39.27'	25.00'	90°00'00"	N 45°01'16" E	35.36'
C42	0.47'	195.00'	0°08'21"	N 89°57'05" E	0.47'
C43	0.48'	75.00'	0°21'49"	N 89°50'27" E	0.48'
C47	2.11'	25.00'	4°50'42"	S 02°29'52" W	2.11'
C48	19.18'	25.00'	43°57'39"	S 26°54'02" W	18.71'
C49	20.74'	25.00'	47°32'21"	S 85°11'04" W	20.15'
C50	13.11'	25.00'	30°02'59"	N 56°01'16" W	12.96'
C51	1.19'	25.00'	2°43'52"	N 59°29'55" W	1.19'



COLONY ROAD PLAT

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

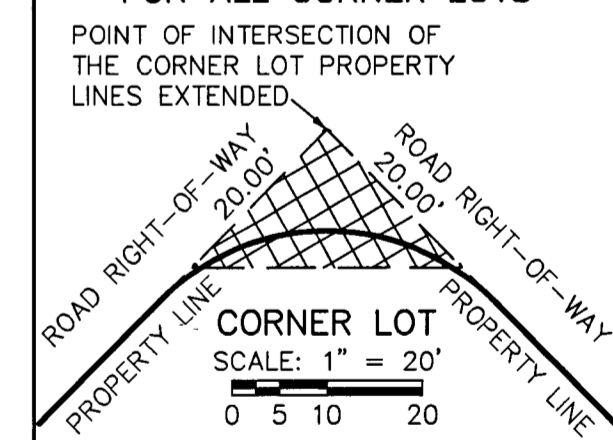


- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - R/C = PROPERTY LINE, CENTERLINE
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 - O.R. = OFFICIAL RECORDS BOOK
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 - U.E. = UTILITY EASEMENT
 - I.E.D.E. = INGRESS/EGRESS & DRAINAGE EASEMENT
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CSR = CERTIFIED CORNER RECORD
 - (N/R) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SHEET NUMBER

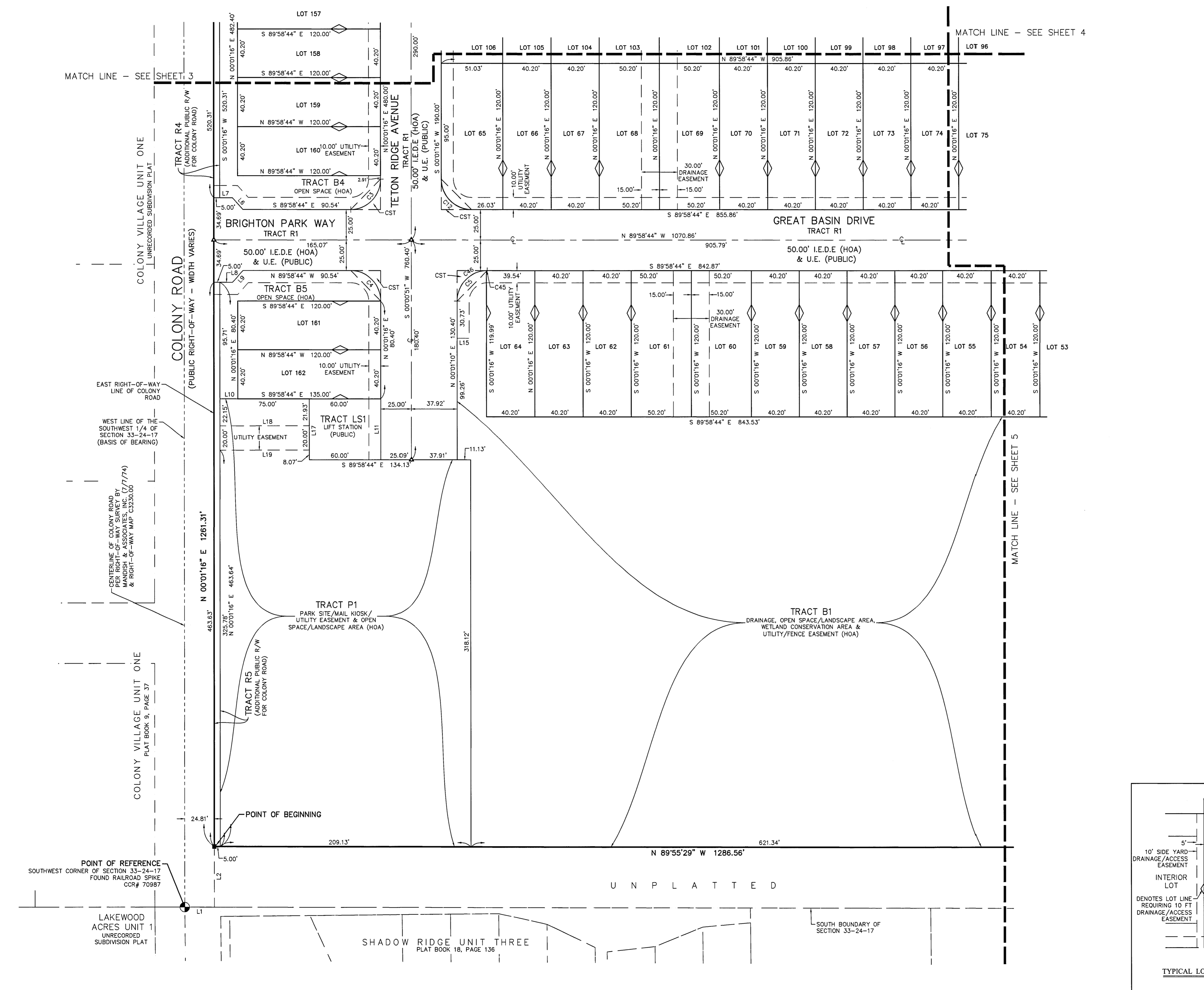
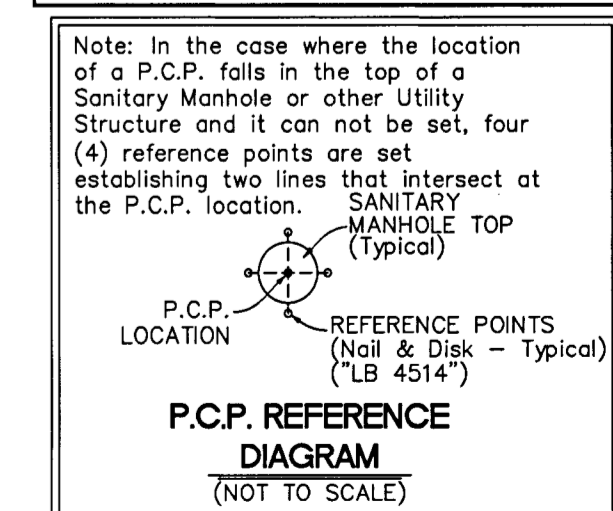
LINE	BEARING	DISTANCE
L1	N 89°53'34" W	24.80'
L2	S 00°01'16" W	49.89'
L6	S 42°26'52" E	13.13'
L7	S 89°58'43" E	10.60'
L8	N 89°58'46" W	10.60'
L9	S 42°29'23" W	13.13'
L10	S 89°58'44" E	15.00'
L11	S 00°01'16" W	50.00'
L15	N 89°58'44" W	10.00'
L17	N 00°01'15" E	50.00'
L18	N 89°50'57" E	75.00'
L19	N 89°50'57" E	75.00'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C3	39.27'	25.00'	89°59'50"	N 45°01'16" E	35.36'
C4	39.27'	25.00'	90°00'00"	N 44°58'44" W	35.36'
C5	38.61'	25.00'	88°28'52"	N 44°15'42" E	34.88'
C12	39.27'	25.00'	90°00'00"	S 44°58'44" E	35.36'
C45	0.66'	25.00'	1°31'08"	S 89°15'42" W	0.66'
C46	39.27'	25.00'	90°00'00"	S 45°01'16" W	35.36'

TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS



NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERRECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.



POINT OF REFERENCE
SOUTHWEST CORNER OF SECTION 33-24-17
FOUND RAILROAD SPIKE
COR# 70987

COLONY VILLAGE UNIT ONE
PLAT BOOK 9, PAGE 37

SHADOW RIDGE UNIT THREE
PLAT BOOK 18, PAGE 136

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