

# OZANAM VILLAGE

BEING A REPLAT OF TONETTA COURT TOWNHOMES, AS RECORDED IN PLAT BOOK 61, PAGE 92, PUBLIC OF THE  
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST,  
CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

## LEGAL DESCRIPTION:

LOTS 1 THROUGH 9, 15 THROUGH 33, PARCELS A, B, C AND D, "TONETTA COURT TOWNHOMES", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4; RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 4, SOUTH 89°56'31" EAST, 663.71 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE, SOUTH 89°56'31" WEST, 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE (COUNTY ROAD 587) ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°56'31" WEST, 487.70 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°12'22" WEST, 244.96 FEET; THENCE NORTH 89°46'35" WEST, 370.00 FEET; THENCE NORTH 00°12'22" EAST, 73.68 FEET; THENCE NORTH 89°47'38" WEST, 30.67 FEET; THENCE NORTH 00°12'22" EAST, 33.86 FEET TO THE BEGINNING OF A NON-TANGENCY CURVE, THENCE WESTERLY, 118.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.35 FEET, A CENTRAL ANGLE OF 151°18'05", AND A CHORD OF 87.86 FEET WHICH BEARS NORTH 75°54'53" WEST TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°12'23" WEST, 128.09 FEET; THENCE NORTH 89°46'35" WEST, 11.00 FEET; AND THENCE NORTH 00°07'07" EAST, 243.14 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 2.55 ACRES, MORE OR LESS.

## PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 89°56'31" EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE, AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983. ADJUSTED 1990. X-Y COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO SAID FLORIDA COORDINATE SYSTEM. COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES: PASCO COUNTY CONTROL STATIONS 3-761 AND 7891.
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS FOR DEVELOPMENT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY.
4. DRAINAGE EASEMENT DISCLOSURE STATEMENT: DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPAVED SURFACES, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, ELECTRIC SYSTEMS, POLES, PIPES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS. EXCEPT FOR EASEMENTS OF RECORD, DRAINAGE EASEMENTS SHALL BE SHOWN AND RETENTION FUNDING AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
5. 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.

## BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDED.

CLERK

DATE

## CLERK OF CIRCUIT COURT:

COUNTY OF PASCO, STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177, PART 1, OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

BY \_\_\_\_\_

BY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

TIME \_\_\_\_\_

CLERK FILE NUMBER \_\_\_\_\_

## ACKNOWLEDGEMENT:

COUNTY OF PASCO, STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

DEEDGATE NAME AND DEEDGATE NAME, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED PERSONAL IDENTIFICATION AND WHO DO TAKE AN OATH.

NOTARY PUBLIC:

SIGN \_\_\_\_\_

SEAL

PRINT \_\_\_\_\_

TITLE \_\_\_\_\_

SERIAL NUMBER \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

## LAND DEVELOPMENT, INC. - OWNER

SIGN NAME HERE \_\_\_\_\_

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

## DEDICATION:

THE UNDERSIGNED, AS OWNER, MORTGAGEE, OR OTHER PERSON, CORPORATION OR ENTITY HAVING A RECORD INTEREST IN THE LANDS HEREIN DESCRIBED WHICH ARE TO BE SUBDIVIDED AND PLATTED AS "TONETTA TOWNHOMES", HEREBY DEDICATES THIS PLAT FOR RECORD.

THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

## PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE DEDICATING DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: \_\_\_\_\_

FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # \_\_\_\_\_

PASCO COUNTY, SURVEYING AND MAPPING

## SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLETS WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, HAVE BEEN SET AS SHOWN THEREON.

CERTIFIED BY: \_\_\_\_\_

PSM #4803

W.C. SHERILL AND COMPANY, LLC (LB #7883)  
28232 WESLEY CHAPEL BLVD., LUTZ, FLORIDA 33559



W.C. SHERILL AND COMPANY LLC  
SURVEYING & MAPPING - CONSULTING  
28232 WESLEY CHAPEL BLVD., LUTZ, FLORIDA 33559  
P.O. BOX 203 • DRESSA, FLORIDA 33506  
D: 813-346-4270 • WEBSITE: WCSHERILL.COM  
STATE OF FLORIDA LICENSE # 13546 • EXPIRATION DATE 12/31/2013  
Print: S:\16-04-80\Draw\Survey\1516-04-80-7\Main Print.dwg  
Plot Date: 6-6-16

# OZANAM VILLAGE

BEING A REPLAT OF TONETTA COURT TOWNHOMES, AS RECORDED IN PLAT BOOK 61, PAGE 92, PUBLIC OF THE  
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST,  
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PLAT BOOK

PAGE

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	30.67	N89°47'58"W
L2	33.86	N00°12'22"E
L3	11.00	N89°46'35"W

NORTH BOUNDARY LINE OF SECTION 4-26-16

POINT OF COMMENCEMENT  
NORTH 1/4 CORNER OF  
SECTION 4-26-16  
S89°56'31"E  
663.71'

MASSACHUSETTS AVENUE (CR 587)  
(100' RIGHT OF WAY)

S89°56'31"E (BASIS OF BEARINGS) 487.70

POINT OF BEGINNING

5.0' LANDSCAPE  
EASEMENT

15.0' PERMANENT  
DRAINAGE EASEMENT

SOUTH RIGHT-OF-WAY LINE OF  
MASSACHUSETTS AVENUE (CR 587)

PIN 04-26-16-0010-00700-0000  
ZONING DISTRICT 00C2, 00F2, 00F3  
VACHOVYIA BANK N.A. C/O THOMPSON  
REUTERS  
PO BOX 3509  
CARLSBAD CA 92018-2609  
COMMERCIAL CODE - 07ARL2G

PIN 04-26-16-0010-00700-0000  
ZONING DISTRICT 00C2, 00F2, 00F3  
EAST RICHEY SQUARE CENTER INC  
10912 N 36TH ST  
TEMPE TERRACE FL 33617-3004  
COMMERCIAL CODE - SITE1A1

N=1,427,118.4086(FTS)  
E=420,122.0096(FTS)

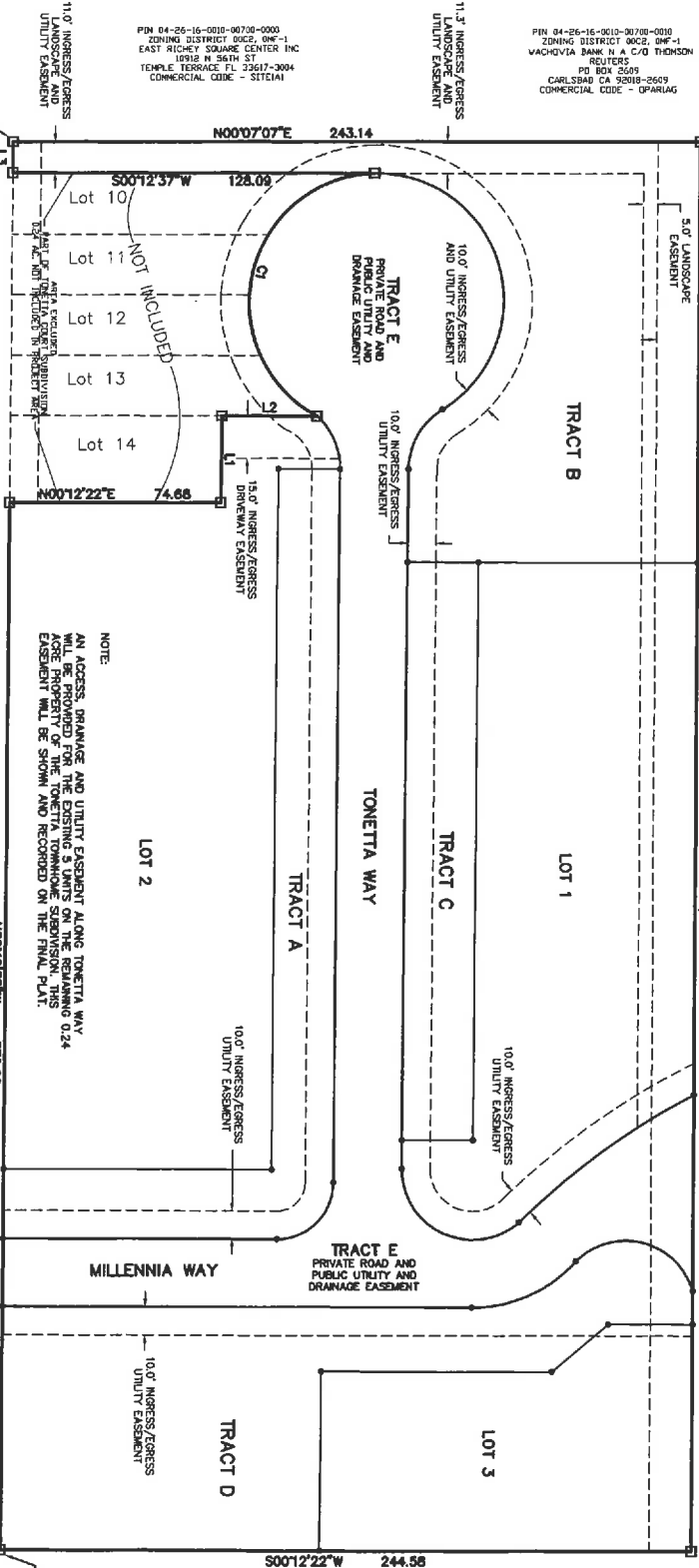
PART OF TRACT 5, OF PORT RICHEY LAND  
CO. PLAT BOOK 1, PAGE 60  
NOT INCLUDED

PIN 04-26-16-0010-00000-0000  
ZONING DISTRICT 00C2, 00F2, 00F3  
PASCO COUNTY HOLDING AUTHORITY  
STATE CITY FL 32683-3100  
COMMERCIAL CODE - 07A13A

PART OF TRACT 5, OF PORT RICHEY LAND  
CO. PLAT BOOK 1, PAGE 60  
NOT INCLUDED

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	119.74	45.35	151°18'05"	177.26	87.86	N76°54'53"W

NOTE:  
AN ACCESS, DRAINAGE AND UTILITY EASEMENT ALONG TONETTA WAY  
WILL BE PROVIDED FOR THE EXISTING 3 UNITS ON THE REMAINING 0.24  
ACRE PROPERTY OF THE TONETTA TOWNHOME SUBDIVISION. THIS  
EASEMENT WILL BE SHOWN AND RECORDED ON THE FINAL PLAT.



PIN 04-26-16-0010-00400-0000  
ZONING DISTRICT 00C2, 00F2, 00F3  
NELSON NORMA A C/O JEANNE  
BRELAND  
3618 AUBURNDALE AVE  
THE VILLAGES FL 32192-6918  
COMMERCIAL CODE - 07A13A1

N=1,427,114.4086(FTS)  
E=420,119.3302(FTS)

W.C. SHERILL AND COMPANY LLC

SURVEYING, MAPPING, & CONSULTING  
28232 WESLEY CHAPEL BLVD., SUITE 100, WINTER HAVEN, FL 33894  
P.O. BOX 203 • OCESSA, FLORIDA 33856

State of Florida, Pasco County, Florida  
Public Survey, 15-04-80 (Survey) 15-04-80 (Public Survey)  
Fid Date: 6-6-16

SHEET 2 OF 2