

# OZANAM VILLAGE

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

PAGE \_\_\_\_\_

BEING A REPLAT OF A PORTION OF TONETTA COURT TOWNHOMES, AS RECORDED IN PLAT BOOK 61, PAGE 92, 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

### 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, AND 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 00°07'42" WEST, 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE (COUNTY ROAD 587) AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°56'31" EAST, 497.70 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°12'22" WEST, 244.58 FEET; THENCE NORTH 89°46'35" WEST, 370.00 FEET; THENCE NORTH 00°12'22" EAST, 74.69 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-TANGENT CURVE; THENCE SOUTHWESTERLY, 4.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09°28'48", AND A CHORD OF 4.13 FEET WHICH BEARS SOUTH 36°52'21" WEST TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 115.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 146°55'41", AND A CHORD OF 86.28 FEET WHICH BEARS NORTH 74°24'12" WEST TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°12'22" WEST, 128.09 FEET; THENCE NORTH 89°46'35" WEST, 11.00 FEET; AND THENCE NORTH 00°07'07" EAST, 243.15 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 2.55 ACRES, MORE OR LESS.

### PLAT NOTES:

- 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 ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES: NATIONAL GEODETIC CONTROL STATIONS "AL8084" AND "AL8097".
- 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.
- 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.
- DRAINAGE EASEMENT DISCLOSURE STATEMENT: DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- 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.
- THE 10.00 FOOT UTILITY EASEMENT LISTED IN O.R. BOOK 7688, PAGE 161 ONLY AFFECTS PARCELS 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.

### PLAT APPROVAL:

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

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

FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # \_\_\_\_\_  
FOR THE CITY OF NEW PORT RICHEY

### CERTIFICATE OF APPROVAL BY CITY COUNCIL

COUNTY OF PASCO, STATE OF FLORIDA  
APPROVED FOR THE CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2017.  
PROVIDED THAT THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT PASCO COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DAY OF APPROVAL.

CHAIRMAN \_\_\_\_\_ 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 I, OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

BY \_\_\_\_\_ BY \_\_\_\_\_  
CLERK OF CIRCUIT COURT DEPUTY CLERK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TIME \_\_\_\_\_

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

### DEDICATION:

THE UNDERSIGNED, AS OWNER AND/OR MORTGAGE HOLDER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "OZANAM VILLAGE" FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SUBJECT TO THE PRIVATE ROADS (INGRESS AND EGRESS EASEMENT) AND EASEMENTS GRANTED OR RESERVED BY THIS PLAT, FEE INTEREST IN TRACTS A, B, C, D, AND E IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY THE OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.

THE PRIVATE ROADS (INGRESS AND EGRESS EASEMENT) OVER TRACT E, AS SHOWN HEREON, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE AND ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF ALL THE LOT OWNERS WITHIN THE SUBDIVISION, FOR THE PURPOSES OF INGRESS AND EGRESS OF LOT OWNERS, THEIR GUESTS AND INVITEES.

OWNER HEREBY GRANTS TO CITY OF NEW PORT RICHEY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE ROADS WITHIN TRACT E AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE ROADS WITHIN TRACT E AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES.

ALL PRIVATE TRACTS, RIGHTS-OF-WAY, ROADWAYS AND EASEMENTS SHOWN HEREON ARE SUBJECT TO ANY AND ALL PUBLIC EASEMENTS SHOWN HEREON.

OWNER HEREBY GRANTS THE PRIVATE INGRESS/EGRESS AND DRIVEWAY EASEMENT FOR THE ADJOINING LAND OWNERS.

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

SOCIETY OF ST. VINCENT DE PAUL SOUTH PINELLAS, INC., A FLORIDA NON PROFIT CORPORATION - OWNER

MICHAEL J. RAPOSA, CHIEF EXECUTIVE OFFICER \_\_\_\_\_ WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_

### ACKNOWLEDGEMENT:

COUNTY OF PASCO, STATE OF FLORIDA

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

MICHAEL J. RAPOSA, CHIEF EXECUTIVE OFFICER OF SOCIETY OF ST. VINCENT DE PAUL SOUTH PINELLAS, INC., WHO IS PERSONALLY

KNOWN TO ME OR WHO HAS PRODUCED PERSONAL IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC:

SIGN \_\_\_\_\_ SEAL \_\_\_\_\_

PRINT \_\_\_\_\_

TITLE \_\_\_\_\_

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

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


### 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE CITY OF NEW PORT RICHEY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMs) WERE SET ON THE 9th DAY OF JANUARY, 2017, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

CERTIFIED BY \_\_\_\_\_ PSM #4803  
WALTER C. SHERRILL, JR.

W.C. SHERRILL AND COMPANY, LLC (LB #7863)  
26232 WESLEY CHAPEL BLVD., LUTZ, FLORIDA 33559

**W.C. SHERRILL AND COMPANY LLC**  
 SURVEYING • MAPPING • CONSULTING  
 26232 WESLEY CHAPEL BLVD. • LUTZ, FLORIDA 33559  
 P.O. BOX 203 • ODESSA, FLORIDA 33556  
 P: 813-345-4270 • WEBSITE: WCSHERRILL.COM  
 State of Florida, Certificate of Authorization LB #7863  
 Path: S:\16-04-85\Dwg\Plat\57901Plat-Mstr.dwg  
 Plot Date: 4-26-17

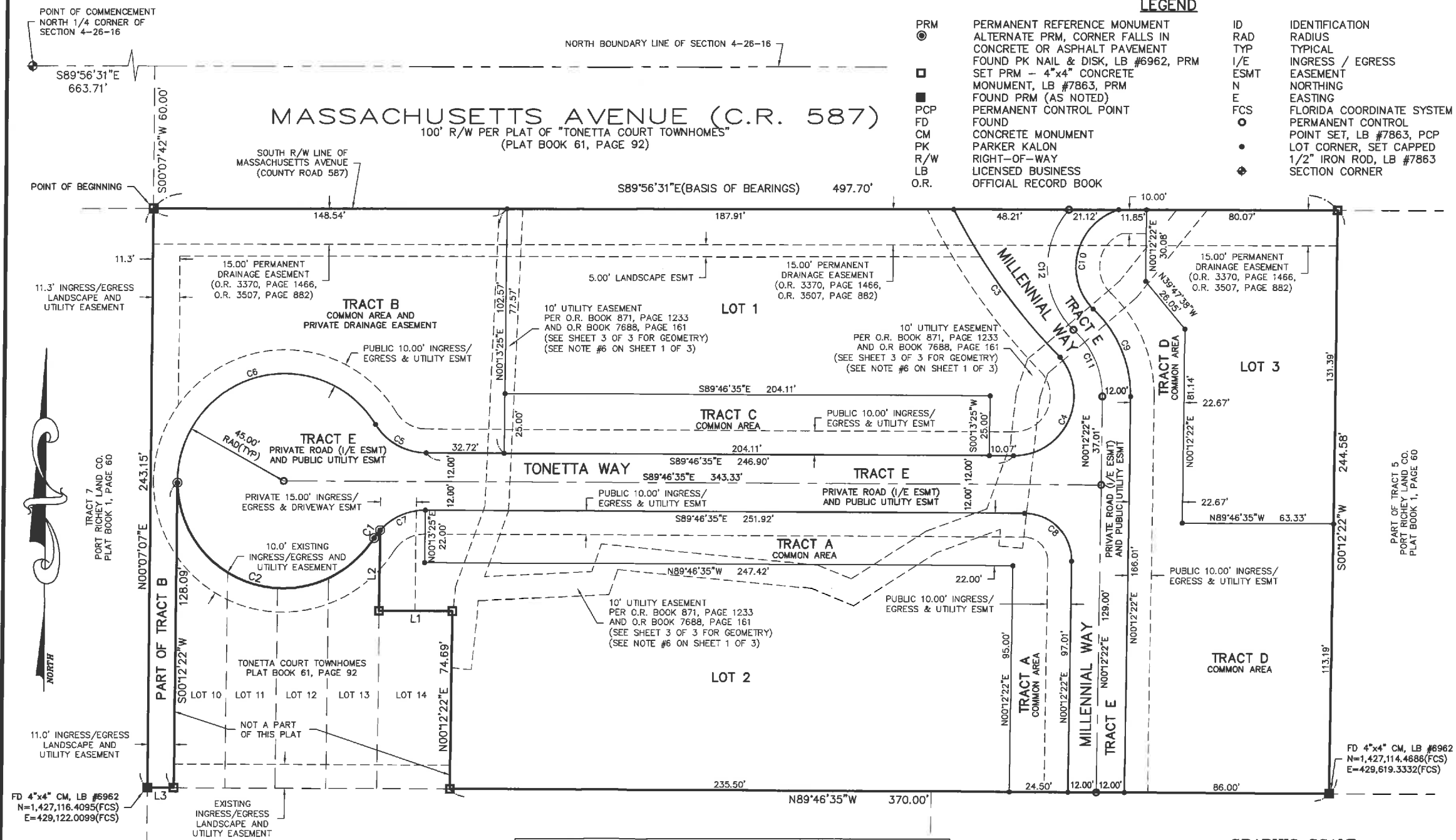


# OZANAM VILLAGE

BEING A REPLAT OF A PORTION OF TONETTA COURT TOWNHOMES, AS RECORDED IN PLAT BOOK 61, PAGE 92, 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

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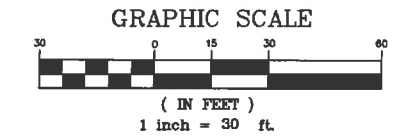


### LEGEND

PRM	PERMANENT REFERENCE MONUMENT	ID	IDENTIFICATION
⊙	ALTERNATE PRM, CORNER FALLS IN CONCRETE OR ASPHALT PAVEMENT	RAD	RADIUS
□	FOUND PK NAIL & DISK, LB #6962, PRM	TYP	TYPICAL
■	SET PRM - 4"x4" CONCRETE MONUMENT, LB #7863, PRM	I/E	INGRESS / EGRESS
PCP	FOUND PRM (AS NOTED)	ESMT	EASEMENT
FD	PERMANENT CONTROL POINT FOUND	N	NORTHING
CM	CONCRETE MONUMENT	E	EASTING
PK	PARKER KALON	FCS	FLORIDA COORDINATE SYSTEM
R/W	RIGHT-OF-WAY	○	PERMANENT CONTROL POINT SET, LB #7863, PCP
LB	LICENSED BUSINESS	●	LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
O.R.	OFFICIAL RECORD BOOK	◆	SECTION CORNER

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	4.14'	25.00'	09°28'48"	2.07'	4.13'	S36°52'21"W
C2	115.40'	45.00'	146°55'41"	151.57'	86.28'	N74°24'12"W
C3	76.89'	250.00'	17°37'22"	38.75'	76.59'	S35°58'02"E
C4	57.03'	25.00'	130°41'44"	54.47'	45.44'	S24°52'33"W
C5	25.35'	25.00'	58°05'28"	13.88'	24.28'	N60°43'51"W
C6	117.22'	45.00'	149°15'14"	163.67'	86.78'	S73°41'16"W
C7	21.21'	25.00'	48°36'40"	11.29'	20.58'	N65°55'05"E
C8	31.41'	20.00'	89°58'57"	19.99'	28.28'	S44°47'06"E
C9	41.35'	49.00'	48°21'07"	22.00'	40.13'	N23°58'11"W
C10	51.76'	25.00'	118°37'19"	42.12'	43.00'	N14°21'52"E
C11	31.50'	37.00'	48°47'04"	16.78'	30.56'	N24°11'10"W
C12	55.55'	37.00'	86°01'09"	34.51'	50.48'	N02°32'33"W

LINE	LENGTH	BEARING
L1	30.67'	N89°47'38"W
L2	33.86'	N00°12'22"E
L3	11.00'	N89°46'35"W



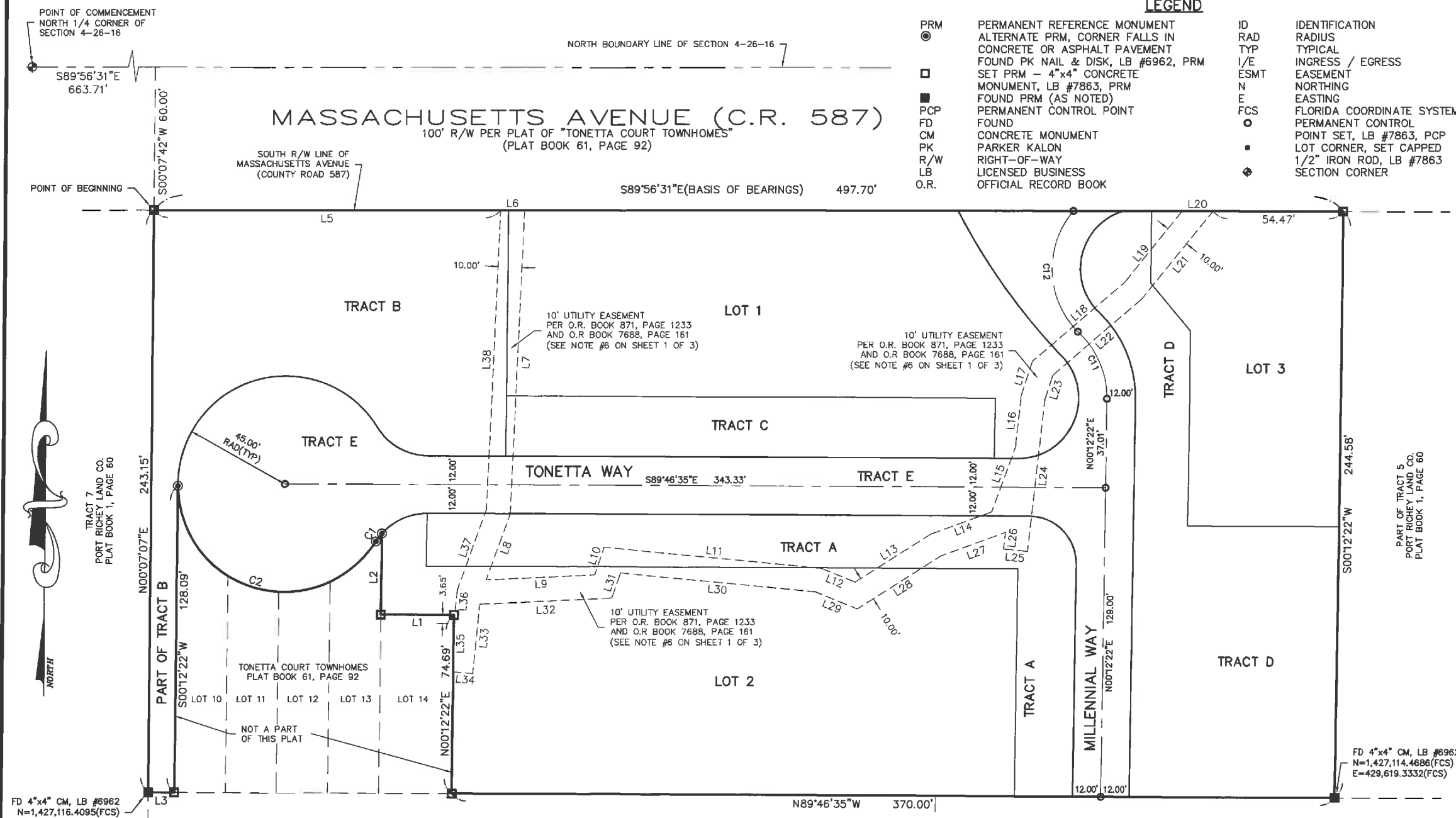
**W.C. SHERRILL AND COMPANY LLC**  
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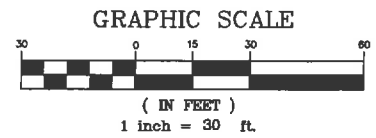
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LB	RIGHT-OF-WAY	●	LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
O.R.	LICENSED BUSINESS OFFICIAL RECORD BOOK	⊕	SECTION CORNER

LINE	LENGTH	BEARING
L5	145.22'	S89°56'31"E
L6	10.01'	S89°56'31"E
L7	126.81'	N02°15'11"E
L8	29.19'	N19°32'38"E
L9	45.26'	S87°23'57"W
L10	12.21'	S18°41'08"W
L11	91.53'	N84°33'04"W
L12	15.32'	N68°02'33"W
L13	37.19'	S57°23'25"W
L14	26.89'	S69°42'39"W
L15	28.58'	S19°27'46"W
L16	21.65'	S05°53'23"W
L17	14.88'	N17°51'06"E
L18	50.91'	S49°37'30"W
L19	38.14'	S38°43'56"W
L20	12.81'	S89°56'31"E
L21	47.10'	S38°43'56"W

LINE	LENGTH	BEARING
L22	49.02'	S49°37'30"W
L23	10.99'	N17°51'06"E
L24	63.23'	S05°53'23"W
L25	10.00'	N84°06'37"W
L26	7.00'	S05°53'23"W
L27	28.36'	S69°42'39"W
L28	41.27'	S57°23'25"W
L29	19.03'	N68°02'33"W
L30	82.15'	N84°33'04"W
L31	11.12'	S18°41'08"W
L32	55.17'	S87°23'57"W
L33	29.11'	S05°14'05"W
L34	8.24'	N84°45'55"W
L35	20.13'	N00°12'22"E
L36	14.04'	S05°14'05"W
L37	35.73'	N19°32'38"E
L38	124.90'	N02°15'11"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	4.14'	25.00'	09°28'48"	2.07'	4.13'	S36°52'21"W
C2	115.40'	45.00'	146°55'41"	151.57'	86.28'	N74°24'12"W
C11	31.50'	37.00'	48°47'04"	16.78'	30.56'	N24°11'10"W
C12	55.55'	37.00'	86°01'09"	34.51'	50.48'	N02°32'33"W

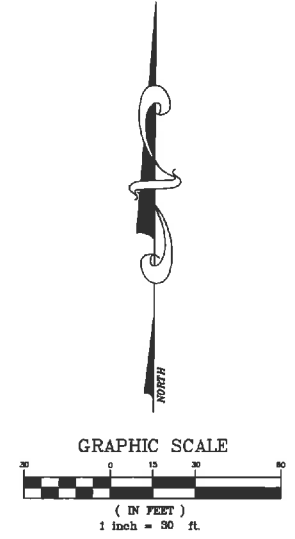
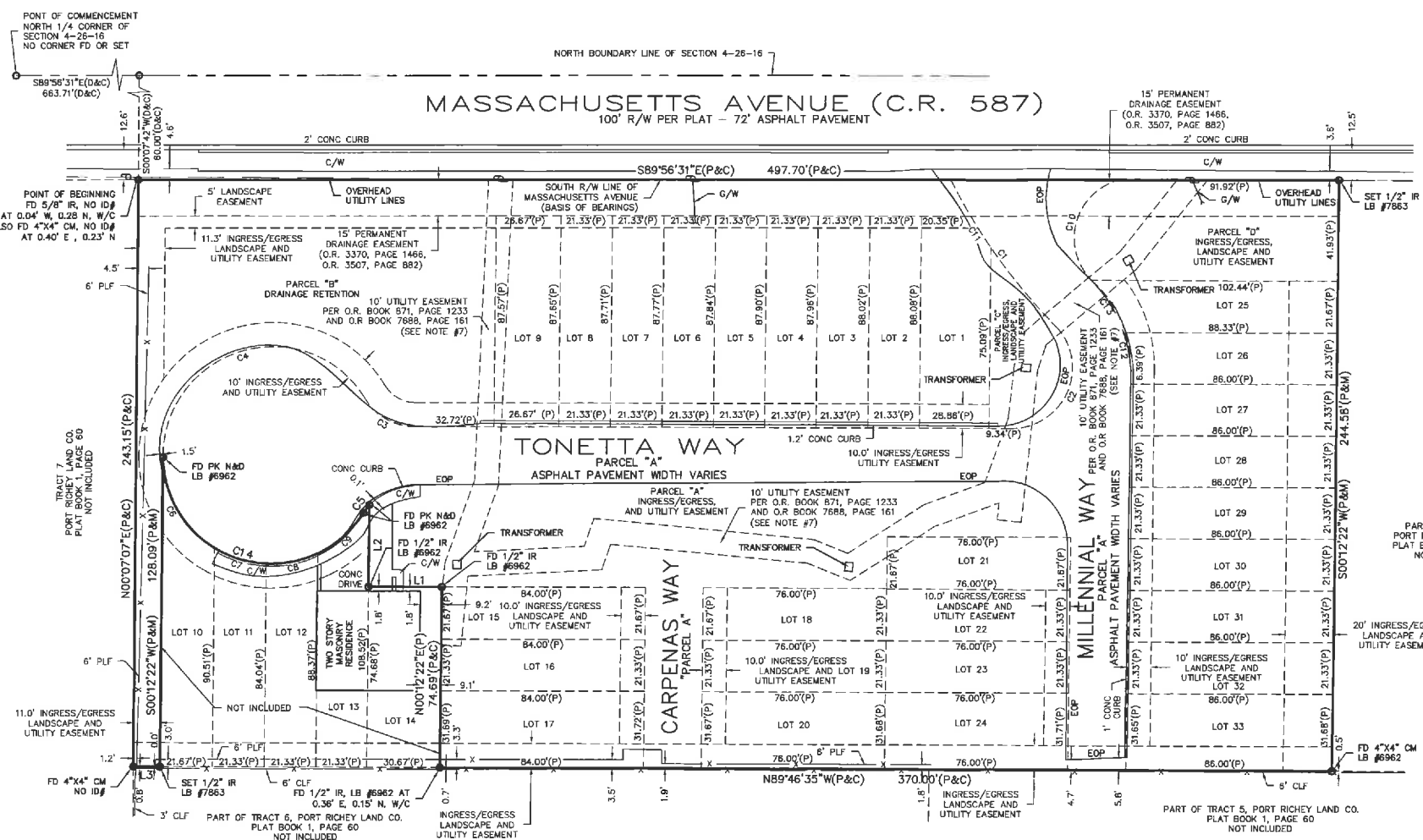
LINE	LENGTH	BEARING
L1	30.67'	N89°47'38"W
L2	33.86'	N00°12'22"E
L3	11.00'	N89°46'35"W



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MAP OF SURVEY  
SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

SITE ADDRESS:  
MASSACHUSETTS AVENUE



**LEGEND**

FD	FOUND
IR	IRON ROD
CM	CONC MONUMENT
N&D	NAIL & DISK
PK	PARKER KALON
D	DESCRIBED
P	PLAT
M	MEASURED
C	CALCULATED
W/C	WITNESS CORNER
R/W	RIGHT-OF-WAY
C.R.	COUNTY ROAD
LB	LICENSED BUSINESS
CLF	CHAIN LINK FENCE
PLF	PLASTIC FENCE
CONC	CONCRETE
C/W	CONCRETE WALK
EOP	EDGE OF PAVEMENT
G/W	GUY WIRE
U/P	UTILITY POLE
O.R.	OFFICIAL RECORD BOOK

**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, AND 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 00°07'42" WEST, 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE (COUNTY ROAD 587) AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°56'31" EAST, 497.70 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°12'22" WEST, 244.58 FEET; THENCE NORTH 89°46'35" WEST, 370.00 FEET; THENCE NORTH 89°56'31" EAST, 74.69 FEET; THENCE NORTH 89°47'36" WEST, 30.67 FEET; THENCE NORTH 00°12'22" EAST, 33.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, 4.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09°28'48", AND A CHORD OF 4.13 FEET WHICH BEARS SOUTH 36°52'21" WEST TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 115.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 146°55'41", AND A CHORD OF 86.28 FEET WHICH BEARS NORTH 74°24'12" WEST TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°12'22" WEST, 128.09 FEET; THENCE NORTH 89°46'35" WEST, 11.00 FEET; AND THENCE NORTH 00°07'07" EAST, 243.15 FEET TO THE POINT OF BEGINNING.  
TRACT CONTAINS 2.55 ACRES, MORE OR LESS.

**F.I.R.M. CERTIFICATION:**  
THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "X" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12101C0189F, DATED SEPTEMBER 26, 2014.

**SURVEYOR'S NOTES:**  
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.  
2. SURVEY PREPARED WITH THE BENEFIT OF A TITLE OPINION WHICH WAS PREPARED BY DIVITO, HIGHAM & VASTI, P.A., DATED JANUARY 24, 2017.  
3. BOUNDARY FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2016. UNDERGROUND UTILITY INFORMATION COMPLETED ON MARCH 28, 2017.  
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
5. LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY W.C. SHERRILL AND COMPANY, LLC.  
6. 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 AS SHOWN HEREON AND IS TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990. ORIGINATING COORDINATES: NATIONAL GEODETIC CONTROL STATIONS "AL8084" AND "AL8097".  
7. THE 10.00 FOOT UTILITY EASEMENT LISTED IN O.R. BOOK 7688, PAGE 161 ONLY AFFECTS PARCELS 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.

**SURVEYOR'S CERTIFICATE:**  
THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DRAWING HERON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH IN CHAPTER 5J-17 BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Date: 4/26/17 DATE: 4/26/17  
WALTER C. SHERRILL, JR. P.S.M. No. 4803  
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

REVIEW OF TITLE OPINION - OWNERSHIP AND ENCUMBRANCE REPORT AS REFERENCED IN SURVEYOR'S NOTE NUMBER 2.

ITEMS #1 THRU #8 AND #12 THRU #15: RELATE TO OTHER SITUATIONS (TAXES, LIENS, RIGHTS, ETC...) THAT CANNOT BE DELINEATED HEREON.

INFORMATION / EXCEPTIONS:

ITEM #9: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED DECEMBER 30, 1976 IN OFFICIAL RECORDS BOOK 871, PAGE 1233. AS GRAPHICALLY SHOWN HEREON.

ITEM #10: SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO PASCO COUNTY, BY FLORIDA POWER CORPORATION, RECORDED DECEMBER 9, 1994, IN OFFICIAL RECORDS BOOK 3370, PAGE 1466. AS GRAPHICALLY SHOWN HEREON.

ITEM #11: DRAINAGE EASEMENT AS SET FORTH IN STIPULATED ORDER OF TAKING BY PASCO COUNTY, RECORDED DECEMBER 7, 1995, IN OFFICIAL RECORDS BOOK 3507, PAGE 882. AS GRAPHICALLY SHOWN HEREON.

ITEM #16: EASEMENT AND OTHER MATTERS AS SET FORTH ON PLAT OF TONETTA COURT TOWNHOMES, AS RECORDED IN PLAT BOOK 61, PAGE 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AFFECTED BY AFFIDAVIT CONFIRMING ERROR ON PLAT, RECORDED DECEMBER 15, 2006, IN OFFICIAL RECORDS BOOK 7313, PAGE 340. AS GRAPHICALLY SHOWN HEREON.

ITEM #17: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TONETTA COURT TOWNHOMES, RECORDED IN PLAT BOOK 61, PAGES 92 AND 93, AS AFFECTED BY AFFIDAVIT CONFIRMING ERROR ON PLAT, RECORDED DECEMBER 15, 2006, IN OFFICIAL RECORDS BOOK 7313, PAGE 340. NOT GRAPHICALLY SHOWN HEREON.

ITEM #18: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR AN EASEMENT ON THE LAND AND A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TONETTA COURT HOMEOWNERS ASSOCIATION, INC., RECORDED ON OCTOBER 31, 2007, IN OFFICIAL RECORDS BOOK 7678, PAGE 754, AS MAY BE SUBSEQUENTLY AMENDED. NOT GRAPHICALLY SHOWN HEREON.

ITEM #19: DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., RECORDED NOVEMBER 14, 2007, IN OFFICIAL RECORDS BOOK 7688, PAGE 161. AS GRAPHICALLY SHOWN HEREON.

**LINE TABLE**

LINE	LENGTH	BEARING
L1(P&M)	30.67'	N89°47'36"W
L2(P)	33.84'	N00°12'22"E
L2(M)	33.86'	N00°12'22"E
L3(P&M)	11.00'	N89°46'35"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(P)	76.90'	250.00'	17°37'24"	---	76.59'	S35°58'01"E
C1(C)	76.89'	250.00'	17°37'22"	36.75'	76.59'	S35°58'02"E
C2(P&C)	57.03'	25.00'	130°41'44"	---	45.44'	S24°52'33"W
C3(P)	25.35'	25.00'	58°05'40"	---	24.27'	N60°43'13"W
C3(C)	25.35'	25.00'	58°05'28"	13.88'	24.28'	N60°43'51"W
C4(C)	117.22'	45.00'	149°15'14"	163.67'	86.76'	S73°41'18"W
C5(P)	4.14'	25.00'	09°29'18"	---	4.14'	S36°51'52"W
C5(M)	4.14'	25.00'	09°28'48"	2.07'	4.13'	S36°52'21"W
C6(P)	45.27'	45.00'	57°37'36"	---	43.39'	S29°45'43"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C7(P)	22.53'	45.00'	28°40'53"	---	22.29'	S72°54'07"E
C8(P)	21.98'	45.00'	27°59'11"	---	21.76'	N78°45'51"E
C9(P)	25.63'	45.00'	32°37'37"	---	25.28'	N48°27'27"E
C10(P)	51.74'	25.00'	118°35'07"	---	42.99'	S14°20'00"W
C10(C)	51.76'	25.00'	118°37'19"	42.12'	43.00'	S14°21'52"W
C11(P)	15.58'	250.00'	03°34'17"	---	15.58'	S32°52'45"E
C12(P&C)	15.19'	49.00'	17°45'29"	---	15.13'	N08°40'22"W
C13(P&C)	26.16'	49.00'	30°35'39"	---	25.85'	N32°50'56"W
C14(C&M)	115.40'	45.00'	146°55'41"	151.57'	86.28'	N74°24'12"W

PATH: S:\16-04-85\Draw\Survey\57901\Draw-Bndy.dwg PLOT DATE: 4-26-17

<b>W.C. SHERRILL AND COMPANY, LLC</b> SURVEYING - MAPPING - CONSULTING P.O. BOX 203 • ODESSA, FLORIDA 33556 P: 813-345-4270 • WEBSITE: WWW.WCISHERRILL.COM State of Florida, Certificate of Authorization LB #7863	PARTY CHIEF: <b>DC</b> DRAWN BY: <b>CAB</b> CHECKED BY: <b>WCS</b> SCALE: <b>1" = 30'</b>	CERTIFIED TO: <b>GHD CONSTRUCTION</b>	<b>BOUNDARY SURVEY</b>	PROJECT NUMBER: <b>579-01</b> DATE: <b>11-1-16</b> S-T-R: <b>4-26-16</b> SHEET NUMBER: <b>1 OF 1</b>
	GRAPHIC SCALE (IN FEET) 1 inch = 1 ft.			
	NO. 1 DATE: 3-26-17			
	ADDED UNDERGROUND UTILITY INFORMATION			