

COTTAGES AT OYSTER BAYOU

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST,
CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE RUN S89°44'45"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 460.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°15'15"W, 141.42 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 157.08 FEET THROUGH A CENTRAL ANGLE OF 89°59'56"; THENCE RUN N00°15'15"W, 367.92 FEET; THENCE S89°44'45"W, 25.00 FEET TO THE POINT OF BEGINNING AND A FOUND 3"x3" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 10, GREEN KEY ESTATES, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN S00°15'15"E ALONG THE WEST RIGHT OF WAY LINE OF MANOR BEACH ROAD A DISTANCE OF 367.92 FEET TO A FOUND 3"x3" CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°00'25"E, 51.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 51.49 FEET THROUGH A CENTRAL ANGLE OF 23°36'03" TO A FOUND 3"x3" CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY LINE OF GREEN KEY ROAD; THENCE S89°44'32"W ALONG SAID RIGHT OF WAY LINE 705.48 FEET TO THE MEAN HIGH WATER LINE OF OYSTER BAYOU; THENCE RUN ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING SEVEN COURSES: THENCE N40°31'25"E, 10.69 FEET; THENCE N03°34'02"W, 30.45 FEET; THENCE N02°46'41"W, 36.45 FEET; THENCE N08°57'07"W, 46.55 FEET; THENCE N18°19'46"W, 21.80 FEET; THENCE N53°31'08"W, 20.65 FEET; THENCE N89°40'26"W, 10.56 FEET TO THE EAST LINE OF PENINSULAR PARADISE, AS RECORDED IN PLAT BOOK 4, PAGE 71 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID MEAN HIGH WATER LINE RUN N00°05'31"E ALONG SAID EAST LINE A DISTANCE OF 399.43 FEET TO A FOUND 3"x3" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID PENINSULAR PARADISE AND TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 13°20'45", A RADIUS OF 185.86 FEET AND A CHORD BEARING AND DISTANCE OF S64°24'46"E, 43.19 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 43.29 FEET; THENCE S72°27'32"E, 106.68 FEET; THENCE S73°52'34"E, 163.50 FEET; THENCE S76°21'01"E, 53.32 FEET; THENCE S08°21'50"E, 54.64 FEET; THENCE N81°25'54"E, 24.68 FEET; THENCE S14°24'44"E, 34.38 FEET; THENCE N74°54'24"E, 14.93 FEET; THENCE N14°30'23"W, 34.20 FEET; THENCE N74°18'55"E, 13.90 FEET; THENCE N74°41'15"E, 31.27 FEET; THENCE N56°58'18"E, 17.74 FEET; THENCE N64°05'45"E, 6.03 FEET; THENCE N47°22'45"E, 23.72 FEET; THENCE N45°10'23"E, 24.22 FEET; THENCE N81°05'17"E, 15.35 FEET; THENCE N61°27'04"E, 19.26 FEET; THENCE N36°16'16"E, 12.66 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED LOT 10 OF GREEN KEY ESTATES; THENCE S54°11'04"E, ALONG SAID LINE A DISTANCE OF 96.21 FEET; THENCE CONTINUE ALONG SAID LINE N89°52'31"E, 118.17 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 7.57 ACRES MORE OR LESS.

DEDICATION

OYSTER BAYOU MANAGEMENT, LLC HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS COTTAGES AT OYSTER BAYOU AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- THE OWNER HEREBY DEDICATES HEAVEN'S WAY AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY OF PASCO, FLORIDA, AS A PUBLIC STREET AND ROAD RIGHT-OF-WAY, FOR ANY AND ALL PURPOSES INCIDENTAL THERETO, INCLUDING WITHOUT LIMITATION, INGRESS, EGRESS, PUBLIC AND PRIVATE UTILITIES OF ALL KIND, DRAINAGE AND OTHER USES CONSISTENT WITH ANY PUBLIC STREET, INCLUDING THE INSTALLATION OF ALL PIPES, WIRES, POLES, ANTENNAE, CULVERTS, SIDEWALKS, PAVEMENT, LIGHTS, SIGNS, OR OTHER FACILITIES OF ANY KIND.
- LEGAL TITLE TO TRACT "A" (PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE HOMEOWNERS ASSOCIATION). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- LEGAL TITLE TO TRACTS "B", "C", "D", "E", "F" AND "G" (DRAINAGE TRACTS) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- LEGAL TITLE TO TRACT "H" (DRAINAGE AND WETLAND BUFFER TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- LEGAL TITLE TO TRACT "I" (PRIVATE RECREATION, DRAINAGE AND WETLAND BUFFER TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- LEGAL TITLE TO TRACTS "J" AND "K" (COMMON AREA AND DRAINAGE TRACTS), TRACT "L" (COMMON AREA TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- LEGAL TITLE TO TRACTS "M", "N", "P" AND "Q" (LANDSCAPE BUFFER AND DRAINAGE TRACTS), TRACT "O" (LANDSCAPE BUFFER TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- THE OWNER DOES FURTHER GRANT AND RESERVE UNTO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1).
- THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY OF NEW PORT RICHEY AND ALL UTILITY ENTITIES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENTS" AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF. IN THE EVENT IMPROVEMENTS ARE CONSTRUCTED OVER SAID EASEMENTS IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO REPAIR OR REPLACE SAID IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- THE OWNER DOES FURTHER GRANT A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT "A TO THE CITY OF NEW PORT RICHEY, FLORIDA AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC AND QUASI-PUBLIC DUTIES. SAID EASEMENT SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR QUASI-PUBLIC ENTITIES.
- OYSTER BAYOU MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES TO THE CITY OF NEW PORT RICHEY, FLORIDA A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT TO ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY, WHETHER OWNED BY OYSTER BAYOU MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, COTTAGES AT OYSTER BAY HOMEOWNERS ASSOCIATION, INC., OR OTHER COMMON ENTITY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR OTHER COMMON ENTITY FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENT/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY OF NEW PORT RICHEY, FLORIDA SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER

OYSTER BAYOU MANAGEMENT, LLC, A LIMITED LIABILITY CORPORATION

CHRIS DUFALA - PRESIDENT TITLE

WITNESS WITNESS NAME PRINTED

WITNESS WITNESS NAME PRINTED

OWNER'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED CHRIS DUFALA, PRESIDENT OF OYSTER BAYOU MANAGEMENT, LLC, 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE

OF THE COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITY AS SHOWN HEREON.

BY: CHRIS DUFALA - PRESIDENT WITNESS WITNESS NAME PRINTED

WITNESS WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED CHRIS DUFALA, PRESIDENT OF COTTAGES AT OYSTER BAYOU HOMEOWNERS ASSOCIATION, INC., 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 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MORTGAGEE: CONSENT TO DEDICATION

OYSTER BAYOU LENDING LAND TRUST, A FLORIDA LAND TRUST
BY: REIT TRUSTEE SERVICES CO, A FLORIDA CORPORATION

IT'S PRESIDENT AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED AUGUST, 24, 2020 RECORDED IN OFFICIAL RECORDS BOOK 10162, PAGE 2934 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND DEDICATIONS SHOWN HEREON.

SIGNATURE - TITLE WITNESS WITNESS NAME PRINTED
RYAN E DIRKS, PRESIDENT

WITNESS WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED RYAN E. DIRKS, 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 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I DAVID PLATTE OF TRASK DAIGNEAULT, LLP, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS THE _____ DAY OF _____, _____.

TRASK DAIGNEAULT, LLP

DAVID PLATTE

LICENSE NO. _____

CITY OF NEW PORT RICHEY SIGNATURE BLOCKS

THIS PLAT OF COTTAGES AT OYSTER BAYOU AS APPROVED ON THE _____ DAY OF _____, 2020 BY THE CITY OF NEW PORT RICHEY, FLORIDA.

BY: _____ MAYOR ROB MARLOWE SIGNATURE

ATTEST: _____ CITY CLERK JUDY MEYERS

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____ CITY MANAGER DEBBIE L MANNIS

BY: _____ PUBLIC WORKS DIRECTOR ROBERT RIVIERA

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 _____ DAY OF _____, 2020 IN PLAT BOOK _____, PAGES _____.

NIKKI ALVAREZ-SOWLES, ESQ.,
PASCO COUNTY CLERK AND COMPTROLLER

CERTIFICATE OF PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PCPS) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF NEW PORT RICHEY FOR THE REQUIRED IMPROVEMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF NEW PORT RICHEY. THIS INSTRUMENT WAS PREPARED BY:

DONALD LEE HOLT,
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3989
A CIVIL DESIGN GROUP LLC 12529 SPRING HILL DRIVE

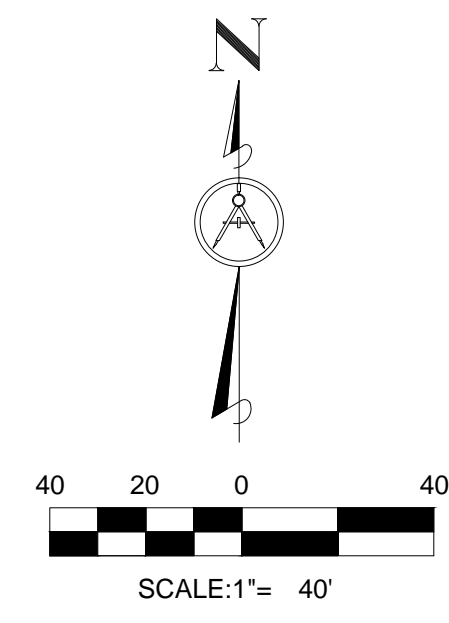
REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.08(1), FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF NEW PORT RICHEY.

JON S. ROBBINS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
PRECISION SURVEYING AND MAPPING, INC.
7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34563

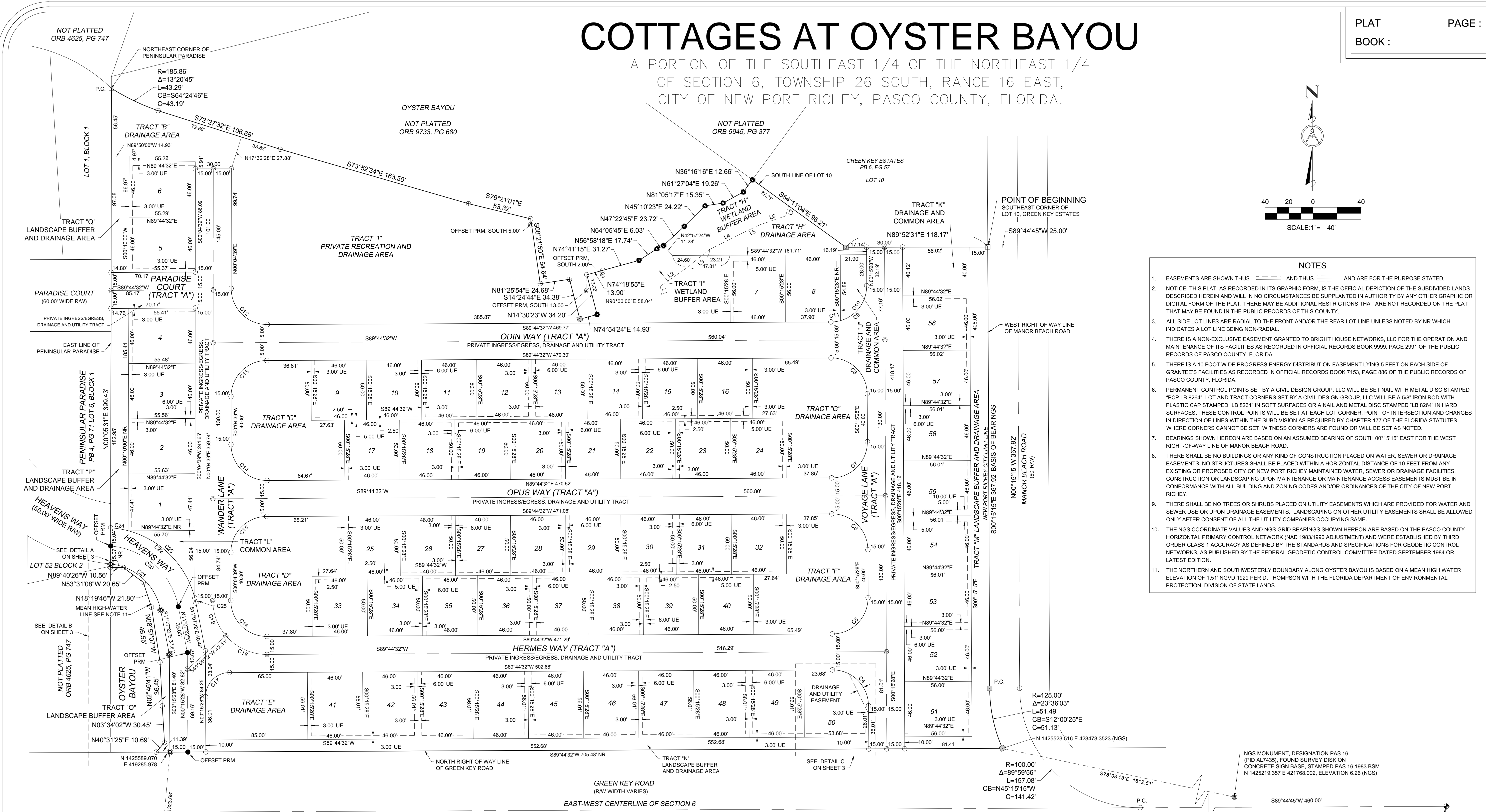
COTTAGES AT OYSTER BAYOU

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA.

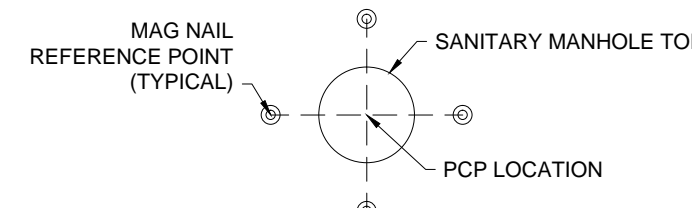


NOTES

- EASEMENTS ARE SHOWN THUS AND THUS AND ARE FOR THE PURPOSE STATED.
- 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE UNLESS NOTED BY NR WHICH INDICATES A LOT LINE BEING NON-RADIAL.
- THERE IS A NON-EXCLUSIVE EASEMENT GRANTED TO BRIGHT HOUSE NETWORKS, LLC FOR THE OPERATION AND MAINTENANCE OF ITS FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 9999, PAGE 2991 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THERE IS A 10 FOOT WIDE PROGRESS ENERGY DISTRIBUTION EASEMENT LYING 5 FEET ON EACH SIDE OF GRANTEE'S FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 7153, PAGE 886 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- PERMANENT CONTROL POINTS SET BY A CIVIL DESIGN GROUP, LLC WILL BE SET NAIL WITH METAL DISC STAMPED "PCP LB 8264". LOT AND TRACT CORNERS SET BY A CIVIL DESIGN GROUP, LLC WILL BE A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LB 8264" IN SOFT SURFACES OR A NAIL AND METAL DISC STAMPED "LB 8264" IN HARD SURFACES. THESE CONTROL POINTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES IN DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS CANNOT BE SET, WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°15'15" EAST FOR THE WEST RIGHT-OF-WAY LINE OF MANOR BEACH ROAD.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF NEW PORT RICHEY MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF NEW PORT RICHEY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- THE NGS COORDINATE VALUES AND NGS GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY HORIZONTAL PRIMARY CONTROL NETWORK (NAD 1983/1990 ADJUSTMENT) AND WERE ESTABLISHED BY THIRD ORDER CLASS 1 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.
- THE NORTHERN AND SOUTHWESTERLY BOUNDARY ALONG OYSTER BAYOU IS BASED ON A MEAN HIGH WATER ELEVATION OF 1.51' NGVD 1929 PER D. THOMPSON WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.



NGS MONUMENT, DESIGNATION 872 6996 G TIDAL (PID AL7441), FOUND TIDAL STATION DISK ON CONCRETE HEADWALL, STAMPED 6996 G 1983 N 1424270.519 E 419169.551, ELEVATION 2.71 (NGS)



NOTE: IN THE CASE WHERE LOCATION OF A PCP FALLS ON THE TOP OF A SANITARY SEWER MANHOLE OR OTHER UTILITY STRUCTURE AND IT CANNOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE PCP LOCATION.

PCP REFERENCE DIAGRAM
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°53'04"W	9.00'
L2	N55°07'18"E	25.62'
L3	N51°23'13"E	25.72'
L4	N63°22'19"E	29.29'
L5	N65°01'43"E	18.54'
L6	N71°17'42"E	21.56'
L7	N16°03'12"E	8.78'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1					
C2					
C3					
C4	90°00'00"	47.12	30.00'	N45°15'28"W	42.43'
C5	90°00'00"	47.12	30.00'	N44°44'32"E	42.43'
C6	90°00'00"	47.12	30.00'	N45°15'28"W	42.43'
C7	90°00'00"	47.12	30.00'	N44°44'32"E	42.43'
C8	90°00'00"	47.12	30.00'	N45°15'28"W	42.43'
C9	90°00'00"	47.12	30.00'	N44°44'32"E	42.43'
C10	74°20'01"	38.92	30.00'	N36°54'33"E	36.25'
C11	15°39'59"	8.20	30.00'	N81°54'33"E	8.18'
C12	90°20'07"	47.30	30.00'	S45°05'25"E	42.55'
C13	89°39'53"	46.95	30.00'	S44°54'35"W	42.30'
C14	90°20'07"	47.30	30.00'	S45°05'25"E	42.55'
C15	89°39'53"	46.95	30.00'	S44°54'35"W	42.30'
C16	90°20'07"	47.30	30.00'	S45°05'25"E	42.55'
C17	90°00'00"	31.42	20.00'	S44°44'32"W	28.28'
C18	49°25'20"	38.82	45.00'	S65°32'48"E	37.62'
C19	40°54'47"	32.13	45.00'	S20°22'44"E	31.45'
C20	73°58'46"	81.34	63.00'	N48°06'45"W	75.81'
C21	72°28'21"	60.71	48.00'	N47°21'32"W	56.75'
C22	71°38'23"	97.48	78.00'	N50°13'30"W	91.26'
C23	60°47'02"	62.15	78.00'	N44°48'49"W	78.32'
C24	10°49'22"	14.73	78.00'	N80°37'01"W	14.71'
C25	3°17'56"	4.49	78.00'	S12°48'20"E	4.49'

LEGEND

●	RECOVERED 3" BRASS SURVEY DISK WITH ID	Δ	CENTRAL ANGLE
□	SET 4"x4" PERMANENT REFERENCE MONUMENT, PRM LB #8264	CB	CHORD BEARING
○	CHANGE IN DIRECTION, CORNER NOT SET	C	CHORD LENGTH
⊠	SET 3"x3" PERMANENT REFERENCE MONUMENT AND DISK, PRM PSM #3989	E	EASTING
⊡	SET 3"x3" PERMANENT REFERENCE MONUMENT AND DISK, PRM LB #8264	ID	IDENTIFICATION
⊞	SET 5/8" IRON ROD AND CAP, PSM #3989	(M)	MEASURED INFORMATION
⊟	SET 5/8" IRON ROD IN 4"x4" PERMANENT REFERENCE CONCRETE MONUMENT AND DISK, PRM LB #3989	NGS	NATIONAL GEODETIC SURVEY
⊠	SET 1/2" IRON ROD AND CAP, PRM PSM #3989	NR	NON-RADIAL
●	SET NAIL AND DISK, OFFSET PRM LB #8264	N	NORTHING
⊙	SET NAIL AND DISK, PRM PSM #3989	ORB	OFFICIAL RECORDS BOOK
⊚	SET NAIL & DISK, PCP LB #8264	PG	PAGE OR PAGES
⊛	SET NAIL & DISK, PRM LB #8264	PCP	PERMANENT CONTROL POINT
⊜	DESCRIPTION POINT	PRM	PERMANENT REFERENCE MONUMENT
⊝	ARC LENGTH	PB	PLAT BOOK
		PC	POINT OF CURVATURE
		PSM	PROFESSIONAL SURVEYOR AND MAPPER
		R	RADIUS
		R/W	RIGHT-OF-WAY
		UE	UTILITY EASEMENT

PLAT PREPARED BY:
A CIVIL DESIGN GROUP, LLC
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