



MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

January 19, 2021
7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 p.m. Those in attendance were Deputy Mayor Chopper Davis, Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Assistant City Manager Rodd Hale, Finance Director Crystal Feast, Fire Chief Chris Fitch, Economic Development Director Charles Rudd, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Kevin Adams, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran and Deputy Police Chief Lauren Letona.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of January 5, 2021 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

5. Presentation - Police Pension Board Annual Report

Police Pension Board Trustee, Bill Phillips, presented the annual report to Council.

6. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Marlowe opened the floor for public comment. Marlowe Jones, Pine Hill Rd., NPR came forward to speak about former Officers Valente and Oliver. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop.

7 Consent Agenda

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

- a Purchases/Payments for City Council Approval
- b Firefighters' Pension Board Annual Report
- c Consideration of Amendment to the FY21 Adopted Budget

8 Public Reading of Ordinances

- a First Reading, Ordinance No. 2021-2221: Vacation of Right-of-Way for Tasmin Lane

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance to vacate a fifteen foot public right-of-way for Tasmin Lane. In 2000, the previous owner of 6049 Oleander Avenue obtained a right-of-way permit from the City to build a driveway in the ROW. The driveway was installed. The current owner, Mrs. Colligan, purchased the property in 2010. The adjacent property that also abuts Tasmin Lane is owned by Mr. Donald Burdick. He has obtained a permit to construct a single family house utilizing Tasmin Lane as access to his driveway. Mr. Burdick's home is currently under construction. Ms. Colligan does not desire to share a driveway with Mr. Burdick and is requesting a vacation of Tasmin Lane. Mr. Burdick has expressed opposition to the vacation due to a negative impact on access to his new home. On December 3, 2020, the Development Review Committee reviewed the case and found there was no public benefit in vacating the ROW and recommended denial of the request. On December 17, 2020, the Land Development Review Board reviewed the issue and found there was no public benefit in vacating the ROW and recommended denial of the request as well. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Councilman Peters stated he attended the LDRB meeting and he agrees with their decision after listening to the applicant. Motion was made to deny the ordinance upon its first reading.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

- b First Reading, Ordinance No. 2021-2222: Small Scale Future Land Use Amendment for 6120 Congress Street

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance for a Small Scale Future Land Use Amendment to amend the Future Land Use Map category from Low Medium Density Residential-10 (LMDR-10) to High Density Residential-30 (HDR-30) for property located at 6120 Congress Street. The subject property has a currently adopted future land use designation of LMDR-10, which permits 10 dwelling units per acre with a residential equivalent of 2 beds per residential density per acre. The subject property is 1.97 acres which equates to 39 beds allowed for this property. The ALF has a legal non-conforming status with 126 beds. She stated there is quite a history with this property dating back to 1985. The building was built before the Comp Plan which is why there is a non-conforming zoning status. She stated this request is not consistent with any of the City's requirements. City Manager Manns then introduced Brad Cornelius who then made a presentation to Council. Mr. Cornelius stated there is a disconnect between the zoning and future land use. Mr. Cornelius then highlighted the properties around the subject property and the current zoning of each. If approved, the number of beds would be increased from 126 to a maximum of 177. Mr. Cornelius stated there have been many inquiries over the years on this property. Mr. Cornelius stated they are vested for the 126 beds that are already there. Mr. Cornelius stated the zoning has to be consistent with land use and not the opposite. If there are conflicts, the Comp Plan always prevails. He stated the focus of density should be in the core of the city. The subject is not in

the downtown core. The DRC reviewed the request and recommended denial. The LDRB reviewed the matter and initially recommended denial but that motion failed. There was a second motion in favor of recommendation and that motion passed. The support was based on the project that was there today. Upon opening the floor to public comment, Brian Aungst came forward on behalf of Grand Villa to make a presentation to Council. Mr. Aungst began his presentation by giving a history of the project. He then read a previous correspondence to Chris Mettler. He stated parking constraints would limit the number of beds to 150. There are only two residents who have vehicles on the property. Mr. Aungst then highlighted the FLU element. He stated any changes would have to come back for site plan approval. He stated they are only using the space that is there. Robert Pergolizzi came forward and also gave an overview of the property. He stated they are trying to get rid of the inconsistencies. Mr. Pergolizzi also highlighted the FLU policy. He stated Grand Villa is in a mixed use area. He stated there are some policies that they are consistent with. John Moshno came forward to thank the Council for listening to their request. He stated there are currently 90 employees and a payroll of \$2.2m. He stated they are a significant employer within the city limits. They have put \$4m into the property. Bill Phillips, 5500 Riva del Place, NPR came forward to urge Council to look at the economic impact. He stated if there are 40 more people and 10 more employees those people will spend money and this will create a net benefit to the City. He recommended Council approve the project. With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

- c First Reading, Ordinance No. 2021-2219: Amendments to Chpt. 3 RE: Alcohol Sales Hours on Sundays

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance to amend the hours for the sale of alcohol on Sundays. At their regularly scheduled meeting in December, the Pasco County Board of County Commissioners adopted an ordinance to amend the hours for the sale of alcohol on Sundays. As you are aware, the current law was that sales were not allowed before 11:00 a.m. on Sundays. The newly adopted ordinance by the BOCC allows for alcohol sales to begin at 8:00 a.m. The City Attorney has drafted the attached ordinance when amends the City's Code of Ordinances to reflect the change from 11:00 a.m. to 8:00 a.m. in order to be consistent with the County's ordinance. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Chopper Davis and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

- d First Reading, Ordinance No. 2021-2220: Amendments to Chpt. 2 LDC RE: Restricted Personal Service Uses

City Attorney Driscoll read the proposed ordinance by title only. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Deputy Mayor Davis asked what was being changed. City Manager Manns replied that this ordinance amends the definition of Restricted Personal Service Uses to add smoke shops, cannabidiol vendors and nicotine dispensing device businesses. Current restricted personal services include blood plasma centers, body piercing establishments, check cashing stores, instant loan stores, day labor establishments, pawn shops and tattoo parlors. The Land Development Code does not limit the separation of cannabidiol businesses, smoke shops and nicotine dispensing device businesses. By limiting the concentration of these businesses it will reduce the blight and attractiveness to minors. Councilman Altman stated we should look at the items on the list from time to time to see if they should remain on the list. Motion was made to approve the ordinance upon its first reading.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

9 Business Items

a Cottages at Oyster Bayou Final Plat Approval

City Manager Manns introduced Brad Cornelius who then presented the item to Council. He stated that the purpose of this agenda item was to approve the final plat presented by Oyster Bayou Management, LLC for the Cottages at Oyster Bayou pursuant the Chapter 177, Florida Statutes, and Chapter 9 of the City's Land Development Code. On March 19, 2019, City Council approved Ordinance No. 2019-2152 that approved the Planned Development District for the development of a 66 unit subdivision, Oyster Bayou, on the north side of Green Key Road between Manor Beach Road and Heavens Way. Initially, the Developer elected to proceed with the project on a build-plat process. The build-plat process is the subdivision process where the Developer must complete the construction of all site infrastructure prior to the approval of the final plat for the subdivision. On May 30, 2019, the Developer received the permit to commence site construction under the build-plat process. The subject property is currently under site construction, but it is not complete. The Developer approached the City to change from the build-plat process to the plat-build process. The plat-build process is the subdivision process where the Developer must provide the City with a financial guarantee to cover 110% of the cost of the completion of the subdivision infrastructure. With the financial guarantee, the City may then approve the final plat. Approval of the final plat allows the Developer to sell the lots. The Developer provided an engineer's estimate of the cost of completion of the subdivision infrastructure. There is a small roadway piece on Heaven's Way which provides access to unincorporated areas. That portion is maintained by the County. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the final plat with the condition that the surveyor works with the developer to correct the outstanding items.

Motion made by Pete Altman and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

b Board Re-Appointment: David Schrader, Parks and Recreation Advisory Board

Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

c Board Appointment: David Dorsey, Police Pension Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of David Dorsey to the Police Pension Board. David Dorsey has been a valued member of our community for many years. City Manager Manns stated that when an opening occurred on the City's Police Pension Board, Mr. Dorsey was the first person she thought of to fill the vacant position as he currently serves in the same City-appointed trustee position on the Firefighters' Pension Board. If approved, Mr. Dorsey's term will be for four years and will be up for renewal on January 19, 2024. With Mr. Dorsey's appointment, that leaves one City-appointed trustee position to be filled for this board. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Per the Police Pension Board's Rules & Regulations provided by their attorney, Mr. Dorsey is filling a term which expires on November 10, 2023.

Motion made by Chopper Davis and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

d Professional Service Agreement RE: City Engineering Services for 2021

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to authorize the City Manager to enter into a contract with Ayres Associates to provide professional engineering services for the City. Ayres Associates has provided engineering services to the City since 2016. Services provided include consulting, studies and reports, project design, general services during construction, inspection and supplementary services and special projects. The agreement is in an amount not to exceed \$40k. The proposed contract will be in effect from January 1, 2021 to December 31, 2021. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

e 2020 Grand Blvd. Drainage Improvements - Project Close Out

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to approve the change order in the amount not to exceed \$10,450 and the final pay request in the amount not to exceed \$179,732.50 to Southern Road and Bridge, Inc. for the completion of the Grand Blvd. Drainage Improvements Project. The scope of work for this project included the removal of the existing 18" RCP and replaced it with 36"x60" ERCP. Funds for this project are allocated in the Miscellaneous Stormwater Funds. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

f Increase in Capitalization Threshold of Assets

City Manager Manns introduced Finance Director Crystal Feast who then presented the item to Council. She stated that the purpose of this agenda item was to approve the request to increase the City's capitalization threshold of capital assets, from \$1,500 to \$5,000, as now required by the Department of Financial Services, Rule 69I-73. The City's current policy on capitalizing property (capital assets) is \$1,500 and a projected useful life of 1 year or more. This change in capitalization threshold does not change the City's purchasing and procurement policies. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

10 Communications

Councilman Murphy asked for an update on the Grand Blvd. Bridge and City Manager Manns stated the County has committed to a multi-year payment plan to raise the bridge a total of five feet. Councilman Altman stated that he has made an appointment with Chairman Oakley and if there are any issues the rest of Council would like to be discussed to let him know. He stated he could discuss the bank building and parking lot downtown as well as annexation. Deputy Mayor Davis asked Councilman Altman if he represents the City on the FRA Board and Councilman Altman stated he was asked to serve and it is not an appointed position. Councilman Peters reminded everyone that it is time to register their golf carts. He stated there are still some openings on some boards and committees.

11 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:42 p.m.

(signed) _____

Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____

Revised Item
9A

PLAT PAGE:
BOOK:

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 SOUTHWEST 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°18'15"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 SOUTHWEST 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 N03°57'07"W, 46.55 FEET; THENCE N18°19'46"W, 21.80 FEET; THENCE N53°31'08"W, 20.65 FEET; THENCE N89°40'28"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 N09°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°20'43", A RADIUS OF 125.86 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 S79°21'01"E, 39.32 FEET; THENCE S08°21'50"E, 34.64 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, 13.50 FEET; THENCE N74°41'13"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 95.21 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 HEAVENS 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", "O", "P" AND "Q" (LANDSCAPE BUFFER AND DRAINAGE TRACTS), TRACT "R" (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. 177.08(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 Dupala President
Chris Dupala - President
Witness: *Jeffery Serletic*
Witness Name Printed: Jeffery Serletic
Witness: *Radhakrishna Sadineni*
Witness Name Printed: Radhakrishna Sadineni

OWNER'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)
I HEREBY CERTIFY ON THIS 23rd DAY OF December 2020, BEFORE ME PERSONALLY APPEARED CHRIS DUPALA, 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: June 21, 2023
Jeffery Serletic
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 Dupala* President
Witness: *Jeffery Serletic*
Witness Name Printed: Jeffery Serletic
Witness: *Radhakrishna Sadineni*
Witness Name Printed: Radhakrishna Sadineni

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)
I HEREBY CERTIFY ON THIS 23rd DAY OF December 2020, BEFORE ME PERSONALLY APPEARED CHRIS DUPALA, 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: June 21, 2023
Radhakrishna Sadineni
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.
Ryan E Dirks President
Witness: *Chad Parsons*
Witness Name Printed: Chad Parsons
Witness: *Masrura Karam*
Witness Name Printed: Masrura Karam

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)
I HEREBY CERTIFY ON THIS 18th DAY OF December 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: 10/17/2023
Ryan E Dirks
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO
I, DAVID PLATTE OF TRASK DARGNEAULT, 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 YEARS TAXES OUTSTANDING ON THE LAND.
THIS THE 11 DAY OF December 2020
David Platte
DAVID PLATTE
LICENSE NO. 201839

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. MANNS
BY: _____ PUBLIC WORKS DIRECTOR ROBERT RIVERA

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 ____
NINA 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PCP'S) WILL BE SET UNDER THE GUARANTEE 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
DONALD LEE HOLT,
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3689
A CIVIL DESIGN GROUP LLC 12529 SPRING HILL DRIVE

REVIEWING SURVEYOR'S STATEMENT

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.05(1), FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF NEW PORT RICHEY.
Jon S Robbins
JON S. ROBBINS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4462
PRECISION SURVEYING AND MAPPING, INC.
7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653

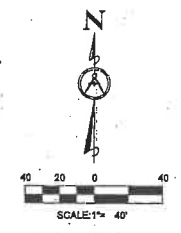
PLAT PREPARED BY:
A CIVIL DESIGN GROUP, LLC
FLORIDA CERTIFICATE OF
AUTHORIZATION NUMBER LB 8264
12529 Spring Hill Drive, Spring Hill, FL 34466
Phone (352) 852-9968 Fax (352) 852-9967

COTTAGES AT
OYSTER BAYOU
SHEET 1 OF 5

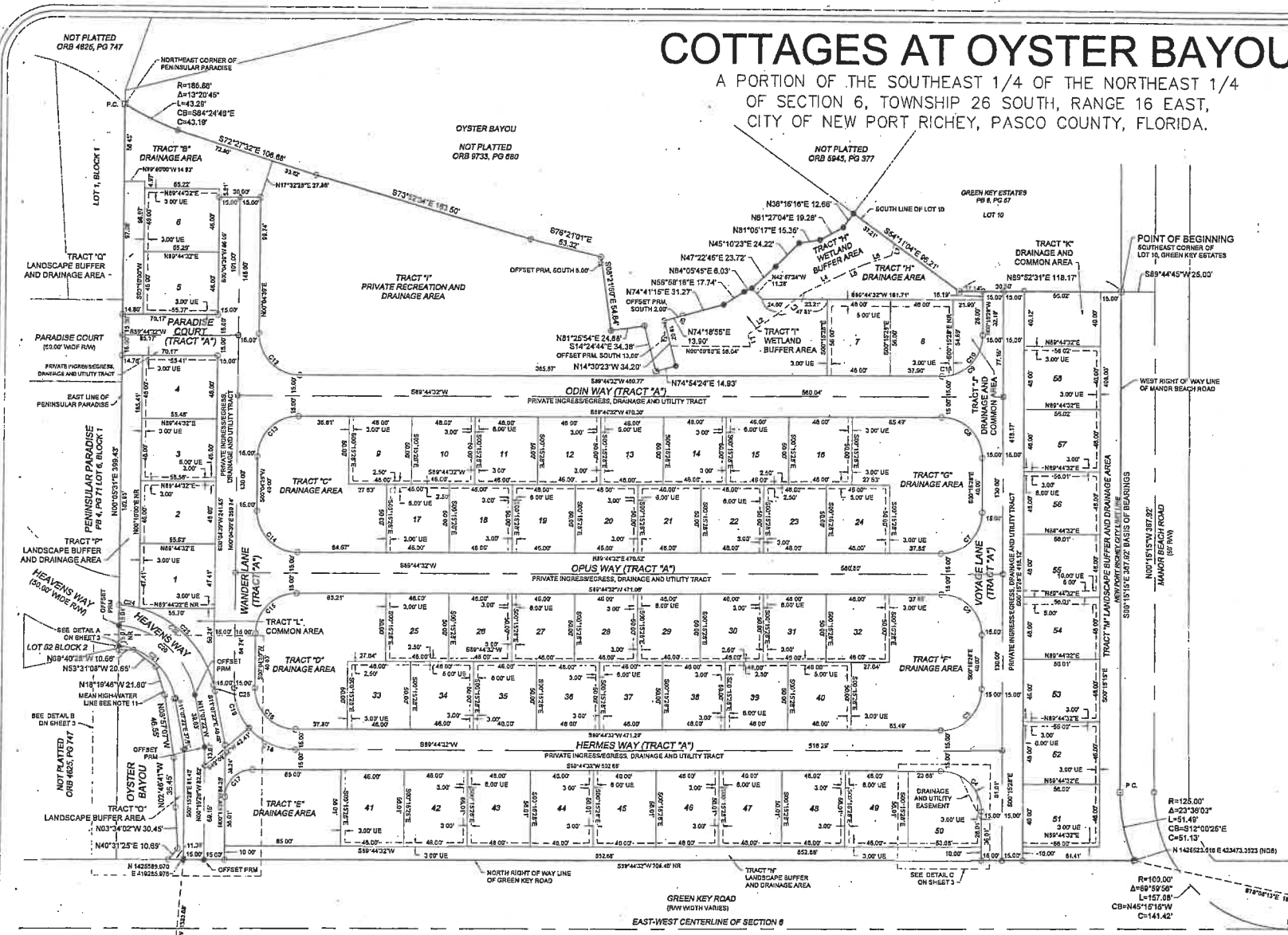
COTTAGES AT OYSTER BAYOU

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.

PLAT PAGE:
BOOK:



- NOTES**
- EASEMENTS ARE SHOWN THIS AND ARE FOR THE PURPOSE STATED.
 - NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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 898, PAGE 2991 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
 - THERE IS A 10 FOOT WIDE PROCESS ENERGY DISTRIBUTION EASEMENT LYING 8 FEET ON EACH SIDE OF GRANITE'S FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 98 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 826" LOT AND TRACT CORNER SET BY A CIVIL DESIGN GROUP, LLC WILL BE A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 826" IN SOFT SURFACES OR A NAIL AND METAL DISC STAMPED "LB 826" 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, WITHIN CORNERS ARE FOUND OR WILL BE SET AS NOTED.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°12'18" EAST FOR THE WEST RIGHT-OF-WAY LINE OF MAJOR BEACH ROAD.
 - THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION PLACED ON WATER, BOWSER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY DOTTING OR PROPOSED CITY OF NEW PORT RICHEY MAINTAINED WATER, BOWSER 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 IRON COORDINATE VALUES AND NGS GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY HORIZONTAL PRIMARY CONTROL NETWORK (HPCN) BEARING ADJUSTMENT AND WERE ESTABLISHED BY THIRD ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODESIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED DECEMBER 1994 OR LATEST EDITION.
 - THE NORTHERN AND SOUTHWESTLY BOUNDARIES ALONG OYSTER BAYOU IS BASED ON A MEAN HIGH WATER ELEVATION OF LAT 100.00 PER D. THOMPSON WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF STATE LANDS.



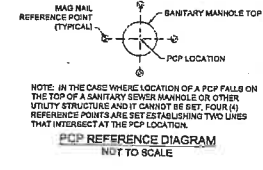
CURVE TABLE

SURVEY	DELTA	ANGLE	RADIUS	BEARING	DISTANCE
C1	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C2	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C3	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C4	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C5	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C6	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C7	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C8	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C9	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C10	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C11	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C12	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C13	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C14	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C15	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C16	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C17	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C18	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C19	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C20	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C21	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C22	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C23	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C24	90°00'00"	45.00	30.00	N45°00'00"E	42.43
C25	90°00'00"	45.00	30.00	N45°00'00"E	42.43

- LEGEND**
- RECOVERED 3" BRASS SURVEY DISK WITH ID
 - SET 4"X4" PERMANENT REFERENCE MONUMENT, PRM LB #2264
 - CHANGE IN DIRECTION, CORNER NOT SET
 - MONUMENT AND DISK, PRM PSM #3989
 - SET 3"X3" PERMANENT REFERENCE MONUMENT AND DISK, PRM LB #2264
 - SET 5/8" IRON ROD IN 4"X4" PERMANENT REFERENCE CONCRETE MONUMENT AND DISK, PRM LB #3989
 - SET 1/2" IRON ROD AND CAP, PRM PSM #3989
 - SET NAIL AND DISK, PRM PSM #3989
 - SET NAIL & DISK, PRM LB #2264
 - SET NAIL & DISK, PRM LB #2264
 - DESCRIPTION POINT
 - L ARC LENGTH

- A CENTRAL ANGLE
- CB CHORD BEARING
- C CHORD LENGTH
- E EASTING
- ID IDENTIFICATION
- (N) MEASURED INFORMATION
- NGS NATIONAL GEODETIC SURVEY
- NR NON-RADIAL
- N NORTHING
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- RW RIGHT-OF-WAY
- UE UTILITY EASEMENT

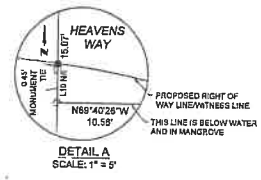
PLAT PREPARED BY:
A CIVIL DESIGN GROUP, LLC
FLORIDA CERTIFICATE OF
AUTHORIZATION NUMBER LB 2254
12520 Spring Hill Drive, Spring Hill, FL 34606
Phone: (352) 683-0586 Fax: (352) 683-0587



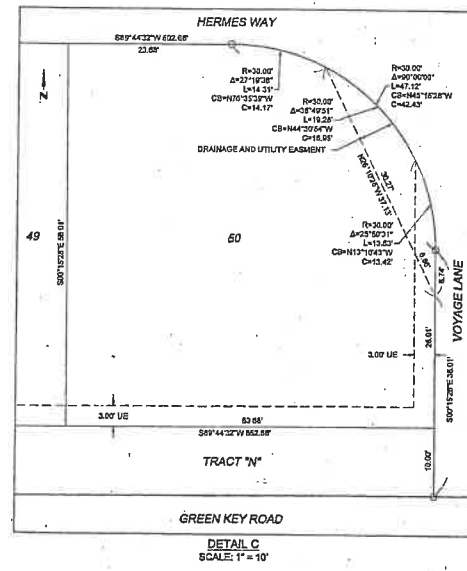
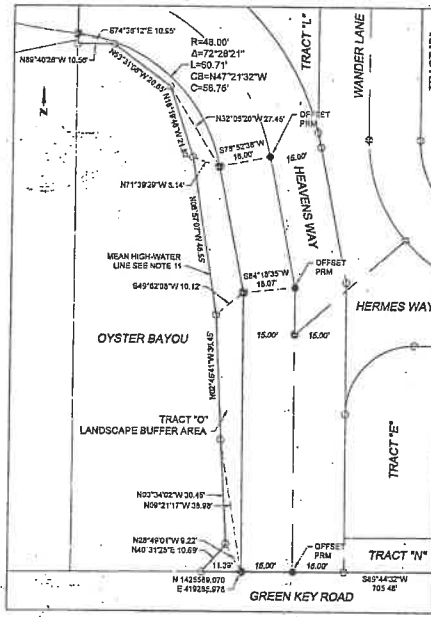
COTTAGES AT OYSTER BAYOU

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.

PLAT
BOOK :
PAGE :



LINE	BEARING	DISTANCE
L16	N89°03'51"W	2.85'



- LEGEND**
- SET 4"x4" PERMANENT REFERENCE MONUMENT, PRM LB #8284
 - CHANGE IN DIRECTION, CORNER NOT SET
 - SET 1/2" IRON ROD AND CAP, PRM PSM #3989
 - SET 5/8" IRON ROD AND CAP, PSM #3989
 - SET NAIL AND DISK, OFFSET PRM LB #8284
 - SET NAIL & DISK, PCP LB #8284
 - L ARC LENGTH
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - C CHORD LENGTH
 - E EASTING
 - ID IDENTIFICATION
 - NR NON-RADIAL
 - N NORTHING
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER

PLAT PREPARED BY:
A CIVIL DESIGN GROUP, LLC
FLORIDA CERTIFICATE OF
AUTHORIZATION NUMBER LB 0384
15528 Spang Hwy, Spring Hill, FL 34803
Phone (352) 963-4596 Fax (352) 963-4567

COTTAGES AT
OYSTER BAYOU
SHEET 3 OF 3