

CHAPTER 42PP-1 CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

- 42PP-1.001 Establishment.
- 42PP-1.002 Boundary.
- 42PP-1.003 Supervisors.

42PP-1.001 Establishment.

The Connerton West Community Development District is hereby established.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 6-14-04.

42PP-1.002 Boundary.

The boundaries of the District are as follows:

A parcel of land lying in Sections 22, 23, 24, 25, 26, 27 and 35, Township 25 South, Range 18 East, and Sections 19 and 30, Township 25 South, Range 19 East, ALL in Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 25, for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Southeast 1/4 of Section 25, N.89°28'40"W., 1320.64 feet to the Southwest corner of the Southeast 1/4 of said Southeast 1/4 of Section 25; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25, N.89°29'51"W., 1321.01 feet to the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 25; thence along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 25, N.89°27'57"W., 1320.57 feet to the Southwest corner of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence N.26°38'23"W., 741.12 feet; thence N.64°26'37"W., 629.60 feet; thence N.62°51'24"E., 1014.82 feet; thence N.20°31'43"E., 549.36 feet; thence N.50°14'25"W., 1535.13 feet; thence S.55°36'40"W., 810.99 feet; thence S.65°13'49"W., 1389.45 feet to a point on a curve; thence Southwesterly, 1312.85 feet along the arc of a curve to the left having a radius of 1150.00 feet and a central angle of 65°24'34" (chord bearing S.32°32'26"W., 1242.71 feet); thence S.00°11'02"E., 418.28 feet to the Northwest corner of THE GROVES PHASE 1A, according to the plat thereof as recorded in Plat Book 39, Pages 120 through 150, inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said THE GROVES PHASE 1A, the following four (4) courses: 1) continue, S.00°11'02"E., 18.80 feet to a point on a curve; 2) Southwesterly, 707.82 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 73°44'10" (chord bearing S.36°41'00"W., 659.97 feet); 3) S.71°53'17"W., 446.91 feet; 4) S.18°06'43"E., 178.34 feet; thence S.71°53'17"W., 179.15 feet to a point of curvature; thence Westerly, 47.54 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 54°28'36" (chord bearing N.80°52'25"W., 45.77 feet) to a point of compound curvature; thence Northwesterly, 127.11 feet along the arc of a curve to the right having a radius of 205.00 feet and a central angle of 35°31'31" (chord bearing N.35°52'21"W., 125.08 feet) to a point of tangency; thence N.18°06'36"W., 197.21 feet; thence S.71°53'24"W., 535.66 feet to a point of curvature; thence Southwesterly, 39.26 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°59'05" (chord bearing S.26°53'52"W., 35.35 feet); thence S.71°54'19"W., 12.00 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41, (State Road No. 45), per Florida Department of Transportation Right-of-way Map No. 544B-Road 5; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.18°05'41"W., 708.93 feet to a point of curvature; 2) Northerly, 1418.22 feet along the arc of a curve to the left having a radius of 23038.31 feet and a central angle of 03°31'37" (chord bearing N.19°51'30"W., 1417.99 feet) to a point of tangency; 3) N.21°37'19"W., 4528.68 feet; thence N.88°44'55"E., 274.36 feet; thence S.01°15'05"E., 150.00 feet; thence N.88°44'55"E., 77.14 feet to a point of curvature; thence Easterly, 357.96 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 01°48'25" (chord bearing N.87°50'42"E., 357.94 feet) to a point on a curve; thence Easterly, 547.67 feet along the arc of a curve to the left having a radius of 11350.00 feet and a central angle of 02°45'53" (chord bearing N.89°23'14"E., 547.62 feet); thence N.50°50'00"E., 1057.53 feet; thence N.25°00'00"E., 1050.00 feet; thence N.79°00'00"E., 544.99 feet; thence N.56°00'00"E., 356.34 feet; thence S.46°00'00"E., 430.00 feet; thence S.03°50'00"W., 770.00 feet; thence S.55°00'00"W., 325.00 feet; thence S.33°50'00"W., 375.00 feet; thence S.05°39'58"E., 77.00 feet to a point on a curve; thence Easterly, 1944.04 feet along the arc of a curve to the right having a radius of 7110.00 feet and a central angle of 15°39'58" (chord bearing N.87°49'59"E., 1937.99 feet) to a point of tangency; thence S.80°00'00"E., 868.53 feet to a point of curvature; thence Easterly, 1292.15 feet along the arc of a curve to the left having a radius of 11390.00 feet and a central angle of 06°30'00" (chord bearing S.83°15'00"E., 1291.46 feet) to a point of tangency; thence S.86°30'00"E., 210.00 feet; thence N.20°35'08"E., 263.21 feet; thence N.27°50'00"W., 285.00 feet; thence N.35°00'00"E., 840.00 feet; thence N.47°50'00"E., 165.00 feet; thence N.32°11'37"E., 621.01 feet; thence N.51°50'00"E., 350.00 feet; thence N.22°50'00"E., 700.00 feet; thence N.54°25'49"W., 924.48 feet; thence N.12°50'00"E., 600.00 feet; thence N.78°00'00"E., 575.00 feet; thence N.13°50'00"E., 730.00 feet; thence S.71°50'00"E., 925.00 feet; thence S.14°50'00"E., 245.00 feet; thence N.84°50'00"E., 200.00 feet; thence S.80°35'16"E., 79.07 feet to a point on a curve; thence Southerly, 168.38 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 15°18'47" (chord bearing S.17°04'07"W., 167.88 feet) to a point of reverse curvature; thence Southerly, 386.91 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 38°53'31" (chord bearing S.05°16'46"W., 379.53 feet) to a point of tangency; thence S.14°10'00"E., 880.00 feet to a point of curvature; thence Southerly, 329.87 feet along the arc of a curve to the right having a radius of 630.00 feet and a central angle of 30°00'00" (chord bearing S.00°50'00"W., 326.11 feet); thence S.74°10'00"E., 319.04

'feet; thence S.04°52'00"E., 568.11 feet; thence N.85°08'00"E., 945.45 feet to a point of curvature; thence Northeasterly, 46.06 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 105°33'46" (chord bearing N.32°21'07"E., 39.82 feet); thence N.69°34'14"E., 120.00 feet to a point on a curve; thence Southerly, 206.43 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 15°33'46" (chord bearing S.12°38'53"E., 205.80 feet) to a point of tangency; thence S.04°52'00"E., 504.09 feet to a point of curvature; thence Southerly, 223.58 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 10°10'00" (chord bearing S.00°13'00"W., 223.28 feet) to a point of tangency; thence S.05°18'00"W., 253.37 feet to a point of curvature; thence Southerly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.07°56'38"E., 36.66 feet) to a point of compound curvature; thence Southeasterly, 22.70 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 52°01'28" (chord bearing S.47°12'00"E., 21.93 feet) to a point of compound curvature; thence Easterly, 36.98 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 26°29'16" (chord bearing S.86°27'22"E., 36.66 feet); thence S.09°42'00"E., 120.00 feet to a point on a curve; thence Southwesterly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.60°50'51"W., 53.28 feet) to a point of compound curvature; thence Southwesterly, 10.50 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 17°11'24" (chord bearing S.32°48'00"W., 10.46 feet) to a point of compound curvature; thence Southerly, 54.32 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 38°54'18" (chord bearing S.04°45'09"W., 53.28 feet) to a point of tangency; thence S.14°42'00"E., 1816.20 feet to a point of curvature; thence Southerly, 884.99 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 40°14'35" (chord bearing S.05°25'18"W., 866.91 feet) to a point of reverse curvature; thence Southerly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.04°19'35"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 204.79 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 97°46'52" (chord bearing S.32°00'00"W., 180.83 feet) to a point of reverse curvature; thence Southwesterly, 59.25 feet along the arc of a curve to the left having a radius of 80.00 feet and a central angle of 42°26'01" (chord bearing S.59°40'25"W., 57.90 feet) to a point of reverse curvature; thence Southwesterly, 869.60 feet along the arc of a curve to the right having a radius of 1260.00 feet and a central angle of 39°32'35" (chord bearing S.58°13'42"W., 852.44 feet) to a point of tangency; thence S.78°00'00"W., 221.38 feet; thence S.39°26'15"E., 1053.61 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 1546.92 feet; thence S.00°11'38"W., 419.17 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 30; thence along said South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1478.31 feet to the POINT OF BEGINNING.
Containing 1599.886 acres, more or less.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 6-14-04.

42PP-1.003 Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors: Stewart Gibbons, Dale Jones, Kathy Shelling, Adam Lorry and Joyce Bell.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 6-14-04.