



Rizzetta & Company

# **Connerton East Community Development District**

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## **Board of Supervisors' Meeting July 8, 2025**

**District Office:  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544  
813.533.2950**

**[Connertoneastcdd.org](http://Connertoneastcdd.org)**

# **CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**

Residence Inn by Marriott Tampa located at 2101 Northpointe Parkway, Lutz, FL 33588

[www.connertoneastcdd.org](http://www.connertoneastcdd.org)

## **District Board of Supervisors**

Kelly Evans	Chair
Lori Campagna	Vice Chair
Paulo Beckert	Assistant Secretary
Jacob Walsh	Assistant Secretary
Bradley Gilley	Assistant Secretary

<b>District Manager</b>	Scott Brizendine	Rizzetta & Company, Inc.
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<b>District Counsel</b>	John Vericker	Straley, Robin & Vericker
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<b>District Engineer</b>	Brian Surak	Clearview Land Design
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**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
Connertoneastcdd.org

July 3, 2025

Board of Supervisors  
**Connerton East Community  
Development District**

## REVISED AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Connerton East Community Development District will be held on Tuesday, July 8, 2025 at 9:00 a.m., or immediately after the New Port Corners CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the revised agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Regular Board of Supervisors Meeting  
Minutes for June 10, 2025 .....Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for May 2025 .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Acceptance of Resignation of Paulo Beckert.....Tab 3
  - B. Appointment of Board Supervisor
  - C. Consideration of Resolution 2025-08; Designating Officers .Tab 4
  - D. Consideration of Resolution 2025-09; Adopting Final  
Terms of 2025 Bonds.....Tab 5**
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report .....Tab 6
  - D. Field Inspection Services Report .....Tab 7
    - i. Contractor Response to Field Inspection Report  
(under separate cover)
  - E. District Manager .....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

*Scott Brizendine*

Scott Brizendine

District Manager



## **Tab 1**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**CONNERTON EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton East Community Development District was held on **Tuesday, June 10, 2025, 9:34 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Lutz, FL 33588.

Present and constituting a quorum:

Kelly Evans	<b>Board of Supervisor, Chairman</b>
Lori Campagna	<b>Board Supervisor, Vice-Chair</b>
Bradley Gilley	<b>Board Supervisor, Assistant Secretary</b>
Jake Walsh	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Angela Savinon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Kathryn Hopkinson	<b>District Counsel, Straley, Robin Vericker</b>
John Vericker	<b>District Counsel, Straley, Robin Vericker</b>
Brian Surak	<b>District Engineer, Clearview Land Design</b>
	<i>(via phone)</i>
John Toborg	<b>FIS, Rizzetta &amp; Company, Inc. <i>(via phone)</i></b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Brizendine called the meeting to order at 9:34 a.m. confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of Regular Board of**

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**June 10, 2025 - Minutes of Meeting**  
**Page 2**

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**Supervisors Meeting Minutes for May  
13, 2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the regular Board of Supervisors meeting on May 13, 2025, as presented, for the Connerton East Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for April  
2025**

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for April 2025 (\$39,873.55), for the Connerton East Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Construction  
Requisitions Series 2025**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the Construction Requisitions Series 2025, for the Connerton East Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Steadfast  
Addendum for Phase 4-2 and 3-2A**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Steadfast Addendum for Phase 4-2 and 3-2A, for Connerton East Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07;  
Removing Assistant Secretary**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved Resolution 2025-07; Removing Debby Wallace as Assistant Secretary, for the Connerton East Community Development District.

**EIGHTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

No report. Ms. Hopkinson stated the expansion hearing is scheduled for June 17, 2025.

**B. District Engineer**

No report. Mr. Surak stated they received the final permit.

**i. Discussion of Dog Park Drain Installation Services Agreement**

Mr. Surak stated the exhibit for survey is ready. Ms. Evans asked what were trying to accomplish with this work. Mr. Surak explained the need for a survey to determine the best approach to address the standing water issue at the park. Additionally, the District received a proposal for \$7,600.00 to add yard drains, but he is not sure that will work.

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$5,000. 00 for the survey by FDC, for the Connerton East Community Development District.
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**C. Aquatic Report**

The Board reviewed the report. There were no comments on the report.

**D. Field Inspection Services**

Mr. Toborg reviewed his report with the Board. Item #4 - Drake Elm needs to be moved as its too close to a stop sign and the Board agrees it needs to be moved or removed. Clearview to review the street tree requirements to determine whether that tree is required.

Suncoast Pools maintain the fountain and the Board is not happy with their service. If their performance does not improve the Board would like to make a change.

The Board requested the mulch proposal be brought back in September 2025.

**E. District Manager**

Mr. Brizendine reviewed the DM report and introduced Angela Savinon to the Board. Mr. Brizendine noted the next meeting will be July 8, 2025, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

Mr. Brizendine presented the Pasco County Registered Voter Count as of April 15, 2025, is 923.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**June 10, 2025 - Minutes of Meeting**  
**Page 4**

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On a motion from Ms. Evans, seconded by Ms. Campagna, the Board approved to adjourn the meeting at 9:51 a.m. for the Connerton East Community Development District.
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Assistant Secretary/Secretary

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Chairman / Vice-Chairman

DRAFT

## **Tab 2**

# CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

## **Operation and Maintenance Expenditures May 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$145,250.83**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary





## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100470	BG051325	Board of Supervisors Meeting 05/13/25	\$200.00
Decort Electrical Solutions, Inc.	100468	42125	Inspect lights at mail kiosks 04/25	\$500.00
Gig Fiber, LLC	100477	4376	Solar Light Lease 05/25	\$6,050.00
Gig Fiber, LLC	100477	4377	Solar Light Lease 05/25	\$3,500.00
Gig Fiber, LLC	100477	4378	Solar Light Lease 05/25	\$3,450.50
Gig Fiber, LLC	100477	4379	Solar Light Lease 05/25	\$2,729.50
Gig Fiber, LLC	100477	4380	Solar Light Lease 05/25	\$2,523.50
Jacob Walsh	100471	JW051325	Board of Supervisors Meeting 05/13/25	\$200.00
Jayman Enterprises, LLC	100472	3964	Dog Park Maintenance 05/25	\$1,200.00
Kelly Evans	100473	KE051325 563	Board of Supervisors Meeting 05/13/25	\$200.00
Lori Campagna	100474	LC051325	Board of Supervisors Meeting 05/13/25	\$200.00
Pasco County Utilities	20250530-1	Utility Summary 04/25	Utility Summary 04/25	\$857.79
Paulo Beckert	100475	PB051325	Board of Supervisors Meeting 05/13/25	\$200.00
Pinnacle Holdings - XIV, LLC	100476	051425 Pinnacle	6/10/2025 BOS Meeting 05/25	\$203.33
Rizzetta & Company, Inc.	100467	INV0000098914	District Management Services 05/25	\$5,470.00

## Connerton East Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100478	9951-B	Monthly Lake Management 05/25	\$2,219.00
Steadfast Contractors Alliance, LLC	100465	SA-11171	Tree removal 04/25	\$4,100.00
Steadfast Contractors Alliance, LLC	100465	SA-11226	Sod Replacement 04/25	\$2,200.00
Steadfast Contractors Alliance, LLC	100465	SA-11268	Removal of dead tree 04/25	\$6,750.00
Steadfast Contractors Alliance, LLC	100466	SA-10927 B	Landscape Maintenance 04/25	\$8,516.00
Steadfast Contractors Alliance, LLC	100466	SA-11347	Landscape Maintenance 04/25	\$36,863.10
Steadfast Contractors Alliance, LLC	100479	SA-11671	Landscape Maintenance 05/25	\$45,379.10
Steadfast Contractors Alliance, LLC	100479	SA-11829	Irrigation Repairs 04/25	\$1,300.00
Steadfast Contractors Alliance, LLC	100479	SA-12063	Irrigation Repairs 04/25	\$1,300.00
Straley Robin Vericker	100469	26481	Legal Services 04/25	\$4,693.40
Straley Robin Vericker	100469	26482	Legal Services 04/25	\$462.50
Suncoast Pool Service, Inc.	100480	11077	Swimming Pool Service 05/25	\$300.00
Withlacoochee River Electric Cooperative, Inc.	20250529-1	Electric Summary 04/25 ACH 563	Electric Summary 04/25	<u>\$3,683.11</u>
<b>Report Total</b>				<b><u>\$ 145,250.83</u></b>

## Tab 3

**From:** Paulo Becket <[pbe1652@gmail.com](mailto:pbe1652@gmail.com)>

**Sent:** Friday, June 20, 2025 10:05 AM

**To:** Kelly Evans <[kelly.evans@lennar.com](mailto:kelly.evans@lennar.com)>

**Subject:** Re: Fw: Upcoming Agendas

Kelly,

I am writing to formally resign from my position on the Board of Supervisors for New Port Corners, Acacia Fields, Connerton East and SageBrush effective today (6/20/2025).

Sincerely,

Paulo Becket

## Tab 4

## RESOLUTION 2025-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Connerton East Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT:

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Angele Savinon \_\_\_\_\_ is appointed Assistant Secretary.  
Scott Brizendine \_\_\_\_\_ is appointed Secretary.  
Shawn Wildermuth \_\_\_\_\_ is appointed Assistant Treasurer.  
Scott Brizendine \_\_\_\_\_ is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF JULY 2025.**

**CONNERTON EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## Tab 5

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2025 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Connerton East Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Master Engineer’s Report dated August 27, 2021 (the “**Engineer’s Report**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued its \$9,975,000 Special Assessment Bonds, Series 2025 (the “**Series 2025 Bonds**”) to finance the Assessment Area Two (the “**Assessment Area Two Project**”);

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2025 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2025 Bonds;

**WHEREAS**, the Series 2025 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated September 14, 2021, and adopted pursuant to Resolution No. 2022-03 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2025 Bonds have been established, it is necessary to approve the Final Second Supplemental Special Assessment Allocation Report dated April 2, 2025 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Supplemental Engineer’s Report Assessment Area Two dated March, 2025 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Supplemental Engineer’s Report is hereby approved and ratified.
  - c. The Assessment Area Two Project will serve a proper, essential, and valid public purpose.



- d. The Assessment Area Two Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project to be financed with the Series 2025 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2025 Bonds will finance the construction and acquisition of a portion of the Assessment Area Two Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2025 Bonds.** The special assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 8th day of July, 2025.

**Attest:**

**Connerton East Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Name: Kelly Evans  
Chair of the Board of Supervisors

Exhibit A – Final Second Supplemental Special Assessment Allocation Report dated April 2, 2025  
Exhibit B – Supplemental Engineer's Report Assessment Area Two dated March, 2025



Rizzetta & Company

# Connerton East Community Development District

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Final Second Supplemental Special  
Assessment Allocation Report

Special Assessment Bonds, Series 2025  
(Assessment Area Two)

April 2, 2025

3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

[rizzetta.com](http://rizzetta.com)

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## I. INTRODUCTION

This Final Second Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Connerton East Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District's infrastructure project. This report will detail the financing and assessment allocation of the Series 2025 Bonds to fund a portion of the District's Assessment Area Two Project.

## II. DEFINED TERMS

**"Assessment Area Two"** – An assessment area consisting of 435 residential Platted Units within Villages 4-2A, 4-2B, 4-2C, and 3-2A, benefitting from the Assessment Area Two Project.

**"Assessment Area Two Assessments"** – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District's Series 2025 Bonds.

**"Assessment Area Two Project"** – A portion of the CIP with an estimated cost of \$28,357,491 as shown in the Engineer's Report benefitting Assessment Area Two.

**"Capital Improvement Program"** – (or **"CIP"**) The District's comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements, all or a portion of which may be funded by the proceeds of District bonds.

**"District"** – Connerton East Community Development District.

**"District Engineer"** – Clearview Land Design, P.L.

**"Engineer's Report"** – That certain *Master Engineer's Report* dated August 27, 2021 as amended by *Supplemental Engineer's Report Assessment Area Two* dated March 2025.

**"End User"** – The ultimate purchaser of a fully developed residential unit.

**"Equivalent Assessment Unit"** – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

**"Indentures"** – The District's Master Trust Indenture dated February 1, 2023 and Second Supplemental Trust Indenture dated April 1, 2025.



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**“Master Report”** – The Final Master Special Assessment Allocation Report dated September 14, 2021.

**“Platted Units”** – Lands configured into their intended end-use and subject to a recorded plat.

**“Series 2025 Bonds”** - The District's Special Assessment Bonds, Series 2025 (Assessment Area Two) in the original principal amount of \$9,975,000.

**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

### III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Pasco County, effective August 25, 2021, pursuant to Ordinance No. 21-18.

The District encompasses approximately 1,274.605 +/- acres and is located entirely within unincorporated Pasco County. The product mix for Assessment Area Two within the District includes 435 residential Platted Units.

Table 1 illustrates the District's product mix for Assessment Area Two.

### IV. ASSESSMENT AREA TWO PROJECT

The District's Assessment Area Two Project includes, but is not limited to, roadways, stormwater management system, subdivision (non-gated) roads, utilities, hardscape/landscape/irrigation, amenities & trails, contingency, and professional services. The total cost of the Assessment Area Two Project is estimated to be \$28,357,491 as described in the Engineer's Report. A detail of these costs can be found in Table 2. The District will issue the Series 2025 Bonds to fund a portion of the Assessment Area Two Project in the amount of \$9,134,705.83.

### V. SERIES 2025 BONDS AND ASSESSMENT AREA TWO ASSESSMENTS

In order to provide for the financing of a portion of the Assessment Area Two Project described in Section IV above, the District will issue the Series 2025 Bonds in the principal amount of \$9,975,000, which will be secured by the pledged revenues from the Assessment Area Two Assessments. The Assessment Area Two Assessments will initially be levied in the total annual amount of \$681,285.01, excluding early payment discounts and collection costs, and shall be structured in the same manner as the Series 2025 Bonds, so that revenues from the Assessment Area Two Assessments are sufficient to fulfill the debt service requirements for the Series 2025 Bonds.



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The Series 2025 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every June 15 and December 15 from the date of issuance until final maturity on June 15, 2055. The first scheduled payment of coupon interest will be due on June 15, 2025, although interest will be capitalized through June 15, 2025, and the first installment of principal due on June 15, 2026. The annual principal payment will be due each June 15 thereafter until final maturity.

The Assessment Area Two Assessments will initially be levied on the 435 Platted Units in Village 4-2A, 4-2B, 4-2C, and 3-2A within Assessment Area Two. It is expected that Assessment Area Two Assessment installments assigned to the Platted Units will be collected via the Pasco County property tax bill process (Uniform Method).<sup>1</sup> Accordingly, the Assessment Area Two Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law.

## **VI. ASSESSMENT AREA TWO ASSESSMENT ALLOCATION**

The Assessment Area Two Assessments will ultimately be allocated to all 435 Platted Units, as shown on Table 5. The Assessment Area Two Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Assessment Area Two Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated amount the different product types.

The Series 2025 Bonds and Assessment Area Two Assessments have been sized based on the expectation that the Assessment Area Two Assessments will be fully allocated to the 435 Platted Units within Assessment Area Two of the District. It is not expected that any other land within the boundaries of the District will be encumbered with the Assessment Area Two Assessments.

The District is securing repayment of the Series 2025 Bonds with the Assessment Area Two Assessments, as contemplated under Florida Statutes Chapters 170 and 190. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy non-ad valorem special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.





requirement, and so long as the assessments are fairly and reasonably allocated.

As assigned to the 435 Platted Units within Assessment Area Two, the Series 2025 Assessments are supported by sufficient benefit from the Assessment Area Two Project and are fairly and reasonably allocated. Moreover, the Assessment Area Two Assessments as sized herein are sufficient to support the repayment of the Series 2025 Bonds.

The Assessment Area Two Assessment Roll is located on page A-5.

## **VII. PREPAYMENT AND TRUE UP OF ASSESSMENT AREA TWO ASSESSMENTS**

The Assessment Area Two Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2025 Bonds to the Quarterly Redemption Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

The District's Assessment Area Two Assessment program is predicated on the development program set forth in Table 1. As stated herein, all of the lots subject to the Assessment Area Two Assessments have been platted. To the extent that there is a replat of such Platted Units that results in a net decrease in the principal amount of Assessment Area Two Assessments to be assigned then a true-up or principal reduction payment will be required to cure the deficiency as further provided in the resolutions levying the Assessment Area Two Assessments.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.

Rizzetta & Company, Inc., does not represent the Connerton East Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Connerton East Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

**EXHIBIT A:**  
**ALLOCATION METHODOLOGY**



Rizzetta & Company



**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT  
FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)**

**TABLE 1: CURRENT PRODUCT MIX (ASSESSMENT AREA TWO)**

<b>PRODUCT</b>	<b>Village 4-2A</b>	<b>Village 4-2B</b>	<b>Village 4-2C</b>	<b>Village 3-2A</b>	<b>TOTAL</b>
Single Family 40'	49	22	25	42	138
Single Family 50'	28	34	50	63	171
Single Family 60'	37	12	34	39	126
<b>TOTAL:</b>	<b>114</b>	<b>68</b>	<b>109</b>	<b>144</b>	<b>435</b>

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT  
FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)**

**TABLE 2: PROJECT COST DETAIL (ASSESSMENT AREA TWO)**

<b>DESCRIPTION OF IMPROVEMENTS</b>	<b>ESTIMATED COSTS</b>
Roadway - Local Roads (4-2 / 3-2)	\$2,863,207.00
Roadway - Connerton Boulevard	\$2,215,750.00
Stormwater Management System - Local Subdivision Roads (Non-Gated)	\$5,105,315.00
Stormwater Management System - Connerton Blvd.	\$4,733,981.00
Utilities (Water Sewer, Reclaimed)	\$6,732,153.00
Hardscape/Landscape/Irrigation	\$1,486,148.00
Amenities & Trails <sup>(1)</sup>	\$707,455.00
Professional Services (7%)	\$1,935,528.00
Contingency (10%)	\$2,577,954.00
<b>Total Estimated Assessment Area Two Project Cost</b>	<b><u>\$28,357,491.00</u></b>
 Portion of Assessment Area Two Project to be funded by Series 2025 Bonds	 \$9,134,705.83
Additional Assessment Area Two Project costs to be funded by the Developer or other sources	<u>\$19,222,785.17</u>
	<b><u>\$28,357,491.00</u></b>

NOTE: Infrastructure cost estimates provided by District Engineer.

<sup>(1)</sup> Clubhouse will not be funded with CDD bond funds

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)**

**TABLE 3: FINANCING INFORMATION - SERIES 2025 BONDS**

Average Coupon Rate	5.52%
Term (Years)	30
Date of Issuance	April 16, 2025
Date of Maturity	June 15, 2055
Maximum Annual Debt Service ("MADS")	\$681,285.01

**SOURCES:**

<b>PRINCIPAL AMOUNT</b>	<b>\$9,975,000.00</b>
Total Sources	<u>\$9,975,000.00</u>

**USES:**

Construction Account	(\$9,134,705.83)
Debt Service Reserve Fund (50% of MADS)	(\$340,642.51)
Capitalized Interest (thru 6/15/25)	(\$87,701.66)
Underwriter's Discount	(\$199,500.00)
Costs of Issuance	(\$212,450.00)
Total Uses	<u>(\$9,975,000.00)</u>

Source: District Underwriter.

**TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA TWO ASSESSMENTS**

Average Coupon Rate		5.52%
<b>Initial Principal Amount</b>		<b>\$9,975,000.00</b>
Aggregate Annual Installment		\$681,285.01 (1)
Estimated County Collection Costs	2.00%	\$14,495.43 (2)
Estimated Maximum Early Payment Discounts	4.00%	<u>\$28,990.85 (2)</u>
Total Annual Installment		\$724,771.29

(1) Based on MADS.

(2) May vary as provided by law.

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA TWO)**

**TABLE 5: ASSESSMENT ALLOCATION - ASSESSMENT AREA TWO ASSESSMENTS <sup>(1)</sup>**

<b>PRODUCT</b>	<b>UNITS</b>	<b>EAU</b>	<b>TOTAL EAU'S</b>	<b>% OF EAU'S</b>	<b>PRODUCT TOTAL PRINCIPAL <sup>(2)</sup></b>	<b>PER UNIT PRINCIPAL</b>	<b>PRODUCT ANNUAL INSTLMT. <sup>(2)(3)</sup></b>	<b>PER UNIT ANNUAL INSTLMT. <sup>(3)</sup></b>
Single Family 40'	138	0.80	110.40	25.52%	\$2,545,631.07	\$18,446.60	\$184,962.44	\$1,340.31
Single Family 50'	171	1.00	171.00	39.53%	\$3,942,961.17	\$23,058.25	\$286,490.73	\$1,675.38
Single Family 60'	126	1.20	151.20	34.95%	\$3,486,407.77	\$27,669.90	\$253,318.12	\$2,010.46
<b>TOTAL</b>	<b>435</b>		<b>432.60</b>	<b>100.00%</b>	<b>\$9,975,000.00</b>		<b>\$724,771.29</b>	

(1) Allocation of Assessment Area Two Assessments to be levied.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Pasco County collection costs/payment discounts, which may fluctuate.



## ASSESSMENT AREA TWO ASSESSMENT ROLL

[illegible]



## ASSESSMENT AREA TWO ASSESSMENT ROLL

[illegible]

## ASSESSMENT AREA TWO ASSESSMENT ROLL

[illegible]



## ASSESSMENT AREA TWO ASSESSMENT ROLL

[illegible]

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT**  
**FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT**  
**ASSESSMENT AREA TWO ASSESSMENT ROLL**

PARCEL ID	LEGAL	PRODUCT	PER UNIT PRINCIPAL	PER UNIT ANNUAL INSTALLMENT
30-25-19-0230-00900-0140	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 9 LOT 14	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-00900-0150	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 9 LOT 15	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0010	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 1	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0020	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 2	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0030	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 3	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0040	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 4	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0050	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 5	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0060	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 6	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0070	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 7	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0080	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 8	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0090	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 9	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0100	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 10	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0110	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 11	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0120	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 12	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0130	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 13	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0140	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 14	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0150	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 15	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0160	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 16	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0170	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 17	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0180	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 18	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0190	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 19	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0200	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 20	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0210	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 21	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0220	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 22	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0230	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 23	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0240	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 24	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0250	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 25	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0260	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 26	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0270	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 27	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0280	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 28	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0290	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 29	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0300	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 30	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01000-0310	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 10 LOT 31	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0010	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 1	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0020	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 2	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0030	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 3	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0040	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 4	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0050	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 5	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0060	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 6	SF 50	\$23,058.25	\$1,675.38
30-25-19-0230-01900-0070	CONNERTON VILLAGE 3 PHASE 2A PB 94 PG 058 BLOCK 19 LOT 7	SF 50	\$23,058.25	\$1,675.38
<b>TOTAL</b>			<b>\$9,975,000.00</b>	<b>\$724,771.29</b>

**CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT  
SUPPLEMENTAL ENGINEER'S REPORT  
ASSESSMENT AREA TWO**

**PREPARED FOR:**

BOARD OF SUPERVISORS  
CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER:**

CLEARVIEW LAND DESIGN, P.L.  
3010 W. AZEELE STREET, SUITE 150  
TAMPA, FL 33609

Revised March 2025

## CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

### SUPPLEMENTAL ENGINEER'S REPORT ASSESSMENT AREA TWO

#### 1. INTRODUCTION

The purpose of this report is to provide a description of the Capital Improvement Plan (“CIP”) including the herein defined Assessment Area Two Project and estimated costs of the CIP and the Assessment Area Two Project, for the Connerton East Community Development District (the “District”). This report is a supplement to our Master Engineer’s Report dated August 27, 2021.

#### 2. GENERAL SITE DESCRIPTION

Assessment Area Two Project (as described below) is part of the District located entirely within unincorporated Pasco County, Florida (“County”) and covers approximately +/-289 acres of land, more or less. **Exhibit A** depicts the boundaries of Assessment Area Two (“AA2”). AA2 is generally located on the north and south sides of the District, including the extensions of Connerton Boulevard from the existing terminus to Ehren Cutoff.

AA2 will have public access via Connerton Boulevard, Painted Sky Place, Carabiner Way, and Flourish Drive. Utilities will be provided via Connerton Boulevard and Pleasant Plains Parkway.

#### 3. CAPITAL IMPROVEMENT PLAN

The portion of the CIP associated with the Assessment Area Two is intended to provide public infrastructure improvements for the lands within the District, which are planned for 435 residential units, more or less (the “AA2 Project”). The AA2 Project is intended to be developed in multiple phases.

The following table shows the planned product types and land uses for the AA2 Project:

**AA2 PROJECT PRODUCT TABLE**

	40' FL	50' FL	60' FL	22/26 TH's	42.5' Villas	Total
Parcel 3-2A	42	63	39	0	0	144
Parcel 4-2A	49	28	37	0	0	114
Parcel 4-2B	22	34	12	0	0	68
Parcel 4-2C	25	46	38	0	0	109
<b>Combined Totals</b>	<b>138</b>	<b>171</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>435</b>

Note: The Proposed Site Plan is preliminary and subject to change during final site planning, engineering design & permitting,

The AA2 Project infrastructure includes:

**Roadway Improvements:**

- **Connerton Boulevard (from Gallantree Place to Ehren Cutoff):**

The AA2 Project includes Connerton Boulevard from its existing terminus at Gallantree Place to Ehren Cutoff. The District will fund, construct, and/or acquire this improvement. The County will own and maintain this segment of Connerton Boulevard.

The District and/or the Developer may enter a mobility fee reimbursement agreement with the County for this segment of Connerton Boulevard. The entity funding the improvement, District or Developer, shall be entitled to mobility fee credits in accordance with a mobility fee reimbursement agreement with Pasco County.

- **Local Subdivision Roads:**

The AA2 Project includes local subdivision roads within AA2. Generally, all local roads will be non-gated two (2) lane undivided roads. Such local roads shall include the roadway asphalt, base, subgrade, underdrain, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-lot lands. All local roads will be designed in accordance with County standards. The District will fund, construct, and/or acquire these improvements. After construction/acquisition, the District will maintain all non-gated local roads. Any gated local roads will be owned & maintained by the HOA or an entity other than the District, and the District will not finance any gated roads.

**Stormwater Management System:**

The stormwater management system is a combination of roadway curbs, curb inlets, stormwater pipe, stormwater ponds, control structures, and floodplain mitigation ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to the Pithlachascotee River, Anclote River, and Cypress Creek stormwater basins. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District ("SWFWMD"), and the County, for stormwater/floodplain management systems. The District will finance, own, operate, and maintain the stormwater system. The Developer may elect to construct these stormwater improvements with reimbursement from the District.

NOTE: No private earthwork is included in the AA2 Project. Accordingly, the District will not fund any costs of mass grading of lots or the transport of fill to the private lots.

**Utilities:**

As part of the AA2 Project, the District intends to construct and/or acquire water, wastewater, and reclaimed infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at Connerton Boulevard, Painted Sky Place, Carabiner Way, and Flourish Drive.

Wastewater improvements for the project will include an onsite gravity sewer collection system, offsite and onsite force mains, and onsite lift stations. The onsite force mains will connect to existing force mains at Connerton Boulevard. In addition, the AA2 Project includes off-site parallel force mains required in Pleasant Plains Parkway and Flourish Drive necessary to serve the District.

Similarly, the reclaimed water distribution system will be constructed to provide service for irrigation throughout the community. Reclaimed connections will be made at Connerton Boulevard, Painted Sky Place, Carabiner Way, and Flourish Drive.

The water, wastewater, and reclaimed water distribution and wastewater collection systems for all phases will be completed or acquired by the District and then dedicated to Pasco County for operation and maintenance.

#### **Hardscape, Landscape, and Irrigation:**

The District will construct, install, and/or acquire landscaping, irrigation, and hardscaping elements within the District common areas and public rights-of-way. The irrigation system will consist of underground piping, valves, controllers, spray heads, rotors, and various irrigation elements. Moreover, hardscaping elements will consist of entry features, community signage, mail kiosks, project signage, docks, pavers, and various hardscape elements throughout the District.

The County has distinct design criteria requirements for landscape and irrigation design. Therefore, this project will at a minimum meet those requirements but, in most cases, exceed the minimum requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way license and maintenance agreement to be entered into with the County.

#### **Passive Amenities & Trail Network:**

The District will include passive recreational amenities and an extensive trail network that will be available for use by the general public.

**Passive Recreational Amenities:** Passive recreational amenities include nature parks, open play areas, scattered neighborhood parks, etc. In general, the District will fund, construct, and/or acquire passive recreation areas within the District.

**Trail Network:** The District will include an extensive trail network. The District will fund, construct, and/or acquire the trail system. In general, the trail system will be owned & maintained by the District. In addition, The District shares a boundary with the SWFWMD Conner Preserve. The District may elect to enter a cost sharing agreement with SWFWMD to maintain trail systems and passive recreation amenities within Conner Preserve.

### **Street Lights and Undergrounding of Electrical Utility Lines:**

The District intends to lease street lights through an agreement with Withlacoochee River Electric Cooperative, Inc. ("WREC") in which case the District would fund the street lights through an annual operations and maintenance assessment. As such, street lights are not included as part of the AA2 Project.

The AA2 Project does, however, include the differential cost of undergrounding of electrical utility lines within rights-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by WREC and not paid for by the District as part of the AA2 Project.

### **Professional Services:**

The AA2 Project also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **Off-Site Improvements:**

No offsite utility improvements are required for the development of AA2.

As noted, the District's CIP, including the AA2 Project, functions as a system of improvements benefitting all lands within the District. All of the foregoing improvements are required by applicable development approvals.

### Ownership & Maintenance:

The following table shows who will finance, own, and operate the various improvements of the AA2 Project:

**O&M TABLE**

Facility Description	Ownership	O&M Entity
Roadways		
Connerton Boulevard	Pasco <sup>(1)</sup>	Pasco <sup>(1)</sup>
Local Subdivision Roads (Non-Gated)	CDD	CDD
Stormwater Management System	CDD	CDD
Utilities (Water, Sewer, Reclaimed)	Pasco	Pasco
Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	WREC/CDD	WREC/CDD
Undergrounding of Conduit	WREC	WREC
Active Recreational Amenities	Private Club	Private Club
Passive Recreational Amenities	CDD	CDD
Trail Network	CDD	CDD
Off-Site Master Improvements	Pasco	Pasco

(1) The CDD will own and maintain the trail system, underdrain system, landscaping, and irrigation within Pasco County Collector Road Rights-of Way. Pasco County will not maintain sidewalks, oversized trails, landscaping, and/or irrigation with Pasco County Rights-of-Way.

#### **4. PERMITTING/CONSTRUCTION COMMENCEMENT**

All necessary permits for the construction of the AA2 Project have either been obtained, or will be obtained in the ordinary course, and include the following:

Project Name	Permit Description	Permit No.	Approval Date	Expiration Date
Connerton V3 & V4 MPUD	MPUD	No. 7509	April 20, 2021	March 30, 2039
Connerton V3 & V4 Connectivity Plan	Connectivity Plan	No. 7509	April 20, 2021	March 30, 2039
Connerton Master Utility Plan	Master Utility Plan	PCU #20-110.00	September 1, 2022	September 1, 2028
<b>Connerton Village 4 Phases 2A, 2B &amp; 2C</b>				
Village 4 Phases 2A-2C	Pasco Site Development Permit	SDP-2023-00142	September 8, 2023	Under Construction
Village 4 Phases 2A-2C	Planning & Development Approval	RESSUB-2022-00087	July 20, 2023	July 20, 2029
Village 4 Phases 2A-2C	Pasco Water & Sewer	PCU #20-110.06.A.1 PCU #20-110.07.A.1 PCU #20-110.08.A.1	February 14, 2024	Complete



Village 4 Phases 2A-2C	FDEP WW Permit	1827-51CS20-110.06 1828-51CS20-110.07 1833-51CS20-110.08	September 17, 2024	Complete
Village 4 Phases 2A-2C	FDEP Water Permit	1604-51CW20-110.06 1605-51CW20-110.07 1610-51CW20-110.08	September 17, 2024	Complete
Village 4 Phases 2A-2C	FDEP Reclaimed Permit	1827-51RW20-110.06 1828-51RW20-110.07 1833-51RW20-110.08	September 17, 2024	Complete
Village 4 Phases 2A-2C	SWFWMD ERP	43023534.068	May 31, 2023	May 31, 2028
Village 4 Phases 2A-2C	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Village 4 Phases 2A-2C	FDEP 404 Wetland – No Permit Required	0396249-002-NPR	November 16, 2021	
Village 4 Phase 2A	Record Plat	PB 95, Pages 102-111	August 7, 2024	No expiration
Village 4, Phases 2B & 2C	Record Plat	PB 96, Pages 36-48	September 4, 2024	No Expiration
<b>Connerton Village 3 Phase 2A</b>				
Village 3 Phase 2A	Pasco Site Development Permit	SDP-2022-00091	July 1, 2022	Under Construction
Village 3 Phase 2A	Planning & Development Approval	RESSUB-2021-00042	June 16, 2022	June 16, 2028
Village 3 Phase 2A	Pasco Water & Sewer	PCU #20-110.02.A.1	March 31, 2022	Under Construction
Village 3 Phase 2A	FDEP WW Permit	1663-51CS20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	FDEP Water Permit	1500-51CW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	FDEP Reclaimed Permit	1703-51RW20-110.02	June 8, 2022	June 8, 2023
Village 3 Phase 2A	SWFWMD ERP	43023534.061	April 25, 2022	April 25, 2027
Village 3 Phase 2A	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
<b>Connerton Boulevard Extension</b>				
Connerton Blvd. Ext.	Pasco Site Development Permit	SDP-2023-00141	September 8, 2023	Under Construction
Connerton Blvd. Ext.	Planning & Development Approval	SITEPLN-2022-00236	August 11, 2023	August 11, 2029
Connerton Blvd. Ext.	Pasco Water & Sewer	PCU #20-110.09.A.1	June 21, 2023	Complete
Connerton Blvd. Ext.	FDEP WW Permit	1867-51CS20-110.09	December 5, 2023	Complete
Connerton Blvd. Ext.	FDEP Water Permit	1640-51CW20-110.09	December 5, 2023	Complete

Connerton Blvd. Ext.	FDEP Reclaimed Permit	1867-51RW20-110.09	December 5, 2023	Complete
Connerton Blvd. Ext.	SWFWMD ERP	43023534.067	May 31, 2023	May 31, 2028
Connerton Blvd. Ext.	FFWCC Gopher Tortoise Incidental Take Permit	PAS-84	February 10, 2004	
Connerton Blvd. Ext.	R/W Use Permit	ROW-2024-00549	November 5, 2024	May 4, 2025
Connerton Blvd. Ext.	ACOE Permit	No permit required	May 16, 2024	

## 5. OPINION OF PROBABLE CONSTRUCTION COSTS

The table below represents, among other things, the Opinion of Probable Cost for the AA2 Project. It is our professional opinion that the costs set forth in the table below are reasonable and consistent with market pricing, both for the AA2 Project CIP.

### AA2 Project CIP COST TABLE

Facility Description	CIP Cost
Roadway - Local Roads (4-2 / 3-2)	\$2,863,207
Roadway -Connerton Boulevard	\$2,215,750
Stormwater Management System - Local Subdivision Roads (Non-Gated)	\$5,105,315
Stormwater Management System – Connerton Blvd.	\$4,733,981
Utilities (Water, Sewer, Reclaimed)	\$6,732,153
Hardscape/Landscape/Irrigation	\$1,486,148
Amenities & Trails	\$707,455
Professional Services (7%)	\$1,935,528
SUBTOTAL:	\$25,779,537
CONTINGENCY (10%)	\$2,577,954
<b>TOTAL:</b>	<b>\$28,357,491</b>

The probable costs estimated herein do not include anticipated carrying cost, interest reserves, or other anticipated CDD expenditures that may be incurred.

Any Mobility Fee credits received as a result of the District financing any portion of the AA2 Project may be kept by the Developer provided the Developer contributes to the District public infrastructure at least equal to the market value of such mobility fee credits. In the alternative, the Developer may reduce the cost of any public infrastructure to be paid by the District by the market value of such mobility fee credits. Lastly, the Developer may transfer its rights to the mobility fee credits to the District.

The AA2 Project will be designed in accordance with current governmental regulations and requirements. The AA2 Project will serve its intended function so long as the construction is in substantial compliance with the design.

The cost estimates provided are reasonable to complete the required improvements and it is our professional opinion that the infrastructure improvements comprising the CIP, including the AA2 Project, will serve as a system of improvements that benefit and add value to all lands within the District. The cost estimates are based on prices currently being experienced in southwest Florida. Actual costs may vary depending on final engineering and approvals from regulatory agencies. It is further our opinion that the improvement plan is feasible, that there are no technical reasons existing at this time that would prevent the implementation of the AA2 Project, and that it is reasonable to assume that all necessary regulatory approvals will be obtained in due course.

In sum, it is our opinion that: (1) the estimated cost to the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure; (2) that the AA2 Project is feasible; and (3) that the assessable property within the District will receive a special benefit from the AA2 Project that is at least equal to such costs. All public improvements constituting the AA2 Project shall be owned and maintained by the District or a unit of local government or such other unit of local government shall have a perpetual easement relating thereto.

Please note that the AA2 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the AA2 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned 435 residential units within AA2 Project, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the AA2 Project, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

This item has been digitally signed and sealed by  
BRIAN G. SURAK, P.E. on the date adjacent to the seal.  
Printed copies of this document are not considered signed  
and sealed and the signature must be verified on any  
electronic copies.

Brian G. Surak, P.E.  
FL License No. 59064

Date

**EXHIBIT A**

**ASSESSMENT AREA TWO**

**FINAL PLATS**

CONNERTON VILLAGE 3 PHASE 2A  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.  
94 58

LEGAL DESCRIPTION:

A parcel of land lying in Section 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 30, also being a point on the Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, according to the plat thereof, as recorded in Plat Book 73, Pages 102 through 105 inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 30 and said Southerly boundary of CONNERTON VILLAGE TWO PARCEL 212, S.89°48'21"E., 1478.31 feet to the Southeast corner of said CONNERTON VILLAGE TWO PARCEL 212, also being the POINT OF BEGINNING; thence along the Easterly boundary of said CONNERTON VILLAGE TWO PARCEL 211, according to the plat thereof, as recorded in Plat Book 58, Pages 56 through 80 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE TWO PARCEL 211, continue N.47°48'01"W., 200.84 feet to the Southerlymost corner of CONNERTON VILLAGE 3 PHASE 1, according to the plat thereof, as recorded in Plat Book 91, Pages 89 through 100 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said CONNERTON VILLAGE 3 PHASE 1, the following ten (10) courses: 1) N.51°00'00"E., 760.65 feet; 2) N.36°22'00"E., 218.21 feet to a point on a curve; 3) Southeastly, 10.36 feet along the arc of a curve to the right having a radius of 475.00 feet and a central angle of 01°15'00" (chord bearing S.52°55'30"E., 10.36 feet); 4) N.37°42'00"E., 171.00 feet; 5) S.72°07'02"E., 47.33 feet; 6) N.59°00'00"E., 149.14 feet; 7) N.83°30'00"E., 70.42 feet; 8) S.81°30'00"E., 61.81 feet; 9) S.60°30'00"E., 89.51 feet; 10) EAST, 190.00 feet to the Southeast corner of said CONNERTON VILLAGE 3 PHASE 1; thence continue EAST, 605.75 feet; thence N.44°58'10"E., 726.31 feet; thence S.10°00'00"W., 1499.20 feet; thence S.18°42'02"E., 61.39 feet to a point on a curve; thence Southerly, 871.60 feet along the arc of a curve to the left having a radius of 1553.00 feet and a central angle of 32°09'24" (chord bearing S.16°22'23"W., 860.21 feet) to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 30; thence along said South boundary of the Southeast 1/4 of Section 30, N.89°42'15"W., 174.47 feet to the Southeast corner of the aforesaid Southwest 1/4 of Section 30; thence along the aforesaid South boundary of the Southwest 1/4 of Section 30, N.89°48'21"W., 1182.81 feet to the POINT OF BEGINNING.

Containing 77.612 acres, more or less.

OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

Nathan Holt  
Nathan Holt, Authorized Signatory

Dustin Potter  
Witness

Eric Pearce  
Witness

Dustin Potter  
Printed Name

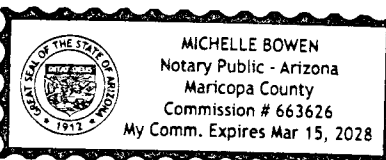
Eric Pearce  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 29<sup>th</sup> day of April, 2024, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, personally known to me or [ ] who has produced as identification, who has identified themselves 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 County of Maricopa, Arizona, the day and year aforesaid.

Michelle Bowen  
Notary Public, State of Florida at Large  
Michelle Bowen  
(Printed Name of Notary)



My Commission expires:  
March 15, 2026

Commission Number:  
663626

CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 1<sup>st</sup> day of May, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Kelly Evans,  
Chairman, Board of Supervisors

Amanda Matey  
Witness

Alexandra Matey  
Printed Name

Heather Meyer  
Witness

Heather Meyer  
Printed Name

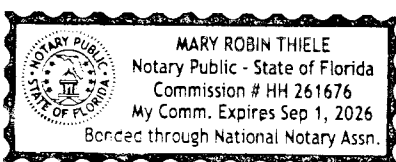
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 1<sup>st</sup> day of May, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me as the person described in and who executed the foregoing Certificate of Acceptance 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 Hillsborough County, Florida, the day and year aforesaid.

Robin Thiele  
Notary Public, State of Florida at Large

Robin Thiele  
Printed Name of Notary)



My Commission expires: Sept. 1, 2026

Commission Number: HH 261676

CERTIFICATE OF OWNERSHIP AND DEDICATION

LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands, referenced to as CONNERTON VILLAGE 3 PHASE 2A, as described in the legal description on this plat, and make the following dedications:

- Owner does further grant, convey and dedicate to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-11", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner does further grant, convey and dedicate to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-11" as shown hereon.
- Owner hereby reserves fee title to TRACTS "A-11" "B-6" and "P-21", as shown hereon for conveyance by Owner to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument, subsequent to the recording of this plat. TRACTS "A-11", "B-6" and "P-21", shall be maintained by OWNER for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby grants to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this conveyance and agrees to maintain the foregoing easements for the purposes for which they were intended.
- Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the (Public) Emergency Access Easement as shown hereon for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services provider, the (Public) Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owners or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

PROPERTY INFORMATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

We, Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, NATIC File No. 2023-04627-FL and based on said report find that the title of the property is vested in LNR3 AIV, LLC, a Florida limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in said Property Information Report for the Filing of a Subdivision Plat in Pasco County, Florida, NATIC File No. 2023-04627-FL.

This the 30<sup>th</sup> day of April, 2024.

Lennar Title Inc., a Maryland corporation

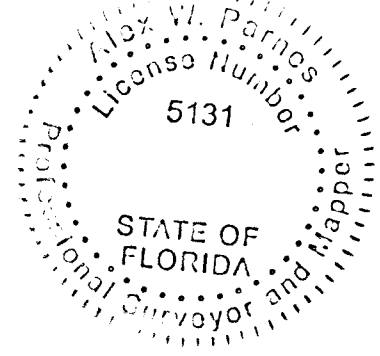
By: Catherine P. Mueller, Esq.  
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 1<sup>st</sup> day of May, 2024.

Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 7<sup>th</sup> day of May, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 8<sup>th</sup> day of May, 2024, in Plat Book 94, Page(s) 58-65.

Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 25th day of January, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 20<sup>th</sup> day of April, 2024.

AMERRITT, INC.  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

AMERRITT, INC.  
LAND SURVEYING & MAPPING

Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

Job No. AMILCF-CV-043  
File: P:\Connerton\illage 3 Ph 2A-2B-2C\PlatPhase 2A\CONN VILL 3 PH 2A-1

SHEET 1 OF 8 SHEETS

CONNERTON VILLAGE 3 PHASE 2A  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

94 59

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-11"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	5.418 Ac.±
TRACT "B-6"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; WETLAND CONSERVATION AREA; (PUBLIC) EMERGENCY ACCESS EASEMENT	48.208 Ac.±
TRACT "P-21"	(CDD) PARK AREA	1.208 Ac.±

SURVEYOR'S NOTES:

- TRACT "A-11", as shown on the plat of Connerton Village 3, Phase 1, as recorded in Plat Book 91, Pages 89 through 100, has been conveyed to the Connerton East Community Development District, by Special Warranty Deed as recorded in Official Records Book 10873, Page 3767 of the Public Records of Pasco County, Florida, and as affected by Assignment of Plat Responsibilities and Easements as recorded in Official Records Book 10873, Page 3769 and by Quit Claim Deed as recorded in Official Records Book 10873, Page 3772 both of the Public Records of Pasco County, Florida.

The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I 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.

Originating Coordinates: Stations "W15 049" and "W19 063"

NOTE:

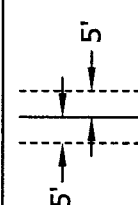
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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 this county.

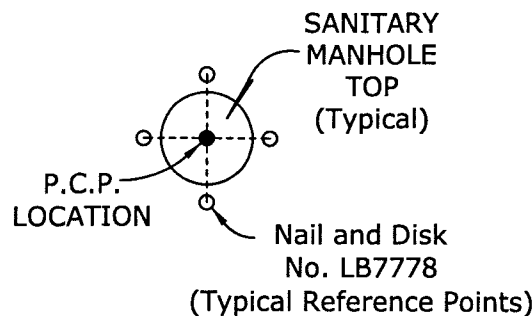
NOTE:

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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

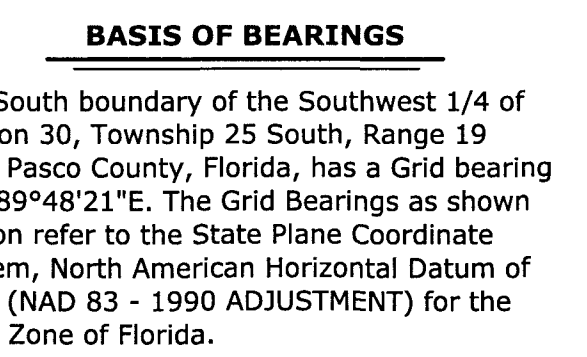


P.C.P. REFERENCE  
DIAGRAM  
(NOT TO SCALE)



**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS  
OF THIS PLAT FOR DETAILED  
LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
 Certificate of Authorization Number LB 7778  
 3010 W. Azelee Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**SHEET 3 OF 8 SHEETS**

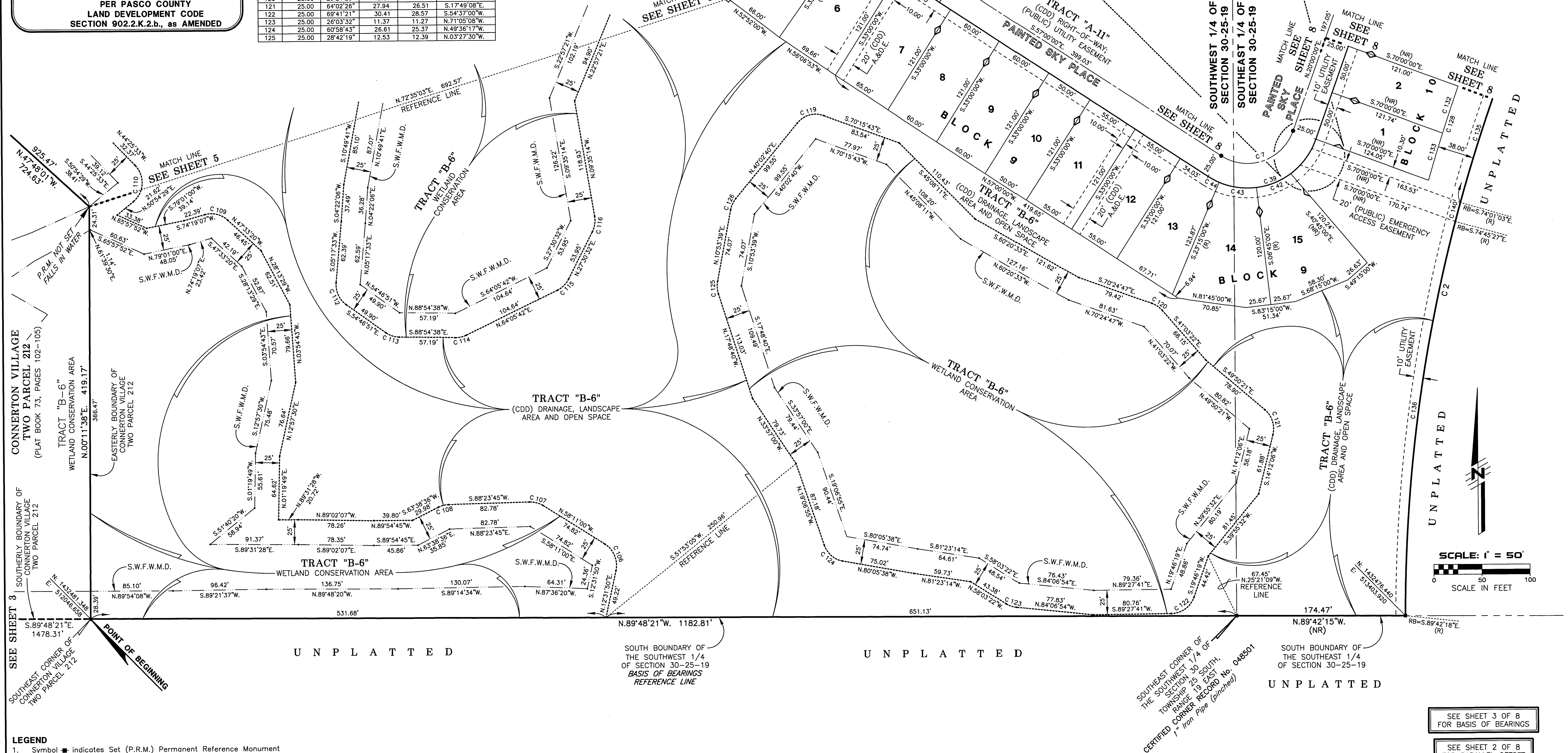
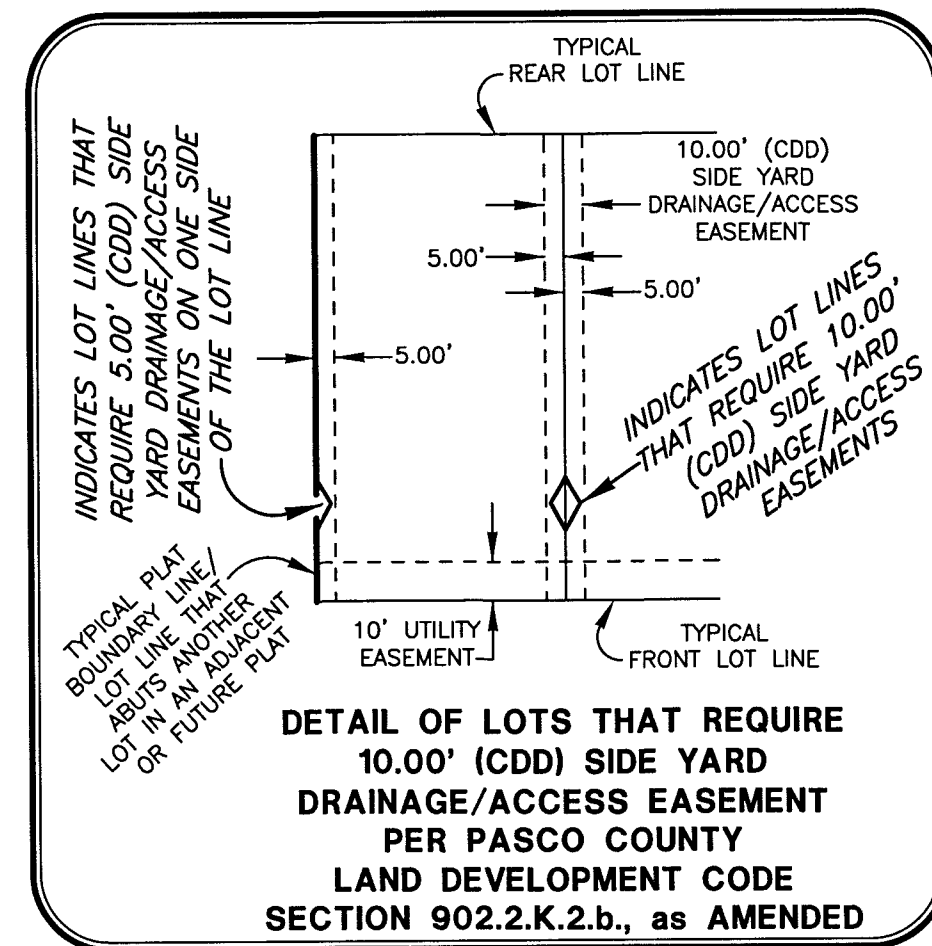
- LEGEND**
1. O.R. – Official Records Book
  2. BL. – Block
  3. (CDD) – Connerton East Community Development District






**CONNERTON VILLAGE 3 PHASE 2A**  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

		CURVE DATA		TABLE		BEARING	
NO.	RADIUS	DELTA	ARC	CHORD	CHORD	BEARING	BEARING
2	1553.00	32°09'24"	871.60	860.21	5.1622°23'W		
6	1000.00	26°00'00"	453.79	449.00	5.1622°23'W		
30	75.00	103°00'00"	89.88	78.26	N.71°30'00"E		
51	75.00	103°00'00"	134.83	113.00	N.71°30'00"E		
41	75.00	33°50'19"	44.29	43.65	S.36°55'09"W		
105	75.00	29°24'41"	38.50	38.08	S.68°32'39"W		
49	75.00	30°00'00"	36.23	36.12	N.81°45'00"W		
40	75.00	09°45'00"	12.76	12.75	S.67°58'12"E		
45	1025.00	26°00'00"	465.13	461.18	N.40°00'00"W		
46	1025.00	02°29'00"	44.43	44.42	N.59°55'30"W		
47	1025.00	03°18'00"	59.04	59.03	N.52°52'00"W		
106	25.00	70°42'50"	25.85	28.93	N.22°49'35"W		
107	25.00	33°25'16"	14.58	14.38	N.74°53'38"W		
108	25.00	24°45'08"	10.80	10.72	S.29°01'32"E		
109	25.00	58°07'32"	25.36	24.29	N.76°31'06"W		
110	25.00	95°20'02"	41.60	36.96	N.03°14'28"E		
112	25.00	60°04'24"	26.21	25.03	S.24°44'39"E		
113	25.00	34°07'44"	14.89	14.67	S.71°50'44"E		
114	25.00	26°59'40"	17.18	11.67	N.77°35'32"E		
115	25.00	36°35'10"	15.69	14.85	N.48°40'07"E		
116	25.00	37°05'46"	16.19	15.90	N.08°57'39"E		
117	25.00	69°41'38"	30.41	28.57	N.74°53'29"E		
120	25.00	29°21'25"	12.81	12.67	S.55°44'05"E		
121	25.00	64°02'26"	20.94	26.51	S.14°37'08"E		
122	25.00	69°41'21"	37.41	28.57	S.54°53'29"E		
123	25.00	103°03'32"	11.27	11.27	N.11°05'00"E		
124	25.00	60°58'43"	28.61	25.37	N.49°38'17"W		
125	25.00	28°42'19"	12.53	12.39	N.03°27'30"W		

		CURVE		TABLE	
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
126	25.00	29°09'00"	12.72	12.58	N.25°28'10"E.
128	1591.00	73°33'50"	210.04	209.88	S.201°56'W.
132	1591.00	01°48'03"	50.01	50.01	S.190°02'W.
133	1591.00	01°48'09"	50.08	50.05	S.172°56'W.
135	1553.00	13°16'42"	414.72	414.79	S.233°71'W.
136	1553.00	14°56'51"	405.15	404.01	S.07°46'07"W.
140	1553.00	04°44'24"	20.06	20.06	S.1°36'45"W.
141	75.00	07°53'37"	10.33	10.32	S.23°56'48"W.
142	75.00	12°56'06"	20.82	20.79	S.35°51'40"W.
143	75.00	10°00'38"	13.10	13.09	S.48°50'01"W.



- ### LEGEND
1. Symbol  indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
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4"x4" Concrete Monument "LB7778", unless otherwise noted.
  3. Symbol  indicates (P.C.P) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
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  6. (RB) indicates reference bearing
  7. O.R. - Official Records Book
  8. (CDD) - Connerton East Community Development District
  9. A.&D.E. - Access and Drainage Easement
  10. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit and/or the United States Army Corps of Engineers (C.O.E.) Permit.

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7778*  
 3010 W. Azelee Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200



## PLAT BOOK PAGE NO.

INDICATES LOT LINES THAT REQUIRE 5.00' (CDD) SIDE YARD DRAINAGE ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE

5.00'

5.00'

5.00'

10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT


INDICATES LOT LINES THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS

10' UTILITY EASEMENT

TYPICAL REAR LOT LINE

TYPICAL FRONT LOT LINE

**SCALE: 1" = 50'**






0 50 100

SCALE IN FEET

SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**SHEET 5 OF 8 SHEETS**

## LEGEND

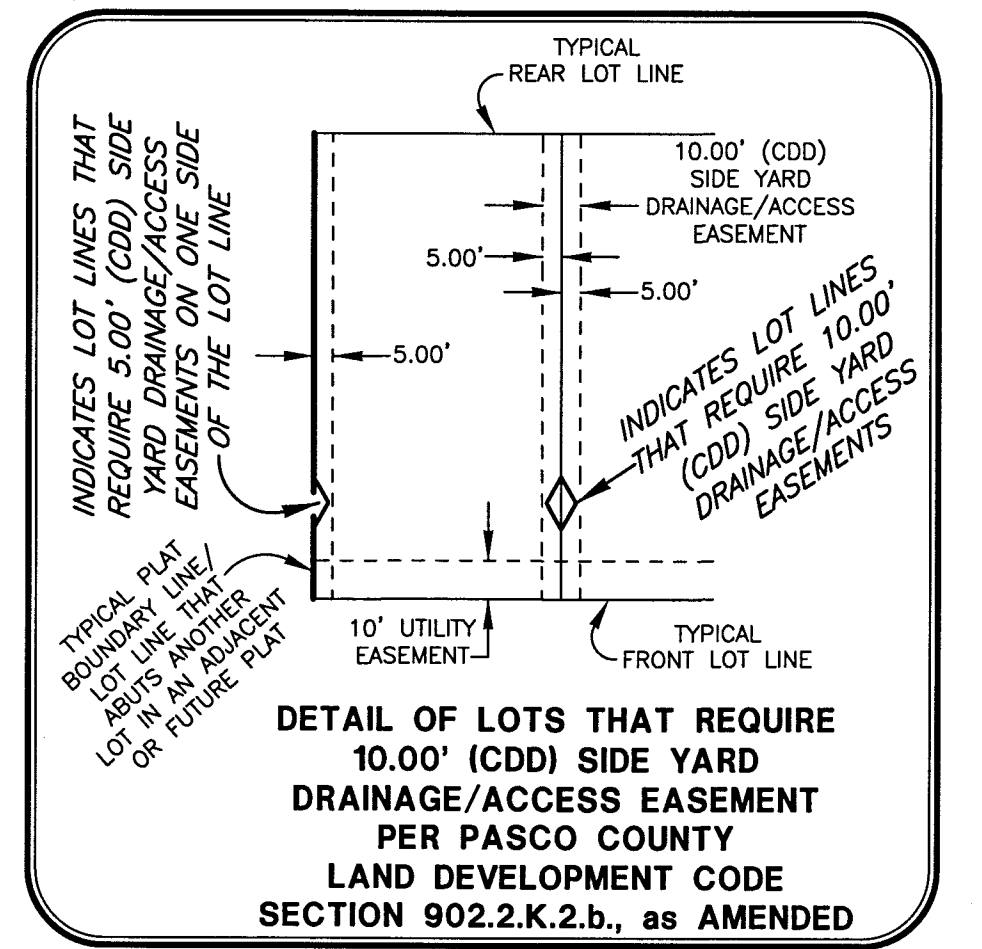
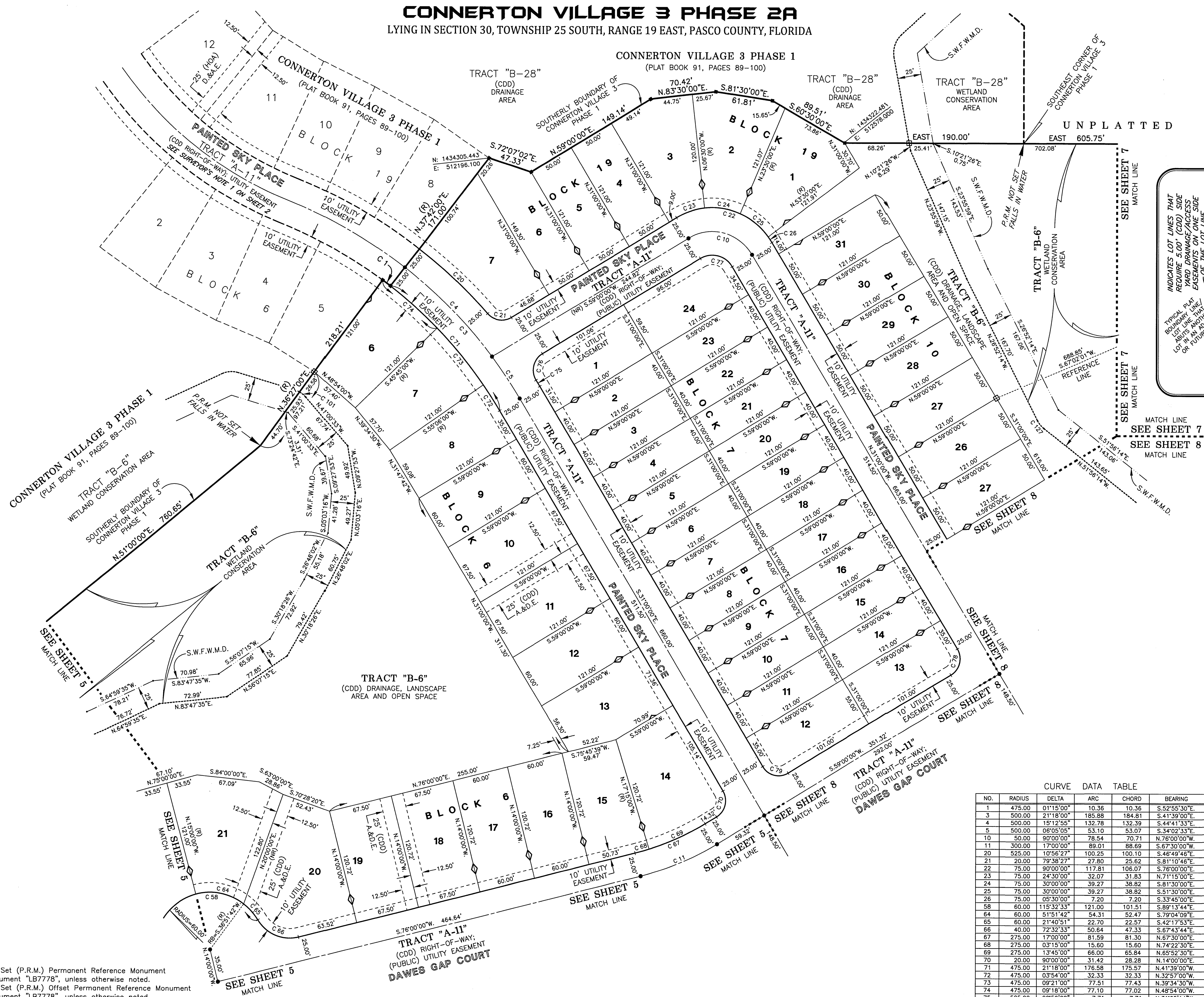
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CONNERTON VILLAGE 3 PHASE 2A  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

94 63



CARDINAL BEARING NOTE:  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	475.00	01°15'00"	10.36	10.36	S.52°55'30"E
3	500.00	21°18'00"	185.88	184.81	S.41°39'00"E
4	500.00	15°12'55"	132.78	132.39	S.34°41'33"E
5	500.00	06°05'05"	53.10	53.07	S.34°02'33"E
10	50.00	90°00'00"	78.54	70.71	N.76°00'00"W
11	300.00	17°00'00"	89.01	88.69	S.67°30'00"W
20	525.00	10°58'27"	100.25	100.10	S.46°49'48"E
21	20.00	79°38'27"	27.80	25.62	S.81°10'46"E
22	75.00	90°00'00"	117.81	108.07	S.76°00'00"E
23	75.00	24°30'00"	32.07	31.83	N.71°15'00"E
24	75.00	30°00'00"	39.27	38.82	S.81°30'00"E
25	75.00	30°00'00"	39.27	38.82	S.51°30'00"E
26	75.00	05°30'00"	7.20	7.20	S.33°45'00"E
58	60.00	115°32'33"	121.00	101.51	S.89°13'44"E
64	75.00	5°51'42"	54.31	52.47	S.79°00'00"E
65	60.00	21°40'51"	22.70	22.57	S.42°17'53"E
66	40.00	72°32'33"	50.64	47.33	S.67°43'44"E
67	275.00	17°00'00"	81.59	81.30	N.67°30'00"E
68	275.00	03°15'00"	15.60	15.60	N.74°22'30"E
69	275.00	13°45'00"	66.00	65.84	N.65°52'30"E
70	20.00	90°00'00"	31.42	28.28	N.14°00'00"E
71	475.00	21°18'00"	178.58	175.97	N.41°39'00"E
72	475.00	03°54'00"	32.33	32.33	N.32°57'00"E
73	475.00	09°21'00"	77.51	77.43	N.39°34'30"W
74	475.00	09°18'00"	77.10	77.02	N.48°54'00"W
75	525.00	00°50'28"	7.71	7.71	N.31°25'14"W
76	20.00	90°50'28"	31.71	28.49	N.13°34'46"E
77	25.00	90°00'00"	39.27	35.36	S.76°00'00"E
78	20.00	90°00'00"	31.42	28.28	S.14°00'00"W
79	20.00	90°00'00"	31.42	28.28	N.76°00'00"W
101	25.00	19°41'17"	8.59	8.55	N.50°51'11"W
127	25.00	25°04'01"	10.94	10.85	N.39°24'14"W

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

- LEGEND
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  - A&D.E. - Access and Drainage Easement
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 8  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

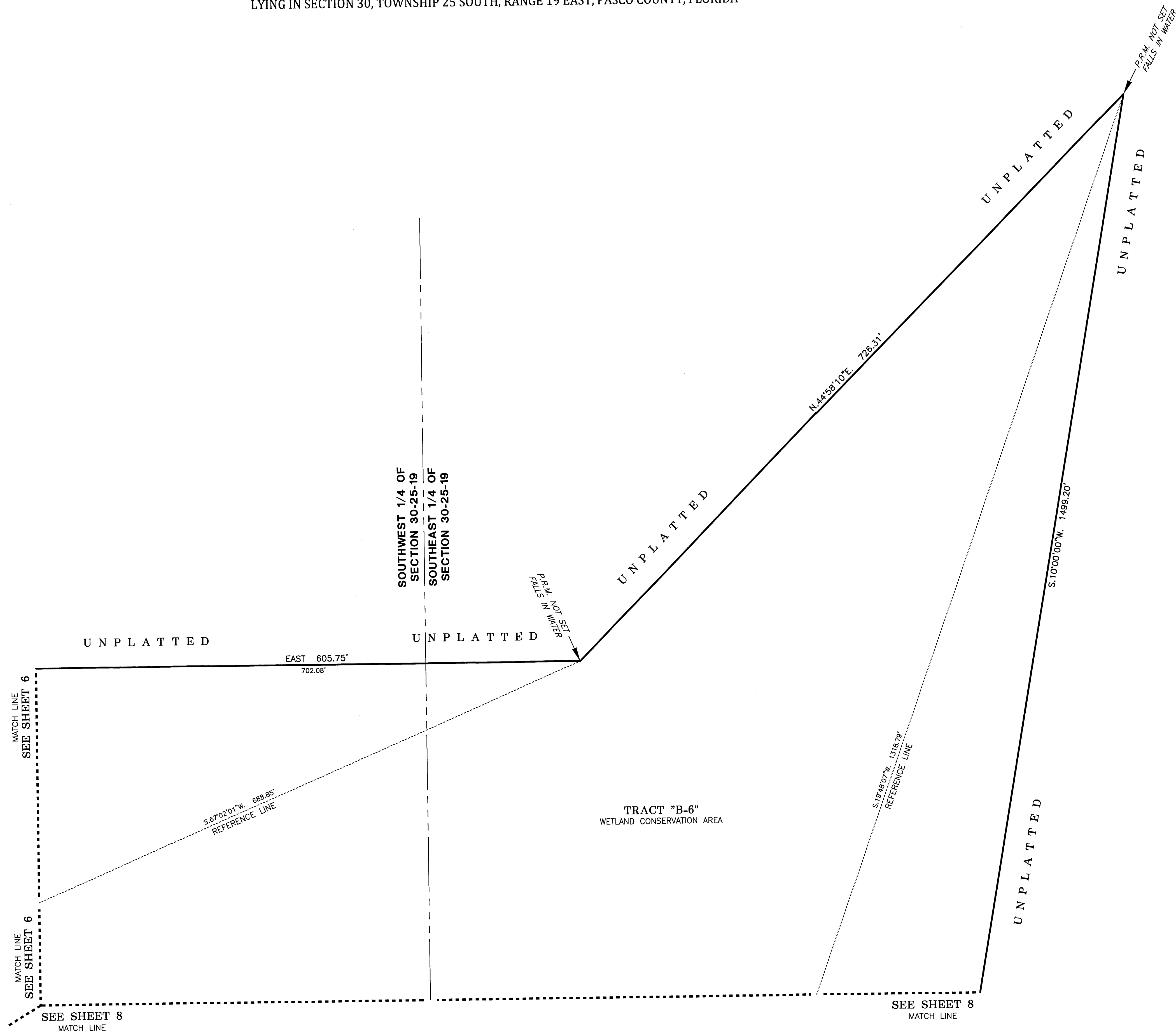
AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azalea Street, Suite 150  
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PHONE (813) 221-5200

SHEET 6 OF 8 SHEETS

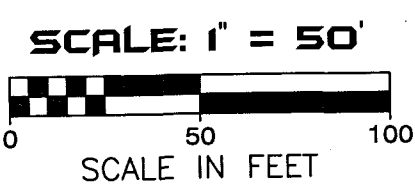
CONNERTON VILLAGE 3 PHASE 2A  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

94 64



**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00\"/>



SEE SHEET 3 OF 8  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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SHEET 7 OF 8 SHEETS

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CONNERTON VILLAGE 3 PHASE 2A  
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

94 65

UNPLATTED

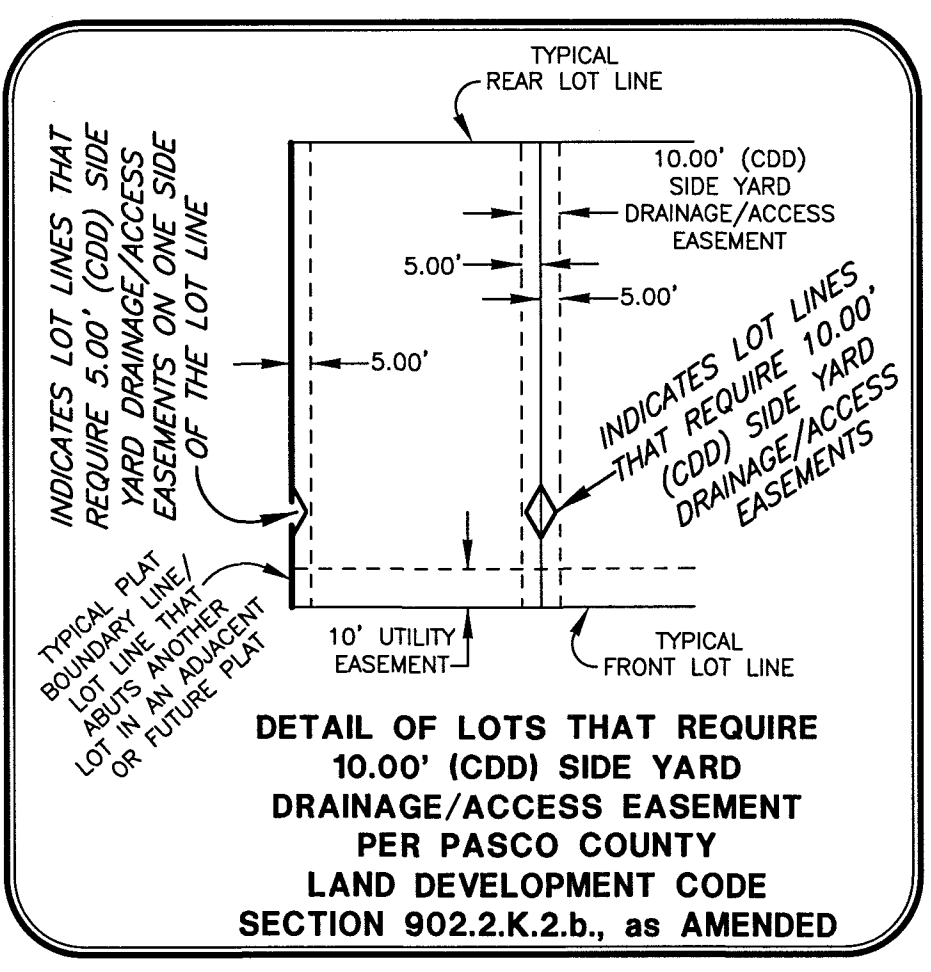
UNPLATTED

MATCH LINE  
SEE SHEET 7

MATCH LINE  
SEE SHEET 7

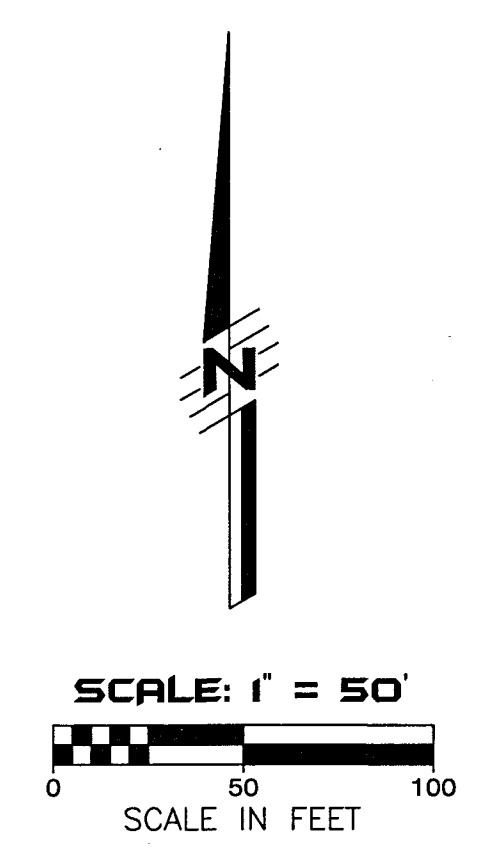
MATCH LINE  
SEE SHEET 7

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
2	1553.00	32°09'24"	871.60	860.21
6	1000.00	26°00'00"	453.79	449.90
7	50.00	103°00'00"	89.88	78.26
8	50.00	77°00'00"	67.20	62.25
9	708.00	26°00'00"	321.28	318.53
27	683.00	26°00'00"	309.94	307.28
28	683.00	01°38'00"	19.47	19.47
29	683.00	05°28'00"	65.17	65.14
30	683.00	05°28'00"	65.17	65.14
31	683.00	04°58'00"	59.21	59.19
32	683.00	04°58'00"	59.21	59.19
33	683.00	03°30'00"	41.72	41.72
34	75.00	77°00'00"	100.79	93.38
35	75.00	10°45'00"	14.07	14.05
36	75.00	34°21'00"	44.96	44.29
37	75.00	30°00'00"	39.27	38.82
38	75.00	01°54'00"	2.49	2.49
80	20.00	90°00'00"	31.42	28.28
81	20.00	90°00'00"	31.42	28.28
82	733.00	26°00'00"	332.62	329.78
83	733.00	03°12'00"	40.94	40.93
84	733.00	03°50'00"	49.04	49.03
85	733.00	03°50'00"	49.04	49.03
86	733.00	03°50'00"	49.04	49.03
87	733.00	03°50'00"	49.04	49.03
88	733.00	03°50'00"	49.04	49.03
89	733.00	03°38'00"	46.48	46.47
90	25.00	77°00'00"	33.60	31.13
91	25.00	103°00'00"	44.94	39.13
92	975.00	26°00'00"	442.44	438.65
93	975.00	03°25'00"	58.14	58.13
94	975.00	03°18'00"	56.15	56.15
95	975.00	03°18'00"	56.15	56.15
96	975.00	03°18'00"	56.15	56.15
97	975.00	03°18'00"	56.15	56.15
98	975.00	03°18'00"	56.15	56.15
99	975.00	03°18'00"	56.15	56.15
100	975.00	02°47'00"	47.36	47.36
128	1591.00	07°33'50"	210.04	209.88
129	1591.00	00°13'27"	6.23	6.23
130	1591.00	01°56'07"	53.74	53.73
131	1591.00	01°48'03"	50.01	50.01
134	1553.00	01°11'40"	32.37	32.37
135	1553.00	15°16'28"	414.02	412.79



- LEGEND**
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SEE SHEET 3 OF 8  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
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Certificate of Authorization Number LB 7778  
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CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 102

LEGAL DESCRIPTION:

A parcel of land lying in Section 19, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 19, run thence along the East boundary of said Southwest 1/4 of Section 19, N.00°09'36"E., 916.92 feet to a point on a curve on the Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, as recorded in Official Records Book 10948, Page 3950, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, Westerly, 585.57 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 11°27'17" (chord bearing S.87°54'52"W., 584.59 feet) to a point on the Easterly boundary of CONNERTON CHARTER SCHOOL AND ROADWAYS, according to the plat thereof, as recorded in Plat Book 90, Pages 105 through 111 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON CHARTER SCHOOL AND ROADWAYS, N.07°18'45"W., 930.84 feet to the Northeast corner of said CONNERTON CHARTER SCHOOL AND ROADWAYS; also being a point on the Easterly boundary of Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Quit Claim Deed, as recorded in Official Records Book 7961, Page 1755, the following four (4) courses: 1) N.06°00'00"E., 790.00 feet; 2) N.70°00'00"W., 465.00 feet; 3) N.48°00'00"W., 465.00 feet; 4) N.31°00'00"W., 357.42 feet to a point on the Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, according to the plat thereof, as recorded in Plat Book 90, Pages 73 through 87 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, EAST, 1795.38 feet; thence S.22°24'00"E., 612.73 feet to a point on a curve; thence Easterly, 18.19 feet along the arc of a curve to the right having a radius of 1525.00 feet and a central angle of 00°41'00" (chord bearing N.67°56'30"E., 18.19 feet); thence S.21°43'00"E., 171.00 feet; thence N.69°20'00"E., 49.62 feet; thence N.71°26'00"E., 49.62 feet; thence N.73°32'00"E., 49.62 feet; thence N.75°38'00"E., 49.62 feet; thence N.77°01'57"E., 50.80 feet; thence N.77°04'00"E., 50.00 feet; thence S.11°58'30"W., 416.78 feet; thence N.68°06'00"W., 58.14 feet; thence N.72°55'00"W., 67.25 feet; thence N.78°05'00"W., 67.25 feet; thence N.82°54'00"W., 81.99 feet; thence SOUTH, 104.02 feet to a point of curvature; thence Southeasterly, 29.56 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 84°41'45" (chord bearing S.42°20'52"E., 26.95 feet) to a point of reverse curvature; thence Easterly, 9.42 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 00°51'48" (chord bearing S.84°15'51"E., 9.42 feet); thence S.06°10'03"W., 50.00 feet to a point on a curve; thence Southeasterly, 409.78 feet along the arc of said curve to the right having a radius of 575.00 feet and a central angle of 40°49'57" (chord bearing S.63°24'58"E., 401.16 feet) to a point of tangency; thence S.43°00'00"E., 119.10 feet to a point of curvature; thence Southerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°00'00"W., 35.36 feet) to a point of tangency; thence S.47°00'00"W., 177.00 feet; thence S.43°00'00"E., 50.00 feet; thence S.47°00'00"W., 14.17 feet; thence S.43°00'00"E., 121.00 feet; thence S.67°38'41"E., 268.61 feet; thence N.54°00'00"E., 555.62 feet; thence S.30°00'00"E., 246.00 feet to a point on a curve; thence Southwesterly, 850.04 feet along the arc of a curve to the left having a radius of 2053.00 feet and a central angle of 23°43'24" (chord bearing S.30°08'18"W., 843.98 feet) to a point on the aforesaid Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard; thence along said Northerly boundary of the (Public) Right-of-Way for Connerton Boulevard, the following nine (9) courses: 1) continue Southwesterly, 24.99 feet along the arc of said curve to the left having the same radius of 2053.00 feet and a central angle of 00°41'50" (chord bearing S.17°55'41"W., 24.99 feet) to a point of reverse curvature; 2) Southwesterly, 35.96 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 82°25'14" (chord bearing S.58°47'23"W., 32.94 feet) to a point of tangency; 3) N.80°00'00"W., 106.71 feet to a point of curvature; 4) Westerly, 465.16 feet along the arc of a curve to the left having a radius of 3071.00 feet and a central angle of 08°40'43" (chord bearing N.84°20'21"W., 464.72 feet) to a point of reverse curvature; 5) Northwesterly, 38.74 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°46'43" (chord bearing N.44°17'21"W., 34.98 feet); 6) S.89°56'36"W., 93.00 feet to a point on a curve; 7) Southwesterly, 38.65 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 88°34'30" (chord bearing S.44°23'15"W., 34.91 feet) to a point of reverse curvature; 8) Westerly, 451.83 feet along the arc of a curve to the left having a radius of 3071.00 feet and a central angle of 08°25'48" (chord bearing S.84°27'36"W., 451.43 feet) to a point of reverse curvature; 9) Westerly, 99.28 feet along the arc of a curve to the right having a radius of 2929.00 feet and a central angle of 01°56'32" (chord bearing S.81°12'58"W., 99.28 feet) to the **POINT OF BEGINNING**.

Containing 95.902 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands shown hereon, hereby states and declares that it is the fee simple owner of all lands referenced as CONNERTON VILLAGE 4 PHASE 2A, as described in the legal description on this plat, and makes the following dedications:

- Owner hereby grants, conveys and dedicates TRACT "A-10" (CDD Right-of-way), as shown hereon to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- Owner hereby reserves fee title to TRACTS "B-23", "B-27", "B-27A", "B-30", "B-30A" and "B-31", as shown hereon for conveyance by the Owner to the District by separate instrument, subsequent to the recording of this plat. TRACTS "B-23", "B-27", "B-27A", "B-30", "B-30A" and "B-31", shall be maintained by owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Sideyard Drainage and Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.
- Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), TRACT "Z-7" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, an easement on, over and under TRACT "Z-7" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-7" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- Owner hereby grants, conveys to the County, a perpetual easement for ingress and egress over and across TRACT "A-10" (CDD Right-of-way), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, cable television utilities, water, sewer and utility purposes and other purposes incidental thereto, over and across TRACT "A-10" (CDD Right-of-way), as shown hereon.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner hereby reserves for the benefit of, and grants to the District title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

Nathan Holt  
Nathan Holt, Authorized Signatory

Dustin Potter  
Printed Name

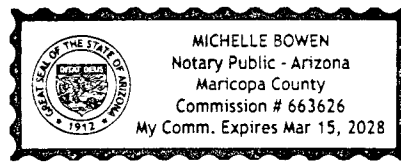
Eric Pearce  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

I hereby certify on this 19<sup>th</sup> day of April, 2024, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification, who has identified themselves 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 County of Maricopa, Arizona, the day and year aforesaid.

Michelle Bowen  
Notary Public, State of Florida at Large  
Michelle Bowen  
(Printed Name of Notary)



My Commission expires:  
March 15 2028  
Commission Number:  
063626

CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 1<sup>st</sup> day of May, 2024 and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

Kelly Evans,  
Chairman, Board of Supervisors

Heather Meyer  
Printed Name

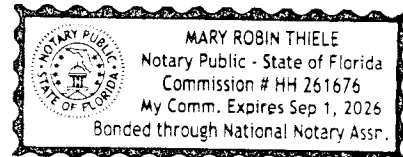
Alexandra Maley  
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 1<sup>st</sup> day of May, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, known to me as the person described in and who executed the foregoing Certificate of Acceptance 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 Hillsborough County, Florida, the day and year aforesaid.

Mary Robin Thiele  
Notary Public, State of Florida at Large  
Mary Robin Thiele  
(Printed Name of Notary)



My Commission expires: Sept. 1, 2026  
Commission Number: HH 261676

PROPERTY INFORMATION

STATE OF FLORIDA }  
COUNTY OF PASCO }

We, Lennar Title Inc., a Maryland corporation, as Agent for Doma Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, Doma File No. 2023-01867-FL (REV3), and based on said report find that the title of the property is vested in LNR3 AIV LLC, a Delaware limited liability company and that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in said Property Information Report, Doma File No. 2023-01867-FL (REV3).

This the 30<sup>th</sup> day of April, 2024.

Lennar Title Inc., a Maryland corporation

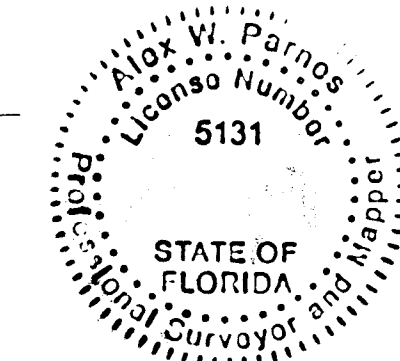
By: Catherine P. Mueller, Esq.  
Name: Catherine P. Mueller, Esq.  
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 23<sup>rd</sup> day of July, 2024.

Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 6<sup>th</sup> day of August, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald E. Oakley  
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 7<sup>th</sup> day of August, 2024, in Plat Book 95, Page(s) 102-111.

Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 30th day of August, 2022, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 20<sup>th</sup> day of April, 2024.

AMERRITT, INC.  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE: (813) 221-5200  
Job No. AM-LCF-CV-031  
File: P:\Connerton\illage 4 Phase 1\CONNERTON-4PH-24-01

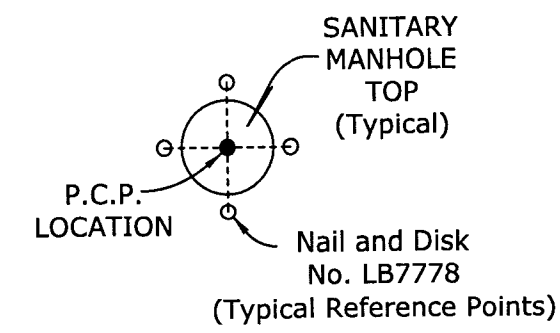
SHEET 1 OF 10 SHEETS

CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 103

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**P.C.P. REFERENCE  
DIAGRAM**  
(NOT TO SCALE)

The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to 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.

Originating Coordinates: Stations "W15 049" and "W19 063"

NOTE:

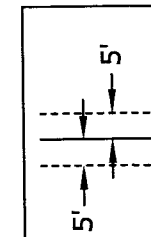
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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 this county.

NOTE:

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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-10"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	5.895 Ac.±
TRACT "B-23"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	54.707 Ac.±
TRACT "B-27"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	13.492 Ac.±
TRACT "B-27A"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	2.467 Ac.±
TRACT "B-30"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.111 Ac.±
TRACT "B-30A"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.083 Ac.±
TRACT "B-31"	(CDD) PARK AREA	2.233 Ac.±
TRACT "Z-7"	(PUBLIC) PUMP STATION SITE	0.070 Ac.±



CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

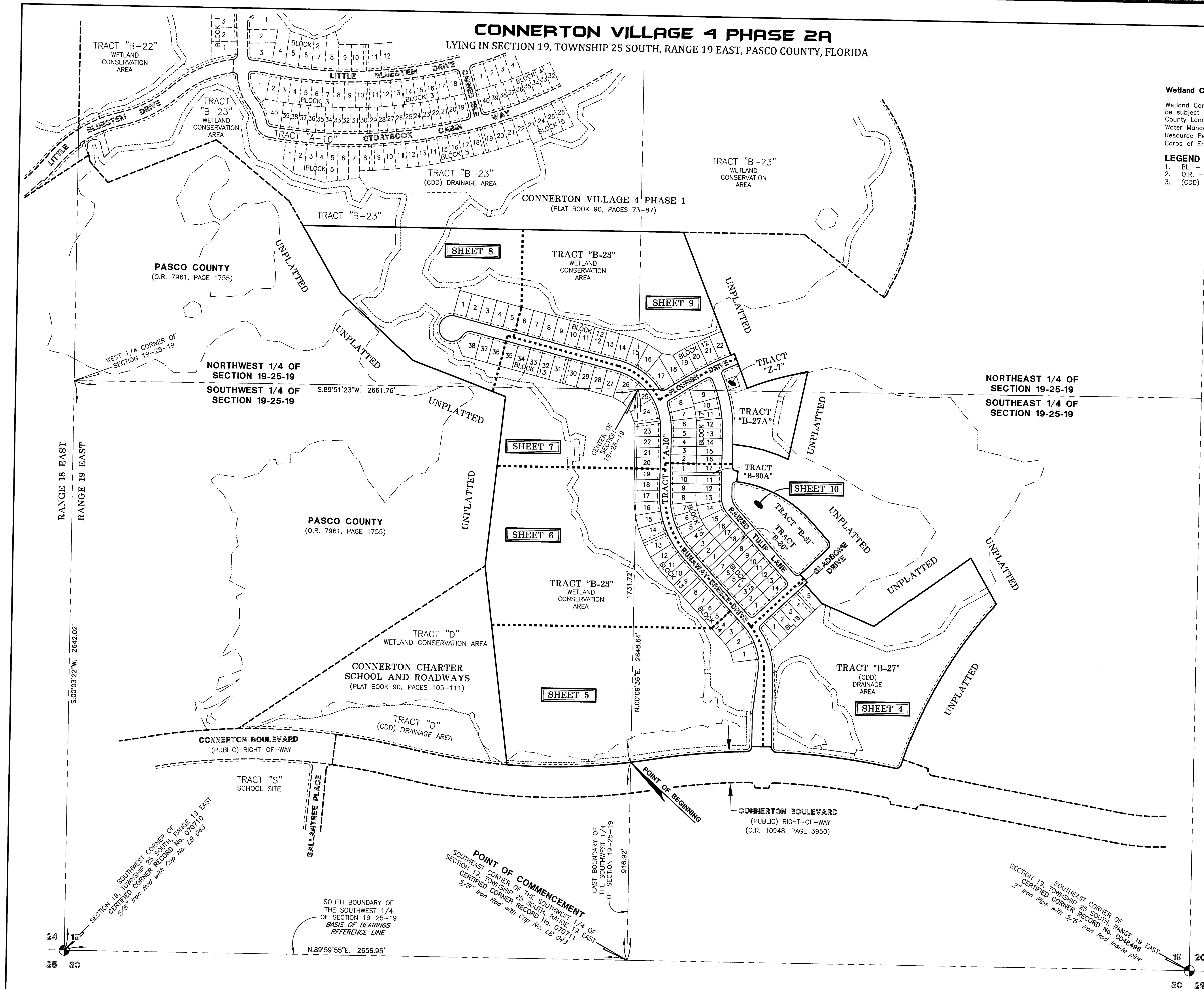
95 104

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LEGEND

1. BL. - Block
2. O.R. - Official Records Book
3. (CDD) - Connerton East Community Development District



BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of N.89°59'55"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

SCALE: 1" = 200'

SCALE IN FEET

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

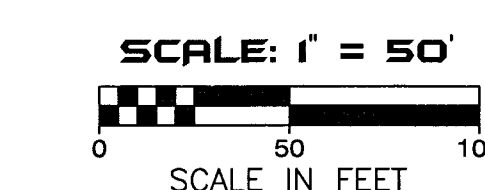
SHEET 3 OF 10 SHEETS

95 105

**SHEET 4 OF 10 SHEETS**



PLAT BOOK	PAGE NO.
95	106



SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS.

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7*  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**SHEET 5 OF 10 SHE**

## PLAT BOOK PAGE NO.

INDICATES LOT LINES THAT REQUIRE 5.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS ON ONE SIDE OF THE LOT LINE

TYPICAL REAR LOT LINE

10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT

5.00'

5.00'

5.00'

INDICATES LOT LINES THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS

10' UTILITY EASEMENT

TYPICAL FRONT LOT LINE

TYPICAL PLAY BOUNDARY LINE  
 LOT LINE NUMBER  
 LIBRITS IN A QUADANT  
 OR FUTURE PLAT

**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**



SEE SHEET 3 OF 10  
OR BASIS OF BEARINGS

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE




**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH	- N.00°00'00"E.
SOUTH	- S.00°00'00"W.
EAST	- N.90°00'00"E.
WEST	- N.90°00'00"W.

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7778*  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**SHEET 6 OF 10 SHEETS**

## LEGEND

1. Symbol  indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol  indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol  indicates (P.C.P) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. - Official Records Book
8. (TYP) - Typical
9. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
10. H.O.A - Homeowners Association
11. (CDD) - Connerton East Community Development District
12. L.A.&O.S. - Landscape Area and Open Space




**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



		CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
20	300.00	76°00'00"	397.94	369.40	N.38°00'00"W.
21	300.00	2722°04"	143.30	141.94	N.13°41'02"W.
22	300.00	48°37'56"	25.75	247.06	N.5°14'11"W.
23	1500.00	0°30'00"	263.98	263.94	N.63°14'30"E.
24	1500.00	05°31'14"	144.53	144.47	N.60°57'37"E.
25	1500.00	04°33'46"	119.46	119.42	N.66°00'00"E.
26	592.00	28°52'54"	298.42	295.27	S.14°26'27"E.
29	275.00	08°42'00"	41.76	41.72	N.04°21'00"E.
40	275.00	20°08'00"	110.39	109.65	N.20°12'00"E.
41	275.00	21°18'00"	97.43	96.82	N.21°15'00"E.
42	275.00	21°18'00"	97.43	96.82	N.62°59'00"E.
43	275.00	02°42'00"	17.76	17.76	N.74°09'00"E.
59	1475.00	03°46'39"	71.50	71.49	S.66°53'41"W.
60	20.00	90°05'29"	31.45	28.31	S.20°27'36"W.
61	617.00	12°18'48"	24.91	24.91	S.23°26'44"E.
62	617.00	04°39'40"	50.01	50.00	S.19°02'00"E.
63	617.00	22°01'22"	21.79	21.79	S.16°36'36"E.
64	617.00	15°36'15"	168.04	167.52	S.07°48'07"E.
65	567.00	02°33'32"	83.05	82.87	N.20°06'46"E.
66	20.00	93°43'54"	32.72	29.19	N.71°10'29"W.
67	1475.00	03°45'34"	26.78	96.76	S.60°04'47"E.
68	20.00	78°36'05"	97.44	25.34	S.18°53'57"W.
69	325.00	06°06'05"	54.11	54.59	S.17°12'25"E.
70	325.00	06°42'00"	38.00	37.98	S.10°57'00"E.
71	325.00	06°42'00"	38.00	37.98	S.04°15'00"E.
72	325.00	05°04'00"	5.11	5.11	S.00°27'00"E.
92	25.00	51°31'53"	22.48	21.73	S.21°52'24"E.
111	567.00	05°04'00"	8.91	8.91	N.00°27'00"W.
112	567.00	05°05'00"	50.30	50.29	N.03°06'00"E.
113	567.00	04°58'00"	49.13	49.13	S.05°28'00"E.
114	567.00	04°58'00"	49.15	49.13	N.13°26'00"E.
115	617.00	17°37'40"	189.83	189.08	S.08°48'50"E.

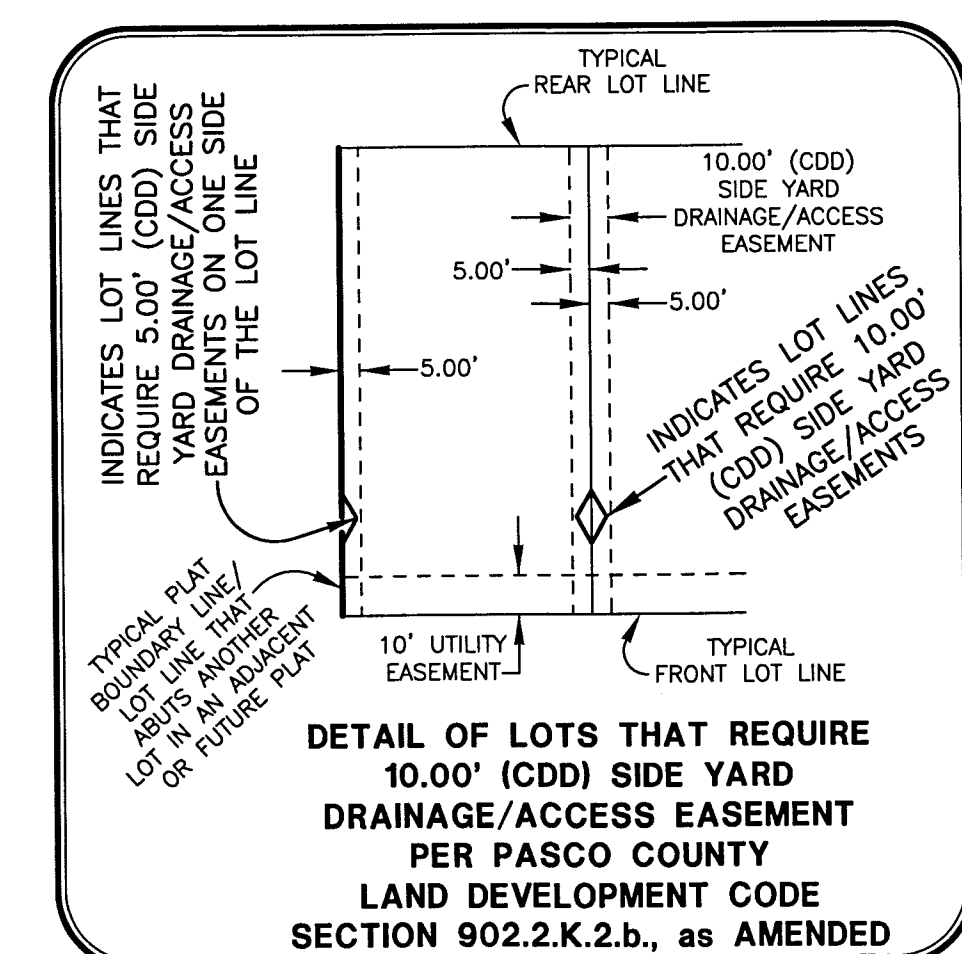
## LEGEND

1. Symbol  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol  indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol  indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. - Official Records Book
8. (TYP) - Typical
9. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
10. (HOA) - Homeowners Association
11. (CDD) - Connerton East Community Development District
12. (P)P.S.S. - (Public) Pump Station Site
13. (CDD) R/W: (PUJ.E) - (CDD) Right-of-Way; (Public) Utility Easement


**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



SCALE: 1" = 50'



0 50 100

SCALE IN FEET

SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS

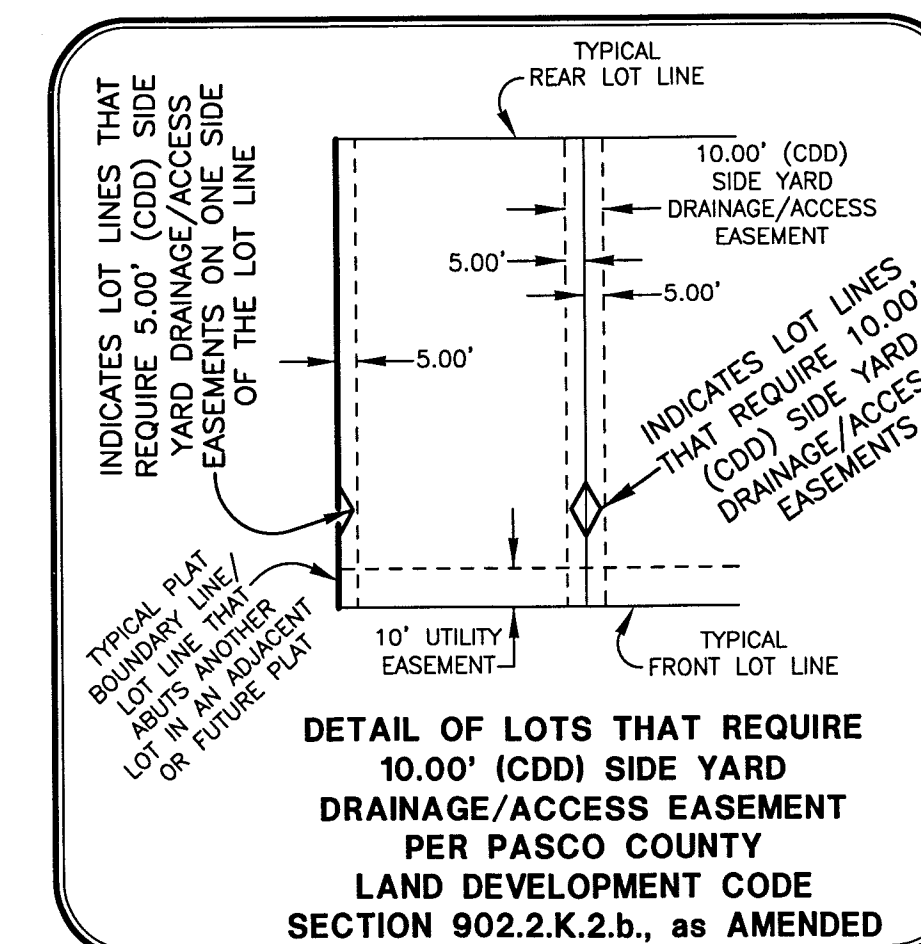
SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7778*  
 3010 W. Azelee Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
44	40.00	72°32'44"	50.65	47.33	S.67°43'38"W.
45	60.00	36°25'30"	38.15	37.51	S.49°40'02"W.
46	60.00	89°50'51"	94.09	84.75	N.67°11'47"W.
47	60.00	116°40'45"	122.19	102.15	N.36°04'01"E.
48	60.00	09°35'36"	10.05	10.04	S.80°47'48"E.



SCALE: 1" = 50'

0 50 100  
SCALE IN FEET

SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

SHEET 8 OF 10 SHEETS

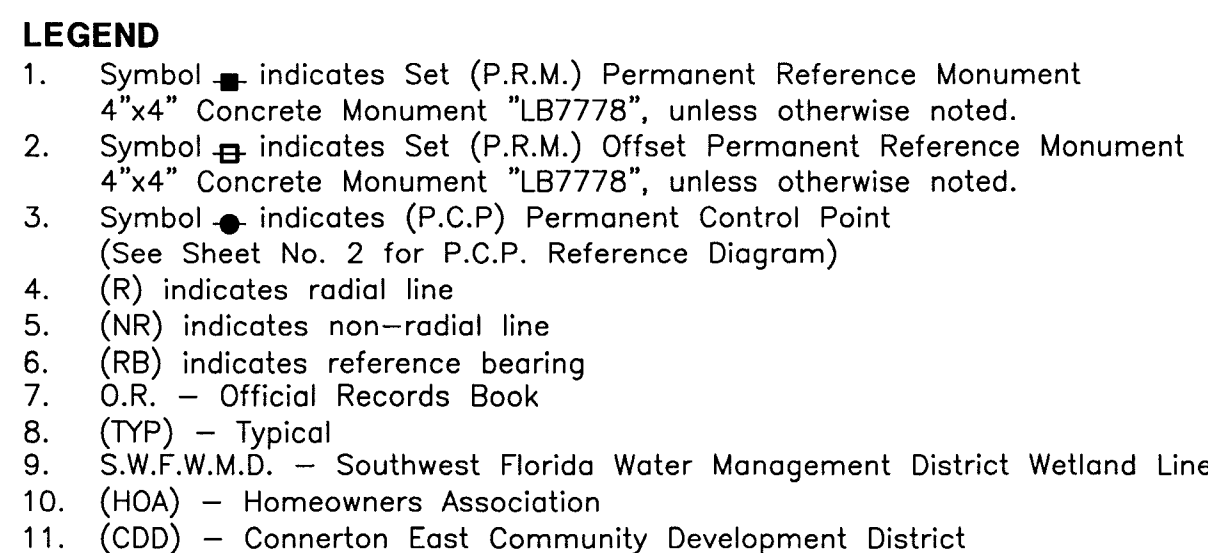
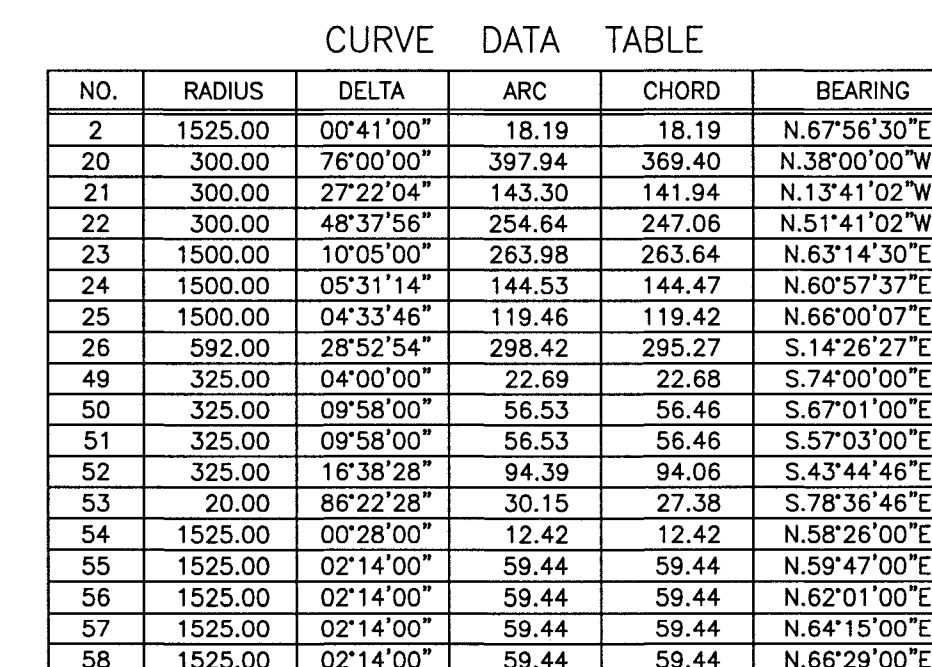
- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
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  - L.A.&O.S. - Landscape Area and Open Space
  - (CDD) R/W; (P)U.E. - (CDD) Right-of-Way; (Public) Utility Easement

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



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Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

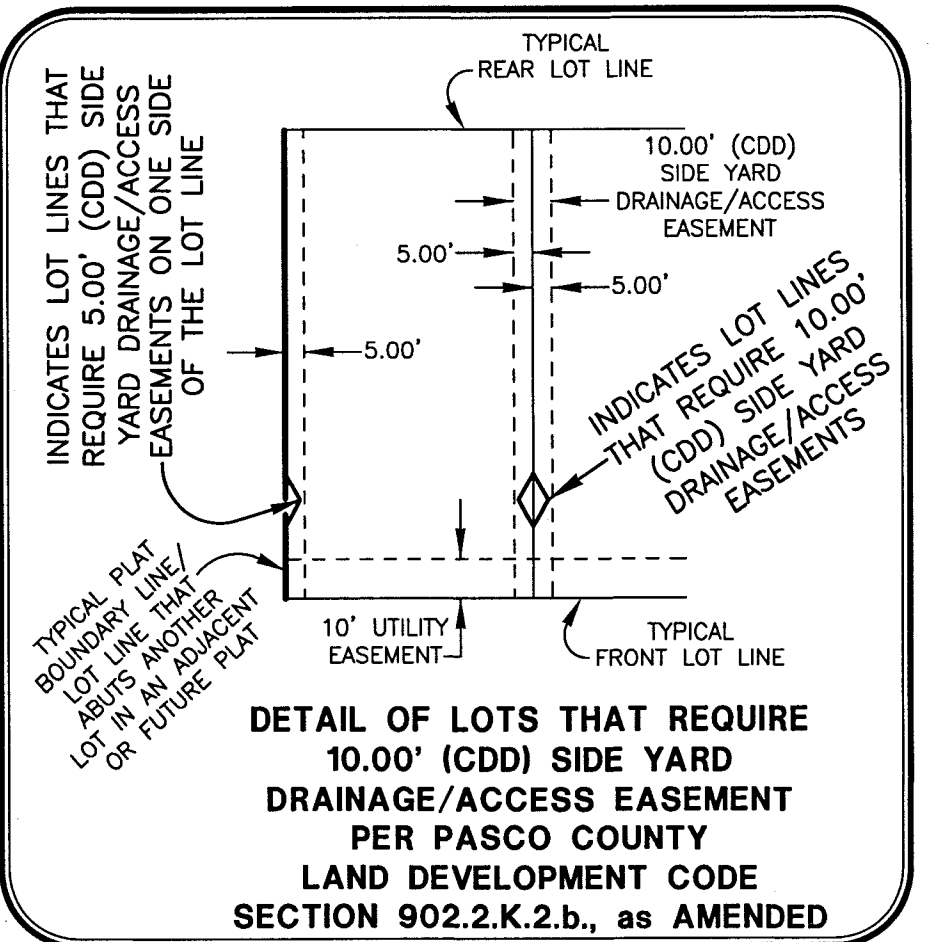
**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7778*  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

CONNERTON VILLAGE 4 PHASE 2A  
LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

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LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- (TYP) - Typical
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
- (HOA) - Homeowners Association
- (CDD) - Connerton East Community Development District
- L.A.&O.S. - Landscape Area and Open Space

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

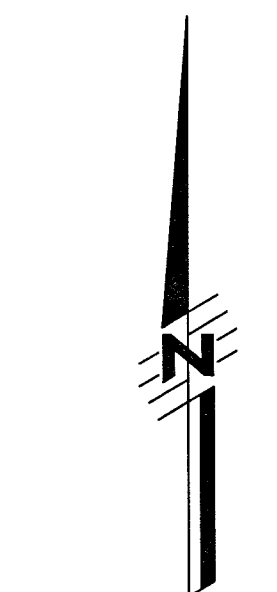
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	300.00	43°06'00"	225.67	220.39	N.21°27'00"W.
17	300.00	38°38'00"	202.28	198.47	N.19°13'00"W.
18	300.00	04°28'00"	23.39	23.38	N.40°46'00"W.
19	392.00	43°00'00"	294.19	287.34	N.21°30'00"W.
73	367.00	06°51'00"	43.88	43.85	S.03°25'30"E.
74	367.00	08°48'00"	56.37	56.31	S.11°15'00"E.
75	367.00	08°48'00"	56.37	56.31	S.20°03'00"E.
76	367.00	08°48'00"	56.37	56.31	S.28°51'00"E.
77	367.00	09°45'00"	62.45	62.38	S.38°07'30"E.
78	20.00	90°00'00"	31.42	28.28	S.88°00'00"E.
100	20.00	84°41'45"	29.56	26.95	S.42°20'52"E.
101	625.00	00°51'48"	9.42	9.42	S.84°15'51"E.
102	575.00	40°49'57"	409.78	401.16	S.63°24'58"E.
103	25.00	90°00'00"	39.27	35.36	S.02°00'00"W.
104	20.00	90°00'00"	31.42	28.28	N.88°00'00"W.
105	75.00	43°00'00"	56.29	54.98	N.21°30'00"W.
106	20.00	96°10'03"	33.57	29.76	N.48°05'02"E.
107	20.00	90°00'00"	31.42	28.28	N.02°00'00"E.
108	125.00	16°00'00"	34.91	34.79	N.35°00'00"W.
109	125.00	16°00'00"	34.91	34.79	N.19°00'00"W.
110	125.00	11°00'00"	24.00	23.96	N.05°30'00"W.
115	100.00	43°00'00"	75.05	73.30	S.21°30'00"E.
116	600.00	04°46'14"	49.96	49.94	S.86°13'04"E.

CARDINAL BEARING NOTE:

Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.



SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 10  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azule Street, Suite 150  
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SHEET 10 OF 10 SHEETS



CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

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LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Northeast corner of CONNERTON VILLAGE 4 PHASE 2A, according to the plat thereof, as recorded in Plat Book 95, Pages 102 through 111 inclusive, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, according to the plat thereof, as recorded in Plat Book 90, Pages 73 through 87 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Southerly boundary of CONNERTON VILLAGE 4 PHASE 1, the following two (2) courses: 1) EAST, 574.57 feet; 2) S.53°26'00"E., 480.24 feet to a point on a curve; thence along the Easterly boundary of said CONNERTON VILLAGE 4 PHASE 1, the following four (4) courses: 1) Northeasterly, 18.87 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 02°53'00" (chord bearing N.35°07'30"E., 18.87 feet); 2) N.25°58'16"E., 48.40 feet to a point on a curve; 3) Northerly, 912.00 feet along the arc of a curve to the left having a radius of 770.00 feet and a central angle of 67°51'44" (chord bearing N.03°49'08"W., 859.62 feet); 4) N.52°15'00"E., 524.99 feet to a point on the Southerly boundary of the property described in and referred to as Purchase Property S.W.F.W.M.D. Preserve Part II in Special Warranty Deed, as recorded in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Purchase Property S.W.F.W.M.D. Preserve Part II, the following six (6) courses: 1) S.51°50'00"E., 203.93 feet; 2) S.65°30'00"E., 320.00 feet; 3) S.81°50'00"E., 145.00 feet; 4) N.80°00'00"E., 580.00 feet; 5) N.70°00'00"E., 585.00 feet; 6) N.56°38'20"E., 498.21 feet; thence S.61°44'22"E., 129.51 feet; thence S.30°27'03"W., 353.76 feet to a point of curvature; thence Southwesterly, 728.89 feet along the arc of a curve to the right having a radius of 1938.00 feet and a central angle of 21°32'57" (chord bearing S.41°13'31"W., 724.60 feet) to a point of tangency; thence S.52°00'00"W., 524.24 feet to a point of curvature; thence Southwesterly, 741.42 feet along the arc of a curve to the left having a radius of 1062.00 feet and a central angle of 40°00'00" (chord bearing S.32°00'00"W., 726.45 feet) to a point of tangency; thence S.12°00'00"W., 271.72 feet to a point of curvature; thence Southwesterly, 495.85 feet along the arc of a curve to the right having a radius of 947.00 feet and a central angle of 30°00'00" (chord bearing S.27°00'00"W., 490.20 feet) to a point of tangency; thence S.42°00'00"W., 530.00 feet to a point on the Easterly boundary of the aforesaid plat of CONNERTON VILLAGE 4 PHASE 2A; thence along said Easterly boundary of CONNERTON VILLAGE 4 PHASE 2A, the following twenty-eight (28) courses: 1) N.30°00'00"W., 246.00 feet; 2) S.54°00'00"W., 555.62 feet; 3) N.67°38'11"W., 268.61 feet; 4) N.43°00'00"W., 121.00 feet; 5) N.47°00'00"E., 14.17 feet; 6) N.43°00'00"W., 50.00 feet; 7) N.47°00'00"E., 177.00 feet to a point of curvature; 8) Northerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.02°00'00"E., 35.36 feet) to a point of tangency; 9) N.43°00'00"W., 119.10 feet to a point of curvature; 10) Northwesterly, 409.78 feet along the arc of a curve to the left having a radius of 575.00 feet and a central angle of 40°49'57" (chord bearing N.63°24'58"W., 401.16 feet); 11) N.06°10'03"E., 50.00 feet to a point on a curve; 12) Westerly, 9.42 feet along the arc of said curve to the left having a radius of 625.00 feet and a central angle of 00°51'48" (chord bearing N.84°15'51"W., 9.42 feet) to a point of reverse curvature; 13) Northwesterly, 29.56 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 84°41'45" (chord bearing N.42°20'52"W., 26.95 feet) to a point of tangency; 14) NORTH, 104.02 feet; 15) S.82°54'00"E., 81.99 feet; 16) S.78°05'00"E., 67.25 feet; 17) S.72°55'00"E., 67.25 feet; 18) S.68°06'00"E., 58.14 feet; 19) N.11°58'30"E., 416.78 feet; 20) S.77°04'00"W., 50.00 feet; 21) S.77°01'57"W., 50.80 feet; 22) S.75°38'00"W., 49.62 feet; 23) S.73°32'00"W., 49.62 feet; 24) S.71°26'00"W., 49.62 feet; 25) S.69°20'00"W., 49.62 feet; 26) N.21°43'00"W., 171.00 feet to a point on a curve; 27) Westerly, 18.19 feet along the arc of a curve to the left having a radius of 1525.00 feet and a central angle of 00°41'00" (chord bearing S.67°56'30"W., 18.19 feet); 28) N.22°24'00"W., 612.73 feet to the **POINT OF BEGINNING**.

Containing 101.112 acres, more or less.


CERTIFICATE OF OWNERSHIP AND DEDICATION:


LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida (the "Owner"), as the fee simple owner of all lands shown hereon, hereby states and declares that it is the fee simple owner of all lands referenced as CONNERTON VILLAGE 4 PHASES 2B AND 2C, as described in the legal description on this plat, and makes the following dedications:

- Owner hereby grants, conveys and dedicates TRACTS "A-10" and "A-10A" (CDD Rights-of-ways), as shown hereon to the Connerton East Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- Owner hereby reserves fee title to TRACTS "B-23", "B-24", "B-27" and "B-32", as shown hereon for conveyance by the Owner to the District by separate instrument, subsequent to the recording of this plat. TRACTS "B-23", "B-24", "B-27" and "B-32", shall be maintained by owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Sideyard Drainage and Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.
- Owner hereby grants, conveys to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACTS "A-10" and "A-10A" (CDD Rights-of-ways), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive easement for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, cable television utilities, water, sewer and utility purposes and other purposes incidental thereto, over and across TRACTS "A-10" and "A-10A" (CDD Rights-of-ways), as shown hereon.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner hereby reserves for the benefit of, and grants to the District title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

OWNER - LNR3 AIV LLC, a Delaware limited liability company, authorized to do business in the State of Florida

  
Nathan Holt, Authorized Signatory

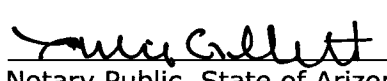
  
Witness  
Dustin Potter  
Printed Name

  
Witness  
Meredith Layton  
Printed Name

ACKNOWLEDGEMENT: State of Arizona, County of Maricopa

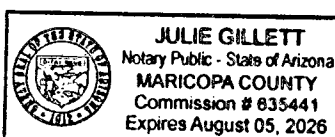
I hereby certify on this 14 day of August, 2024, before me personally appeared by means of physical presence, Nathan Holt, as Authorized Signatory of LNR3 AIV LLC, a Delaware limited liability company, ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification, who has identified themselves 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 County of Maricopa, Arizona, the day and year aforesaid.

  
Notary Public, State of Arizona at Large

My Commission expires: 08/05/2026

Julie Gillett  
(Printed Name of Notary)

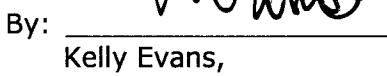


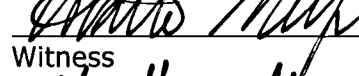
Commission Number: 635441


CERTIFICATE OF ACCEPTANCE:

Of the CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT

The dedication to CONNERTON EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of the Connerton East Community Development District by their Board of Supervisors this 13 day of August, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By:   
Kelly Evans,  
Chairman, Board of Supervisors

  
Witness  
Heather Meyer  
Printed Name

  
Witness  
Brian G. Spera  
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 13 day of August, 2024, before me personally appeared by means of physical presence, Kelly Evans, as Chairman, Board of Supervisors of Connerton East Community Development District, ☒ personally known to me or ☐ who has produced N/A as identification, who has identified themselves as the person described in and who executed the foregoing Certificate of Acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

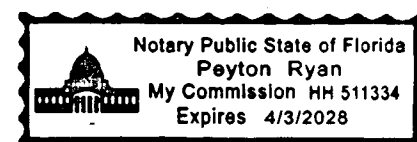
Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

  
Notary Public, State of Florida at Large

My Commission expires: 4/3/28

Commission Number: HH 511334

PEYTON RYAN  
(Printed Name of Notary)



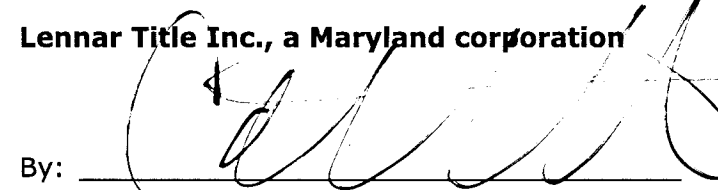
PROPERTY INFORMATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

We, Lennar Title Inc., a Maryland corporation, as Agent for Doma Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, Doma File No. 2023-03929-FL (REV2), and based on said report find that the title of the property is vested in LNR3 AIV LLC, a Delaware limited liability company and that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in said Property Information Report, Doma File No. 2023-03929-FL (REV2).

This the 15<sup>th</sup> day of August, 2024.

Lennar Title Inc., a Maryland corporation

By:   
Name: Catherine P. Mueller, Esq.  
Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 26<sup>th</sup> day of August, 2024

  
Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 3rd day of September, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

  
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 4th day of September, 2024, in Plat Book 96, Page(s) 36-48.

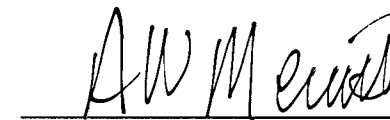
By:   
Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 12th day of February, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

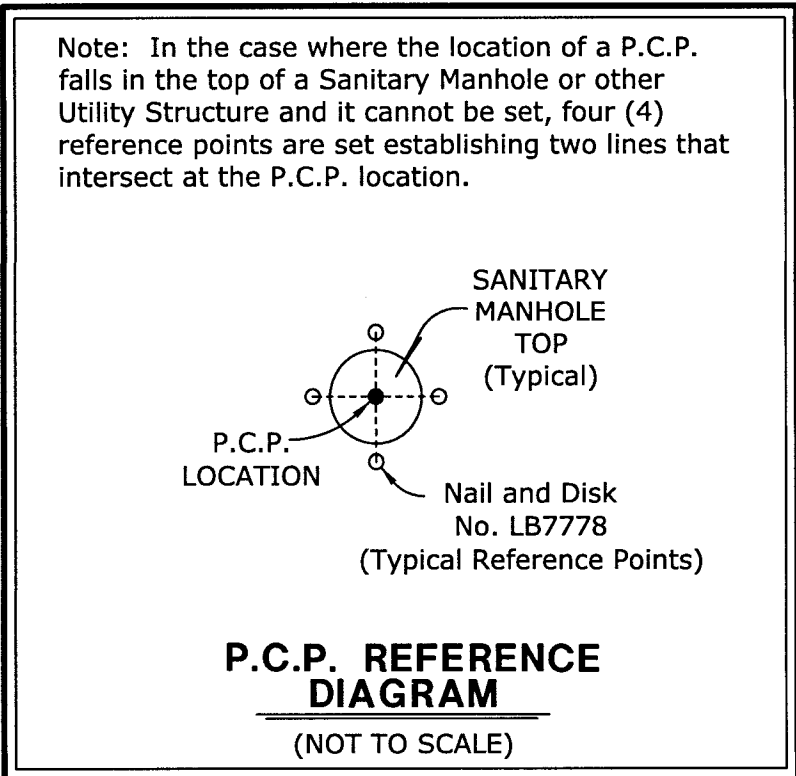
Signed and Sealed this 13<sup>th</sup> day of August, 2024

**AMERRITT, INC.**  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No. AM-LCF-CV-038  
File: P:\Connerton\1\Phase 1\CONNERTON-4PH-2B-2C-01

CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I 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.

Originating Coordinates: Stations "W15 049" and "W19 063"

NOTE:  
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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 this county.

NOTE:  
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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

TRACT DESIGNATION TABLE		
TRACT	DESIGNATION	ACREAGE
TRACT "A-10"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	7.540 Ac.±
TRACT "A-10A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.921 Ac.±
TRACT "B-23"	(CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	5.750 Ac.±
TRACT "B-24"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	34.146 Ac.±
TRACT "B-27"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	24.473 Ac.±
TRACT "B-32"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.182 Ac.±



**CONNERTON VILLAGE 4 PHASES 2B AND 2C**  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

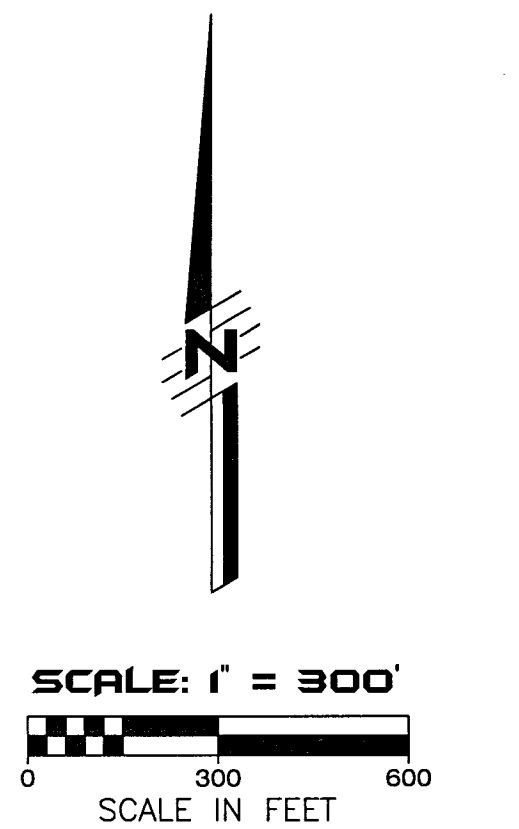
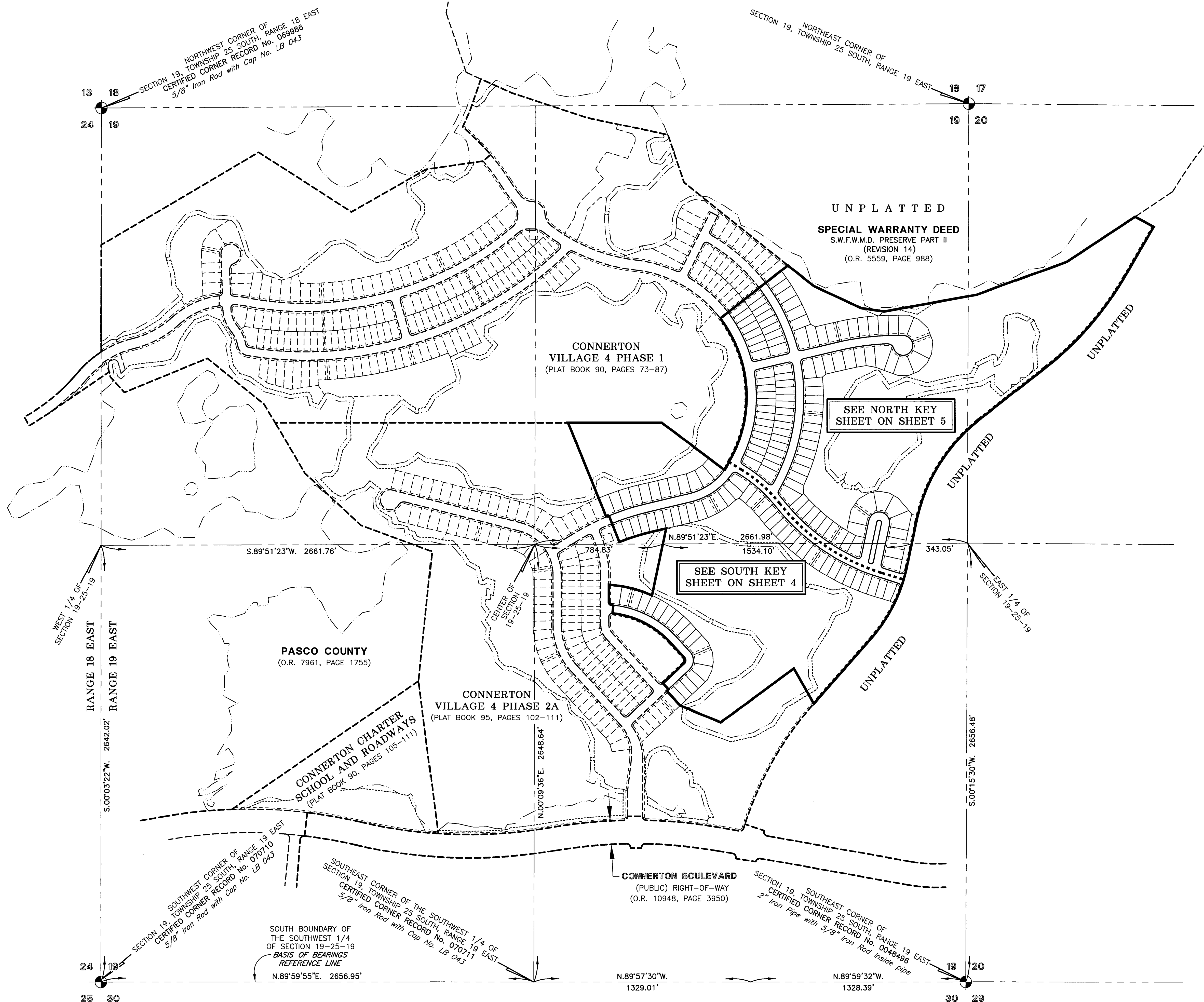
PLAT BOOK PAGE NO.  
**96 38**

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

**LEGEND**

1. O.R. - Official Records Book



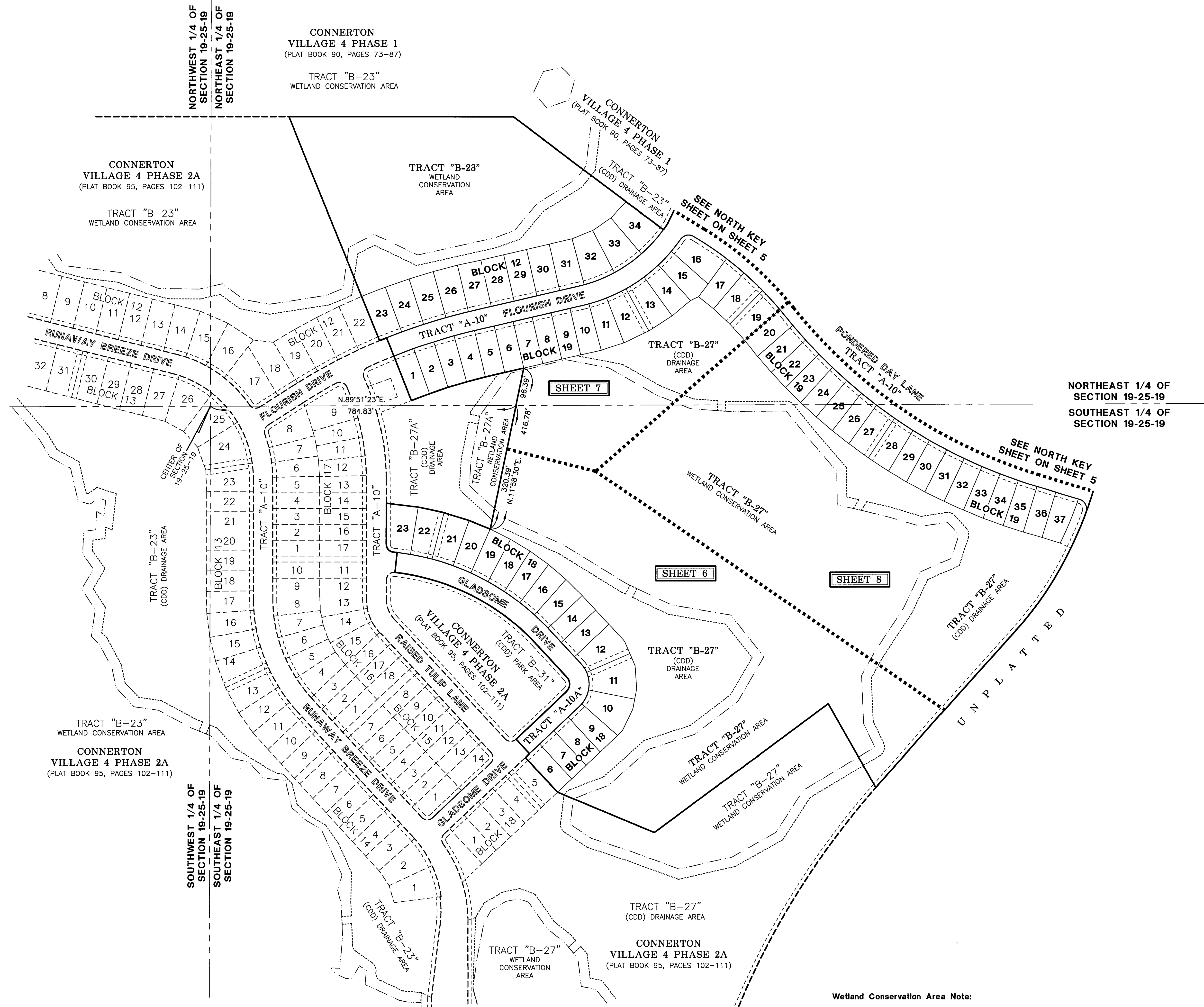
**LOCATION MAP**  
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**BASIS OF BEARINGS**  
The South boundary of the Southwest 1/4 of Section 19, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of N.89°59'55"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
**SHEET 3 OF 13 SHEETS**

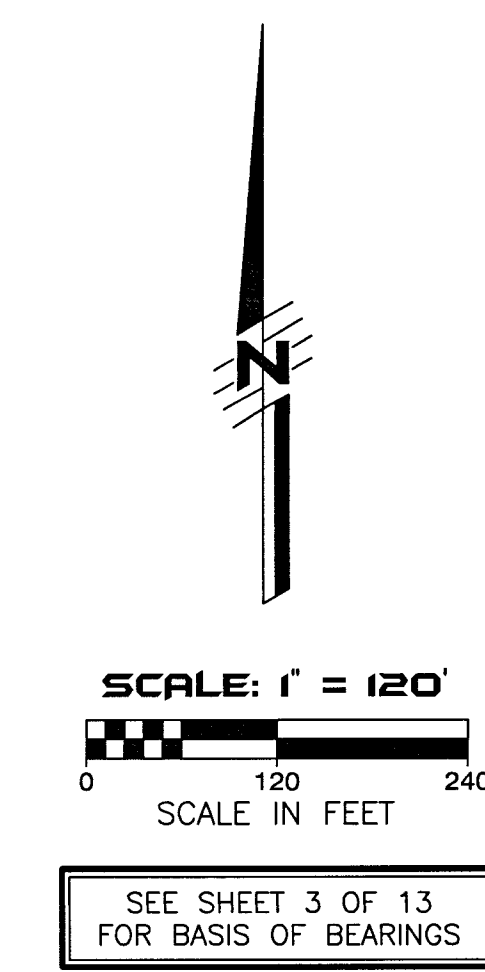
CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.  
96 39



**LEGEND**  
1. O.R. - Official Records Book  
2. (CDD) - Connerton East Community Development District

**Wetland Conservation Area Note:**  
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**SOUTH KEY SHEET**  
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING  
**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
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Tampa, FL 33609  
PHONE (813) 221-5200  
**SHEET 4 OF 13 SHEETS**



CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.  
96 40

CONNERTON  
VILLAGE 4 PHASE 1  
(PLAT BOOK 90, PAGES 73-87)

TRACT "B-24"  
WETLAND  
CONSERVATION  
AREA

TRACT "A-10"  
(CDD) RIGHT-OF-WAY

TRACT "B-23"  
(CDD) LANDSCAPE AREA  
AND OPEN SPACE

TRACT "B-23"  
WETLAND  
CONSERVATION  
AREA

CONNERTON  
VILLAGE 4 PHASE 1  
(PLAT BOOK 90, PAGES 73-87)

TRACT "B-23"  
(CDD) DRAINAGE  
AREA

UNPLATTED  
SPECIAL WARRANTY DEED  
S.W.F.W.M.D. PRESERVE PART II  
(REVISION 14)  
(O.R. 5559, PAGE 988)

TRACT "B-24"  
(CDD) DRAINAGE AREA

TRACT "B-24"  
(CDD) DRAINAGE AREA

UNPLATTED  
SPECIAL WARRANTY DEED  
S.W.F.W.M.D. PRESERVE PART II  
(REVISION 14)  
(O.R. 5559, PAGE 988)

TRACT "B-24"  
(CDD) DRAINAGE AREA

TRACT "B-24"  
WETLAND  
CONSERVATION  
AREA

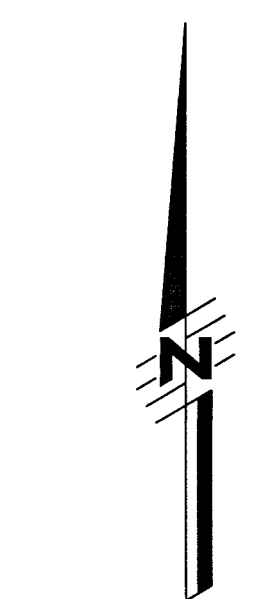
TRACT "B-24"  
(CDD) DRAINAGE AREA

NORTHEAST 1/4 OF  
SECTION 19-25-19  
SOUTHEAST 1/4 OF  
SECTION 19-25-19

SOUTHEAST 1/4 OF  
SECTION 19-25-19  
SOUTHWEST 1/4 OF  
SECTION 20-25-19

LEGEND  
1. O.R. - Official Records Book  
2. (CDD) - Connerton East Community Development District

Wetland Conservation Area Note:  
Wetland Conservation Areas as shown hereon may be subject to certain  
restrictions found in: Pasco County Land Development Code, Southwest  
Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit,  
and/or the United States Army Corps of Engineers (C.O.E.) Permit.



SCALE: 1" = 120'  
0 120 240  
SCALE IN FEET

SEE SHEET 3 OF 13  
FOR BASIS OF BEARINGS

NORTH KEY SHEET

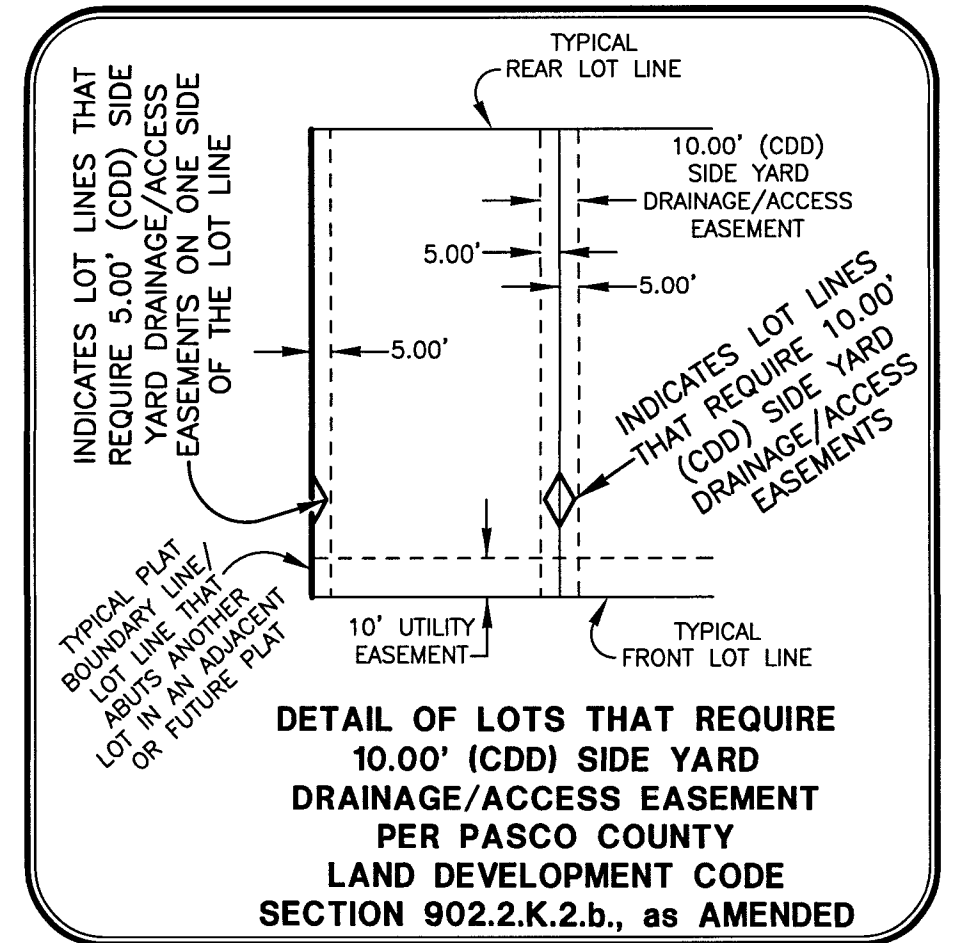
NOTE: REFER TO THE FOLLOWING SHEETS  
OF THIS PLAT FOR DETAILED  
LABELING AND DIMENSIONING

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
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3010 W. Azeele Street, Suite 150  
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PHONE (813) 221-5200

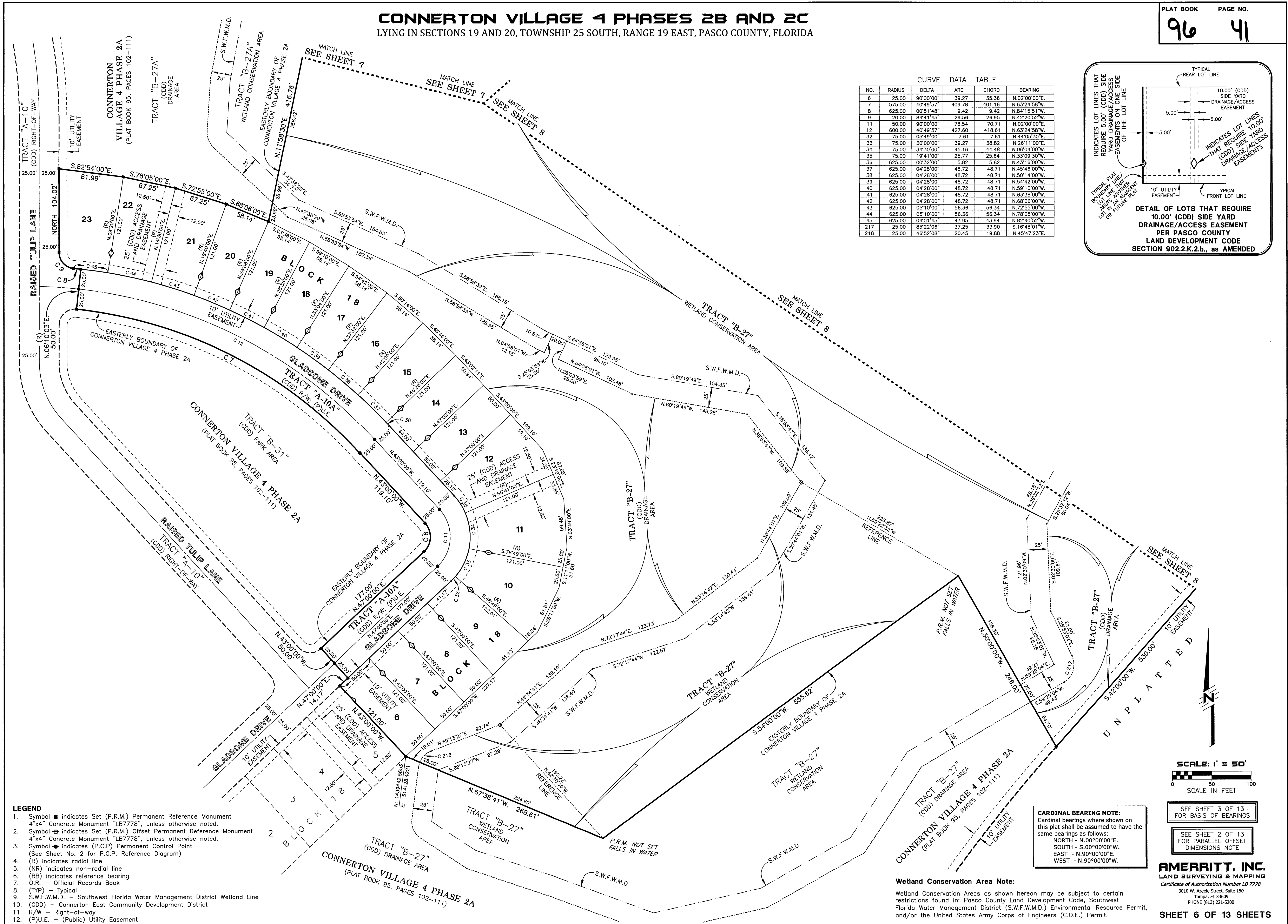
SHEET 5 OF 13 SHEETS

**CONNERTON VILLAGE 4 PHASES 2B AND 2C**  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

		CURVE DATA		TABLE	
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	25.00	90°00'00"	39.27	35.36	N.02°00'00"E
7	575.00	40°49'57"	409.78	401.16	N.63°24'58"W
8	625.00	05°51'48"	9.42	9.42	N.84°15'51"W
9	20.00	84°41'45"	29.56	26.95	N.42°20'52"E
11	50.00	90°00'00"	71.64	70.71	N.02°00'00"E
12	1049.50	42°04'51"	422.60	416.61	N.63°24'58"W
32	75.00	05°49'00"	7.61	7.61	N.44°05'30"E
33	75.00	30°00'00"	39.27	38.82	N.26°11'00"E
34	75.00	34°30'00"	45.16	44.48	N.06°04'00"E
35	75.00	1°54'10'00"	25.77	25.64	N.33°09'00"E
36	82.82	00°00'00"	82.82	82.82	N.43°18'00"E
37	625.00	04°28'00"	48.72	48.71	N.45°46'00"E
38	625.00	04°28'00"	48.72	48.71	N.50°14'00"E
39	625.00	04°28'00"	48.72	48.71	N.54°42'00"E
40	625.00	04°28'00"	48.72	48.71	N.59°10'00"E
41	625.00	04°28'00"	48.72	48.71	N.63°38'00"E
42	625.00	04°28'00"	48.72	48.71	N.68°06'00"E
43	625.00	05°10'00"	56.36	56.34	N.72°55'00"E
44	625.00	05°10'00"	56.36	56.34	N.78°00'00"E
45	625.00	04°01'44'00"	47.05	43.94	N.82°04'00"E
217	25.00	45°22'06"	20.45	33.90	S.16°49'01"E
218	25.00	46°52'08"	20.45	19.88	N.45°47'23"E



**DETAIL OF LOTS THAT REQUIRE  
10.00' (CDD) SIDE YARD  
DRAINAGE/ACCESS EASEMENT  
PER PASCO COUNTY  
LAND DEVELOPMENT CODE  
SECTION 902.2.K.2.b., as AMENDED**



**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH	- N.00°00'00"E.
SOUTH	- S.00°00'00"W.
EAST	- N.90°00'00"E.
WEST	- N.90°00'00"W.

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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 PHONE (813) 221-5200

**SHEET 6 OF 13 SHEETS**



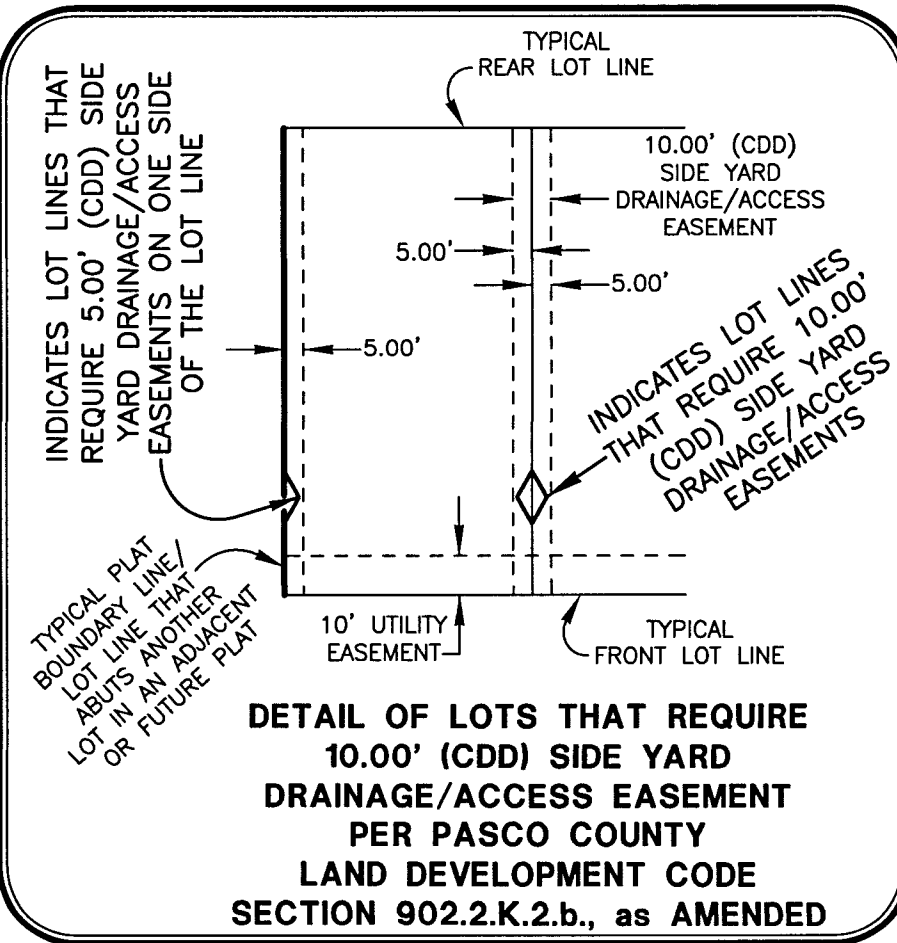


CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

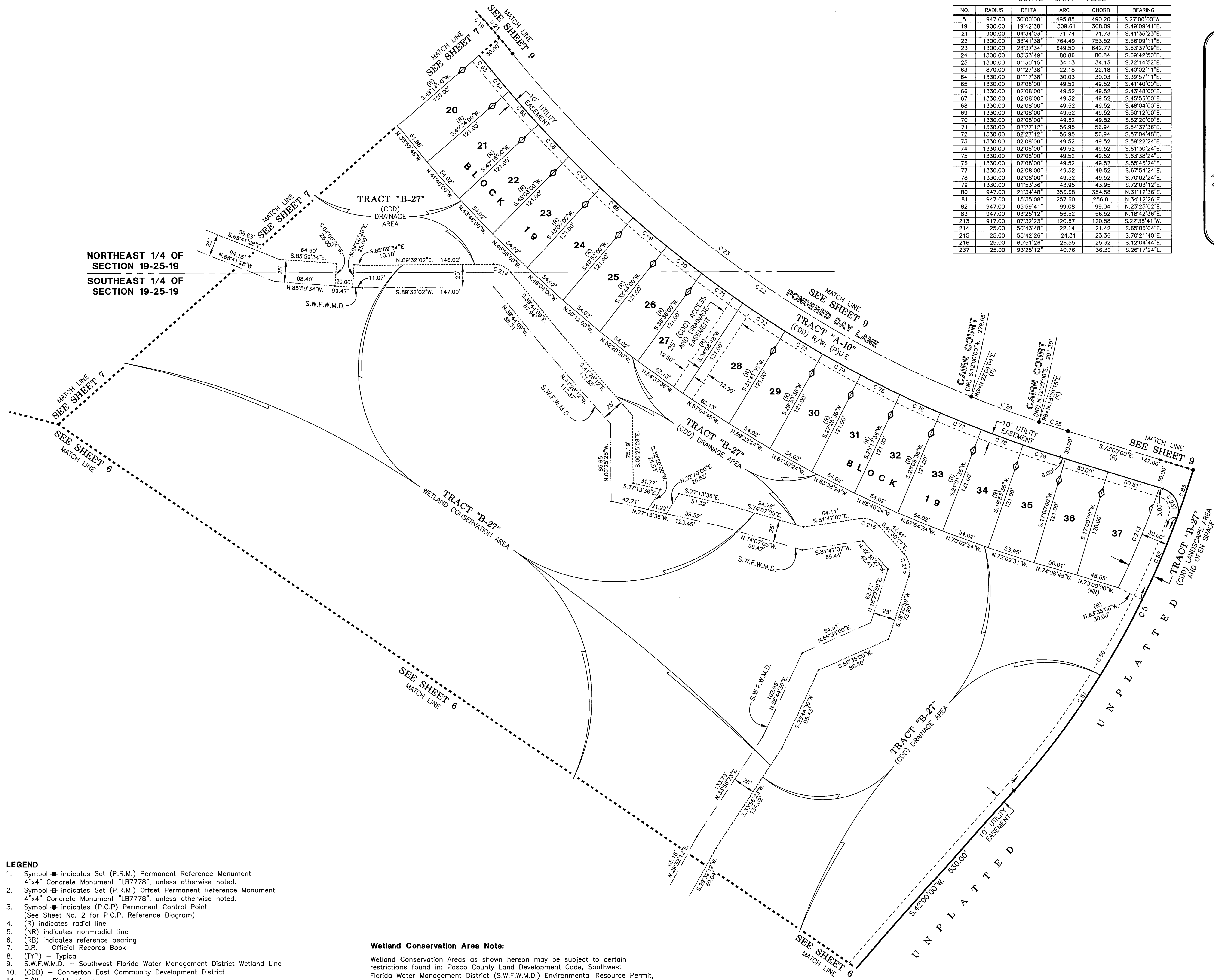
PLAT BOOK PAGE NO.

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CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
5	947.00	30°00'00"	495.85	490.20
19	900.00	19°42'38"	309.61	308.09
21	900.00	04°34'03"	71.74	71.73
22	1300.00	33°41'38"	764.49	753.52
23	1300.00	28°37'34"	649.50	642.77
24	1300.00	03°33'49"	80.86	80.84
25	1300.00	01°30'15"	34.13	34.13
63	870.00	01°27'38"	22.18	22.18
64	1330.00	01°17'38"	30.03	30.03
65	1330.00	02°08'00"	49.52	49.52
66	1330.00	02°08'00"	49.52	49.52
67	1330.00	02°08'00"	49.52	49.52
68	1330.00	02°08'00"	49.52	49.52
69	1330.00	02°08'00"	49.52	49.52
70	1330.00	02°08'00"	49.52	49.52
71	1330.00	02°27'12"	56.95	56.94
72	1330.00	02°27'12"	56.95	56.94
73	1330.00	02°08'00"	49.52	49.52
74	1330.00	02°08'00"	49.52	49.52
75	1330.00	02°08'00"	49.52	49.52
76	1330.00	02°08'00"	49.52	49.52
77	1330.00	02°08'00"	49.52	49.52
78	1330.00	02°08'00"	49.52	49.52
79	1330.00	01°53'36"	43.95	43.95
80	947.00	21°34'48"	356.68	354.58
81	947.00	15°35'08"	257.60	256.81
82	947.00	08°59'41"	99.08	99.04
83	947.00	03°25'12"	56.52	56.52
213	917.00	07°32'23"	120.67	120.58
214	25.00	50°43'48"	22.14	21.42
215	25.00	55°42'26"	24.31	23.36
216	25.00	60°51'26"	26.55	25.32
237	25.00	93°25'12"	40.76	36.39



DETAIL OF LOTS THAT REQUIRE  
10.00' (CDD) SIDE YARD  
DRAINAGE/ACCESS EASEMENT  
PER PASCO COUNTY  
LAND DEVELOPMENT CODE  
SECTION 902.2.K.2.b., as AMENDED



- LEGEND**
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  3. Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  4. (R) indicates radial line
  5. (NR) indicates non-radial line
  6. (RB) indicates reference bearing
  7. O.R. - Official Records Book
  8. (TYP) - Typical
  9. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  10. (CDD) - Connerton East Community Development District
  11. R/W - Right-of-way
  12. (P)U.E. - (Public) Utility Easement

**Wetland Conservation Area Note:**

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SCALE: 1" = 50'  
0 50 100  
SCALE IN FEET

SEE SHEET 3 OF 13  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
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SHEET 8 OF 13 SHEETS



CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

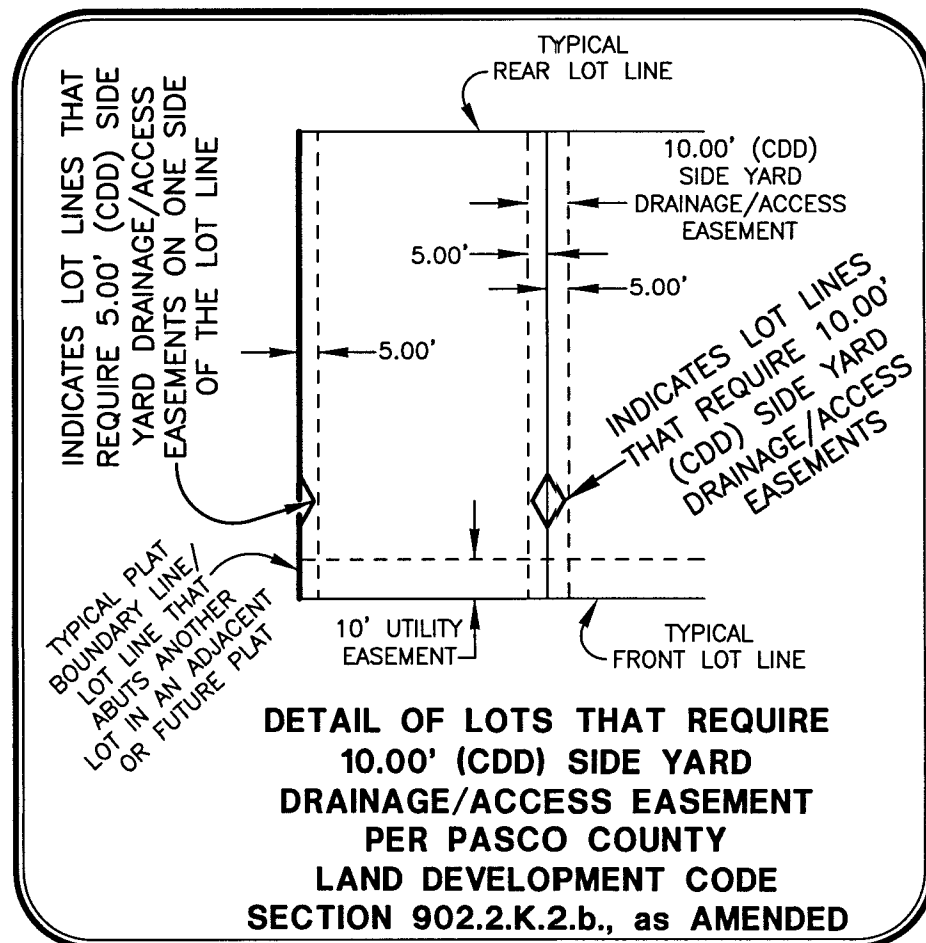
PLAT BOOK PAGE NO.

96 44

Wetland Conservation Area Note:

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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	770.00	67°51'44"	912.00	859.62	N.03°49'08"W.
4	1062.00	40°00'00"	741.42	728.45	S.32°00'00"W.
5	947.00	30°00'00"	495.85	490.20	S.27°00'00"W.
15	800.00	71°26'00"	997.40	934.04	N.02°02'00"W.
16	800.00	02°42'00"	37.70	37.70	N.32°20'00"E.
17	800.00	43°49'00"	611.80	597.00	N.09°04'30"E.
19	800.00	19°42'58"	309.61	308.09	S.49°08'41"E.
20	800.00	15°08'35"	237.87	237.18	S.51°28'42"E.
21	900.00	04°34'03"	71.74	71.73	S.41°35'23"E.
22	1300.00	33°41'38"	764.49	753.52	S.56°09'11"E.
23	1300.00	28°37'34"	649.50	642.77	S.53°37'08"E.
24	1300.00	03°33'49"	80.86	80.84	S.69°42'50"E.
25	1300.00	01°30'15"	34.13	34.13	S.72°14'52"E.
26	40.00	90°00'00"	62.83	56.57	N.33°00'00"W.
27	40.00	90°00'00"	62.83	56.57	S.57°00'00"W.
28	1097.00	70°21'57"	1347.24	1264.18	N.02°34'02"W.
29	1097.00	45°26'57"	870.18	847.55	N.09°53'28"E.
84	947.00	03°25'12"	56.52	56.52	N.15°17'24"E.
85	947.00	01°34'48"	26.12	26.12	N.12°47'24"E.
86	25.00	93°25'12"	40.76	36.39	S.60°17'24"W.
87	1062.00	02°23'48"	44.43	44.43	N.31°11'53"E.
88	1062.00	37°36'11"	696.99	684.54	N.33°11'53"E.
89	20.00	85°00'00"	29.67	27.02	N.30°30'00"W.
90	65.00	33°42'00"	38.23	37.68	N.04°51'00"W.
91	65.00	39°18'00"	44.58	43.72	N.41°21'00"W.
92	65.00	39°18'00"	44.58	43.72	N.80°39'00"W.
93	65.00	44°18'00"	50.26	49.01	S.57°33'00"W.
94	65.00	02°24'00"	26.55	26.36	S.23°42'00"W.
95	120.00	102°34'49"	39.81	31.21	N.47°54'00"W.
96	120.00	03°13'11"	71.37	71.36	N.63°48'36"W.
97	1270.00	02°28'00"	54.68	54.67	N.60°58'00"W.
98	1270.00	02°50'00"	62.80	62.80	N.58°19'00"W.
99	1270.00	02°50'00"	62.80	62.80	N.55°29'00"W.
100	1270.00	02°28'00"	54.68	54.67	N.52°50'00"W.
101	1270.00	02°28'00"	54.68	54.67	N.50°22'00"W.
102	1270.00	02°28'00"	54.68	54.67	N.47°54'00"W.
103	1270.00	02°28'00"	54.68	54.67	N.45°26'00"W.
104	1270.00	02°28'00"	54.68	54.67	N.42°58'00"W.
105	1270.00	02°25'38"	53.80	53.80	N.40°31'11"W.
106	930.00	02°32'08"	41.15	41.15	N.40°34'26"W.
107	20.00	72°26'30"	25.29	23.64	N.05°37'15"W.
108	1122.00	02°29'01"	48.63	48.63	N.26°21'30"E.
109	1122.00	02°32'00"	49.61	49.61	N.23°34'00"E.
110	1122.00	02°32'00"	49.61	49.61	N.24°18'00"E.
111	1122.00	02°32'00"	49.61	49.61	N.21°47'00"E.
112	1122.00	02°32'00"	49.61	49.61	N.19°15'00"E.
113	1122.00	02°32'00"	49.61	49.61	N.16°43'00"E.
114	1122.00	02°32'00"	49.61	49.61	N.14°11'00"E.
115	1122.00	02°32'00"	49.61	49.61	N.11°39'00"E.
116	1122.00	02°32'00"	49.61	49.61	N.08°07'00"E.
117	1072.00	02°24'00"	44.90	44.90	S.07°31'00"W.
118	1072.00	02°24'00"	44.90	44.90	S.09°55'00"W.
119	1072.00	02°24'00"	44.90	44.90	S.12°19'00"W.
120	1072.00	02°24'00"	44.90	44.90	S.14°43'00"W.
121	1072.00	02°24'00"	44.90	44.90	S.17°07'00"W.
122	1072.00	02°24'00"	44.90	44.90	S.19°31'00"W.
123	1072.00	02°24'00"	44.90	44.90	S.21°55'00"W.
124	1072.00	02°24'00"	44.90	44.90	S.24°19'00"W.
125	1072.00	03°47'23"	70.91	70.89	S.27°24'42"W.
126	930.00	05°59'07"	97.15	97.10	N.50°27'58"W.
127	930.00	05°33'29"	90.22	90.18	N.56°14'15"W.
128	25.00	86°18'42"	37.66	34.20	N.15°51'39"W.
129	830.00	02°13'42"	32.28	32.28	N.26°10'51"E.
130	830.00	02°42'00"	39.11	39.11	N.23°34'00"E.
131	830.00	02°42'00"	39.11	39.11	N.21°01'00"E.
132	830.00	02°42'00"	39.11	39.11	N.18°19'00"E.
133	830.00	02°42'00"	39.11	39.11	N.15°37'00"E.
134	830.00	02°42'00"	39.11	39.11	N.12°55'00"E.
135	830.00	02°42'00"	39.11	39.11	N.10°13'00"E.
136	830.00	02°42'00"	39.11	39.11	N.07°31'00"E.
137	1100.00	02°23'49"	46.02	46.02	N.13°11'53"E.
138	25.00	37°29'40"	18.36	16.07	S.14°29'33"W.
139	25.00	38°19'08"	16.72	16.41	S.23°24'51"E.
140	25.00	49°50'42"	21.75	21.07	N.54°56'27"E.
141	15.00	90°00'00"	23.56	21.21	S.57°00'00"W.
142	15.00	90°00'00"	23.56	21.21	N.33°00'00"W.
143	15.00	90°00'00"	23.56	21.21	N.57°00'00"E.
144	15.00	90°00'00"	23.56	21.21	S.33°00'00"E.
145	20.00	103°13'13"	36.03	31.35	S.60°54'59"W.



LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol ○ indicates Set (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- (TYP) - Typical
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
- (CDD) - Connerton East Community Development District
- R/W - Right-of-way
- (P)U.E. - (Public) Utility Easement

NORTHEAST 1/4 OF SECTION 19-25-19  
SOUTHEAST 1/4 OF SECTION 19-25-19

SCALE: 1" = 50'  
0 50 100  
SCALE IN FEET

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR DIMENSIONS NOTE

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
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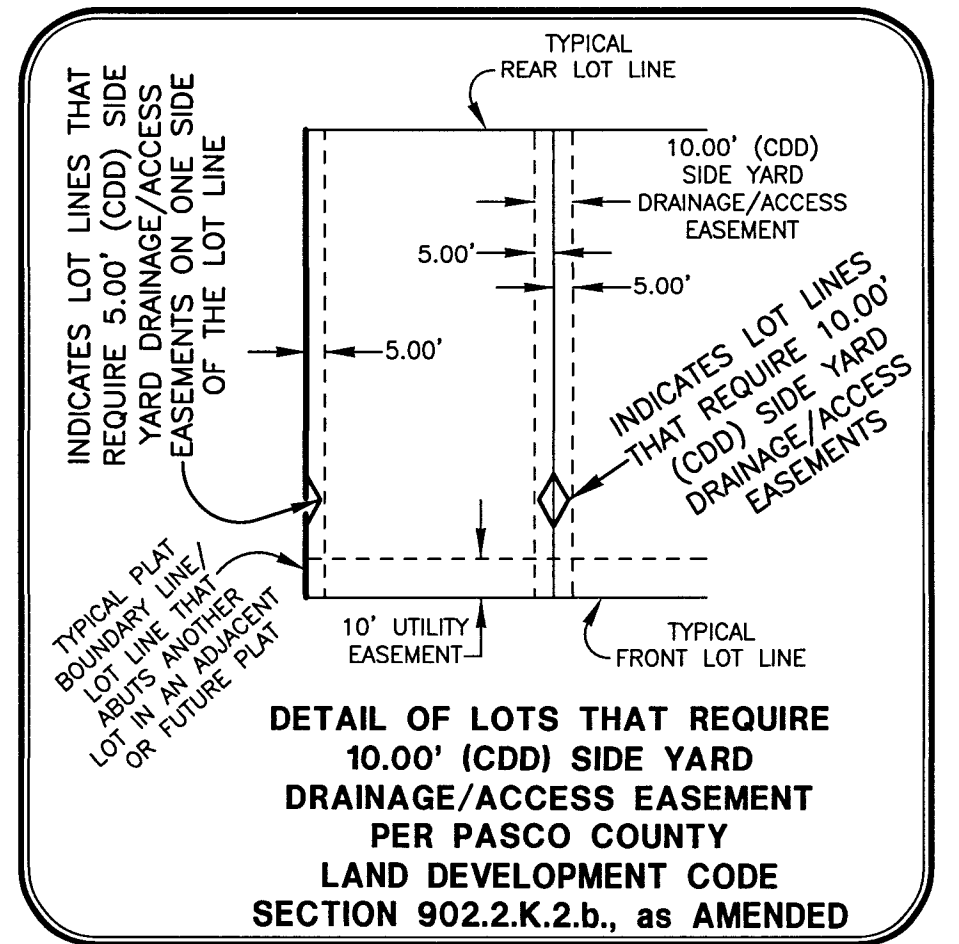
SHEET 9 OF 13 SHEETS



CONNERTON VILLAGE 4 PHASES 2B AND 2C  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

96 45



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	770.00	67°51'44"	912.00	859.62	N.03°49'08"W.
15	800.00	71°26'00"	997.40	934.04	N.02°02'00"W.
17	800.00	43°49'00"	611.80	597.00	N.09°04'30"E.
18	800.00	24°55'00"	347.90	345.17	N.25°17'30"W.
28	1097.00	70°21'57"	1347.24	1264.16	N.02°34'02"W.
29	1097.00	45°26'57"	870.18	847.55	N.09°53'28"E.
30	1097.00	24°55'00"	477.06	473.31	N.25°17'30"W.
31	1500.00	12°50'00"	335.98	335.27	N.83°35'00"E.
117	1122.00	02°53'00"	56.46	56.46	N.06°24'30"E.
118	1122.00	02°53'00"	56.46	56.46	N.03°31'30"E.
119	1122.00	02°53'00"	49.61	49.61	N.00°49'00"E.
120	1122.00	02°53'00"	49.61	49.61	N.01°43'00"W.
121	1122.00	02°53'00"	49.61	49.61	N.04°15'00"W.
122	1122.00	05°03'30"	99.06	99.02	N.08°02'45"W.
123	20.00	87°44'30"	30.63	27.72	N.33°17'45"E.
124	1475.00	02°52'00"	73.80	73.79	N.78°36'00"E.
141	1525.00	02°31'00"	68.98	68.98	N.78°25'30"W.
142	20.00	87°44'30"	30.63	27.72	N.58°57'45"W.
143	1122.00	05°27'30"	106.89	106.85	N.17°49'15"W.
144	1122.00	03°02'00"	59.40	59.39	N.22°04'00"W.
145	1122.00	03°02'00"	59.40	59.39	N.25°08'00"W.
146	1122.00	03°02'00"	59.40	59.39	N.28°08'00"W.
147	1122.00	03°02'00"	59.40	59.39	N.31°10'00"W.
148	1122.00	02°32'00"	49.61	49.61	N.33°57'00"W.
149	1122.00	02°32'00"	49.61	49.61	N.36°29'00"W.
150	1072.00	02°52'00"	53.64	53.63	S.36°19'00"E.
151	1072.00	02°24'00"	44.90	44.90	S.33°41'00"E.
152	1072.00	02°24'00"	44.90	44.90	S.31°17'00"E.
153	1072.00	02°22'28"	44.43	44.43	S.28°53'46"E.
154	1072.00	02°24'00"	44.90	44.90	S.26°30'32"E.
155	1072.00	02°24'00"	44.90	44.90	S.24°06'32"E.
156	1072.00	02°24'00"	44.90	44.90	S.21°42'32"E.
157	1072.00	02°24'00"	44.90	44.90	S.19°18'32"E.
158	1072.00	02°49'26"	52.83	52.83	S.16°41'49"E.
159	20.00	92°27'06"	32.27	28.88	S.30°56'27"W.
160	20.00	86°57'55"	30.36	27.53	N.59°21'03"W.
161	830.00	02°27'55"	35.71	35.71	N.17°06'03"W.
162	830.00	02°27'55"	35.71	35.71	N.19°41'00"W.
163	830.00	02°42'00"	39.11	39.11	N.22°23'00"W.
164	830.00	02°42'00"	39.11	39.11	N.25°05'00"W.
165	830.00	02°42'00"	39.11	39.11	N.27°47'00"W.
166	830.00	02°42'00"	39.11	39.11	N.30°29'00"W.
167	830.00	02°42'00"	39.11	39.11	N.33°11'00"W.
168	830.00	03°13'00"	46.60	46.59	N.36°08'30"W.
169	20.00	92°27'06"	32.27	28.88	S.56°36'27"E.
170	1072.00	02°17'54"	43.00	43.00	S.09°13'57"E.
171	1072.00	02°24'00"	44.90	44.90	S.06°53'00"E.
172	1072.00	02°24'00"	44.90	44.90	S.04°29'00"E.
173	1072.00	02°24'00"	44.90	44.90	S.02°05'00"E.
174	1072.00	02°24'00"	44.90	44.90	S.00°19'00"W.
175	1072.00	02°24'00"	44.90	44.90	S.02°43'00"W.
176	1072.00	02°24'00"	44.90	44.90	S.05°07'00"W.
197	830.00	02°42'00"	39.11	39.11	N.04°49'00"E.
198	830.00	02°42'00"	39.11	39.11	N.02°07'00"E.
199	830.00	02°42'00"	39.11	39.11	N.00°35'00"W.
200	830.00	02°42'00"	39.11	39.11	N.03°17'00"W.
201	830.00	02°42'00"	39.11	39.11	N.05°59'00"W.
202	830.00	02°27'55"	35.71	35.71	N.08°33'57"W.
203	20.00	86°57'55"	30.36	27.53	N.33°41'03"E.

SCALE: 1" = 50'

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azalea Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

SHEET 10 OF 13 SHEETS

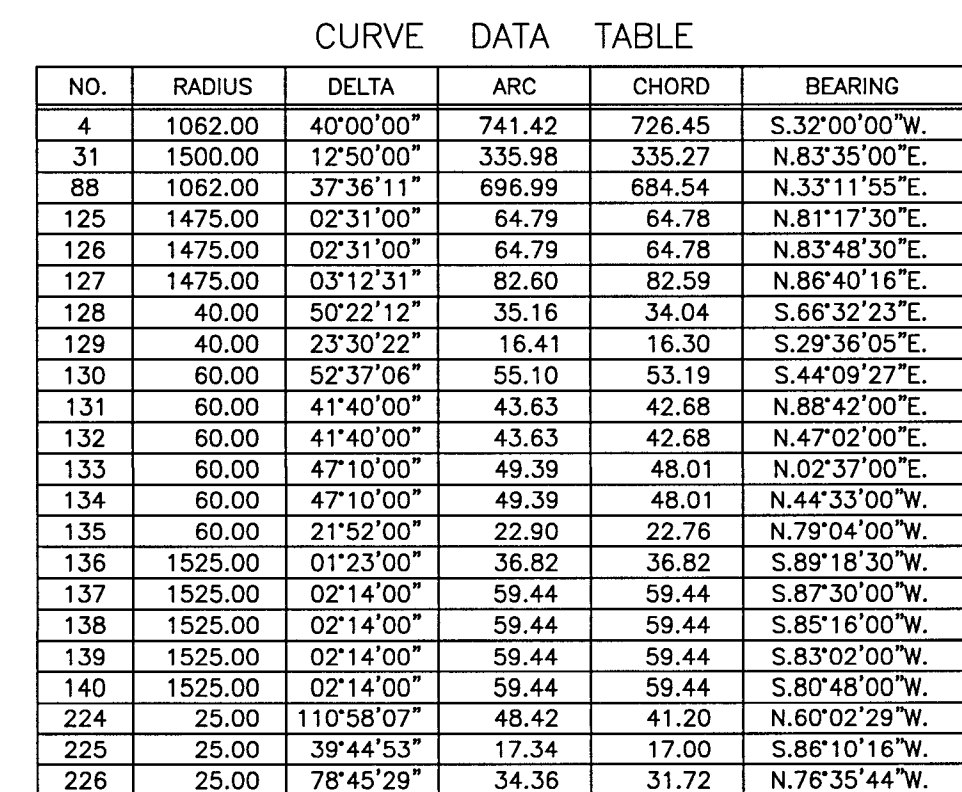
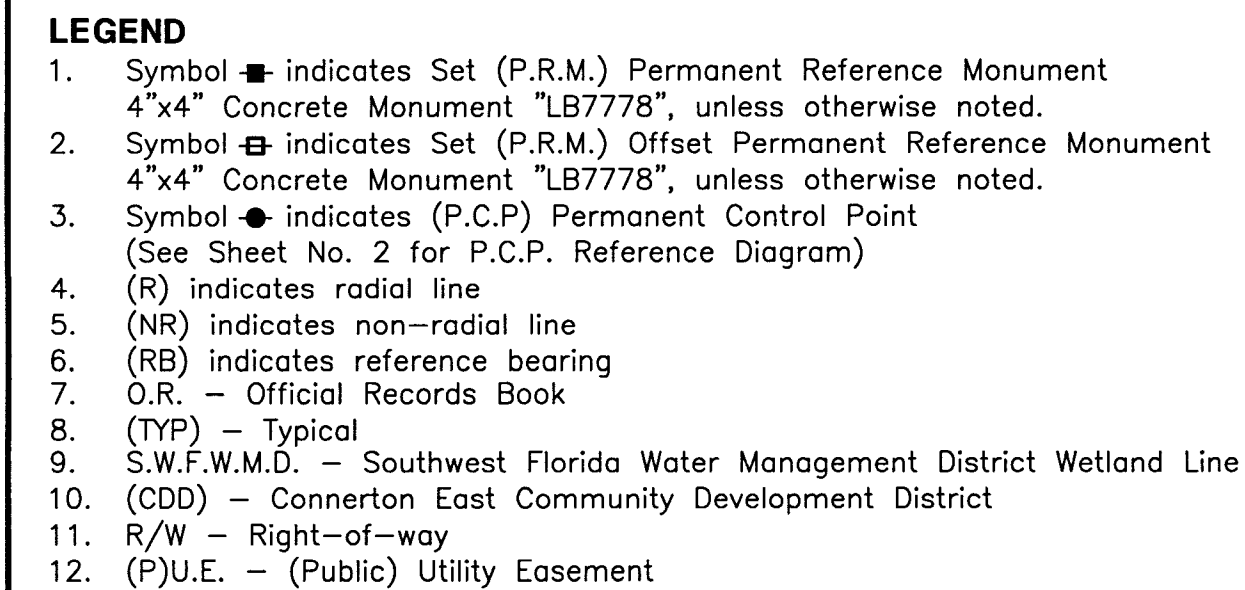
- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - (CDD) - Connerton East Community Development District
  - R/W - Right-of-way
  - (P)U.E. - (Public) Utility Easement

**Wetland Conservation Area Note:**

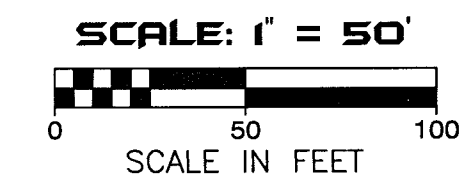
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



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CURVE		DATA TABLE			
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	1062.00	40°00'00"	741.42	726.45	S.32°00'00"W
5	1500.00	12°50'12"	332.79	333.27	S.83°30'00"E
88	1062.00	37°36'11"	696.99	684.54	N.33°11'55"E
125	1475.00	02°31'00"	64.79	64.78	N.81°17'30"E
126	1475.00	02°31'00"	64.79	64.78	N.83°48'30"E
127	1475.00	03°12'12"	82.60	82.59	N.86°40'15"E
130	60.00	02°22'12"	35.10	34.04	S.62°30'00"E
130	60.00	23°30'22"	16.41	16.30	S.23°36'00"E
130	60.00	52°37'06"	55.10	53.19	S.44°09'27"E
131	60.00	41°40'00"	43.63	42.88	N.88°42'00"E
131	60.00	41°40'00"	43.63	42.68	N.88°42'00"E
133	60.00	47°10'00"	49.39	48.81	N.02°37'00"E
134	60.00	47°10'00"	49.39	48.01	N.44°33'00"W
135	60.00	21°52'00"	22.90	22.76	N.79°04'00"W
136	1525.00	01°23'00"	36.42	36.82	S.89°15'30"W
137	1525.00	01°15'00"	34.86	35.44	S.89°30'45"W
138	1525.00	02°14'00"	59.44	59.44	S.85°16'00"W
139	1525.00	02°14'00"	59.44	59.44	S.87°02'00"W
140	1525.00	02°14'00"	59.44	59.44	S.80°48'00"W
224	25.00	11°58'07"	48.42	41.20	N.60°02'24"W
225	25.00	30°44'53"	17.20	17.20	S.61°10'11"W
226	25.00	79°45'29"	34.36	31.72	N.76°35'35"W



SEE SHEET 3 OF 13  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
**LAND SURVEYING & MAPPING**  
*Certificate of Authorization Number LB 7778*  
 3010 W. Azele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**SHEET 11 OF 13 SHEETS**

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**Wetland Conservation Area Note:**

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

## PLAT BOOK PAGE NO.

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**LAND SURVEYING & MAPPING**  
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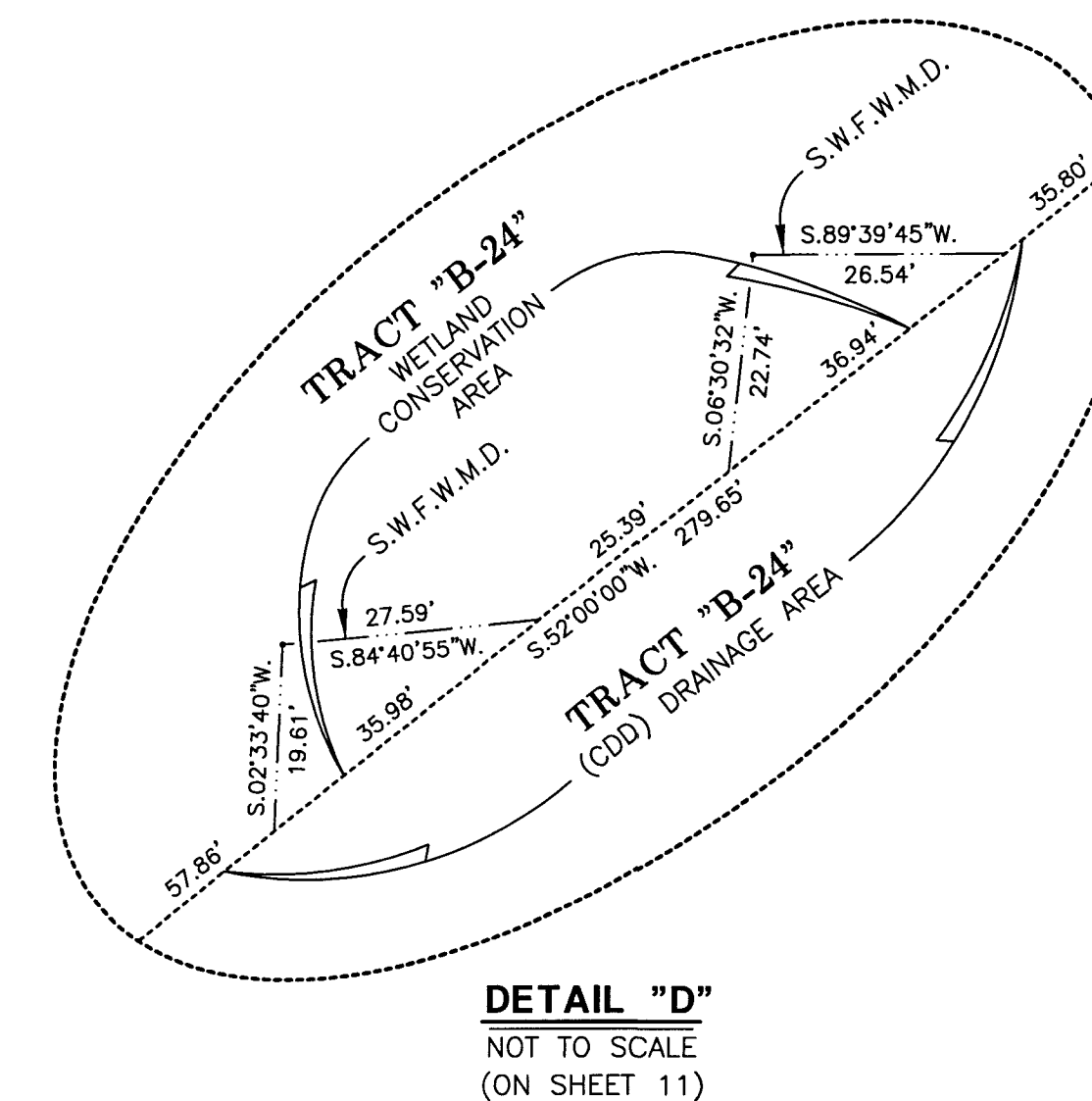
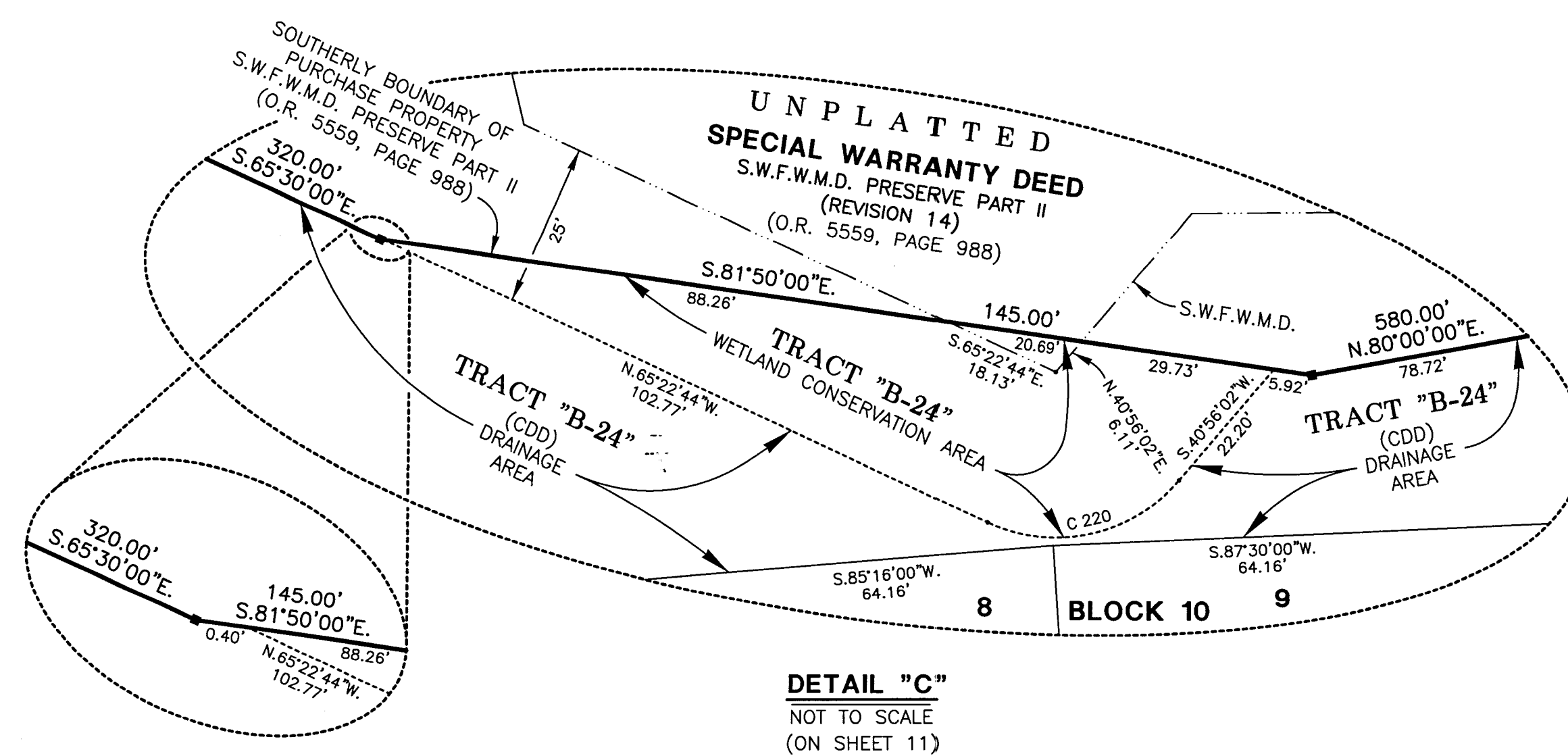
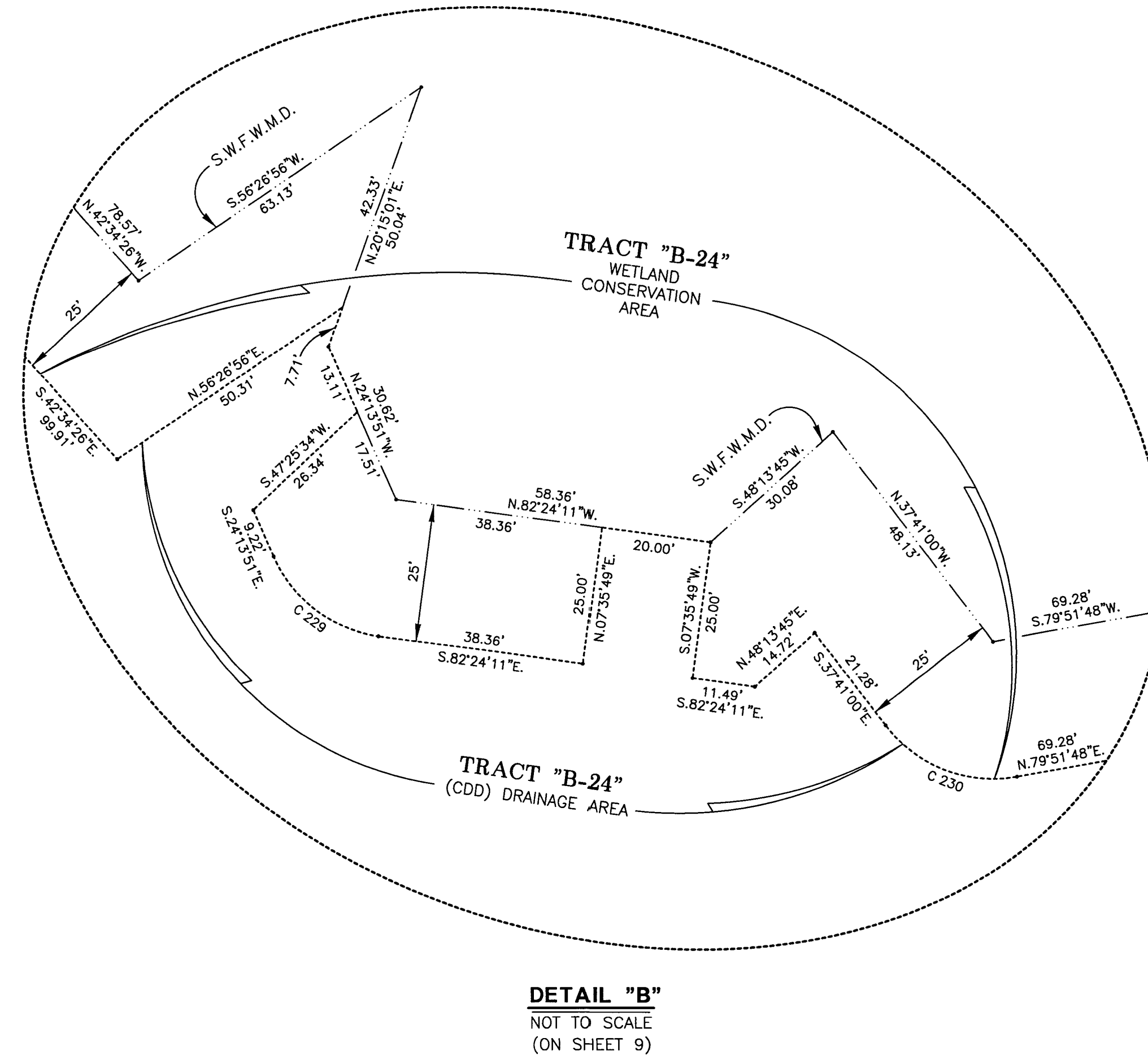
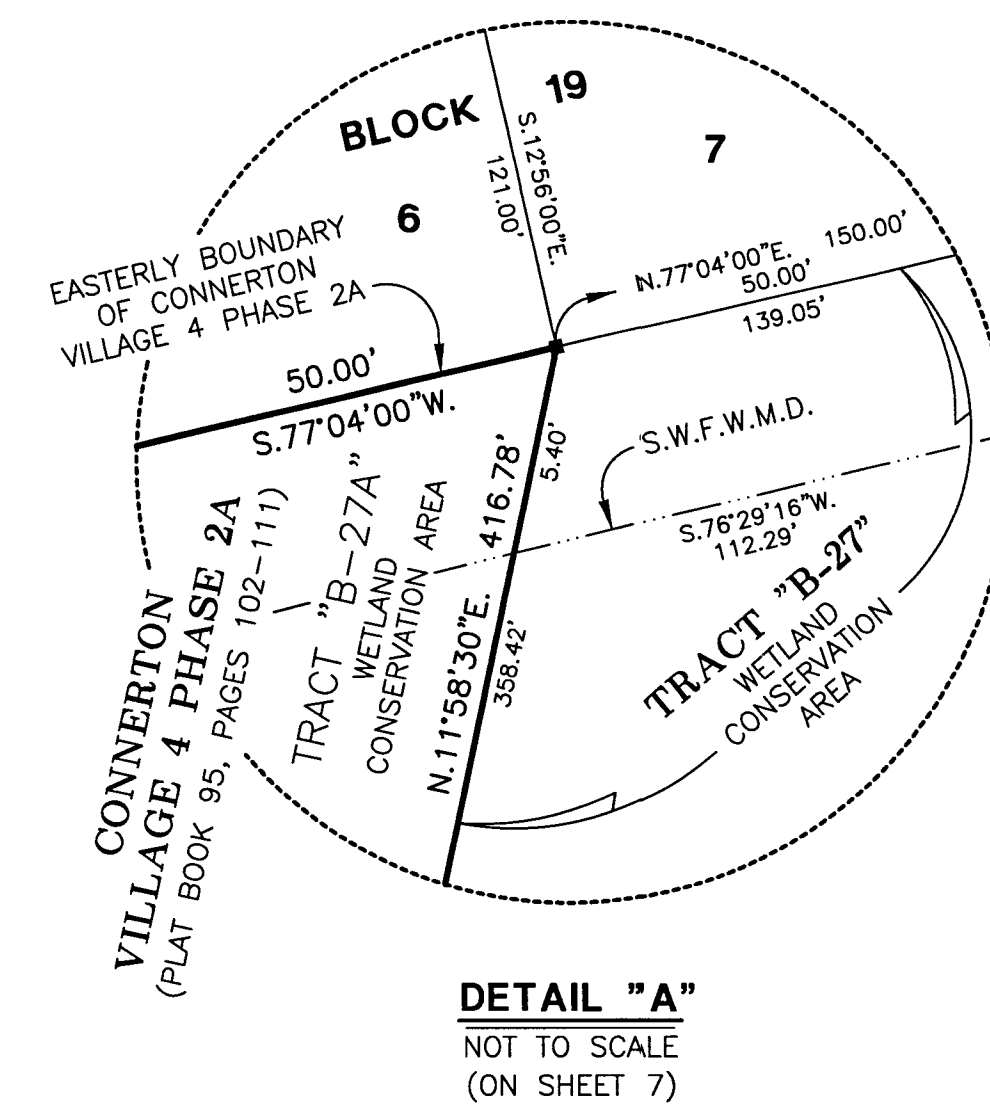
**SHEET 12 OF 13 SHEETS**

# CONNERTON VILLAGE 4 PHASES 2B AND 2C

LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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## LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
- Symbol ● indicates (P.C.P.) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. — Official Records Book
- (TYP) — Typical
- S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line
- (CDD) — Connerton East Community Development District

## Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
220	25.00	73°41'14"	32.15	29.98	S.77°46'39"W.
229	25.00	58°10'20"	25.38	24.31	S.53°19'01"E.
230	25.00	62°27'12"	27.25	25.92	S.68°54'36"E.

SEE SHEET 3 OF 13  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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Certificate of Authorization Number LB 7778  
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SHEET 13 OF 13 SHEETS



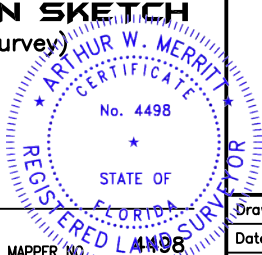
**CONNERTON BOULEVARD 2ND EXTENSION  
RIGHT-OF-WAY CONVEYANCE PARCEL**

**DESCRIPTION:** A parcel of land lying in Sections 19 and 20, Township 25 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 20, run thence along the South boundary of the Southwest 1/4 of said Section 20, S.89°55'56"E., 457.71 feet to the **POINT OF BEGINNING**; thence N.20°53'43"E., 123.72 feet; thence N.20°55'15"E., 422.66 feet; thence N.20°23'41"E., 113.47 feet; thence N.22°15'57"E., 3.56 feet to a point of curvature; thence Northwesterly, 61.84 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 101°14'18" (chord bearing N.28°21'12"W., 54.11 feet) to a point of compound curvature; thence Westerly, 494.98 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 30°31'40" (chord bearing S.85°45'50"W., 489.14 feet) to a point of reverse curvature; thence Westerly, 551.43 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 29°30'00" (chord bearing S.85°15'00"W., 545.36 feet) to a point of tangency; thence N.80°00'00"W., 918.06 feet to a point of curvature; thence Southwesterly, 38.19 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°31'44" (chord bearing S.56°14'08"W., 34.58 feet); thence N.80°57'10"W., 124.21 feet to a point on a curve; thence Northwesterly, 40.26 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°15'50" (chord bearing N.33°52'05"W., 36.05 feet) to a point of tangency; thence N.80°00'00"W., 90.18 feet to a point of curvature; thence Westerly, 447.59 feet along the arc of a curve to the left having a radius of 2929.00 feet and a central angle of 08°45'20" (chord bearing N.84°22'40"W., 447.16 feet) to a point of compound curvature; thence Southwesterly, 39.77 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing S.45°40'20"W., 35.71 feet); thence N.89°54'00"W., 66.00 feet to a point on a curve; thence Northwesterly, 39.77 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 91°08'40" (chord bearing N.45°28'20"W., 35.71 feet) to a point of compound curvature; thence Westerly, 445.29 feet along the arc of a curve to the left having a radius of 2929.00 feet and a central angle of 08°42'38" (chord bearing S.84°36'01"W., 444.86 feet) to a point of reverse curvature; thence Westerly, 1219.65 feet along the arc of a curve to the right having a radius of 3071.00 feet and a central angle of 22°45'18" (chord bearing N.88°22'39"W., 1211.65 feet) to a point of reverse curvature; thence Westerly, 321.82 feet along the arc of a curve to the left having a radius of 2929.00 feet and a central angle of 06°17'43" (chord bearing N.80°08'52"W., 321.66 feet) to the Southeast corner of the right-of-way for CONNERTON BOULEVARD, according to the plat of CONNERTON CHARTER SCHOOL AND ROADWAYS, as recorded in Plat Book 90, Pages 105 through 111 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said CONNERTON CHARTER SCHOOL AND ROADWAYS, the following three (3) courses: 1) N.06°42'17"E., 142.00 feet to a point on a curve; 2) Easterly, 337.42 feet along the arc of said curve to the right having a radius of 3071.00 feet and a central angle of 06°17'43" (chord bearing S.80°08'52"E., 337.25 feet) to a point of reverse curvature; 3) Easterly, 478.40 feet along the arc of a curve to the left having a radius of 2929.00 feet and a central angle of 09°21'30" (chord bearing S.81°40'45"E., 477.87 feet); thence continue Easterly, 684.85 feet along the arc of said curve to the left having the same radius of 2929.00 feet and a central angle of 13°23'48" (chord

LEGAL DESCRIPTION CONTINUED ON SHEET 2

**CONNERTON BOULEVARD 2ND EXTENSION  
RIGHT-OF-WAY CONVEYANCE PARCEL**

				Prepared For: <b>LENNAR HOMES, LLC</b>			
				<b>DESCRIPTION SKETCH</b> (Not a Survey)		 <b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				No.	Date	Description	Dwn.
REVISIONS				Date: 08/24/23    Dwg: CONN-BLVD-2ND-EXT-DS.dwg			
<b>SHEET NO. 1 OF 9 SHEETS</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
				File Path: P:\Connerton\Connerton Blvd 2nd Ext\Description SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST			

CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1

bearing N.86°56'36"E., 683.29 feet) to a point of reverse curvature; thence Easterly, 451.83 feet along the arc of a curve to the right having a radius of 3071.00 feet and a central angle of 08°25'48" (chord bearing N.84°27'36"E., 451.43 feet) to a point of reverse curvature; thence Northeasterly, 38.65 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°34'30" (chord bearing N.44°23'15"E., 34.91 feet); thence N.89°56'36"E., 93.00 feet to a point on a curve; thence Southeasterly, 38.74 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°46'43" (chord bearing S.44°17'21"E., 34.98 feet) to a point of reverse curvature; thence Easterly, 465.16 feet along the arc of a curve to the right having a radius of 3071.00 feet and a central angle of 08°40'43" (chord bearing S.84°20'21"E., 464.72 feet) to a point of tangency; thence S.80°00'00"E., 106.71 feet to a point of curvature; thence Northeasterly, 35.96 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 82°25'14" (chord bearing N.58°47'23"E., 32.94 feet) to a point of reverse curvature; thence Northerly, 24.99 feet along the arc of a curve to the right having a radius of 2053.00 feet and a central angle of 00°41'50" (chord bearing N.17°55'41"E., 24.99 feet); thence S.71°43'24"E., 124.00 feet to a point on a curve, also being a point on the Southerly boundary of the Property described in Special Warranty Deed, as recorded in Official Records Book 7597, Page 303, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Property described in Special Warranty Deed, as recorded in Official Records Book 7597, Page 303, the following two (2) courses: 1) Southeasterly, 42.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 98°16'36" (chord bearing S.30°51'42"E., 37.81 feet) to a point of tangency; 2) S.80°00'00"E., 900.00 feet to a point of curvature, also being the Southeast corner of said Property described in Special Warranty Deed, as recorded in Official Records Book 7597, Page 303; thence Easterly, 478.32 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 29°30'00" (chord bearing N.85°15'00"E., 473.05 feet) to a point of reverse curvature; thence Easterly, 580.09 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 31°02'00" (chord bearing N.86°01'00"E., 573.03 feet) to a point of reverse curvature; thence Northeasterly, 49.02 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 80°15'09" (chord bearing N.61°24'26"E., 45.11 feet) to a point of tangency; thence N.21°16'51"E., 118.65 feet; thence N.21°22'12"E., 208.07 feet; thence S.68°41'17"E., 12.00 feet; thence N.21°18'43"E., 180.00 feet; thence S.68°37'48"E., 36.18 feet to a point on the Westerly boundary of the maintained right-of-way for ERHEN CUTOFF; thence along said Westerly boundary of the maintained right-of-way for ERHEN CUTOFF, the following seven (7) courses: 1) S.21°22'12"W., 388.05 feet; 2) S.21°27'28"W., 117.24 feet; 3) S.21°04'46"W., 102.88 feet; 4) S.22°15'57"W., 113.00 feet; 5) S.20°23'41"W., 113.26 feet; 6) S.20°55'15"W., 422.73 feet; 7) S.20°53'43"W., 116.87 feet to a point on the aforesaid South boundary of the Southwest 1/4 of Section 20; thence along said South boundary of the Southwest 1/4 of Section 20, N.89°55'56"W., 19.26 feet to the **POINT OF BEGINNING**.

Containing 16.978 acres, more or less.

CONNERTON BOULEVARD 2ND EXTENSION  
RIGHT-OF-WAY CONVEYANCE PARCEL

				Prepared For: <b>LENNAR HOMES, LLC</b>		
				<b>DESCRIPTION SKETCH</b> (Not a Survey)		
				<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		
				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
No.	Date	Description	Dwn.	Drawn: WFS	Checked: AWM	Order No.: AMI-LCF-CV-029
REVISIONS				Date: 08/24/23	Dwg: CONN-BLVD-2ND-EXT-DS.dwg	
SHEET NO. 2 OF 9 SHEETS				File Path: P:\Comerton\Comerton Blvd 2nd Ext\Description		
				SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST		
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	35.00	101°14'18"	61.84	54.11	N.28°21'12"W.
2	929.00	30°31'40"	494.98	489.14	S.85°45'50"W.
3	1071.00	29°30'00"	551.43	545.36	S.85°15'00"W.
4	25.00	87°31'44"	38.19	34.58	S.56°14'08"W.
5	25.00	92°15'50"	40.26	36.05	N.33°52'05"W.
6	2929.00	08°45'20"	447.59	447.16	N.84°22'40"W.
7	25.00	91°08'40"	39.77	35.71	S.45°40'20"W.
8	25.00	91°08'40"	39.77	35.71	N.45°28'20"W.
9	2929.00	08°42'38"	445.29	444.86	S.84°36'01"W.
10	3071.00	22°45'18"	1219.65	1211.65	N.88°22'39"W.
11	2929.00	06°17'43"	321.82	321.66	N.80°08'52"W.
12	3071.00	06°17'43"	337.42	337.25	S.80°08'52"E.
13	2929.00	09°21'30"	478.40	477.87	S.81°40'45"E.
14	2929.00	13°23'48"	684.85	683.29	N.86°56'36"E.
15	3071.00	08°25'48"	451.83	451.43	N.84°27'36"E.
16	25.00	88°34'30"	38.65	34.91	N.44°23'15"E.
17	25.00	88°46'43"	38.74	34.98	S.44°17'21"E.
18	3071.00	08°40'43"	465.16	464.72	S.84°20'21"E.
19	25.00	82°25'14"	35.96	32.94	N.58°47'23"E.
20	2053.00	00°41'50"	24.99	24.99	N.17°55'41"E.
21	25.00	98°16'36"	42.88	37.81	S.30°51'42"E.
22	929.00	29°30'00"	478.32	473.05	N.85°15'00"E.
23	1071.00	31°02'00"	580.09	573.03	N.86°01'00"E.
24	35.00	80°15'09"	49.02	45.11	N.61°24'26"E.
25	1000.00	34°47'44"	607.30	598.01	S.87°53'52"W.
26	1000.00	29°30'00"	514.87	509.20	S.85°15'00"W.
27	3000.00	19°45'18"	1034.37	1029.25	N.89°52'39"W.
28	3000.00	09°54'00"	518.36	517.72	N.84°57'00"W.
29	3000.00	09°51'18"	516.01	515.37	S.85°10'21"W.
30	3000.00	22°45'18"	1191.45	1183.63	N.88°22'39"W.
31	3000.00	06°17'43"	329.62	329.46	N.80°08'52"W.
32	1991.00	05°54'45"	205.45	205.36	N.15°19'14"E.
33	1991.00	02°46'03"	96.17	96.16	N.13°44'53"E.
34	1991.00	03°08'42"	109.28	109.27	N.16°42'15"E.

## CONNERTON BOULEVARD 2ND EXTENSION RIGHT-OF-WAY CONVEYANCE PARCEL

Prepared For: **LENNAR HOMES, LLC**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

**Arthur W. Merritt**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS    Checked: AWM    Order No.: AMI-LCF-CV-029

Date: 08/24/23    Dwg: CONN-BLVD-2ND-EXT-DS.dwg

File Path: P:\Connerton\Connerton Blvd 2nd Ext\Description


SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 3 OF 9 SHEETS</b>			

### **BASIS OF BEARINGS**

The South boundary of the Southwest 1/4 of Section 20, Township 25 South, Range 19 East, Pasco County, Florida, has a Grid bearing of S.89°55'56"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

### **LEGEND:**

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. SH. - Sheet
5. O.R. - Official Records Book
6. Symbol  indicates (P.C.P.) Permanent Control Point
7. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

## **CONNERTON BOULEVARD 2ND EXTENSION RIGHT-OF-WAY CONVEYANCE PARCEL**

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SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 4 OF 9 SHEETS**

**NOTE:**

SEE SHEETS 1 &amp; 2 OF 9 SHEETS FOR:

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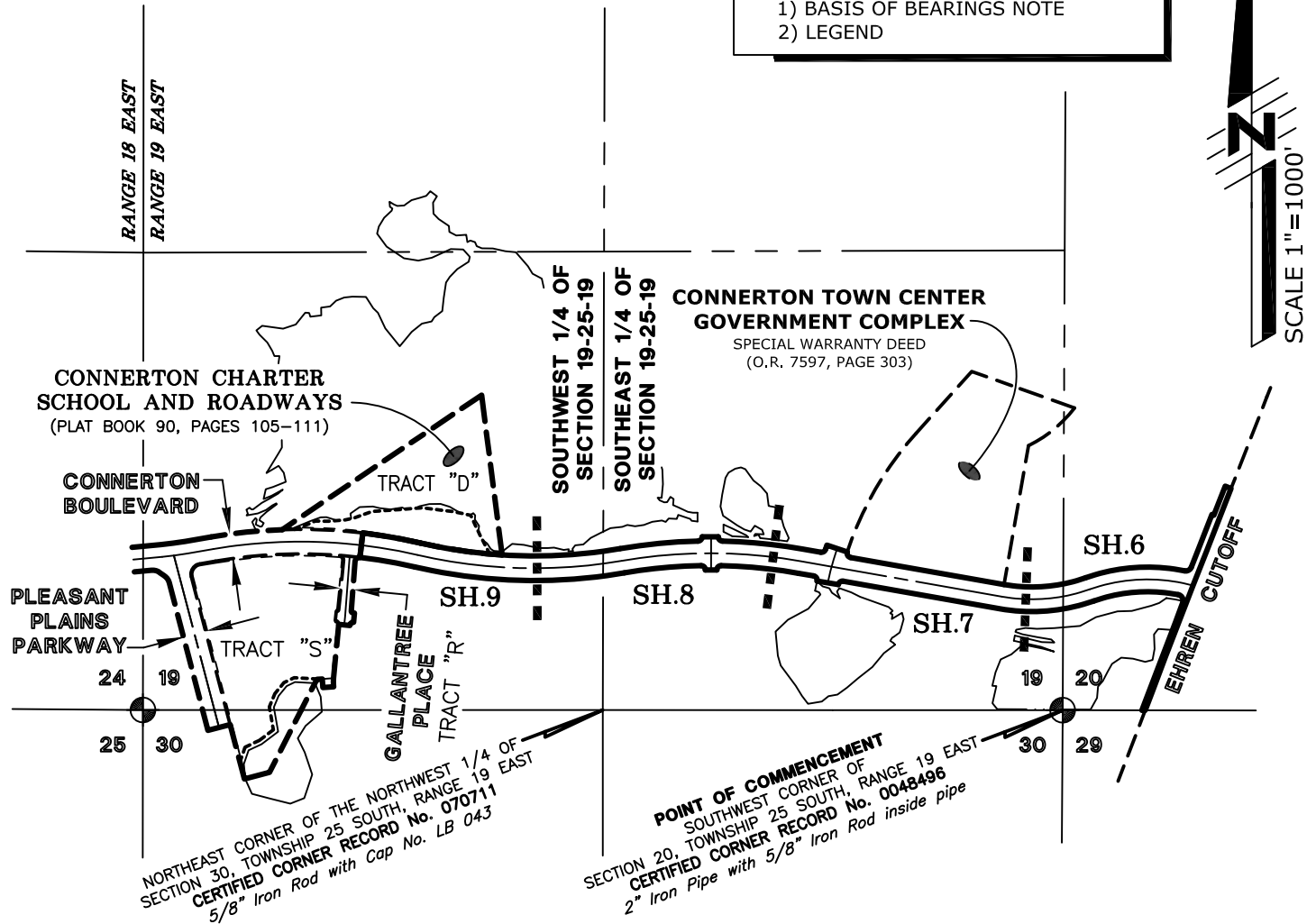
SEE SHEET 3 OF 9 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 4 OF 9 SHEETS FOR:

1) BASIS OF BEARINGS NOTE

2) LEGEND

**KEY MAP****CONNERTON BOULEVARD 2ND EXTENSION  
RIGHT-OF-WAY CONVEYANCE PARCEL**Prepared For: **LENNAR HOMES, LLC****DESCRIPTION SKETCH**  
(Not a Survey)**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.****Arthur W. Merritt**FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
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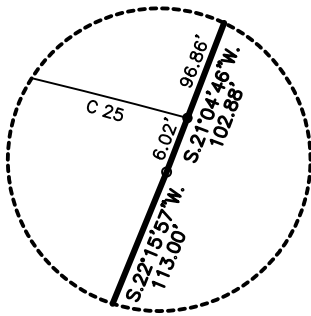
SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No. | Date | Description | Dwn.

## REVISIONS

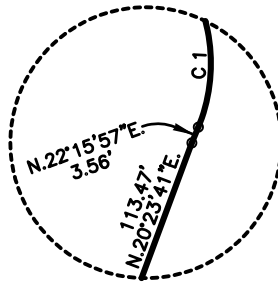
**SHEET NO. 5 OF 9 SHEETS**





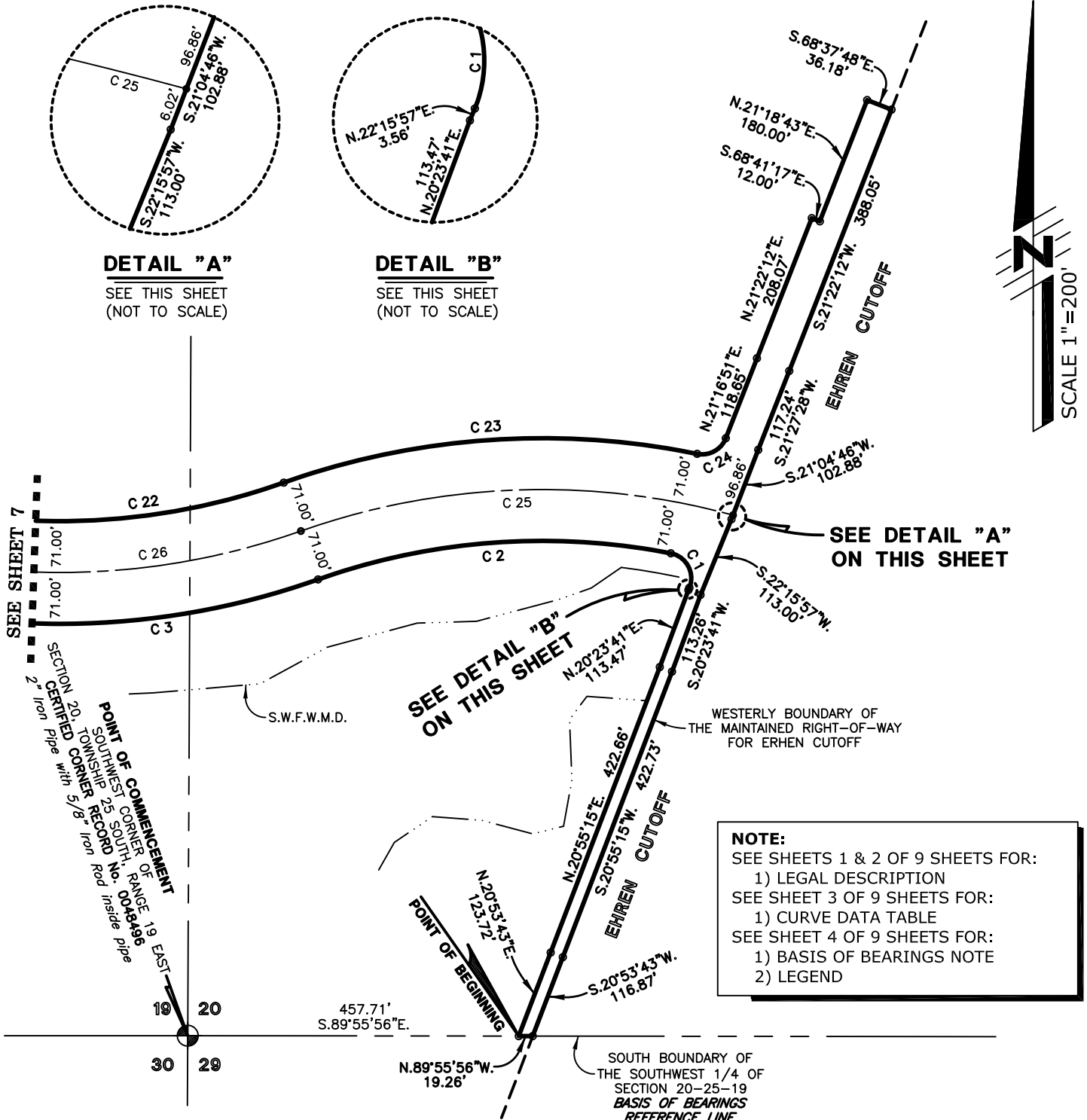
**DETAIL "A"**

SEE THIS SHEET  
(NOT TO SCALE)



**DETAIL "B"**

SEE THIS SHEET  
(NOT TO SCALE)



## CONNERTON BOULEVARD 2ND EXTENSION RIGHT-OF-WAY CONVEYANCE PARCEL

Prepared For: **LENNAR HOMES, LLC**

### DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC  
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Arthur W. Merritt

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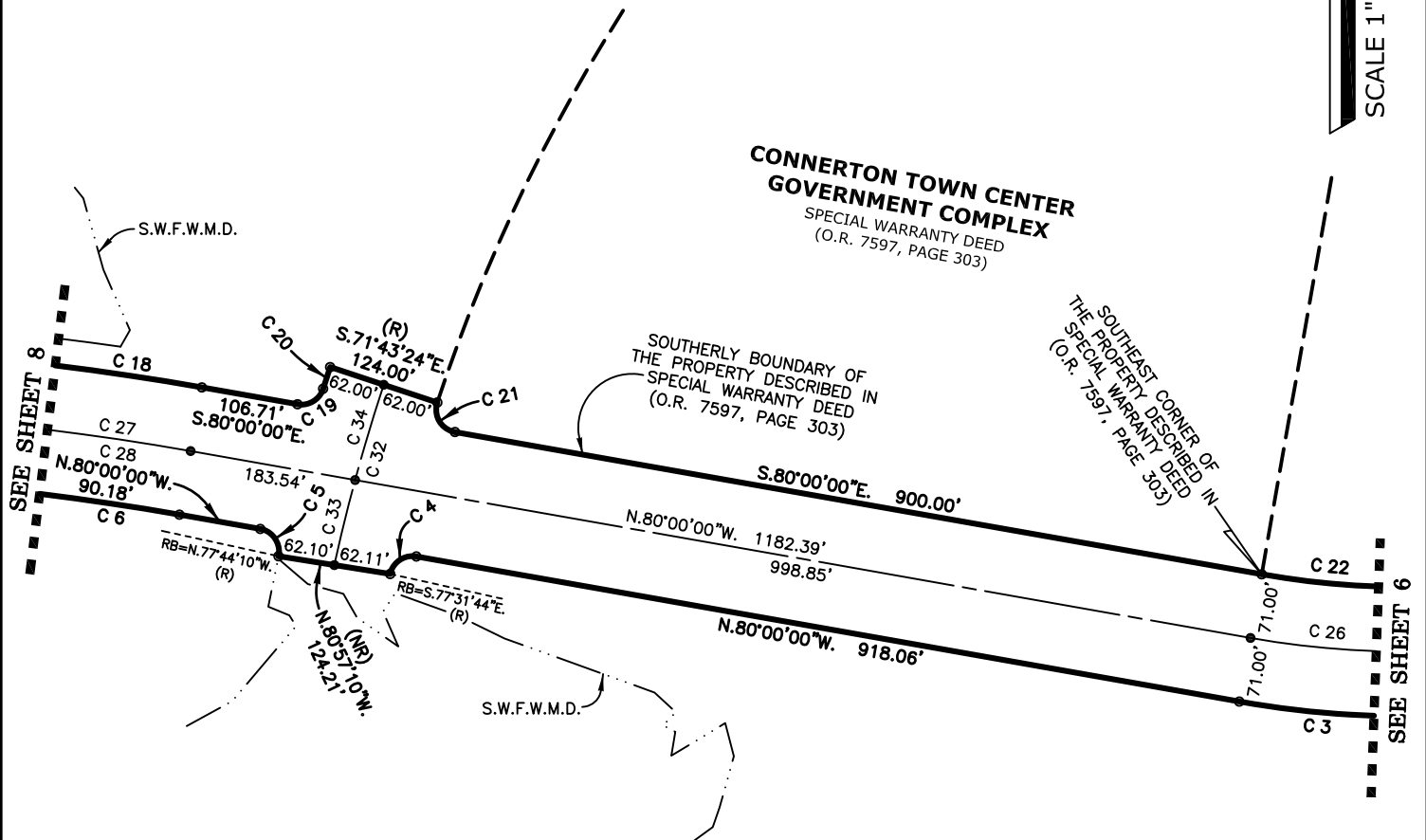
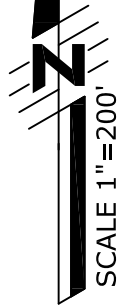
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SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 6 OF 9 SHEETS**

**NOTE:**  
 SEE SHEETS 1 & 2 OF 9 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 SEE SHEET 3 OF 9 SHEETS FOR:  
 1) CURVE DATA TABLE  
 SEE SHEET 4 OF 9 SHEETS FOR:  
 1) BASIS OF BEARINGS NOTE  
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## CONNERTON BOULEVARD 2ND EXTENSION RIGHT-OF-WAY CONVEYANCE PARCEL

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SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 7 OF 9 SHEETS</b>			

**NOTE:**

SEE SHEETS 1 &amp; 2 OF 9 SHEETS FOR:

1) LEGAL DESCRIPTION

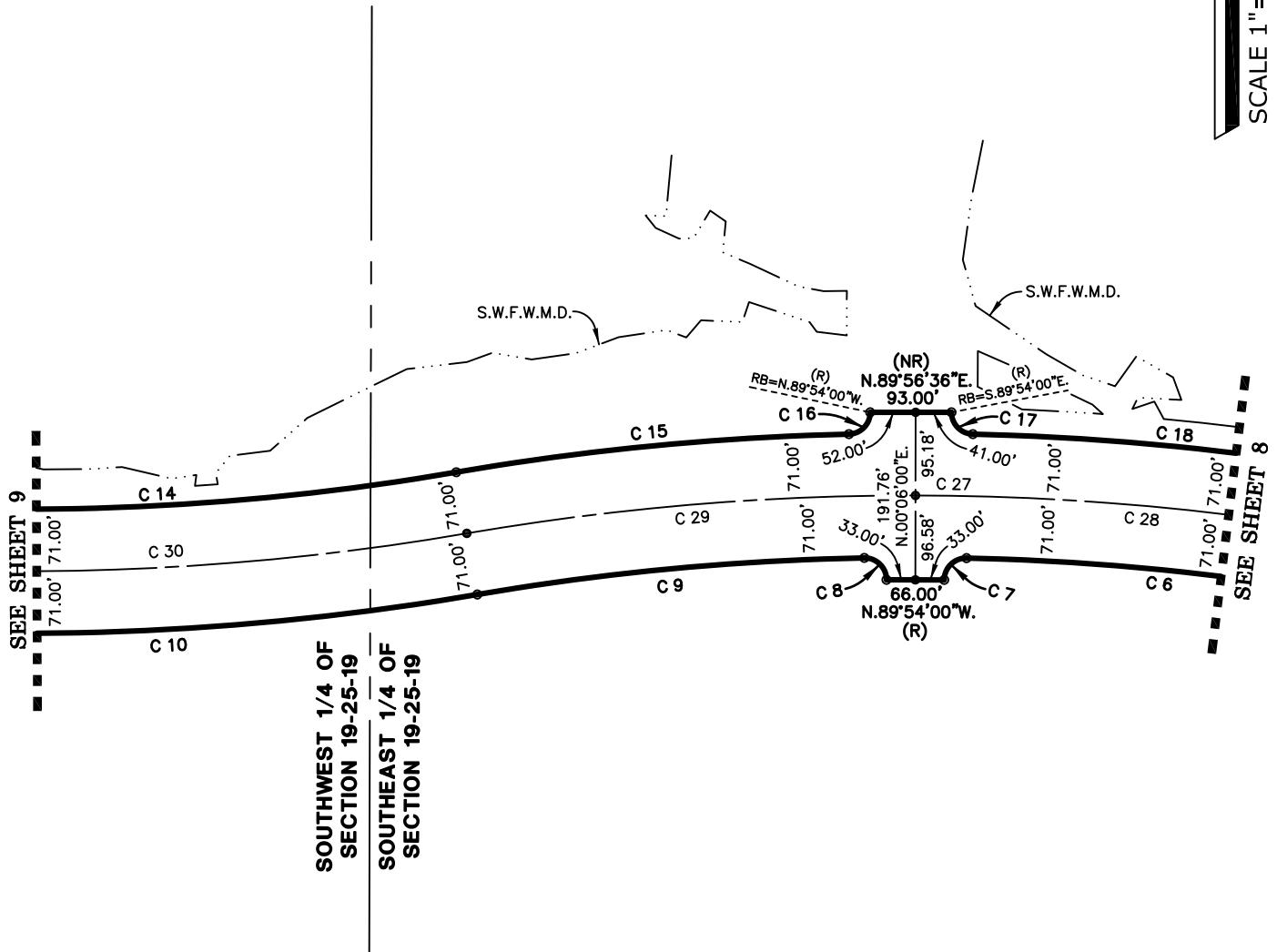
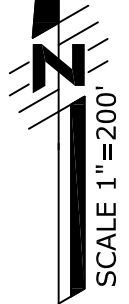
SEE SHEET 3 OF 9 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 4 OF 9 SHEETS FOR:

1) BASIS OF BEARINGS NOTE

2) LEGEND



## CONNERTON BOULEVARD 2ND EXTENSION RIGHT-OF-WAY CONVEYANCE PARCEL

Prepared For: **LENNAR HOMES, LLC**

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SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 8 OF 9 SHEETS**

**NOTE:**

SEE SHEETS 1 &amp; 2 OF 9 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 9 SHEETS FOR:

1) CURVE DATA TABLE

SEE SHEET 4 OF 9 SHEETS FOR:

1) BASIS OF BEARINGS NOTE

2) LEGEND

TRACT "D"  
WETLAND CONSERVATION AREA

S.W.F.W.M.D.

CONNERTON CHARTER  
SCHOOL AND ROADWAYS  
(PLAT BOOK 90, PAGES 105-111)TRACT "D"  
(CDD) DRAINAGE AREACONNERTON  
BOULEVARD

(PUBLIC) RIGHT-OF-WAY

CONNERTON CHARTER  
SCHOOL AND ROADWAYS  
(PLAT BOOK 90, PAGES 105-111)TRACT "S"  
SCHOOL SITEGALLANTREE PLACE  
TRACT "R"N 06°42'17"E  
142.00'SOUTHEAST CORNER OF  
THE RIGHT-OF-WAY FOR  
CONNERTON BOULEVARD10' UTILITY  
EASEMENT

C 12

C 31

C 11

C 13

C 14

C 30

C 10

71.00' 71.00' 71.00' 71.00'

SEE SHEET 8

**CONNERTON BOULEVARD 2ND EXTENSION  
RIGHT-OF-WAY CONVEYANCE PARCEL**Prepared For: **LENNAR HOMES, LLC****DESCRIPTION SKETCH**  
(Not a Survey)**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.****Arthur W. Merritt**

FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO.

**4498****AMERRITT, INC.**

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SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 19 EAST

No. Date Description Dwn.

REVISIONS

**SHEET NO. 9 OF 9 SHEETS**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

## Tab 6



# MONTHLY REPORT

JULY, 2025









Prepared for: Debby Bayne Wallace  
Prepared By: Devon Craig

## SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.





Pond #195 Treated for Algae and Shoreline Vegetation.



Pond #219N Treated for Algae and Shoreline Vegetation.



Pond #219S Treated for Algae and Shoreline Vegetation.





Pond # Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.





Pond # Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.





Pond # Treated for Algae and Shoreline Vegetation.



Pond # Treated for Algae and Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.



## **Tab 7**

# CONNERTON EAST

## LANDSCAPE INSPECTION REPORT



June 22, 2025

Rizzetta & Company

John R Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, General Comments, Flourish, Bellflower

## Summary, General Updates, Recent & Upcoming Maintenance Events

The following are action items for Steadfast Contractor's Alliance (SCA) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff and **Bold Black Underlined** is information or questions for the District BOS.

1. Trim the Jasmine at the southern end of the lawn on the east side of Flourish north of Little Bluestem.
2. There remain clumps of Goose Grass in the same lawn as above specifically along the sidewalk. There are also remaining loose tree straps on several trees here.
3. I have photographed this before – is SCA monitoring this (and other) similar areas? This is in the same lawn on the east side of Flourish between Little Bluestem and Violet Periwinkle. Chinch bugs usually begin at the edges of sidewalks where the heat is. As you will see later in the report, there are other much larger areas like this one along the trail north of Little Bluestem between Ashworth and Nyssa. (Pic 3)

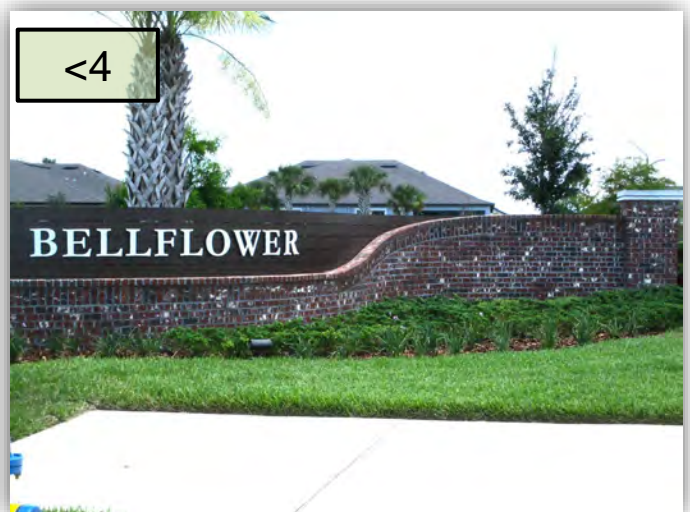


4. **The non-performing Blue Daze have been removed from the bed in front of the Bellflower monument and replaced with Society Garlic. It looks much better.** (Pic 4>)

5. Monitor this Blackhaw (I believe) Viburnum along the PVC fence north of the Flourish dead end. There is quite a bit of dieback in the middle one. Are these trees receiving enough water?(Pic 5)



6. **We need to allow the Walter's Viburnum to grow taller along the Flourish PVC fence. It appears to have been recently trimmed down. See above.**





# Dog Park, Ashworth Park

7. Tip the Confederate Jasmine in the Ashworth Place mail kiosk beds. Spot treat Goose Grass.
8. In conjunction with Item No. 7 in May's report, I included several pictures of the declining turf surrounding the dog park. The only response received back was that the turf had been treated the week of June 9<sup>th</sup>. (for what? was not identified) However, no mention was made regarding what I thought to be the main cause of the decline ... lack of water. This month, the patches of dead turf are much larger. Hass SCA verified irrigation is even running here? (Pics 8a – d>)
9. The turf in the Campanula/Adriatic pocket park was sprayed on June 9<sup>th</sup>. For chinch bugs? There are spray stakes present, but the turf is still thinning in many areas. (Pics 9a & b)



10. Re-attach many broken tree straps on several trees on the south side of Little Bluestem.





# Little Bluestem, Nyssa

11. SCA needs to pinpoint the cause of the failing turf on the north side of Little Bluestem between Ashworth and Nyssa and treat accordingly. Last month's response stated only that the turf was treated the week of June 9<sup>th</sup>, but did not say for what. And no mention of irrigation was made. Is there a fungus present? Is irrigation working properly? Is there 100% irrigation coverage? The areas have grown since I first reported a couple months ago. (Pics 11a – e>)



12. Also, much of the turf at the entire NE corner of Nyssa and Little Bluestem is failing. I first reported this when it was strictly the east ROW of Nyssa, but now it includes the north ROW of Little Bluestem. (Pic 12>)





# Little Bluestem

13. The only response I received back regarding the failing turf along mostly the north side of Little Bluestem, (but now there are many growing areas of failed turf on the south side), was that it was treated the week of June 9<sup>th</sup>. The response does not identify the target of the treatment, nor does it provide any further update regarding the irrigation. We are losing a large percentage of the LB turf and SCA needs to provide a remediation as quickly as possible. And please note, a proposal for a water truck was approved two months ago.  
(Pics 13 a – l> east to west of LB)





# Little Bluestem





# Little Bluestem, Storybook Cabin



14. The cul-de-sac at Storybook Cabin has been replanted with Society Garlic after removing the failed Blue Daze. It looks much better. (Pic 14)



15. The turf on the west ROW of Storybook Cabin south of LB (although treated June 9<sup>th</sup>) is not improving. (Pic 15)



16. We also have new Variegated Confederate Jasmine planted at the Storybook Cabin mail kiosk. These were left over from the planting on the north side of LB between Ashworth and Nyssa. This looks much better. (Pic 16)



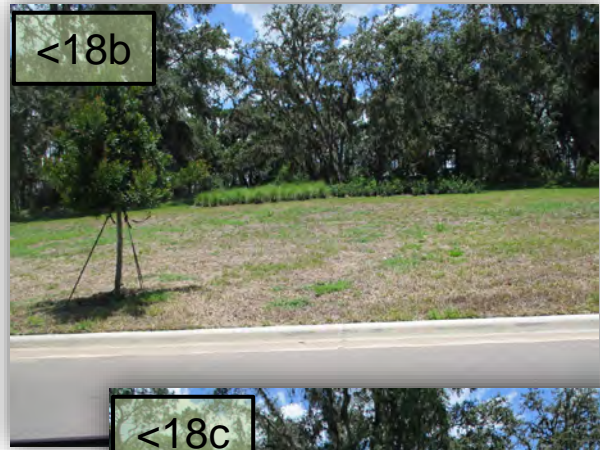
17. Not only does the Storybook Cabin ROW turf appear to be very dry, but the Red Maples do also. Red Maples require a lot of water. (Pic 17>)





# Flourish

18. In May's report, Item No. 24 illustrated the failing turf on the south side of Flourish, east of Storybook Cabin. I mentioned the new SCA account manager was running the irrigation in this area and joined me for the remainder of the inspection. This month, that entire lawn is mostly dead and the only response to the May report was that "all turf was treated June 9<sup>th</sup>." SCA needs to be more aggressive in determining why the District's turf is failing in so many areas. And again, please note a water truck proposal was approved two months ago. (Pics 18a – e>)





# Flourish, Sword Fern, Connerton Blvd.

19. Turf is also now beginning to thin in the lawn between Storybook Cabin and the lift station at Flourish and Little Bluestem as well as in front of the lift station. Has SCA been able to diagnose the cause of this? (Pics 19a & b)



**Pleasant Plains Parkway (PPP). These should be removed and replaced ... they look very different. (Pic 22)**



20. Approaching Sword Fern east bound on Flourish, the north ROW turf also is failing. (Pic 20>)

21. **This is the new planting of Society Garlic and Dwarf Ixora where the Blue Daze was failing at Sword Fern. It looks much better. (Pic 21>)**

22. **It appears that perhaps some Parson's Juniper, *Juniperus 'Parsonii'*, were planted instead of Shore Juniper, *Juniperus conferta* in some areas along Connerton Blvd. between Flourish and**





# Connerton Blvd.

23. This turf on the south side of Connerton Blvd. near PPP is failing. It is also right below a streetlight. SCA needs to inspect for mole crickets and treat accordingly. They are normally attracted to light in the evenings. There are several other areas in this same situation – under streetlights. (Pic 23)



24. We still have not received any landscaping on the SE and SW corners of the intersection of PPP and Connerton Blvd. This was never completed after the turnover when these areas were still dug up and under construction. Will Lennar reach out to the installing contractor to finish this work? (Pic 24)



25. Eradicate Torpedograss from the beds on the SE corner of PPP & Connerton Blvd.

26. There are large patches of weedy turf on the south side of Connerton Blvd. approaching Gallantree from the west. Treat accordingly.

27. There is at least one dead Sabal Palm (maybe two) in a cluster on the north side of Connerton Blvd. east of Gallantree. These should still be under warranty and need to be replaced. (Pic 27)



28. Oleander is yellowing on the south side of Connerton Blvd. east of Gallantree and there are also caterpillars. This needs treated ASAP.

29. Do we know yet when these areas surrounding the streetlights will be finished? At the turnover it was communicated within 6 weeks. (Pic 29)





# Connerton Blvd., Pleasant Plains Parkway

30. The sand being blown across the trail on the south side of Connerton Blvd. has become quite deep. Is SCA attempting to re-expose any covered irrigation spray heads? (Pic 30)



31. There is an oak tree on the north side of Connerton Blvd. approaching Runaway Breeze Dr. from the west that has fallen over. This needs to be re-set, well-mudded-in and re-staked ASAP. (Pic 31)



32. Striping remains in the turf on the south side of Connerton Blvd. This should be corrected with another application of fertilizer.

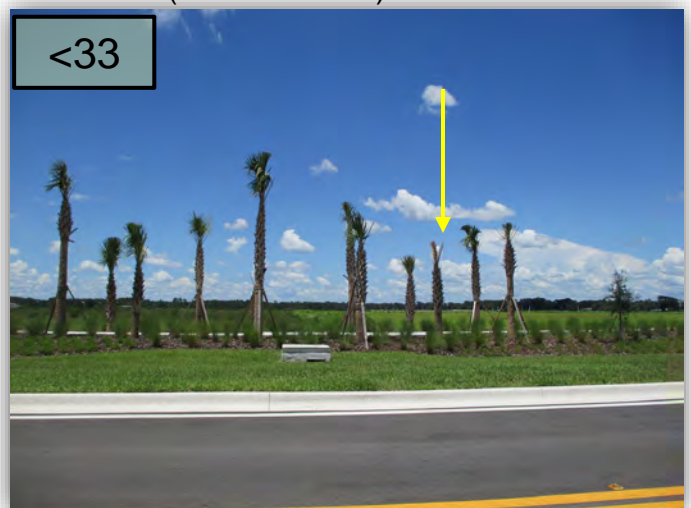
33. **There is another dead Sabal Palm in a cluster on the north side of Connerton Blvd. east of where the oak fell. (Pic 33>)**

34. On the north side of Connerton Blvd., west of Honeysuckle, there are a lot of plants (mostly Coontie Palms) in the swale that are not thriving. Will there be warranty replacements for these plants – or another plant more suitable for occasional flooding?

35. **In conjunction with Item No. 24, this is the SW corner of the intersection of PPP and Connerton Blvd. that is also owed plant material from the original turnover. (Pic 35)**



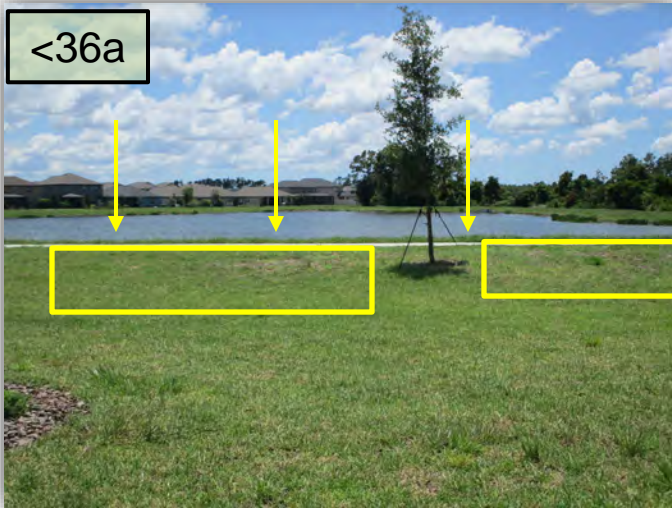
36. In my opinion, turf on the west ROW of PPP between Connerton Blvd. and Flourish is still not up to par. This turf was also stressed during the original turnover and has improved little, if any. Has SCA initiated any specialty improvement plan here? It also appears the pond bank in the background had not been mowed. (Pics 36a & b>)





# Pleasant Plains Parkway, Gallantree

37. These next three pics are the east ROW of PPP approaching the intersection of Gallantree. This area is worsening – not improving. (Pics 37a – c>)



38. This lawn and landscape south of the Gallantree townhomes are also thinning **and there is a dead Sabal Palm that needs a warranty replacement.** (Pic 38)





# Gallantree, Roundabout, Nebula Way, Pleasant Plains Parkway

39. This is the inbound side of Gallantree off PPP. The turf is very rough and the palms in the background are not in stellar shape. There are also azaleas failing at the mail kiosk. (Pic 39)



43. This is the same dead Sabal Palm I've photographed from the PPP side of the PVC fence south of the PPP roundabout however, this is taken from inside the community at the dead end of Nebula Way. This has been dead since the original turnover for this portion of the CDD. It needs to be replaced under warranty. (Pic 43)



40. Just south of Gallantree on the east side of PPP, the turf is in very rough shape. (Pic 40)



44. However, this entire interior tract next to the last house on Nebula needs to be maintained better. The turf is off-color, and I would guess it is being skipped at fertilizing time. (Pic 44>)

45. Just outside the emergency exit at Nebula, why is this palm planted so deep? This is not an acceptable way to attain a certain desired height in a cluster of palms. (Pic 45>)

41. Only some of the Oleander on the PPP roundabout is emerging with new growth. This plant was heavily infested with Oleander caterpillar during last month's inspection. There is also still a street sign on the ground. This is one of at least three I saw during the inspection. Wasn't this task supposed to have been completed already? (Pic 41>)

42. **The dead plant material inside Camellia Crest Park are all still present.** However, some of the plant material also needs to be trimmed.





# Nebula Way Emergency Exit, Pleasant Plains Parkway

46. In this same area outside the Nebula Way dead-end, the turf in the east ROW of PPP is also in very rough shape? It is being reported that turf was treated June 9<sup>th</sup>, but again, with what and what was it treated for? Was anything specific diagnosed? (Pic 46>)

47. Some of the landscape in this area is also failing. Here and in beds further to the south on PPP. (Pic 47>)



48. Treat turf weeds in the new park and remove a very large “mock” ornamental grass in the middle of the new park. (Pic 48>)

49. There are still dead Walter’s Viburnum in the PPP roundabout. Remove and replace under warranty.



50. I need clarity on the extent of the CDD’s responsibility for maintaining the ROWs of PPP. In some areas, I believe we do not maintain from trail to fence. In others we do? The exhibit indicates it is all maintained.



## Tab 8



Rizzetta & Company

## UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 12<sup>th</sup> @ 9am
- **Form 1 Filing Deadline:** July 1, 2025

# District Manager's Report

July 8,

# 2024

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### FINANCIAL SUMMARY

5/31/2025

General Fund Cash & Investment  
Balance:

\$1,143,981

Debt Service Fund Cash &  
Investment Balance:

\$1,783,551

Capital Projects Fund Cash &  
Investment Balance:

\$ 239,692

**Total Cash and Investment  
Balances:**

\$3,167,224

**General Fund Expense Variance:**

**\$157,303**

**Under Budget**





Rizzetta & Company

- There remains a balance of \$5,022 in the Series 2023 Construction Fund for Assessment Area One (Parcel 219, Village 3B, Village 3A-1 and Village 4-1). The last requisition paid out of this fund was on 2/28/23. Should we look to have this project deemed complete, or are there any costs that can be paid out of these funds? If deemed complete, the remaining funds are to be transferred to the Bond Redemption Account.