

PASADENA RIDGE PHASES 1A, 1B AND 1C LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19, 20 and 30, Township 25 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 30, run thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 30, S.89°50'25"W, 1326.90 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 30, also being the POINT OF BEGINNING; thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 30, S.00°16'57"W, 396.70 feet; thence S.72°10'33"W, 109.66 feet; thence N.83°34'12"W, 51.14 feet; thence S.87°05'55"W, 41.86 feet; thence S.65°40'16"W, 40.24 feet; thence S.74°12'09"W, 55.78 feet; thence S.47°38'55"W, 99.26 feet; thence S.30°55'27"W, 62.01 feet; thence S.15°29'19"W, 49.01 feet; thence S.26°32'05"W, 35.37 feet; thence S.86°47'50"W, 77.22 feet; thence S.78°41'17"W, 40.72 feet; thence S.89°17'07"W, 59.56 feet; thence S.68°55'59"W, 110.98 feet; thence S.50°02'55"W, 54.50 feet; thence S.60°02'55"W, 101.99 feet; thence S.57°20'14"W, 87.34 feet; thence WEST, 175.04 feet; thence S.12°10'24"W, 82.86 feet; thence N.77°49'36"W, 84.00 feet; thence N.12°10'24"E, 78.89 feet; thence N.89°48'55"W, 86.09 feet; thence S.00°11'05"W, 322.70 feet; thence S.63°22'18"W, 23.53 feet to a point on the Easterly boundary of Additional Right-of-Way PARCEL 128 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 828, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Additional Right-of-Way PARCEL 128 for HANDCART ROAD, N.00°11'05"E, 1141.81 feet to the Southeast corner of Additional Right-of-Way PARCEL 127 for HANDCART ROAD, according to Warranty Deed, as recorded in Official Records Book 4682, Page 824, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Additional Right-of-Way PARCEL 127 for HANDCART ROAD, N.00°22'25"E, 2068.76 feet; thence N.89°57'00"E, 683.30 feet; thence S.00°03'00"E, 565.48 feet; thence N.89°57'00"E, 50.00 feet; thence S.00°03'00"E, 20.00 feet to a point of curvature; thence Southeasterly, 40.28 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 115°24'14" (chord bearing N.74°45'07"E, 33.81 feet) to a point of compound curvature; thence Northeasterly, 120.76 feet along the arc of a curve to the left having a radius of 1459.00 feet and a central angle of 04°44'32" (chord bearing N.62°10'30"E, 120.72 feet) to a point of tangency; thence N.59°48'14"E, 236.18 feet to a point of curvature; thence Easterly, 794.30 feet along the arc of a curve to the right having a radius of 1601.00 feet and a central angle of 29°25'33" (chord bearing N.74°40'01"E, 786.17 feet) to a point of reverse curvature; thence Northeasterly, 30.82 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 88°16'47" (chord bearing N.44°05'23"E, 27.86 feet); thence N.89°15'10"E, 60.00 feet to a point on a curve; thence Southeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.45°03'00"E, 28.28 feet) to a point of tangency; thence N.89°57'00"E, 675.63 feet to the East boundary of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 19; thence along said East boundary of the Northeast 1/4 of the Southeast 1/4 of Section 19, N.00°22'30"E, 254.09 feet to a point on the Southerly boundary of the Pasco County Park Site, according to Warranty Deed, as recorded in Official Records Book 10741, Page 534, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the Pasco County Park Site, N.89°46'09"E, 68.35 feet to a point on a curve, also being the Southeast corner of said Pasco County Park Site; thence along the Easterly boundary of said Pasco County Park Site, the following three (3) courses: 1) Northerly, 667.33 feet along the arc of a curve to the right having a radius of 1902.00 feet and a central angle of 20°06'10" (chord bearing N.21°23'56"E, 663.92 feet) to a point of tangency; 2) N.31°27'01"E, 236.91 feet; 3) N.58°32'59"W, 4.93 feet to the Southerlymost corner of Pasco County School Site, according to Special Warranty Deed, as recorded in Official Records Book 10932, Page 2162, of the Public Records of Pasco County, Florida; thence along the Southeasterly boundary of said Pasco County School Site, N.29°47'00"E, 645.87 feet to a point on a curve; thence along the Northeasterly boundary of said Pasco County School Site, Northeasterly, 611.14 feet along the arc of a curve to the right having a radius of 1235.00 feet and a central angle of 28°21'11" (chord bearing N.41°50'35"W, 604.93 feet); thence N.62°20'00"E, 70.00 feet to a point on a curve; thence Northwesterly, 50.21 feet along the arc of said curve to the right having a radius of 1165.00 feet and a central angle of 02°28'10" (chord bearing N.26°25'55"W, 50.21 feet) to a point of tangency; thence N.25°11'50"W, 565.78 feet to a point on the Easterly boundary of Pasco County Parcel "E3", according to Warranty Deed, as recorded in Official Records Book 8799, Page 3345, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Pasco County Parcel "E3", N.20°21'11"E, 829.58 feet to the Northeast corner of said Pasco County Parcel "E3", also being a point on the North boundary of the Northwest 1/4 of the aforesaid Section 20; thence along said North boundary of the Northwest 1/4 of Section 20, S.89°52'38"E, 918.42 feet to the Northeast corner of the Northwest 1/4 of said Northwest 1/4 of Section 20, also being a point on the Southwesterly boundary of Pasco County Property, according to Warranty Deed, as recorded in Official Records Book 9671, Page 1468, of the Public Records of Pasco County, Florida; thence along said Southwesterly boundary of Pasco County Property, S.44°57'05"E, 1538.57 feet; thence S.08°00'00"W, 423.85 feet; thence N.57°00'00"E, 49.00 feet; thence S.33°00'00"E, 46.00 feet; thence S.57°00'00"W, 37.19 feet; thence S.31°26'00"E, 72.20 feet; thence S.58°34'00"W, 42.93 feet; thence S.33°14'00"W, 75.33 feet; thence S.14°48'00"W, 37.49 feet; thence S.30°14'15"W, 25.69 feet; thence N.76°05'00"W, 75.66 feet; thence N.79°36'00"W, 75.66 feet; thence N.82°22'00"W, 75.66 feet; thence N.83°45'00"W, 155.42 feet; thence S.06°19'00"W, 332.00 feet; thence N.83°45'00"W, 559.00 feet; thence S.06°15'00"W, 70.00 feet; thence N.83°45'00"W, 15.40 feet to a point on a curve; thence Southerly, 565.74 feet along the arc of a curve to the right having a radius of 1255.00 feet and a central angle of 25°49'42" (chord bearing S.20°36'43"W, 560.96 feet) to a point of tangency; thence S.33°31'34"W, 171.33 feet to a point on a curve; thence Southeasterly, 2.69 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 07°42'12" (chord bearing S.60°19'32"E, 2.69 feet) to a point of compound curvature; thence Southeasterly, 7.39 feet along the arc of a curve to the left having a radius of 575.00 feet and a central angle of 00°44'24"E, 7.39 feet; thence S.33°31'34"W, 50.50 feet to a point on a curve; thence Northwesterly, 10.08 feet along the arc of said curve to the right having a radius of 625.00 feet and a central angle of 00°55'27" (chord bearing N.63°46'20"W, 10.08 feet); thence S.33°31'34"W, 126.11 feet to a point of curvature; thence Southerly, 649.98 feet along the arc of a curve to the left having a radius of 1145.00 feet and a central angle of 32°31'29" (chord bearing S.17°15'49"W, 641.29 feet) to a point on a curve; thence Easterly, 0.54 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 01°33'06" (chord bearing S.89°16'27"E, 0.54 feet); thence S.00°03'00"E, 142.00 feet; thence N.89°57'00"E, 863.27 feet; thence S.00°03'00"E, 1008.35 feet to the South boundary of the North 1948.00 feet of the Southwest 1/4 of said Section 20; thence along said South boundary of the North 1948.00 feet of the Southwest 1/4 of Section 20, N.89°57'52"W, 317.84 feet to a point on the East boundary of the Southwest 1/4 of said Southwest 1/4 of Section 20; thence along said East boundary of the Southwest 1/4 of the Southwest 1/4 of Section 20, S.00°18'59"W, 5.13 feet to the Northeast corner of the South 1/2 of said Southwest 1/4 of the Southwest 1/4 of Section 20; thence along the North boundary of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, S.89°56'53"W, 566.13 feet; thence N.00°03'00"W, 278.80 feet; thence S.89°57'00"W, 70.00 feet; thence S.00°03'00"E, 278.80 feet to a point on the aforesaid North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20; thence along said North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 20, S.89°55'33"W, 695.49 feet; thence along the North boundary of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 20, S.89°48'40"W, 1332.30 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20; thence along the West boundary of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, S.00°22'39"W, 698.48 feet to the POINT OF BEGINNING.

Containing 252.872 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, ("DRP"), EVANS PROPERTIES, INC., a Florida corporation, ("EVANS"), PASADENA RIDGE CLUB, LLC, a Florida limited liability company, ("PRCLUB"), Homes By West Bay, LLC, a Florida limited liability company, ("HOMES BY WEST BAY") and Casa Fresca-Cool House, LLC, a Florida limited liability company, ("CASAC") (collectively, the "Owners") hereby state and declare that they are the fee simple owners of the lands referred to as PASADENA RIDGE PHASES 1A, 1B AND 1C, as described in the legal description which is a part of this plat and make the following dedications:

- 1) PRCLUB hereby reserves fee title to TRACT "C-1" as shown hereon and shall be maintained by PRCLUB.
2) EVANS hereby reserves fee title to TRACTS "F-1" and "F-2" as shown hereon and shall be maintained by EVANS.
3) DRP hereby grants, conveys and dedicates TRACTS "A-2", "A-7" and "A-8A" ((CDD) Right-of-Way; (Public) Utility Easement] and TRACTS "A-3", "A-4" and "A-5", ((CDD) Alley Right-of-Way; (Public) Utility Easement), as shown hereon to the District.
4) DRP hereby reserves fee title to TRACT "A-8" ((HOA) Ingress-Egress Easement; (CDD) Drainage Easement; (Public) Utility Easement], TRACTS "B-18A", "B-18B", "B-19A" and "B-19B" as shown hereon, for conveyance by DRP to The Estates at Pasadena Ridge Condominium Association, Inc., a Florida not-for-profit corporation ("HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACTS "A-8", "B-18A", "B-18B", "B-19A" and "B-19B", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
5) DRP hereby grants, conveys and dedicates to Pasco County, Florida ("County"), a perpetual easement for ingress and egress over and across TRACTS "A-2", "A-3", "A-4", "A-5", "A-7", "A-8" and "A-8A", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
6) DRP does hereby grant, convey and dedicate the right-of-way for PASADENA RIDGE BOULEVARD, J. BEN HARRILL BOULEVARD and the portion of ROLLING FIELD DRIVE defined as (Public) Right-of-Way, as shown and depicted on this plat to the County for the perpetual use of the general public for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
7) DRP does hereby grant, convey and dedicate to the County, TRACTS "R-1" and "R-3" (Additional Public Right-of-Way for Handcart Road) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
8) EVANS does hereby grant, convey and dedicate to the County, TRACTS "R-2" and "R-4" (Additional Public Right-of-Way for Handcart Road) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
9) DRP hereby grants, conveys and dedicates to the County, TRACTS "Z-1" and "Z-2" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. DRP hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACTS "Z-1" and "Z-2" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACTS "Z-1" and "Z-2" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
10) DRP hereby grants, conveys and dedicates TRACTS "B-2", "B-3", "B-4", "B-5", "B-5A", "B-6", "B-7", "B-8", "B-9", "B-10", "B-11", "B-12", "B-16", "B-17", "B-18", "B-19", "B-20", "B-21", "B-21A", "L-1", "L-2" and "P-2", as shown hereon to the District.
11) Owners do hereby dedicate to the District all (CDD) Drainage and Access Easements, (CDD) Side Yard Drainage/Access Easements, (CDD) Landscape Easements and (CDD) Wall Easements, as shown hereon for maintenance and other purposes incidental thereto.
12) Owners do hereby dedicate to the County all of the (Public) Drainage Easements, as shown hereon for the purposes incidental thereto.
13) DRP 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 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 providers, the 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.
14) Owners do hereby grant, convey, and dedicate 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.
15) Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility 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.
16) Owners further do 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 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.
17) Owners 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.
18) Owners 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.

OWNER: DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida
By: DRP Holdco 3, LLC, a Delaware limited liability company, its sole manager
By: DW General Partner, LLC, a Delaware limited liability company, its manager

Marc Valdes, as Authorized Signatory
Deborah Bratier
Milva Janette Svinio

ACKNOWLEDGMENT: State of New York, County of New York
I hereby certify on this 2nd day of February, 2026, before me personally appeared by means of physical presence, Marc Valdes, as Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company as the manager of DRP Holdco 3, LLC, a Delaware limited liability company, as the sole member of DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, [X] personally known to me or [] who has produced [] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Josephine G. Cimino
Notary Public
My Commission expires: 7-5-2028
Commission Number: DIC00026551

OWNER: EVANS PROPERTIES, INC., a Florida corporation
By: Ronald L. Edwards
Shannon Skinner
Ronald L. Edwards, President
Shannon Skinner

ACKNOWLEDGMENT: State of Florida, County of Indian River
I hereby certify on this 2nd day of February, 2026, before me personally appeared by means of physical presence, Ronald L. Edwards, as President of Evans Properties, Inc., a Florida corporation, [X] personally known to me or [] who has produced [] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Karen A. Gorniewicz
Notary Public
My Commission expires: 6-5-2028
Commission Number: 111737819

OWNER: Casa Fresca-Cool House, LLC, a Florida limited liability company
By: Elizabeth Bradburn, Chief Financial Officer
Priscilla Gile

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 9th day of February, 2026, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Chief Financial Officer of Casa Fresca-Cool House, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced [] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Pierce Skidmore
Notary Public, State of Florida
My Commission expires: 10/9/2027
Commission Number: HH 722 907

OWNER: Homes By West Bay, LLC, a Florida limited liability company
By: Elizabeth Bradburn, VP, Chief Financial Officer
Priscilla Gile

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 9th day of February, 2026, before me personally appeared by means of physical presence, Elizabeth Bradburn, as VP, Chief Financial Officer, Treasurer and Secretary of Homes By West Bay, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced [] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Pierce Skidmore
Notary Public, State of Florida
My Commission expires: 10/9/2027
Commission Number: HH722907

OWNER: PASADENA RIDGE CLUB, LLC, a Florida limited liability company
By: Elizabeth Bradburn, Manager
Priscilla Gile

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 9th day of February, 2026, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Manager of PASADENA RIDGE CLUB, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced [] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Pierce Skidmore
Notary Public
My Commission expires: 10/9/2027
Commission Number: HH 722 907

PROPERTY INFORMATION
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, Fidelity National Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Plat Property Information Report, Customer No. 12226209) and, based on said report find that the title of the property is vested in DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, EVANS PROPERTIES, INC., a Florida corporation, PASADENA RIDGE CLUB, LLC, a Florida limited liability company, Homes By West Bay, LLC, a Florida limited liability company and Casa Fresca-Cool House, 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 that Property Information Report, Customer No. 12226209.

This the 5th day of February, 2026
Fidelity National Title Insurance Company
By: Robert Mosher, Authorized Signatory

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

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I 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 10th day of February, 2026
Alex W. Parfies, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the 12th day of February, 2026, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E., Assistant County Administrator Development Services

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 18th day of February, 2026, in Plat Book 100, Page(s) 95-116.

Nikki Alvarez-Sowles, 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 May, 2025, 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.

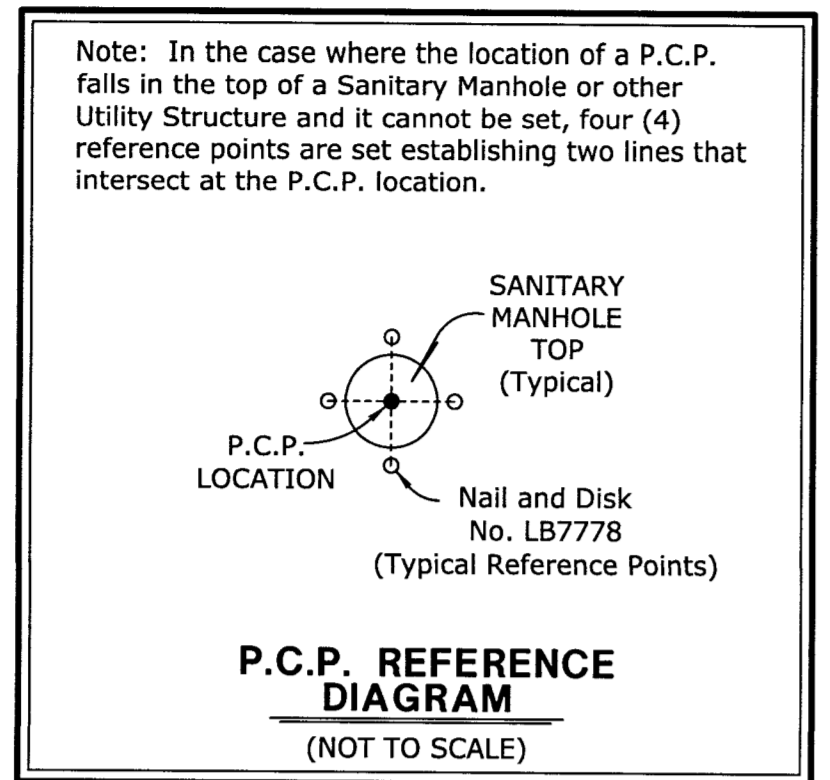
Signed and Sealed this 9th day of February, 2026

AMERRITT, INC.
3010 W. Azelee Street, Suite 150
Tampa, Florida 33609
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

PASADENA RIDGE PHASES 1A, 1B AND 1C
LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-2"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	15.055 Ac.±
TRACT "A-3"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.461 Ac.±
TRACT "A-4"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.327 Ac.±
TRACT "A-5"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.300 Ac.±
TRACT "A-7"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	2.889 Ac.±
TRACT "A-8"	(HOA) INGRESS-EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	7.675 Ac.±
TRACT "A-8A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.238 Ac.±
TRACT "B-2"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.621 Ac.±
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.136 Ac.±
TRACT "B-4"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.158 Ac.±
TRACT "B-5"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE/ LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA/OTHER SURFACE WATER	28.880 Ac.±
TRACT "B-5A"	(CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE	0.460 Ac.±
TRACT "B-6"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.134 Ac.±
TRACT "B-7"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.134 Ac.±
TRACT "B-8"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.134 Ac.±
TRACT "B-9"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.134 Ac.±
TRACT "B-10"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.133 Ac.±
TRACT "B-11"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.133 Ac.±
TRACT "B-12"	(CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE	10.973 Ac.±
TRACT "B-16"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE	8.908 Ac.±
TRACT "B-17"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.098 Ac.±
TRACT "B-18"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE/ LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	29.734 Ac.±
TRACT "B-18A"	(HOA) LANDSCAPE AREA AND OPEN SPACE	0.022 Ac.±
TRACT "B-18B"	(HOA) LANDSCAPE AREA AND OPEN SPACE	0.782 Ac.±
TRACT "B-19"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.364 Ac.±
TRACT "B-19A"	(HOA) LANDSCAPE AREA AND OPEN SPACE	0.511 Ac.±
TRACT "B-19B"	(HOA) LANDSCAPE AREA AND OPEN SPACE	0.036 Ac.±
TRACT "B-20"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.332 Ac.±
TRACT "B-21"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.355 Ac.±
TRACT "B-21A"	(CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE	3.585 Ac.±
TRACT "C-1"	AMENITY AREA	9.506 Ac.±
TRACT "F-1"	(COMMERCIAL AREA)	11.349 Ac.±
TRACT "F-2"	(COMMERCIAL AREA)	10.855 Ac.±
TRACT "L-1"	(CDD) LANDSCAPE/SIGNAGE AREA	0.073 Ac.±
TRACT "L-2"	(CDD) LANDSCAPE/SIGNAGE AREA	0.073 Ac.±
TRACT "P-2"	(CDD) PARK AREA	0.886 Ac.±
TRACT "R-1"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD	0.773 Ac.±
TRACT "R-2"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD	0.306 Ac.±
TRACT "R-3"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD	0.146 Ac.±
TRACT "R-4"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD	0.320 Ac.±
TRACT "Z-1"	(PUBLIC) PUMP STATION SITE	0.080 Ac.±
TRACT "Z-2"	(PUBLIC) PUMP STATION SITE	0.072 Ac.±

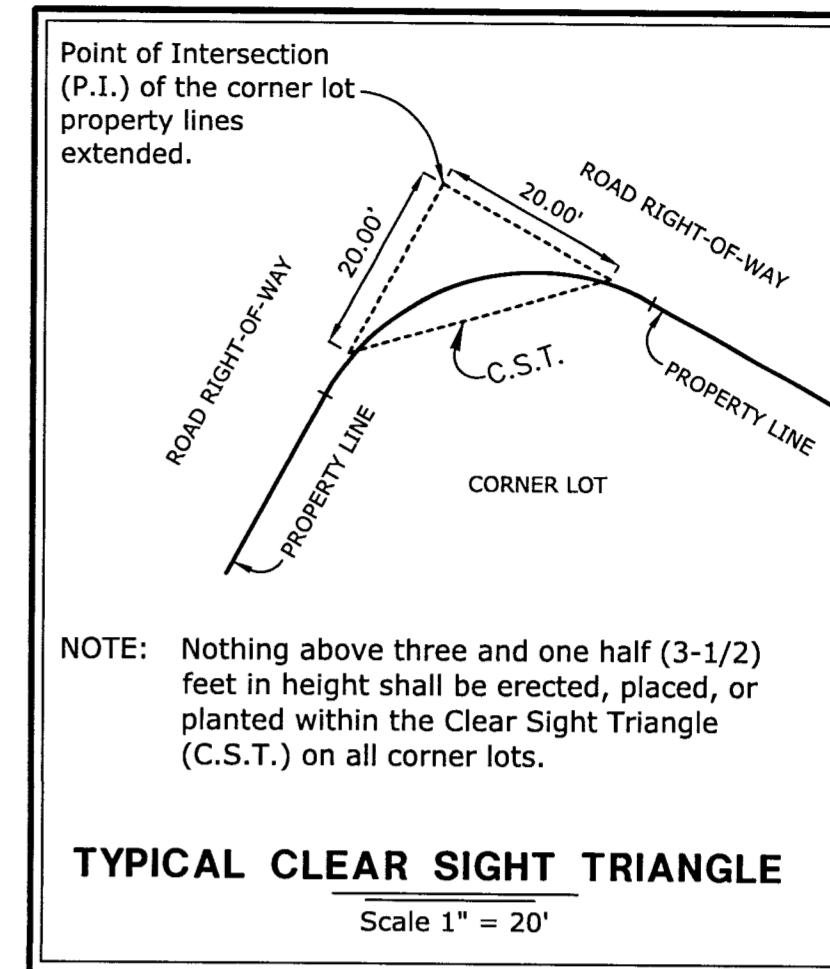
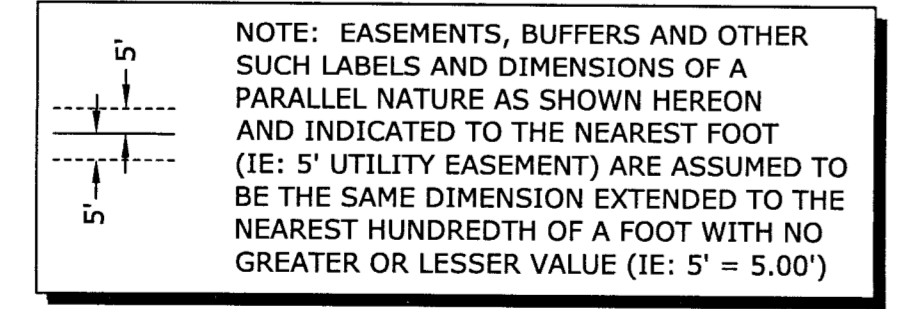


The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

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.



CERTIFICATE OF ACCEPTANCE

of PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT
The dedication to Pasadena Ridge 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 Pasadena Ridge Community Development District by their Board of Supervisors this 9th day of February, 2026. The District hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

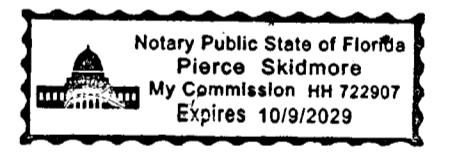
By: [Signature] Grant Striepling, Chairperson
Witness: [Signature] Priscilla Giles
[Signature] Benjamin Viola
Printed Name: Priscilla Giles

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 9th day of February, 2026, before me personally appeared by means of physical presence, Grant Striepling, as Chairperson of Pasadena Ridge Community Development District, personally known to me or who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and 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.

[Signature]
Notary Public, State of Florida at Large
Pierce Skidmore
(Printed Name of Notary)
My Commission expires: 10/9/2029
Commission Number: HH 722707



CERTIFICATE OF ACCEPTANCE

of The Estates at Pasadena Ridge Community Association, Inc., a Florida not-for-profit corporation
The Estates at Pasadena Ridge Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

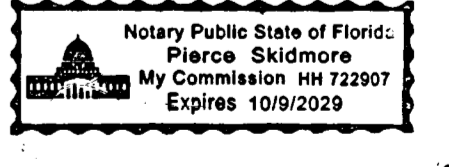
By: [Signature] Allison Martin, as President
Witness: [Signature] Priscilla Giles
[Signature] Benjamin Viola
Printed Name: Priscilla Giles

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

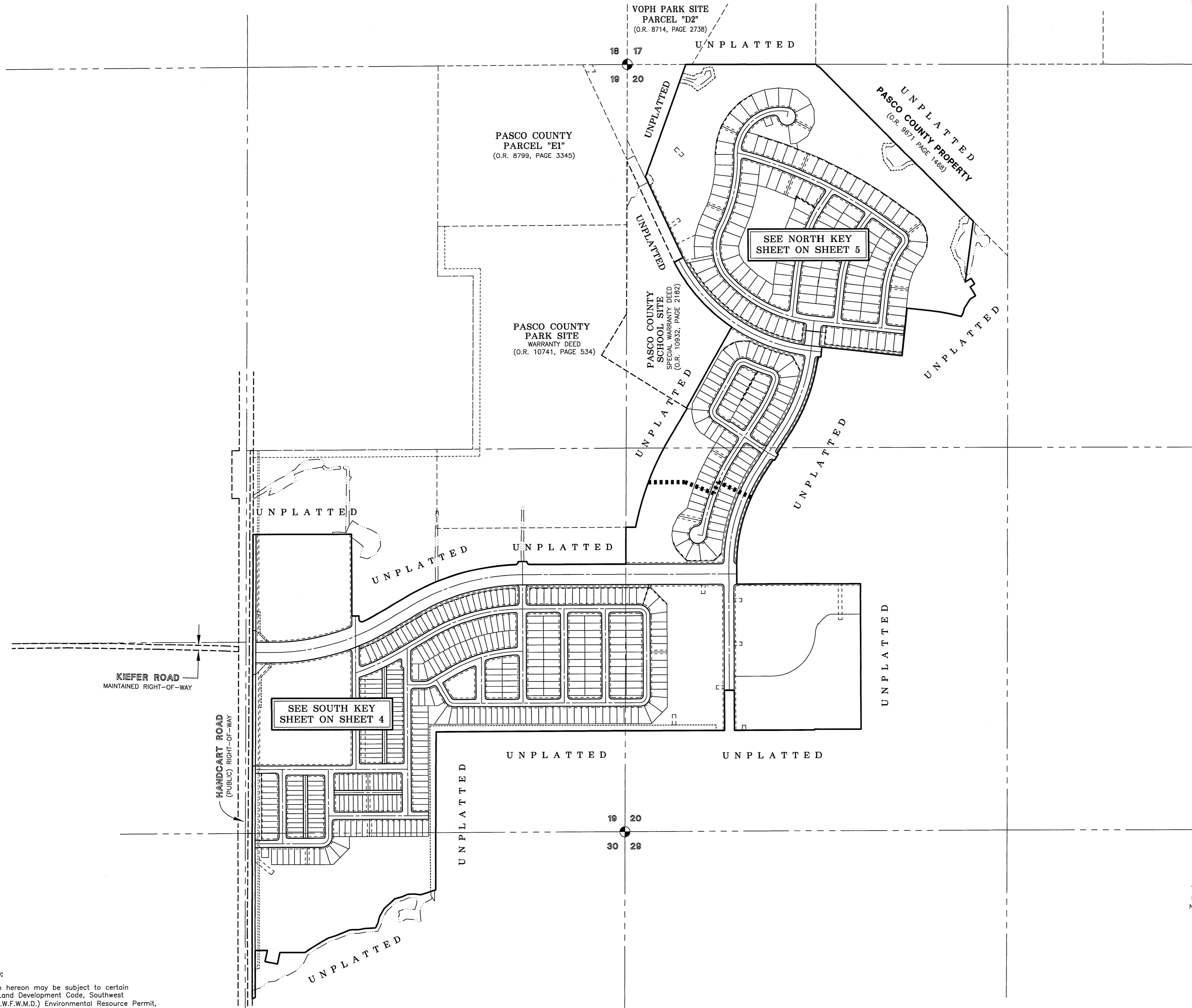
I hereby certify on this 9th day of February, 2026, before me personally appeared by means of physical presence, Allison Martin, as President of The Estates at Pasadena Ridge Community Association, Inc., a Florida not-for-profit corporation, personally known to me or who has produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and 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.

[Signature]
Notary Public, State of Florida at Large
Pierce Skidmore
(Printed Name of Notary)
My Commission expires: 10/9/2029
Commission Number: HH 722707

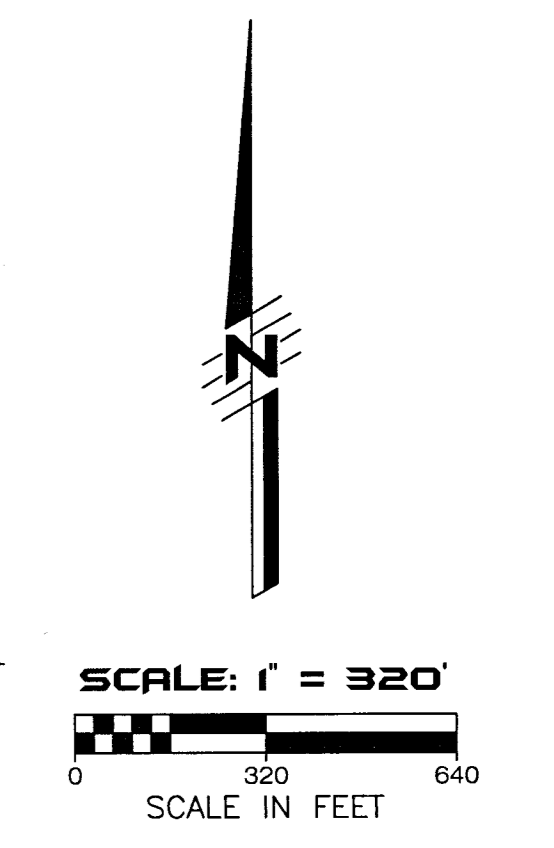


PASADENA RIDGE PHASES 1A, 1B AND 1C
 LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



LEGEND
 1. O.R. - Official Records Book

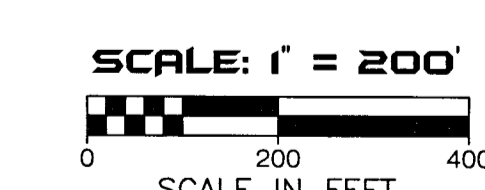
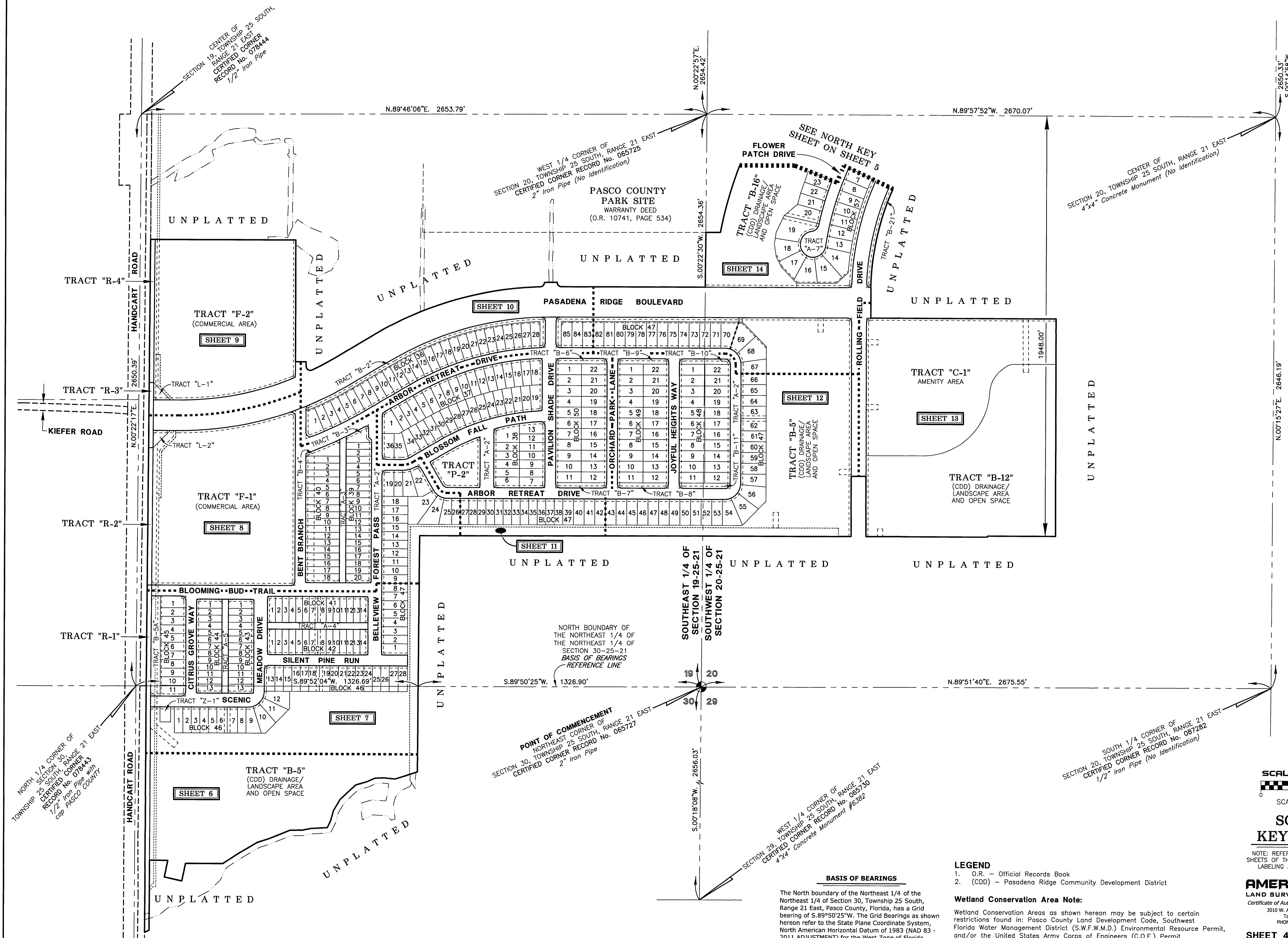
Wetland Conservation Area Note:
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.)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



LOCATION MAP
 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

PASADENA RIDGE PHASES 1A, 1B AND 1C
 LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



SOUTH KEY SHEET

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

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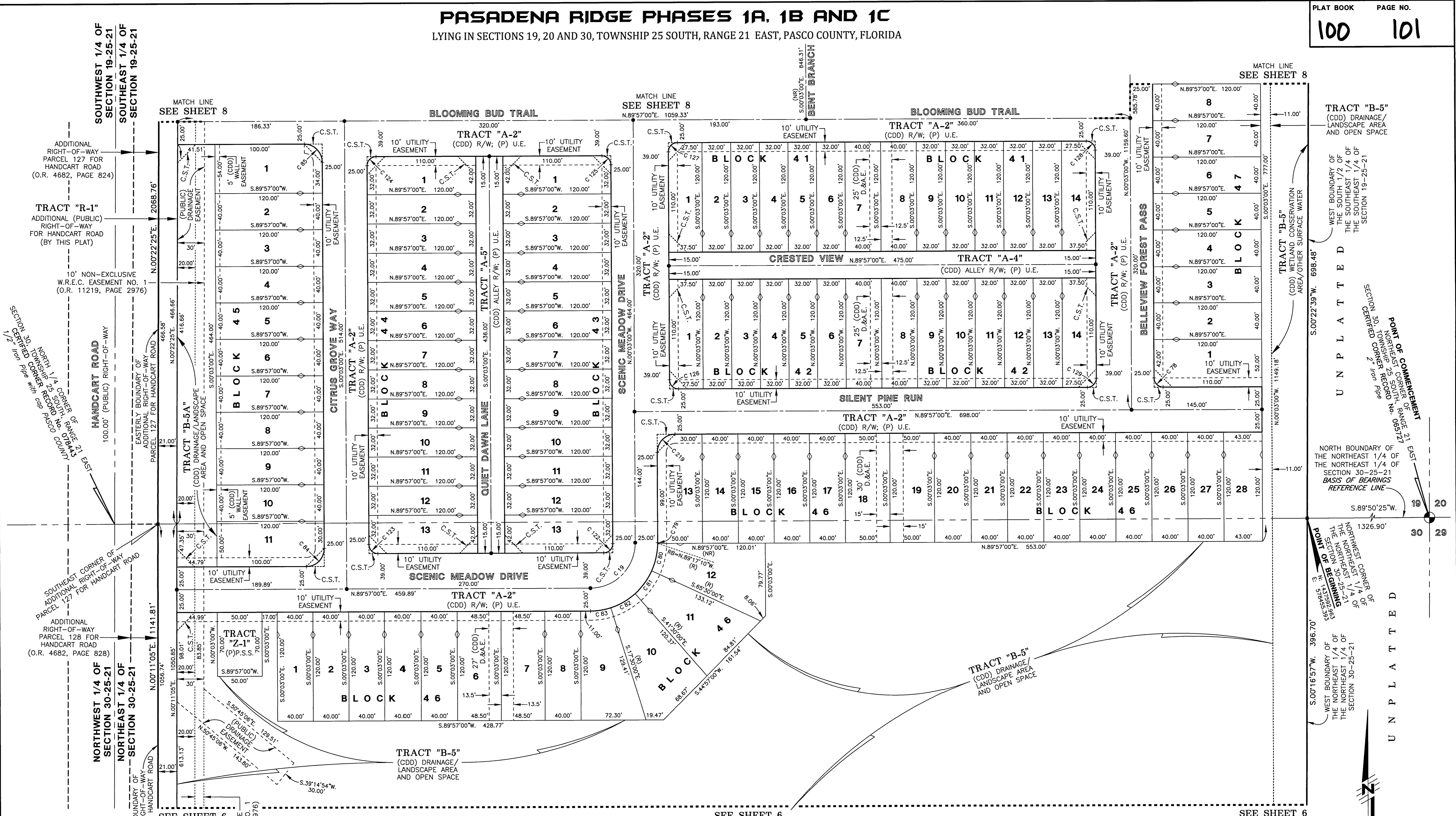
LEGEND
 1. O.R. - Official Records Book
 2. (CDD) - Pasadena Ridge Community Development District

Wetland Conservation Area Note:
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BASIS OF BEARINGS
 The North boundary of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 25 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°50'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

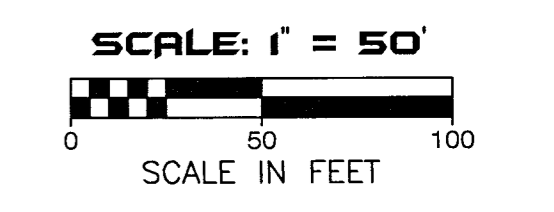
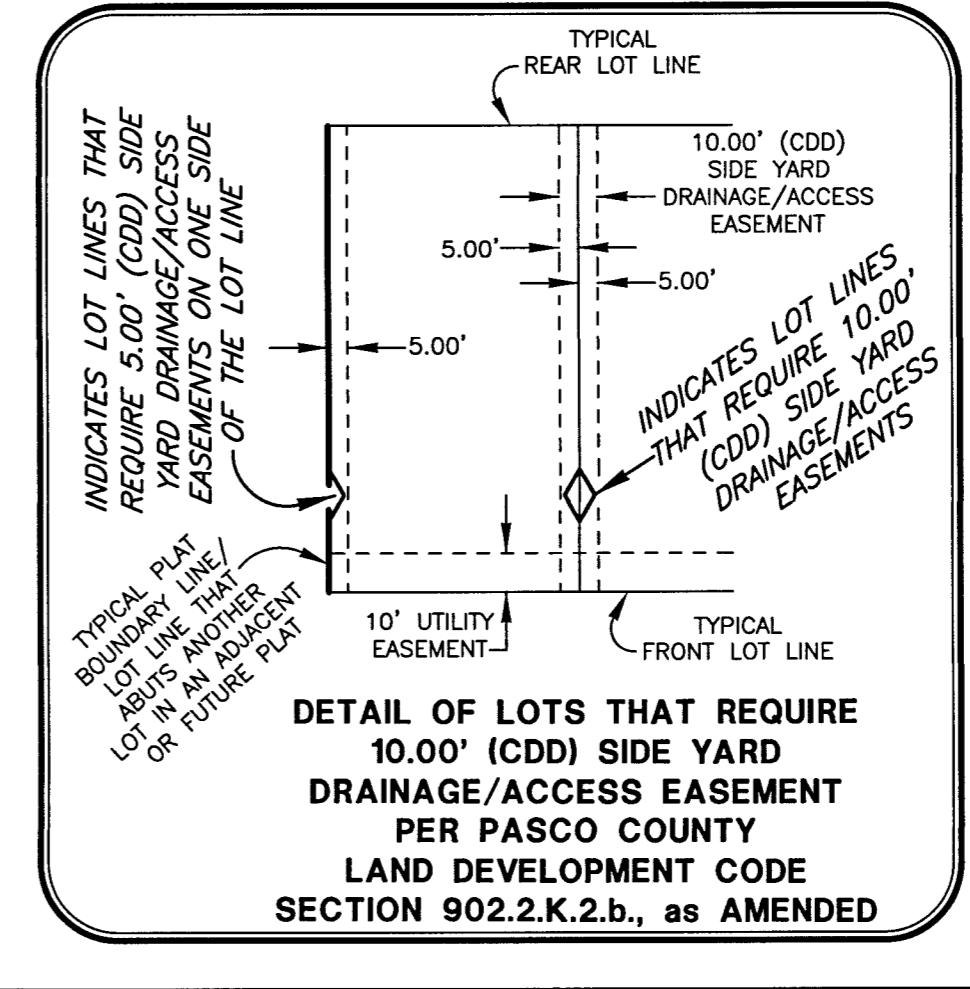


- LEGEND**
1. Symbol \blacksquare indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 2. Symbol \square indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 3. Symbol \bullet indicates (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. (CDD) - Pasadena Ridge Community Development District
 9. D.&A.E. - Drainage and Access Easement
 10. (P) U.E. - (Public) Utility Easement
 11. R/W - Right-of-Way
 12. (P)P.S.S. - (Public) Pump Station Site
 13. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 14. W.R.E.C. - Withlacoochee River Electric Cooperative
 15. C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

Wetland Conservation Area Note:
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CURVE DATA TABLE

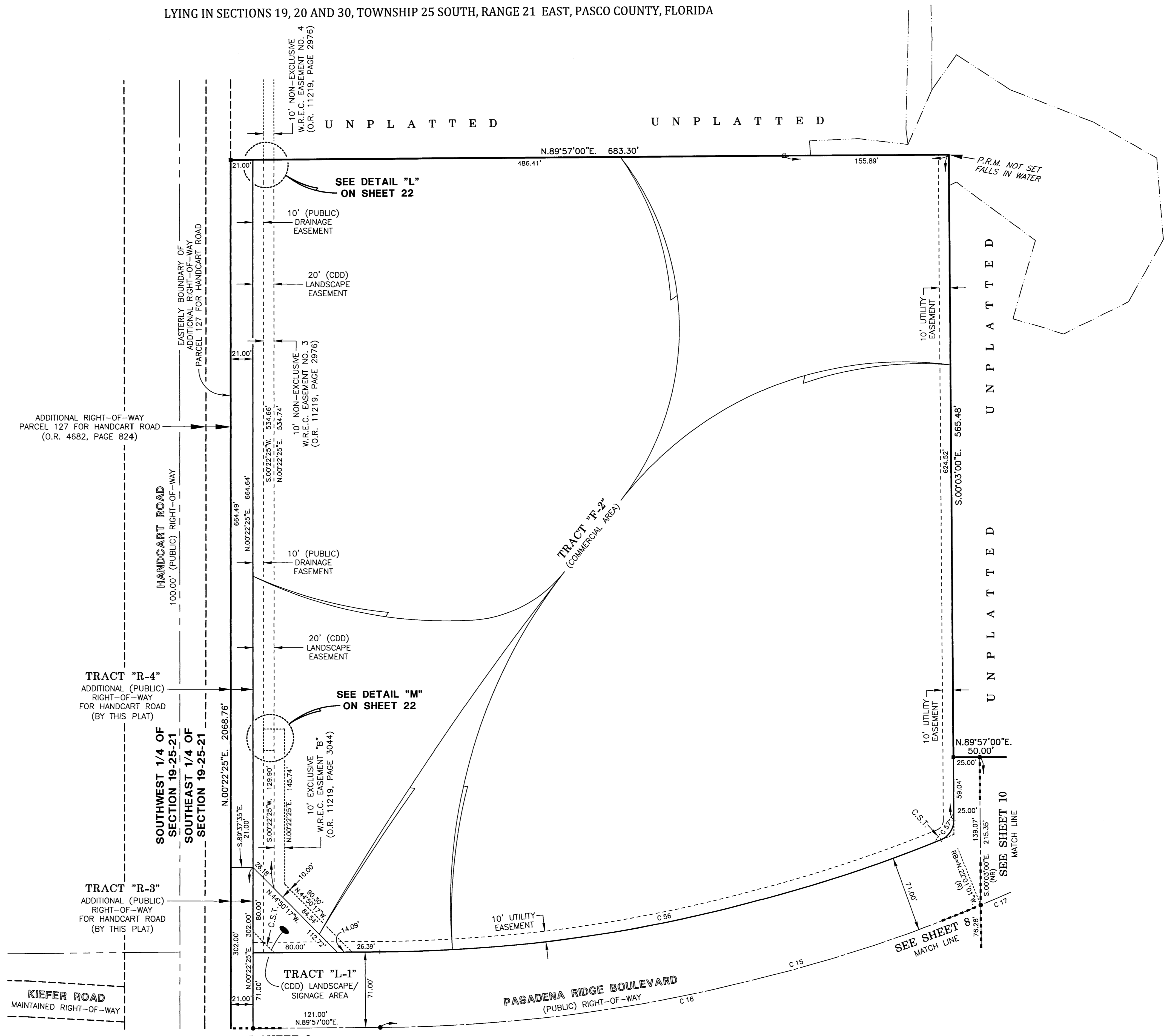
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	50.00	90°00'00"	78.54	70.71	N.44°57'00"E.
78	10.00	90°00'00"	15.71	14.14	S.45°03'00"E.
79	75.00	00°45'50"	1.00	1.00	S.00°19'55"W.
80	75.00	23°47'10"	31.14	30.91	S.12°36'25"W.
81	75.00	24°00'00"	31.42	31.19	S.36°30'00"W.
82	75.00	24°00'00"	31.42	31.19	S.60°30'00"W.
83	75.00	17°27'00"	22.84	22.75	S.81°13'30"W.
84	20.00	90°00'00"	31.42	28.28	N.44°57'00"E.
85	20.00	90°00'00"	31.42	28.28	N.45°03'00"W.
122	10.00	90°00'00"	15.71	14.14	S.44°57'00"W.
123	10.00	90°00'00"	15.71	14.14	N.45°03'00"W.
124	10.00	90°00'00"	15.71	14.14	N.44°57'00"E.
125	10.00	90°00'00"	15.71	14.14	S.45°03'00"E.
126	10.00	90°00'00"	15.71	14.14	N.45°03'00"W.
127	10.00	90°00'00"	15.71	14.14	N.44°57'00"E.
128	10.00	90°00'00"	15.71	14.14	S.45°03'00"E.
129	10.00	90°00'00"	15.71	14.14	S.44°57'00"W.
219	20.00	90°00'00"	31.42	28.28	S.44°57'00"W.



SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

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PASADENA RIDGE PHASES 1A, 1B AND 1C
 LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

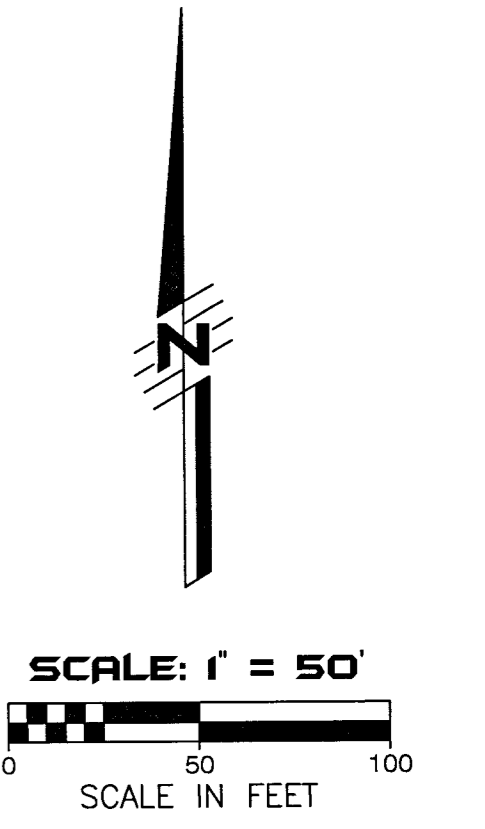


- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
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 - Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument
 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point
 (See Sheet No. 2 for P.C.P. Reference Diagram)
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	1530.00	30°08'46"	805.01	795.76	N.74°52'37"E
16	1530.00	21°58'01"	586.59	583.01	N.78°58'00"E
17	1530.00	08°10'46"	218.42	218.23	N.63°53'37"E
56	1459.00	21°29'49"	547.41	544.20	N.79°12'05"E
57	20.00	68°30'11"	23.91	22.51	N.34°12'05"E



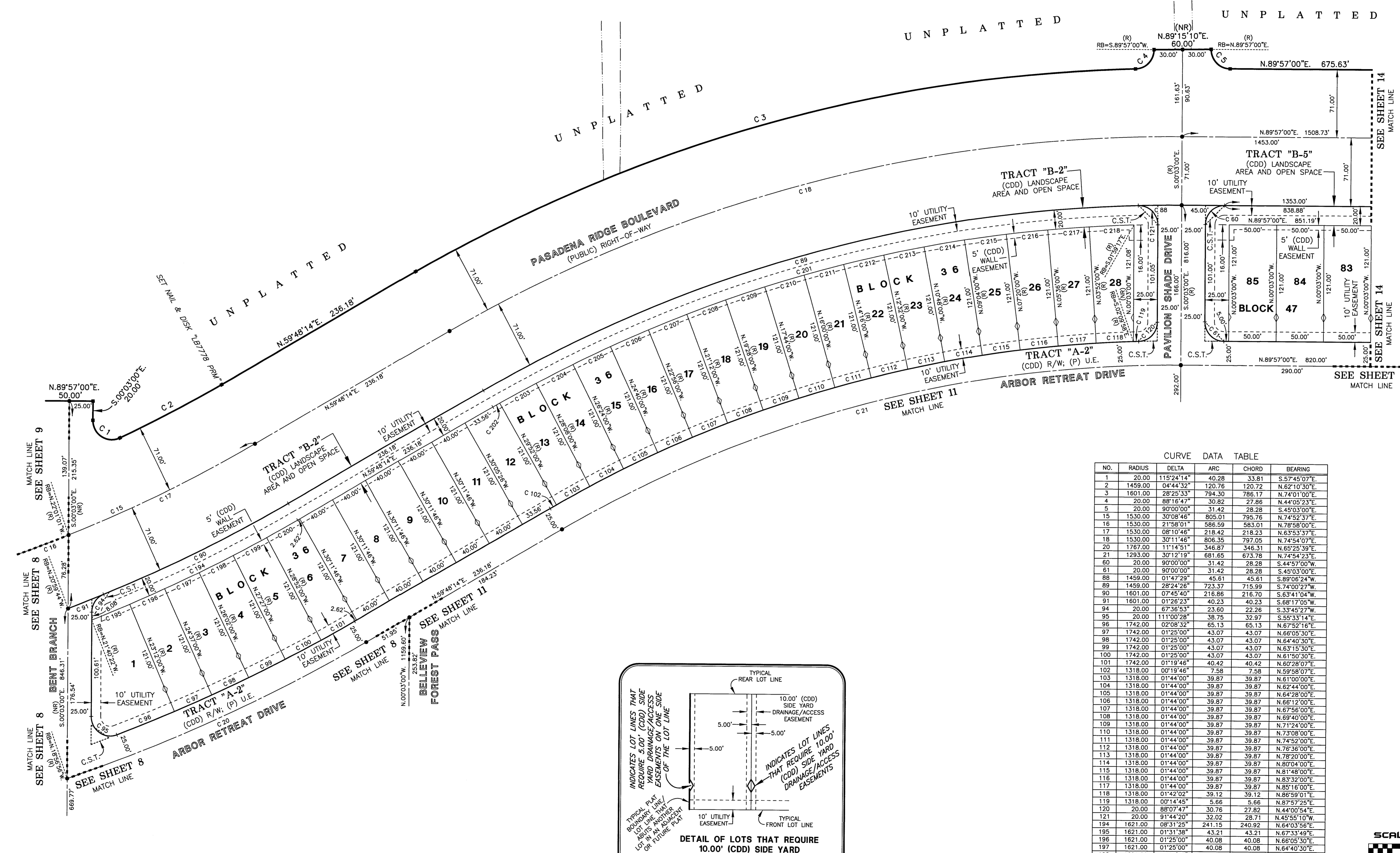
SEE SHEET 4 OF 22
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

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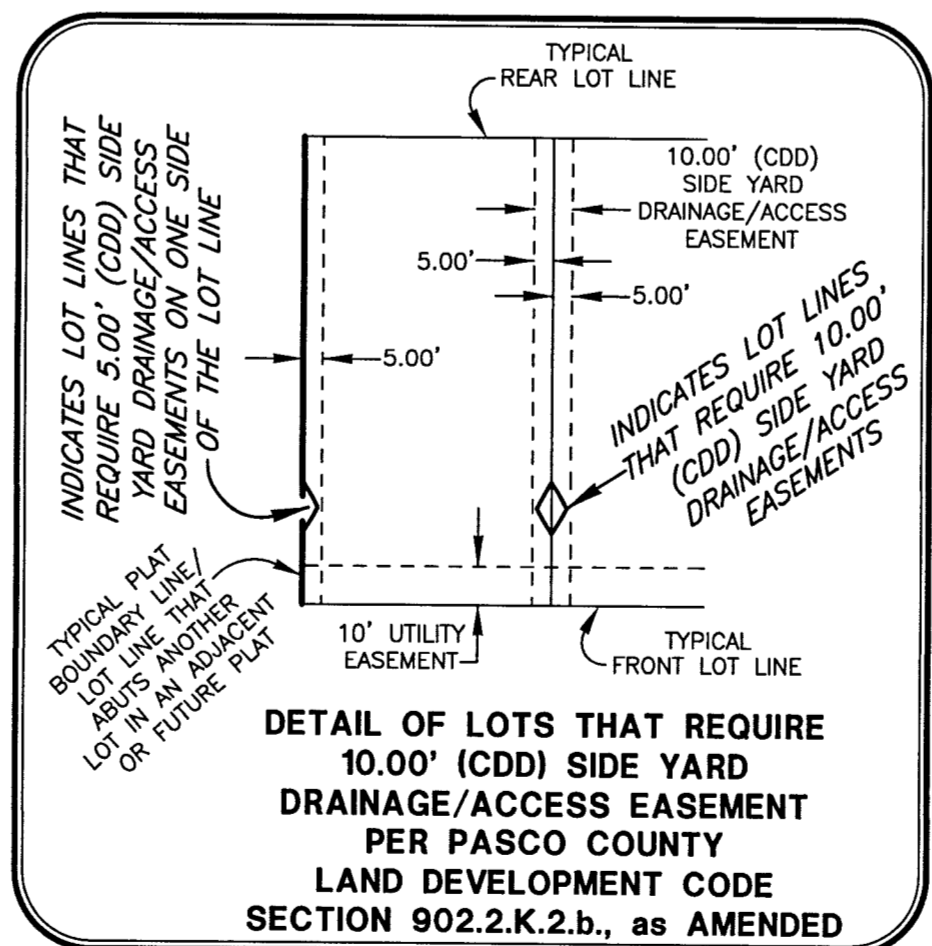
PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	20.00	115°24'14"	40.28	33.81	S57°45'07"E
2	1453.00	0°14'32"	120.76	120.72	N62°10'30"E
3	1601.00	28°25'33"	794.30	786.17	N74°01'00"E
4	20.00	88°16'47"	30.82	27.86	N44°05'23"E
5	20.00	90°00'00"	31.42	28.28	S45°03'00"E
15	1530.00	30°08'46"	805.01	795.76	N74°52'37"E
16	1530.00	21°58'01"	586.59	583.01	N78°58'00"E
17	1530.00	08°10'46"	218.42	218.23	N63°53'37"E
18	1530.00	01°14'46"	806.35	797.05	N74°54'07"E
20	1767.00	11°14'51"	346.87	346.31	N65°25'39"E
21	1293.00	30°12'19"	681.65	673.78	N74°54'23"E
60	20.00	90°00'00"	31.42	28.28	S44°57'00"W
61	20.00	90°00'00"	31.42	28.28	S45°03'00"W
88	1459.00	01°42'29"	45.61	45.61	S89°06'24"W
89	1459.00	28°24'26"	723.37	715.99	S74°00'27"W
90	1601.00	01°45'40"	218.86	218.70	S63°41'04"W
91	1601.00	01°26'23"	40.23	40.23	S68°17'05"W
94	20.00	67°36'53"	23.60	22.26	S33°45'27"W
95	20.00	111°00'28"	38.75	32.97	S55°33'14"E
96	1742.00	02°08'32"	65.13	65.13	N67°52'16"E
97	1742.00	01°25'00"	43.07	43.07	N66°05'30"E
98	1742.00	01°25'00"	43.07	43.07	N64°40'30"E
99	1742.00	01°25'00"	43.07	43.07	N63°15'30"E
100	1742.00	01°25'00"	43.07	43.07	N61°50'30"E
101	1742.00	01°19'46"	40.42	40.42	N60°28'07"E
102	1318.00	00°19'46"	7.58	7.58	N59°58'07"E
103	1318.00	01°44'00"	39.87	39.87	N61°00'00"E
104	1318.00	01°44'00"	39.87	39.87	N62°44'00"E
105	1318.00	01°44'00"	39.87	39.87	N64°28'00"E
106	1318.00	01°44'00"	39.87	39.87	N66°12'00"E
107	1318.00	01°44'00"	39.87	39.87	N67°56'00"E
108	1318.00	01°44'00"	39.87	39.87	N69°40'00"E
109	1318.00	01°44'00"	39.87	39.87	N71°24'00"E
110	1318.00	01°44'00"	39.87	39.87	N73°08'00"E
111	1318.00	01°44'00"	39.87	39.87	N74°52'00"E
112	1318.00	01°44'00"	39.87	39.87	N76°36'00"E
113	1318.00	01°44'00"	39.87	39.87	N78°20'00"E
114	1318.00	01°44'00"	39.87	39.87	N80°04'00"E
115	1318.00	01°44'00"	39.87	39.87	N81°48'00"E
116	1318.00	01°44'00"	39.87	39.87	N83°32'00"E
117	1318.00	01°44'00"	39.87	39.87	N85°16'00"E
118	1318.00	01°42'02"	39.12	39.12	N86°59'01"E
119	1318.00	00°14'45"	5.66	5.66	N87°57'26"E
120	20.00	86°07'47"	30.76	27.82	N44°05'44"E
121	20.00	91°44'20"	32.02	28.71	N45°55'10"W
194	1621.00	08°31'25"	241.15	240.92	N64°03'56"E
195	1621.00	01°31'38"	43.21	43.21	N67°33'49"E
196	1621.00	01°25'00"	40.08	40.08	N66°05'30"E
197	1621.00	01°25'00"	40.08	40.08	N64°40'30"E
198	1621.00	01°25'00"	40.08	40.08	N63°15'30"E
199	1621.00	01°25'00"	40.08	40.08	N61°50'30"E
200	1621.00	01°19'46"	37.61	37.61	N60°28'07"E
201	1439.00	28°12'29"	708.46	701.32	N73°54'28"E
202	1439.00	00°19'46"	8.28	8.28	N59°58'07"E
203	1439.00	01°44'00"	43.53	43.53	N61°00'00"E
204	1439.00	01°44'00"	43.53	43.53	N62°44'00"E
205	1439.00	01°44'00"	43.53	43.53	N64°28'00"E
206	1439.00	01°44'00"	43.53	43.53	N66°12'00"E
207	1439.00	01°44'00"	43.53	43.53	N67°56'00"E
208	1439.00	01°44'00"	43.53	43.53	N69°40'00"E
209	1439.00	01°44'00"	43.53	43.53	N71°24'00"E
210	1439.00	01°44'00"	43.53	43.53	N73°08'00"E
211	1439.00	01°44'00"	43.53	43.53	N74°52'00"E
212	1439.00	01°44'00"	43.53	43.53	N76°36'00"E
213	1439.00	01°44'00"	43.53	43.53	N78°20'00"E
214	1439.00	01°44'00"	43.53	43.53	N80°04'00"E
215	1439.00	01°44'00"	43.53	43.53	N81°48'00"E
216	1439.00	01°44'00"	43.53	43.53	N83°32'00"E
217	1439.00	01°44'00"	43.53	43.53	N85°16'00"E
218	1439.00	01°52'43"	47.18	47.18	N87°04'22"E



Wetland Conservation Area Note:
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- LEGEND**
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 - (P) U.E. - (Public) Utility Easement
 - R/W - Right-of-Way
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 4 OF 22
FOR BASIS OF BEARINGS

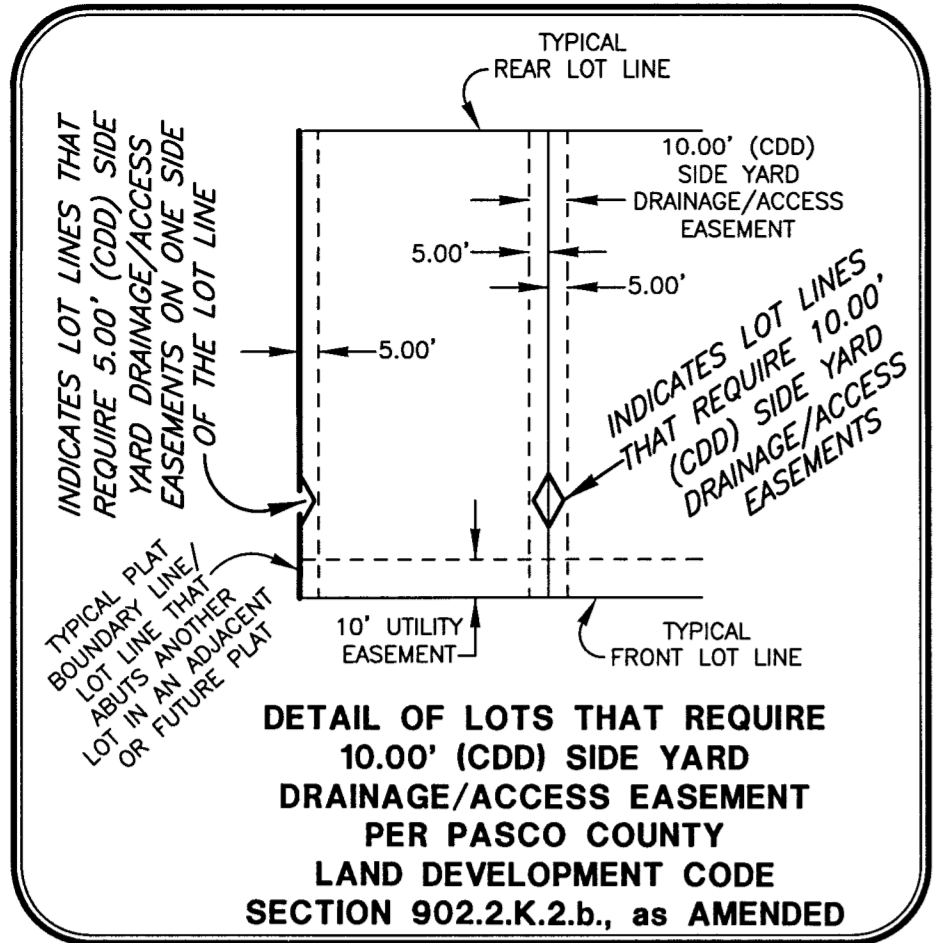
SEE SHEET 2 OF 22
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

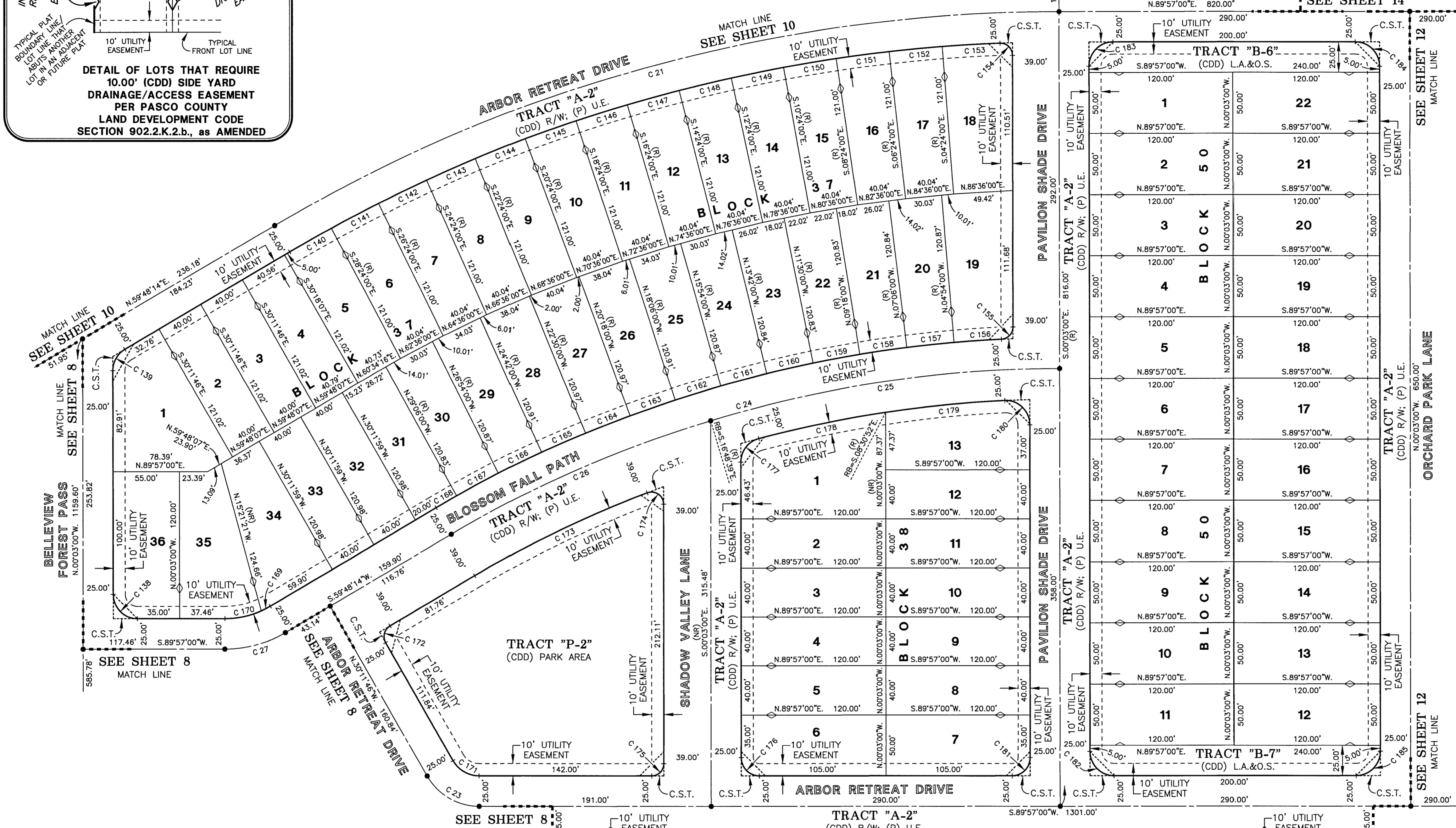
SHEET 10 OF 22 SHEETS

PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



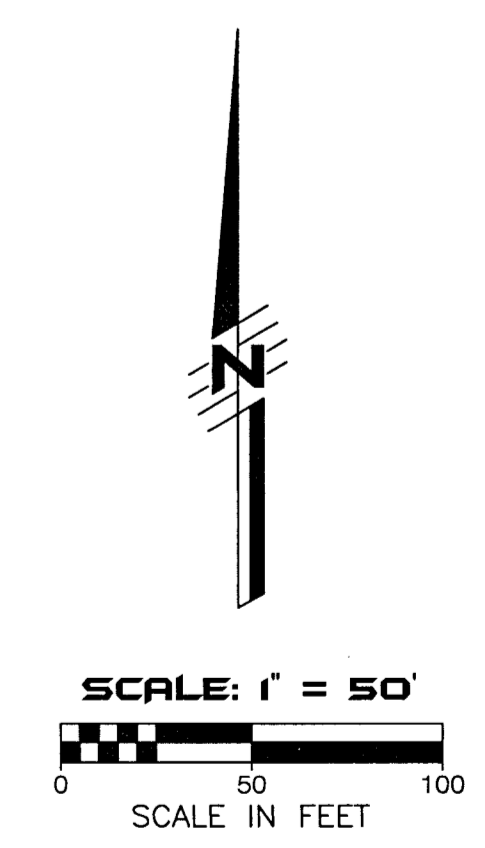
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
21	1293.00	30°12'19"	681.65	673.78	N.74°54'23"E.
23	50.00	59°51'14"	52.23	49.89	N.60°07'23"W.
24	1001.00	30°13'21"	528.01	521.91	S.74°54'54"W.
25	1001.00	16°50'14"	294.16	293.10	S.81°38'28"W.
26	1001.00	13°23'07"	233.85	233.32	S.86°29'47"W.
27	100.00	30°08'46"	52.62	52.01	S.74°52'37"W.
138	20.00	90°00'00"	31.42	28.28	N.45°03'00"W.
139	20.00	59°51'14"	20.89	19.96	N.29°52'37"E.
140	1268.00	01°47'46"	39.75	39.75	N.60°42'07"E.
141	1268.00	02°00'00"	44.26	44.26	N.62°36'00"E.
142	1268.00	02°00'00"	44.26	44.26	N.63°36'00"E.
143	1268.00	02°00'00"	44.26	44.26	N.64°36'00"E.
144	1268.00	02°00'00"	44.26	44.26	N.65°36'00"E.
145	1268.00	02°00'00"	44.26	44.26	N.70°36'00"E.
146	1268.00	02°00'00"	44.26	44.26	N.72°36'00"E.
147	1268.00	02°00'00"	44.26	44.26	N.74°36'00"E.
148	1268.00	02°00'00"	44.26	44.26	N.76°36'00"E.
149	1268.00	02°00'00"	44.26	44.26	N.78°36'00"E.
150	1268.00	02°00'00"	44.26	44.26	N.80°36'00"E.
151	1268.00	02°00'00"	44.26	44.26	N.82°36'00"E.
152	1268.00	02°00'00"	44.26	44.26	N.84°36'00"E.
153	1268.00	02°10'43"	48.21	48.21	N.86°41'21"E.
154	10.00	92°10'17"	16.09	14.41	S.46°08'09"E.
155	10.00	87°21'47"	15.25	13.81	S.43°37'53"W.
156	1026.00	02°12'47"	39.63	39.63	S.59°12'23"W.
157	1026.00	02°12'00"	39.40	39.39	S.64°00'00"W.
158	1026.00	02°12'00"	39.40	39.39	S.61°48'00"W.
159	1026.00	02°12'00"	39.40	39.39	S.79°36'00"W.
160	1026.00	02°12'00"	39.40	39.39	S.77°24'00"W.
161	1026.00	02°12'00"	39.40	39.39	S.75°12'00"W.
162	1026.00	02°12'00"	39.40	39.39	S.73°00'00"W.
163	1026.00	02°12'00"	39.40	39.39	S.70°48'00"W.
164	1026.00	02°12'00"	39.40	39.39	S.68°36'00"W.
165	1026.00	02°12'00"	39.40	39.39	S.66°24'00"W.
166	1026.00	02°12'00"	39.40	39.39	S.64°12'00"W.
167	1026.00	02°12'00"	39.40	39.39	S.62°00'00"W.
168	1026.00	01°05'46"	19.63	19.63	S.60°21'07"W.
169	75.00	06°25'51"	8.42	8.41	S.63°01'09"W.
170	75.00	23°42'56"	31.04	30.82	S.78°05'32"W.
171	25.00	59°51'14"	26.12	24.94	N.60°07'23"W.
172	10.00	90°00'00"	15.71	14.14	N.14°48'14"E.
173	962.00	09°22'18"	157.35	157.18	N.64°29'23"E.
174	10.00	110°46'28"	19.33	16.46	S.65°26'14"E.
175	10.00	90°00'00"	15.71	14.14	S.44°57'00"W.
176	15.00	90°00'00"	23.56	21.21	N.45°03'00"W.
177	20.00	75°14'01"	26.26	24.42	N.57°34'00"E.
178	976.00	08°18'07"	107.35	107.29	N.78°30'04"E.
179	976.00	05°50'48"	99.55	99.55	N.84°24'32"E.
180	20.00	92°37'04"	32.33	28.92	S.46°21'32"E.
181	15.00	90°00'00"	23.56	21.21	S.44°57'00"W.
182	20.00	90°00'00"	31.42	28.28	N.45°03'00"W.
183	20.00	90°00'00"	31.42	28.28	N.44°57'00"E.
184	20.00	90°00'00"	31.42	28.28	S.45°03'00"E.
185	20.00	90°00'00"	31.42	28.28	S.44°57'00"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.

- 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
 - (CDD) - Pasadena Ridge Community Development District
 - D.&A.E. - Drainage and Access Easement
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 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

UNPLATTED

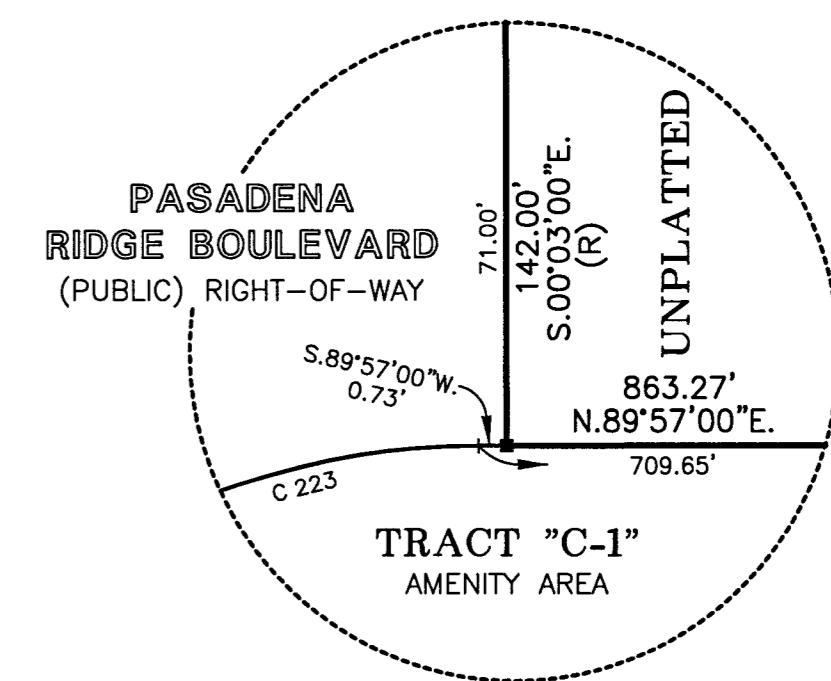
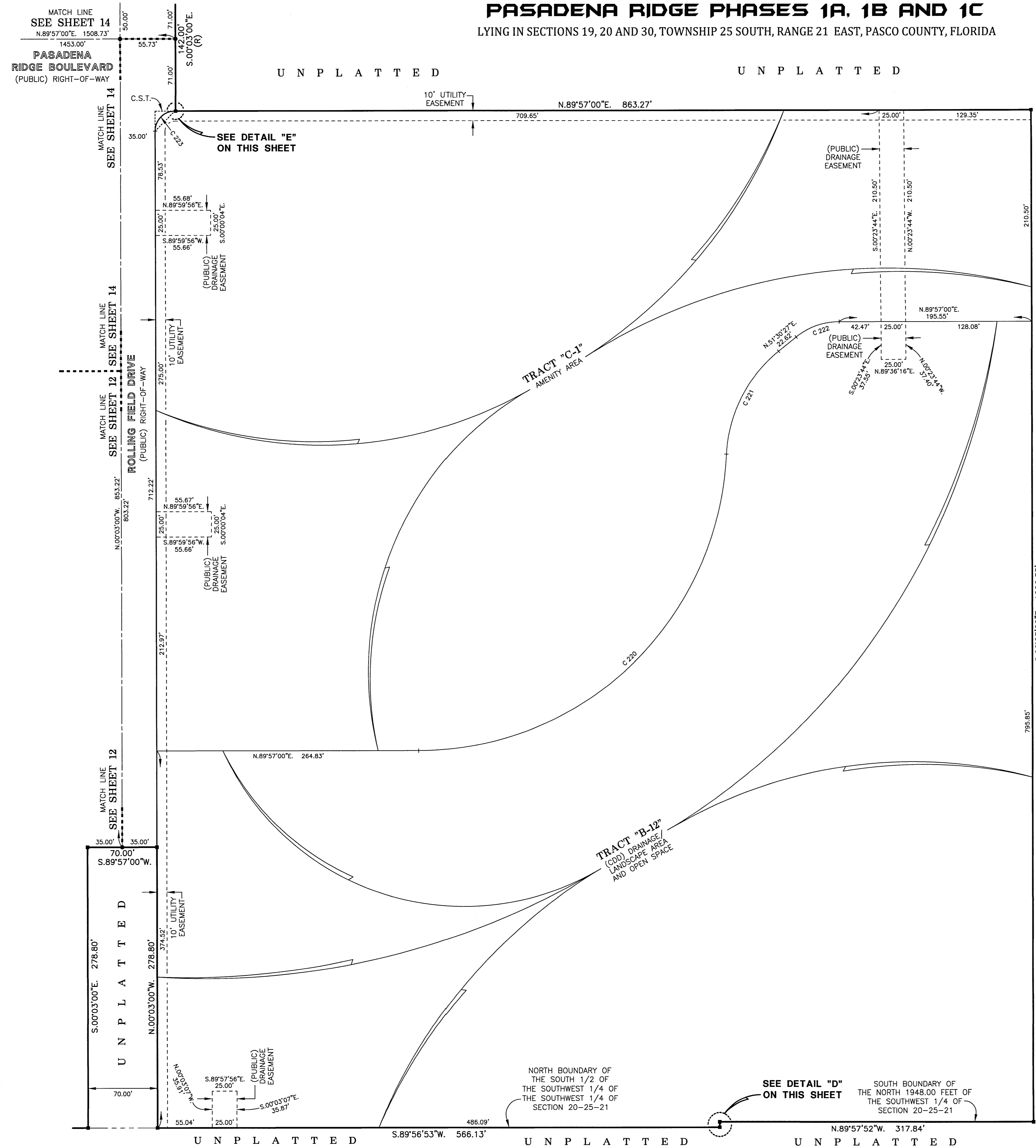


SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

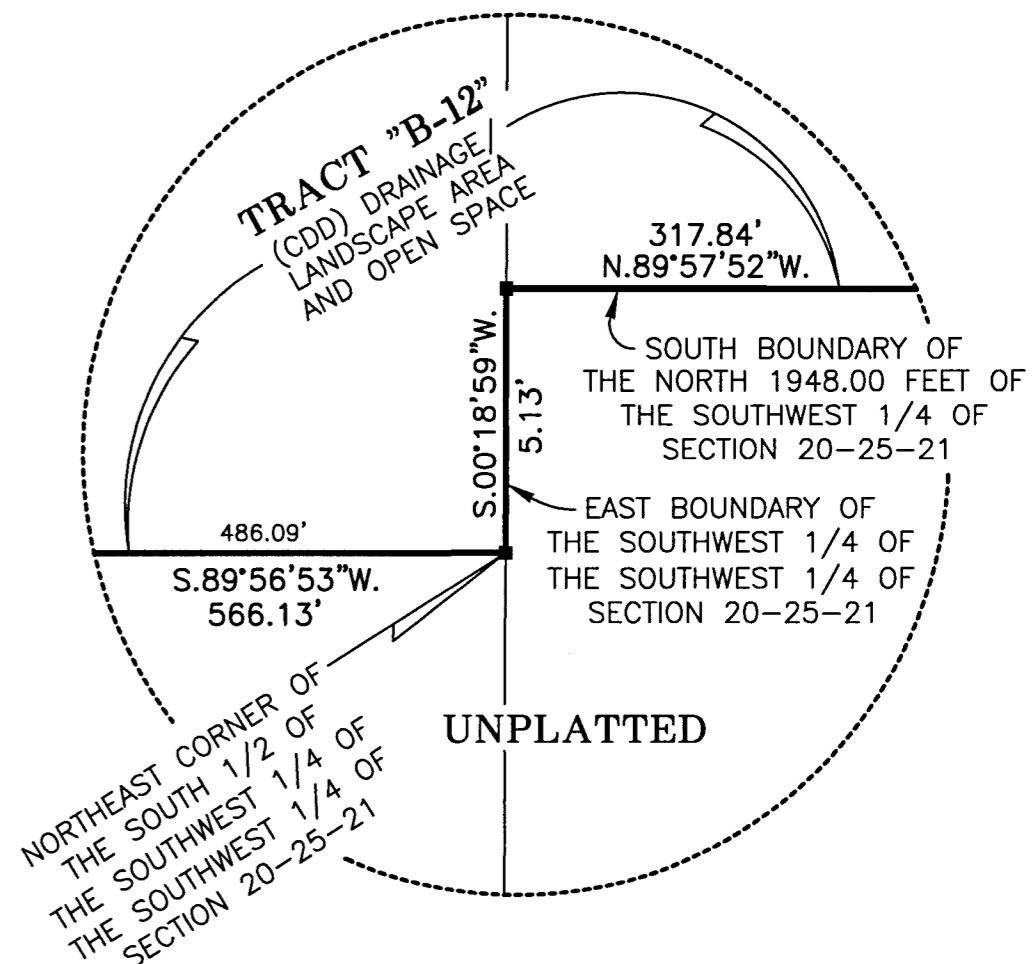
SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

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PASADENA RIDGE PHASES 1A, 1B AND 1C
 LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



DETAIL "E"
 NOT TO SCALE
 (SEE THIS SHEET)



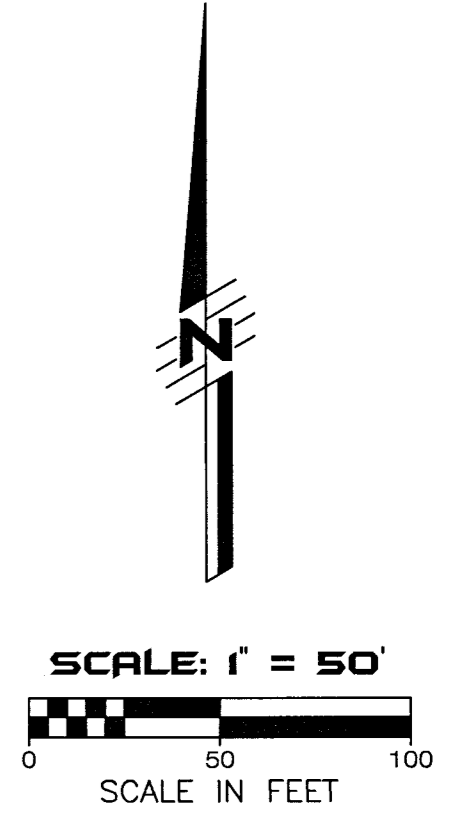
DETAIL "D"
 NOT TO SCALE
 (SEE THIS SHEET)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
220	310.00	87°05'03"	471.17	427.11	N.46°24'29"E.
221	140.00	48°38'30"	118.85	115.32	N.27°11'12"E.
222	70.00	38°26'33"	46.97	46.09	N.70°43'44"E.
223	20.00	90°00'00"	31.42	28.28	S.44°57'00"W.

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 - Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
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SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

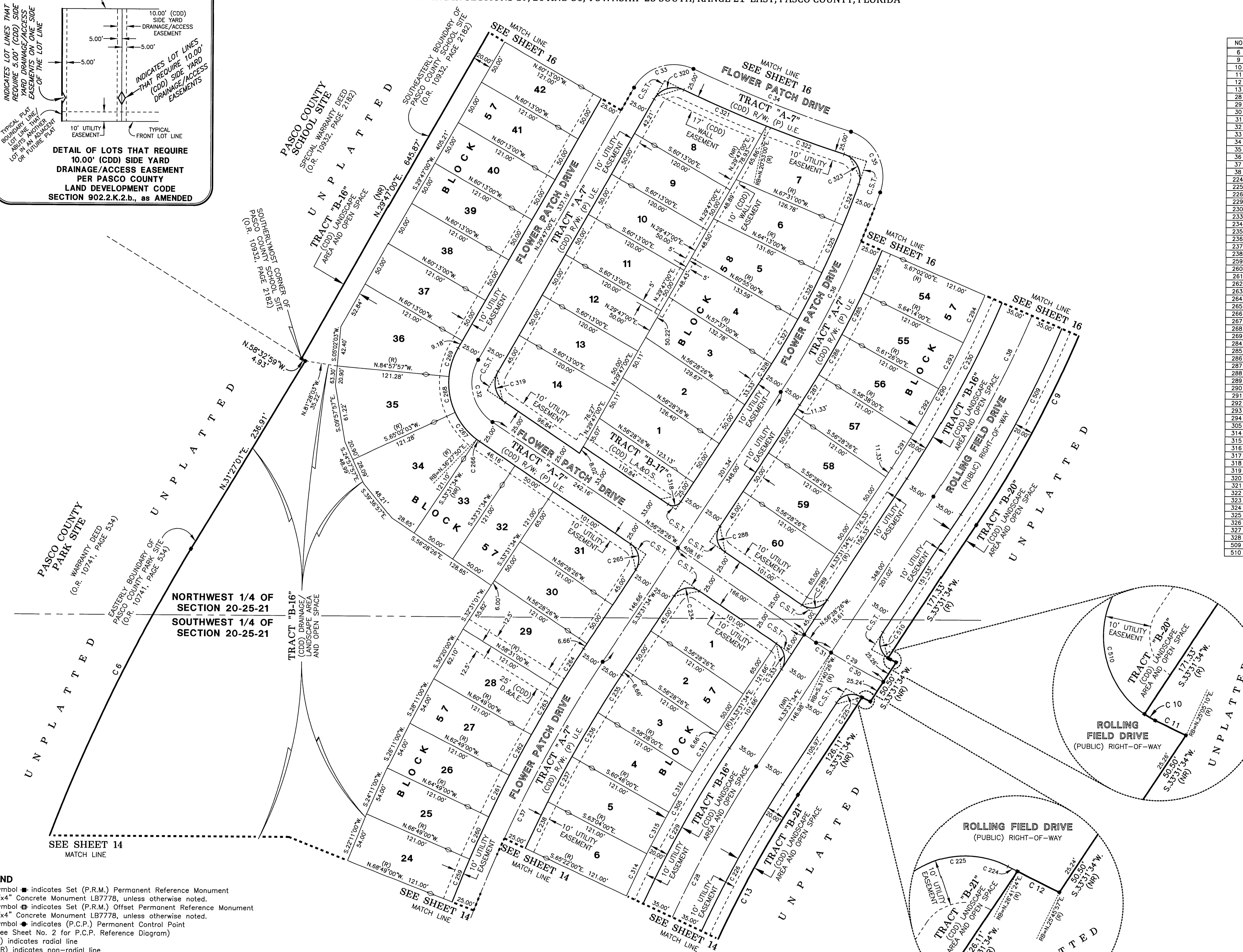
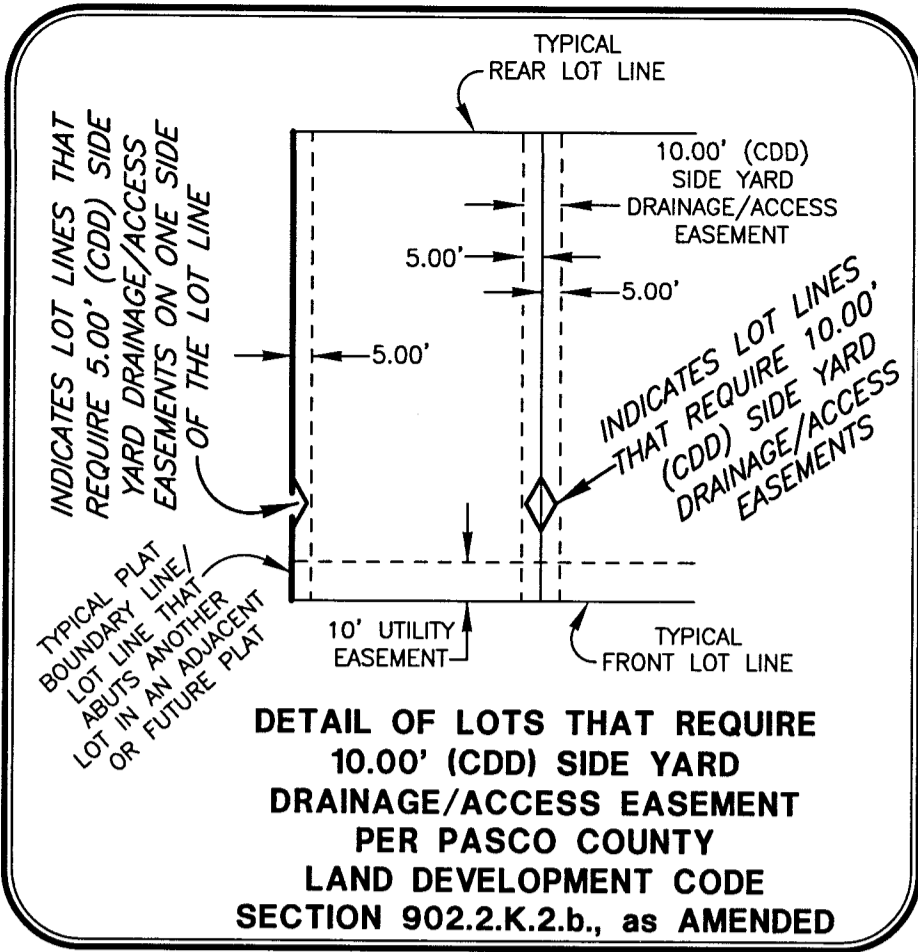
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PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE

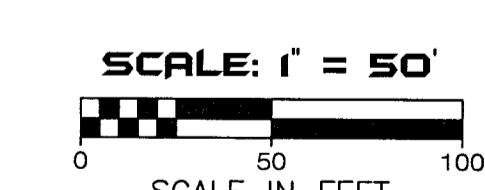
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	1902.00	20'06"10"	667.33	663.92	N.21°23'56"E
9	1255.00	25'49"42"	565.74	560.96	S.20°36'43"W
10	20.00	07'42"12"	2.69	2.69	S.60°19'32"E
11	575.00	00'44"12"	7.39	7.39	S.64°32'44"E
12	625.00	00'55"27"	10.08	10.08	N.63°46'20"W
13	1145.00	32°31'29"	703.98	641.29	S.17°15'49"W
28	1200.00	33°34'34"	703.22	693.20	N.18°44'17"E
29	600.00	08'05'09"	84.68	84.61	N.60°31'01"W
30	600.00	06'14'01"	65.28	65.25	N.61°26'35"W
31	600.00	01'51'08"	19.40	19.40	N.57°24'00"W
32	50.00	86°15'26"	75.27	68.36	N.13°20'43"W
33	50.00	85°02'01"	74.21	67.58	N.72°18'01"E
34	1401.00	07°33'29"	184.81	184.67	S.68°57'43"E
35	50.00	92°27'28"	80.68	72.21	S.28°40'43"E
36	999.00	13°48'33"	240.78	240.19	S.26°37'17"W
37	1401.00	24°40'58"	603.54	598.89	S.21°11'05"W
38	1200.00	27°26'00"	574.56	569.09	N.19°48'34"E
224	625.00	00'12'47"	2.32	2.32	N.63°12'13"W
225	20.00	83°22'36"	29.10	26.60	S.75°12'52"W
226	1165.00	31°31'27"	640.95	632.93	S.17°45'51"W
229	1235.00	31°42'14"	683.37	674.69	S.28°40'43"E
230	1165.00	24°45'02"	503.26	499.35	N.21°09'03"E
233	20.00	90°00'00"	31.42	28.28	N.11°28'26"W
234	20.00	90°00'00"	31.42	28.28	S.78°31'34"W
235	1376.00	01°59'34"	47.86	47.86	S.32°31'47"W
236	1376.00	02°18'00"	55.24	55.23	S.30°23'00"W
237	1376.00	02°18'00"	55.24	55.23	S.28°05'00"W
238	1376.00	02°18'00"	55.24	55.23	S.28°40'43"E
259	1426.00	02°00'00"	49.78	49.77	N.22°11'00"E
260	1426.00	02°00'00"	49.78	49.77	N.24°11'00"E
261	1426.00	02°00'00"	49.78	49.77	N.26°11'00"E
262	1426.00	02°00'00"	49.78	49.77	N.28°11'00"E
263	1426.00	02°18'00"	57.24	57.24	N.30°20'00"E
264	1426.00	02°02'34"	50.84	50.84	N.32°30'17"E
265	20.00	90°00'00"	31.42	28.28	N.11°28'26"W
266	75.00	02°56'16"	3.85	3.85	N.55°00'18"W
267	75.00	28°34'13"	37.40	37.01	N.39°15'03"W
268	75.00	30°00'00"	39.27	38.82	N.09°57'57"W
269	75.00	24°44'57"	32.40	32.15	N.17°24'32"E
284	1024.00	02°48'00"	50.04	50.04	S.24°22'00"W
285	1024.00	02°48'00"	50.04	50.04	S.27°10'00"W
286	1024.00	02°48'00"	50.04	50.04	S.29°58'00"W
287	1024.00	02°09'34"	38.59	38.59	S.32°26'47"W
288	20.00	90°00'00"	31.42	28.28	S.11°28'26"W
289	20.00	90°00'00"	31.42	28.28	N.78°31'34"E
290	1145.00	20°33'05"	410.70	408.50	N.23°15'02"E
291	1145.00	02°09'34"	43.15	43.15	N.32°28'47"E
292	1145.00	02°48'00"	55.96	55.95	N.29°58'00"E
293	1145.00	02°48'00"	55.96	55.95	N.27°10'00"E
294	1145.00	02°48'00"	55.96	55.95	N.24°22'00"E
305	1255.00	29°28'33"	645.63	638.54	N.18°47'18"E
314	1255.00	02°18'00"	50.38	50.38	N.28°47'00"E
315	1255.00	02°18'00"	50.38	50.38	N.28°05'00"E
316	1255.00	02°18'00"	50.38	50.38	N.30°23'00"E
317	1255.00	01°59'34"	43.85	43.85	N.32°31'47"E
318	10.00	90°00'00"	15.71	14.14	S.78°31'34"W
319	25.00	86°15'26"	37.64	34.18	N.13°20'43"W
320	25.00	85°02'01"	37.10	33.79	N.72°18'01"E
321	1426.00	03°56'01"	97.90	97.88	S.67°08'59"E
322	1426.00	03°37'28"	90.21	90.19	S.70°55'44"E
323	25.00	92°27'28"	40.34	36.11	S.26°30'43"E
324	974.00	02°45'59"	47.03	47.02	S.21°06'00"W
325	974.00	03°18'00"	56.10	56.09	S.24°08'00"W
326	974.00	03°18'00"	56.10	56.09	S.27°26'00"W
327	974.00	03°18'00"	56.10	56.09	S.30°44'00"W
328	974.00	01°08'34"	19.43	19.43	S.32°57'17"W
509	1235.00	24°54'53"	537.03	532.81	S.21°04'08"W
510	20.00	90°00'00"	31.42	28.28	S.11°28'26"E



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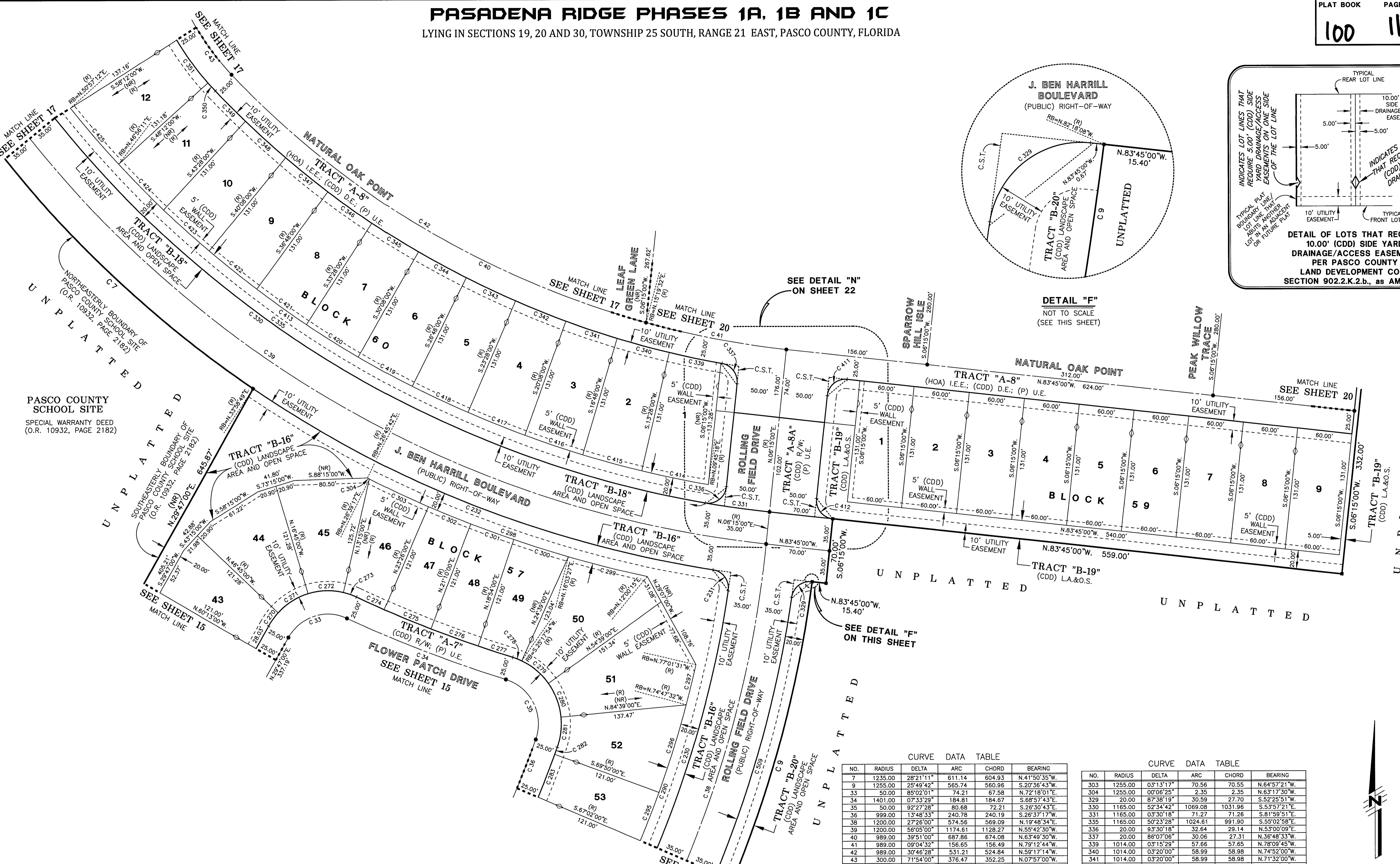
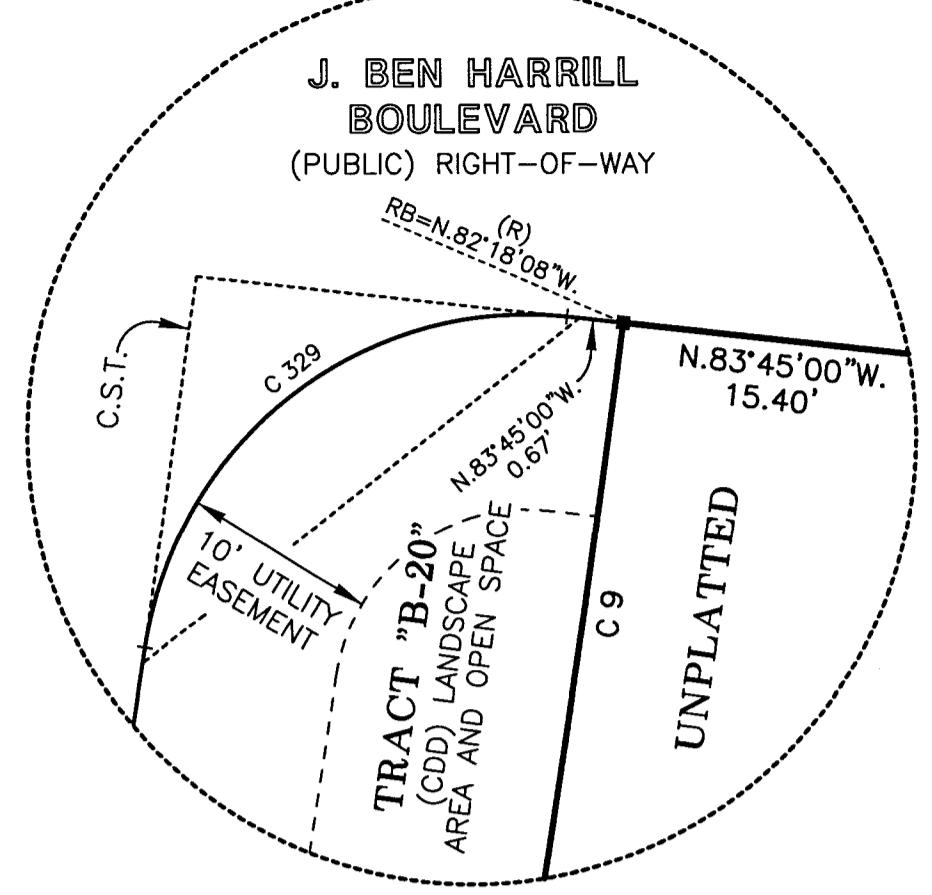
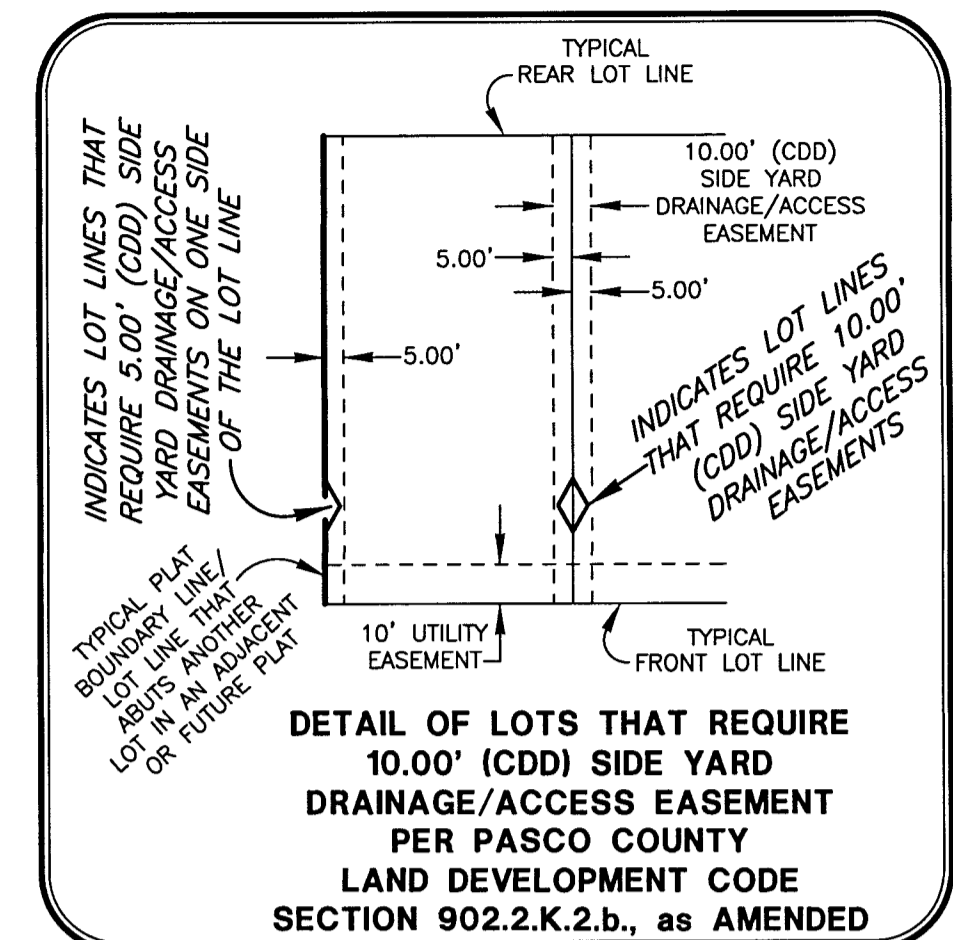
SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

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PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



PASCO COUNTY SCHOOL SITE
SPECIAL WARRANTY DEED
(O.R. 10932, PAGE 2182)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	1235.00	28°21'11"	611.14	604.93	N.41°50'35"W.
9	1255.00	25°49'42"	565.74	560.96	S.20°36'43"W.
33	50.00	85°02'01"	74.21	67.58	N.72°18'01"E.
34	1401.00	07°33'29"	184.81	184.67	S.68°57'43"E.
35	50.00	92°27'28"	80.68	72.21	S.26°30'43"E.
36	999.00	13°48'33"	240.78	240.19	S.26°37'17"W.
38	1200.00	27°26'00"	574.56	569.09	N.19°48'34"E.
39	1200.00	58°05'00"	1174.61	1128.27	N.52°02'30"W.
40	989.00	39°51'00"	687.86	674.08	N.63°49'30"W.
41	989.00	09°04'32"	156.65	156.49	N.79°12'44"W.
42	989.00	30°46'28"	531.21	524.84	N.59°17'14"W.
43	300.00	71°54'00"	376.47	352.25	N.07°57'00"W.
230	1165.00	24°45'02"	503.26	499.35	N.21°09'03"E.
231	20.00	89°57'47"	31.40	28.28	N.36°12'22"W.
232	1235.00	25°49'42"	565.74	560.96	S.20°36'43"W.
270	75.00	13°28'00"	17.63	17.59	N.36°31'00"W.
271	75.00	30°00'00"	39.27	38.82	N.58°15'00"E.
272	75.00	30°00'00"	39.27	38.82	N.88°15'00"E.
273	75.00	11°34'01"	15.14	15.12	S.70°57'59"E.
274	1376.00	01°23'01"	33.23	33.23	S.65°52'29"E.
275	1376.00	02°16'00"	54.44	54.43	S.67°42'00"E.
276	1376.00	02°16'00"	54.44	54.43	S.69°58'00"E.
277	1376.00	01°38'27"	39.41	39.41	S.71°55'14"E.
278	75.00	08°02'21"	10.52	10.51	S.68°43'17"E.
279	75.00	29°21'06"	38.42	38.00	S.50°01'33"E.
280	75.00	30°00'00"	39.27	38.82	S.20°21'00"E.
281	75.00	25°04'01"	32.81	32.55	S.07°11'00"W.
282	1024.00	00°25'59"	8.04	8.04	S.19°56'30"W.
283	1024.00	02°48'00"	50.04	50.04	S.21°34'00"W.
290	1145.00	20°33'05"	410.70	408.50	N.23°15'02"E.
295	1145.00	02°48'00"	55.96	55.95	N.21°34'00"E.
296	1145.00	04°57'32"	99.10	99.07	N.17°41'14"E.
297	1145.00	02°13'59"	44.63	44.62	N.14°05'29"E.
298	1255.00	14°45'28"	323.25	322.36	N.70°37'01"W.
299	1255.00	04°03'12"	88.79	88.77	N.75°58'09"W.
300	1255.00	02°50'33"	62.26	62.25	N.72°31'16"W.
301	1255.00	02°16'00"	49.65	49.65	N.69°58'00"W.
302	1255.00	02°16'00"	49.65	49.65	N.67°42'00"W.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
303	1255.00	03°13'17"	70.56	70.55	N.64°57'21"W.
304	1255.00	00°06'25"	2.35	2.35	N.63°17'30"W.
329	20.00	87°38'19"	30.59	27.70	S.52°25'51"W.
330	1165.00	52°34'42"	1069.08	1031.96	S.53°57'21"E.
331	1165.00	03°30'18"	71.27	71.26	S.81°59'51"E.
335	1165.00	50°23'28"	1024.61	991.90	S.55°02'58"E.
336	20.00	93°30'18"	32.84	29.14	N.53°00'09"E.
337	20.00	86°07'06"	30.06	27.31	N.36°48'33"W.
339	1014.00	03°15'29"	57.66	57.65	N.78°09'45"W.
340	1014.00	03°20'00"	58.99	58.98	N.74°52'00"W.
341	1014.00	03°20'00"	58.99	58.98	N.71°32'00"W.
342	1014.00	03°20'00"	58.99	58.98	N.68°12'00"W.
343	1014.00	03°20'00"	58.99	58.98	N.64°52'00"W.
344	1014.00	03°20'00"	58.99	58.98	N.61°32'00"W.
345	1014.00	03°20'00"	58.99	58.98	N.58°12'00"W.
346	1014.00	03°20'00"	58.99	58.98	N.54°52'00"W.
347	1014.00	03°20'00"	58.99	58.98	N.51°32'00"W.
348	1014.00	03°20'00"	58.99	58.98	N.48°12'00"W.
349	1014.00	02°38'00"	46.60	46.60	N.45°13'00"W.
350	325.00	02°06'00"	11.91	11.91	N.42°51'00"W.
351	325.00	03°20'00"	58.99	58.98	N.38°48'00"W.
411	20.00	90°00'00"	31.42	28.28	S.51°15'00"W.
412	20.00	90°00'00"	31.42	28.28	S.38°45'00"E.
413	1145.00	50°01'56"	999.85	968.16	N.55°13'44"W.
414	1145.00	03°42'42"	74.17	74.16	N.78°23'21"W.
415	1145.00	03°20'00"	66.61	66.60	N.74°52'00"W.
416	1145.00	03°20'00"	66.61	66.60	N.71°32'00"W.
417	1145.00	03°20'00"	66.61	66.60	N.68°12'00"W.
418	1145.00	03°20'00"	66.61	66.60	N.64°52'00"W.
419	1145.00	03°20'00"	66.61	66.60	N.61°32'00"W.
420	1145.00	03°20'00"	66.61	66.60	N.58°12'00"W.
421	1145.00	03°20'00"	66.61	66.60	N.54°52'00"W.
422	1145.00	03°20'00"	66.61	66.60	N.51°32'00"W.
423	1145.00	03°20'00"	66.61	66.60	N.48°12'00"W.
424	1145.00	03°20'00"	66.61	66.60	N.44°47'54"W.
425	1145.00	04°01'01"	80.28	80.26	N.41°03'18"W.
509	1255.00	24°54'53"	537.03	532.81	S.21°04'08"W.

- LEGEND**
1. Symbol \blacksquare indicates Set (P.R.M.) Permanent Reference Monument
 2. Symbol \square indicates Set (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \square indicates Set (P.R.M.) Permanent Control Point
 4. Symbol \bullet indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Control)
 5. (R) indicates radial line
 6. (NR) indicates non-radial line
 7. (RB) indicates reference bearing
 8. O.R. - Official Records Book
 9. (CDD) - Pasadena Ridge Community Development District
 10. (HOA) - The Estates at Pasadena Ridge Community Association, Inc.
 11. D.&A.E. - Drainage and Access Easement
 12. R/W - Right-of-Way
 13. (HOA) I.E.E. - Ingress-Egress Easement
 14. (CDD) D.E. - Drainage Easement
 15. (P) U.E. - (Public) Utility Easement
 16. L.A.&O.S. - Landscape Area and Open Space
 17. (P)P.S.S. - (Public) Pump Station Site
 18. W.R.E.C. - Withlacoochee River Electric Cooperative
 19. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 20. C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

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 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

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 16 OF 22 SHEETS

PASADENA RIDGE PHASES 1A, 1B AND 1C

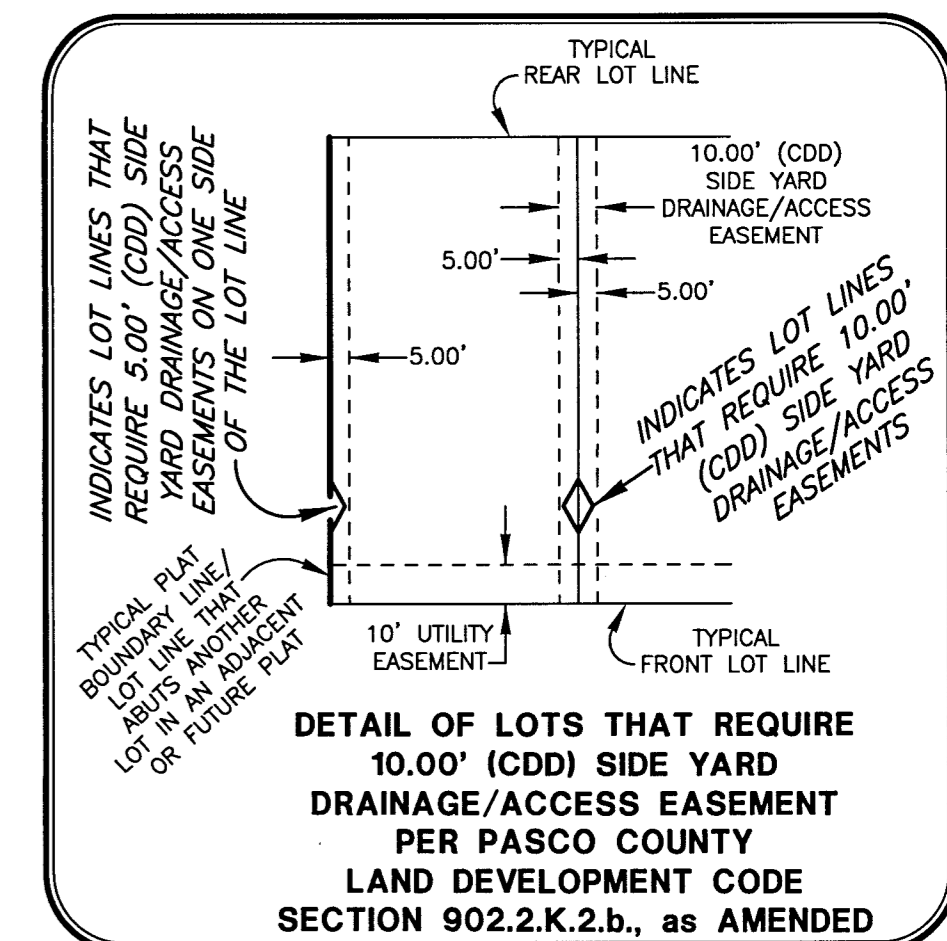
LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

Wetland Conservation Area Note:

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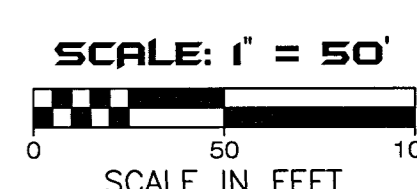
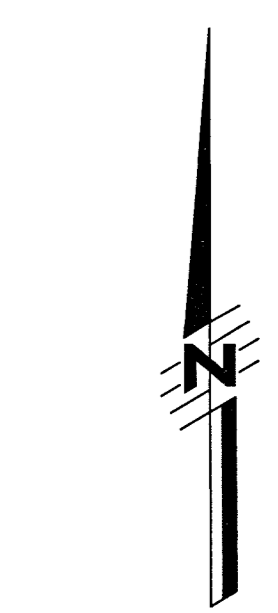
LEGEND

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
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18. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
19. C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



CURVE DATA TABLE

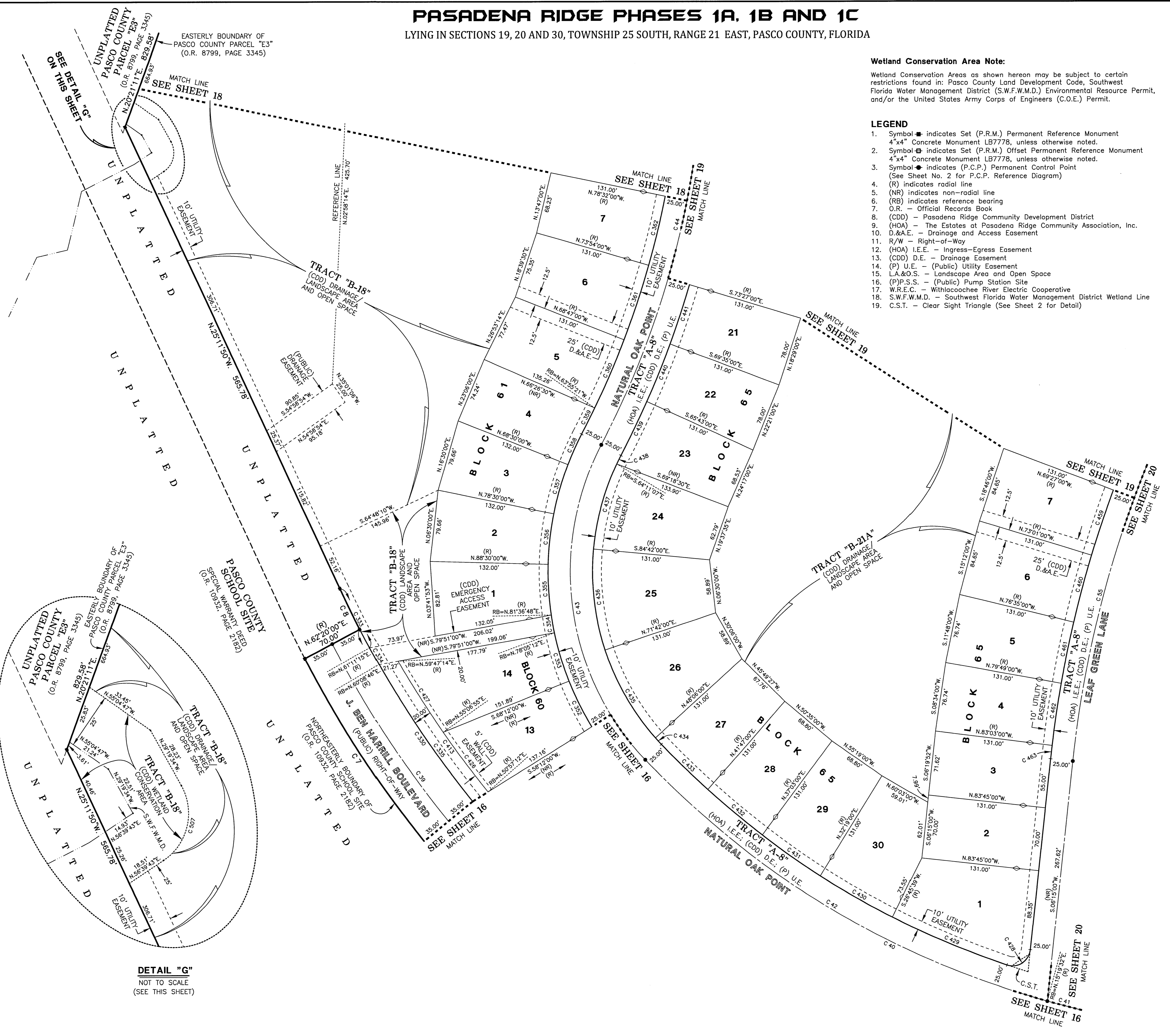
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	1235.00	28°21'11"	611.14	604.93	N.41°50'35"W.
8	1165.00	02°28'10"	50.21	50.21	N.26°28'10"W.
39	1200.00	56°05'00"	1174.61	1128.27	N.55°42'30"W.
40	989.00	39°51'00"	687.86	674.08	N.63°49'30"W.
41	989.00	09°04'32"	156.65	156.49	N.79°12'44"W.
42	989.00	30°46'28"	531.21	524.84	N.59°17'14"W.
43	300.00	71°54'00"	376.47	352.25	N.07°57'00"W.
44	1000.00	29°45'00"	519.24	513.42	N.13°07'30"E.
354	1204.00	32°03'14"	673.57	664.82	S.22°16'37"W.
330	1165.00	52°34'42"	1069.08	1031.96	S.53°57'21"E.
333	1165.00	03°36'54"	73.51	73.49	S.27°00'18"E.
334	1165.00	01°02'29"	21.18	21.18	S.29°19'59"E.
335	1165.00	50°23'28"	1024.61	991.90	S.55°02'58"E.
352	325.00	10°00'00"	56.72	56.65	N.26°48'00"W.
353	325.00	09°53'12"	56.08	56.01	N.16°51'24"W.
354	325.00	03°31'35"	20.00	20.00	N.10°09'00"W.
355	325.00	09°53'12"	56.08	56.01	N.03°26'36"W.
356	325.00	10°00'00"	56.72	56.65	N.06°30'00"E.
357	325.00	10°00'00"	56.72	56.65	N.16°30'00"E.
358	325.00	06°30'00"	36.87	36.85	N.24°45'00"E.
359	975.00	01°55'21"	32.72	32.71	N.27°02'19"E.
360	975.00	04°51'39"	82.72	82.69	N.23°38'49"E.
361	975.00	05°07'00"	87.07	87.04	N.18°39'30"E.
362	975.00	04°38'00"	78.85	78.82	N.13°47'00"E.
413	1145.00	50°01'56"	999.85	968.38	N.55°13'44"W.
426	1145.00	04°09'42"	83.17	83.15	N.36°57'56"W.
427	1145.00	04°40'20"	93.37	93.34	N.32°32'56"W.
428	20.00	102°17'37"	35.71	31.15	S.57°23'49"W.
429	964.00	08°13'02"	138.25	138.13	N.67°20'52"W.
430	964.00	05°33'21"	93.48	93.44	N.60°27'40"W.
431	964.00	04°42'00"	79.64	79.62	N.55°19'00"W.
432	964.00	04°44'00"	79.64	79.62	N.50°35'00"W.
433	964.00	04°19'00"	72.63	72.61	N.46°03'30"W.
434	275.00	02°00'00"	9.60	9.60	N.42°54'00"W.
435	275.00	23°36'00"	113.27	112.47	N.30°06'00"W.
436	275.00	23°36'00"	113.27	112.47	N.06°30'00"W.
437	275.00	20°30'53"	98.46	97.94	N.15°33'26"E.
438	275.00	02°11'07"	10.49	10.49	N.26°54'26"E.
439	1025.00	03°43'00"	66.49	66.48	N.26°08'30"E.
440	1025.00	03°52'00"	69.17	69.16	N.22°21'00"E.
441	1025.00	03°52'00"	69.17	69.16	N.18°29'00"W.
459	1229.00	03°34'00"	76.51	76.49	S.18°46'00"W.
460	1229.00	03°34'00"	76.51	76.49	S.15°12'00"W.
461	1229.00	03°14'00"	69.36	69.35	S.11°48'00"W.
462	1229.00	03°14'00"	69.36	69.35	S.08°34'00"W.
463	1229.00	00°42'00"	15.02	15.01	N.06°36'00"W.
507	25.00	85°59'17"	37.52	34.10	N.13°40'05"E.



SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OFF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

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



DETAIL "G"
NOT TO SCALE
(SEE THIS SHEET)

PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

VOPH PARK SITE
PARCEL "D2"
(O.R. 8714, PAGE 2738)

UNPLATTED

UNPLATTED

UNPLATTED
PASCO COUNTY PROPERTY
(O.R. 9671, PAGE 1468)

SOUTHWEST 1/4 OF SECTION 17-25-21
NORTHWEST 1/4 OF SECTION 20-25-21

NORTHEAST CORNER OF PASCO COUNTY PARCEL "E3" (O.R. 8799, PAGE 3345)

NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 20-25-21

UNPLATTED

PASCO COUNTY PARCEL "E3" (O.R. 8799, PAGE 3345)

EASTERLY BOUNDARY OF PASCO COUNTY PARCEL "E3" (O.R. 8799, PAGE 3345)

TRACT "B-18"
(CDD) WETLAND CONSERVATION AREA

SEE DETAIL "H" ON SHEET 21

TRACT "B-18"
(CDD) DRAINAGE/ LANDSCAPE AREA AND OPEN SPACE

SEE SHEET 19 MATCH LINE

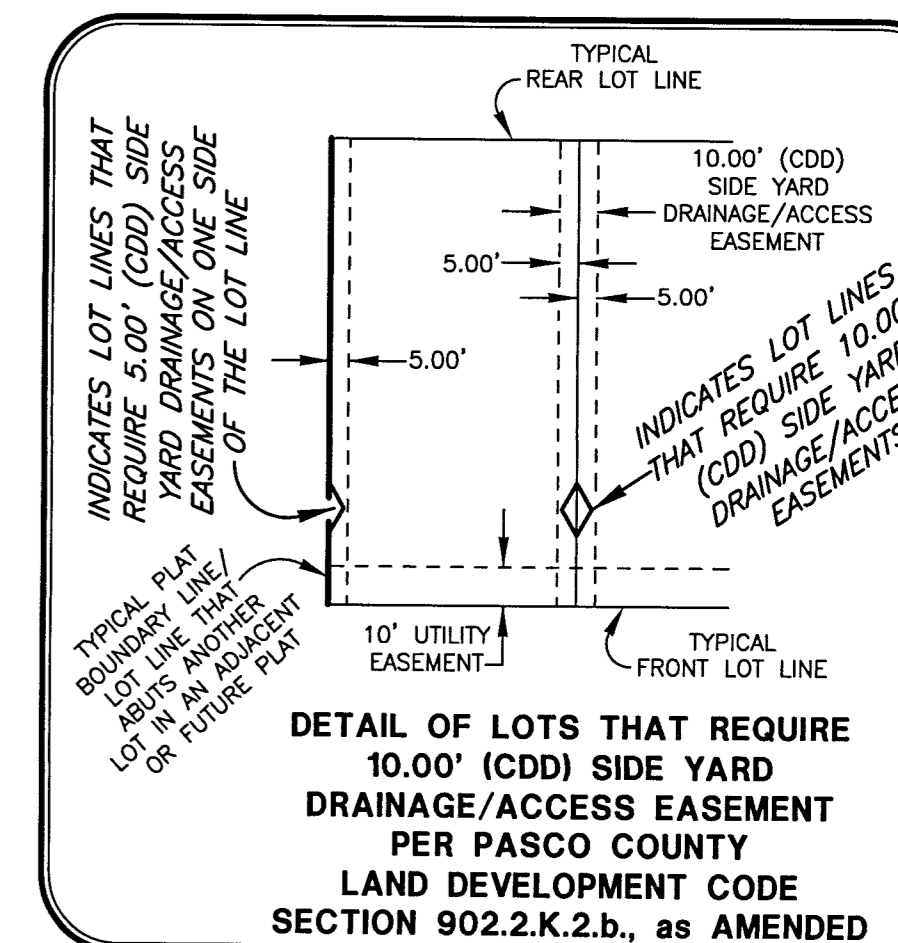
UNPLATTED

SEE SHEET 17 MATCH LINE

TRACT "B-18"
(CDD) DRAINAGE/ LANDSCAPE AREA AND OPEN SPACE

TRACT "A-8"
(HOA) I.E.E. (CDD) D.E. (P) U.E. NATURAL OAK POINT

WILLOW TRACE



LEGEND

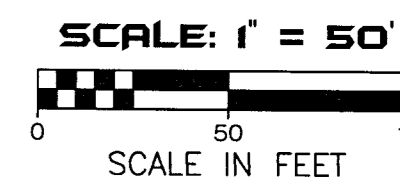
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
3. Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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13. (CDD) D.E. - Drainage Easement
14. (P) U.E. - (Public) Utility Easement
15. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
44	1000.00	29°45'00"	519.24	513.42	N.13°07'30"E.
45	300.00	103°18'00"	540.88	470.54	N.49°54'00"E.
46	300.00	03°51'58"	20.24	20.24	N.00°10'59"E.
47	300.00	99°26'02"	520.63	457.72	N.51°49'59"E.
48	3000.00	21°44'59"	1138.82	1131.99	S.64°52'30"E.
49	3000.00	13°37'52"	713.72	712.04	S.88°56'03"E.
363	975.00	04°38'00"	78.85	78.82	N.09°09'00"E.
364	975.00	04°38'00"	78.85	78.82	N.04°31'00"E.
365	975.00	03°57'00"	67.22	67.20	N.00°13'30"E.
366	325.00	01°42'00"	9.64	9.64	N.00°54'00"W.
367	325.00	12°30'00"	70.90	70.76	N.06°12'00"E.
368	325.00	13°18'00"	75.44	75.27	N.19°06'00"E.
369	325.00	13°18'00"	75.44	75.27	N.32°24'00"E.
370	325.00	12°27'00"	70.62	70.48	N.45°16'30"E.
371	325.00	12°33'00"	71.19	71.05	N.57°46'30"E.
372	325.00	12°30'00"	70.90	70.76	N.70°18'00"E.
373	325.00	12°30'00"	70.90	70.76	N.82°48'00"E.
374	325.00	12°30'00"	70.90	70.76	S.84°42'00"E.
375	60.00	51°14'00"	53.65	51.88	S.52°50'00"E.

Wetland Conservation Area Note:

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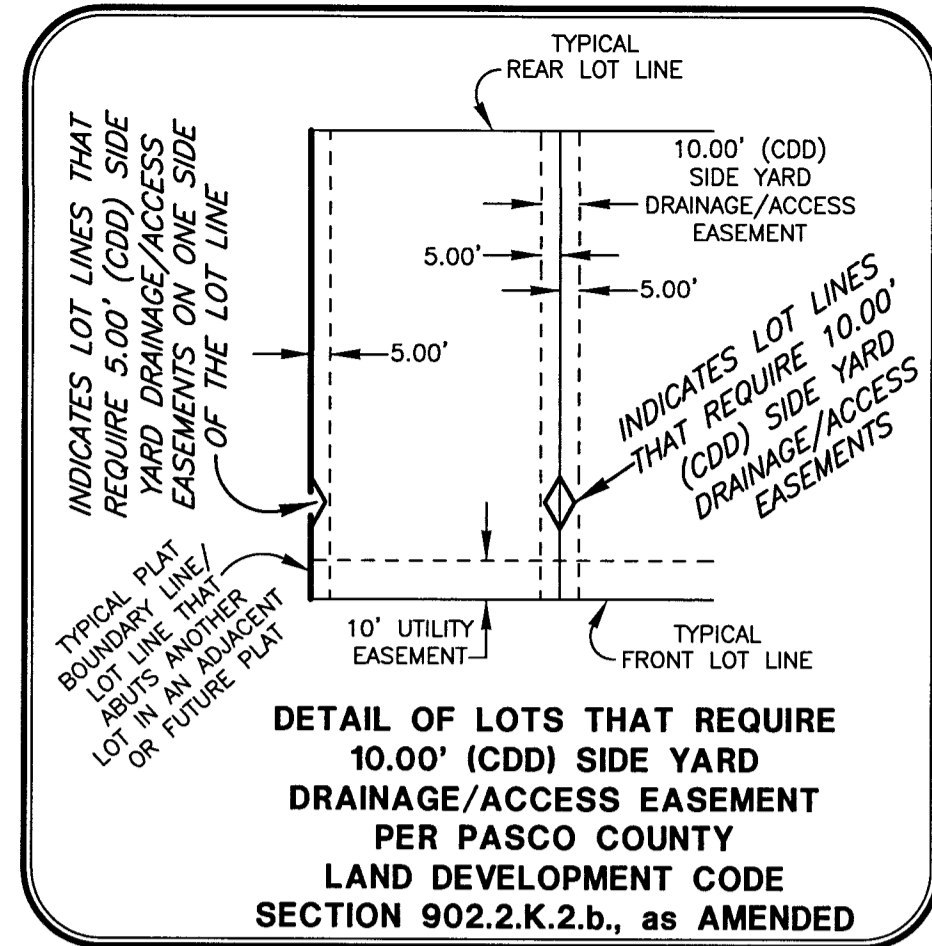
SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
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PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

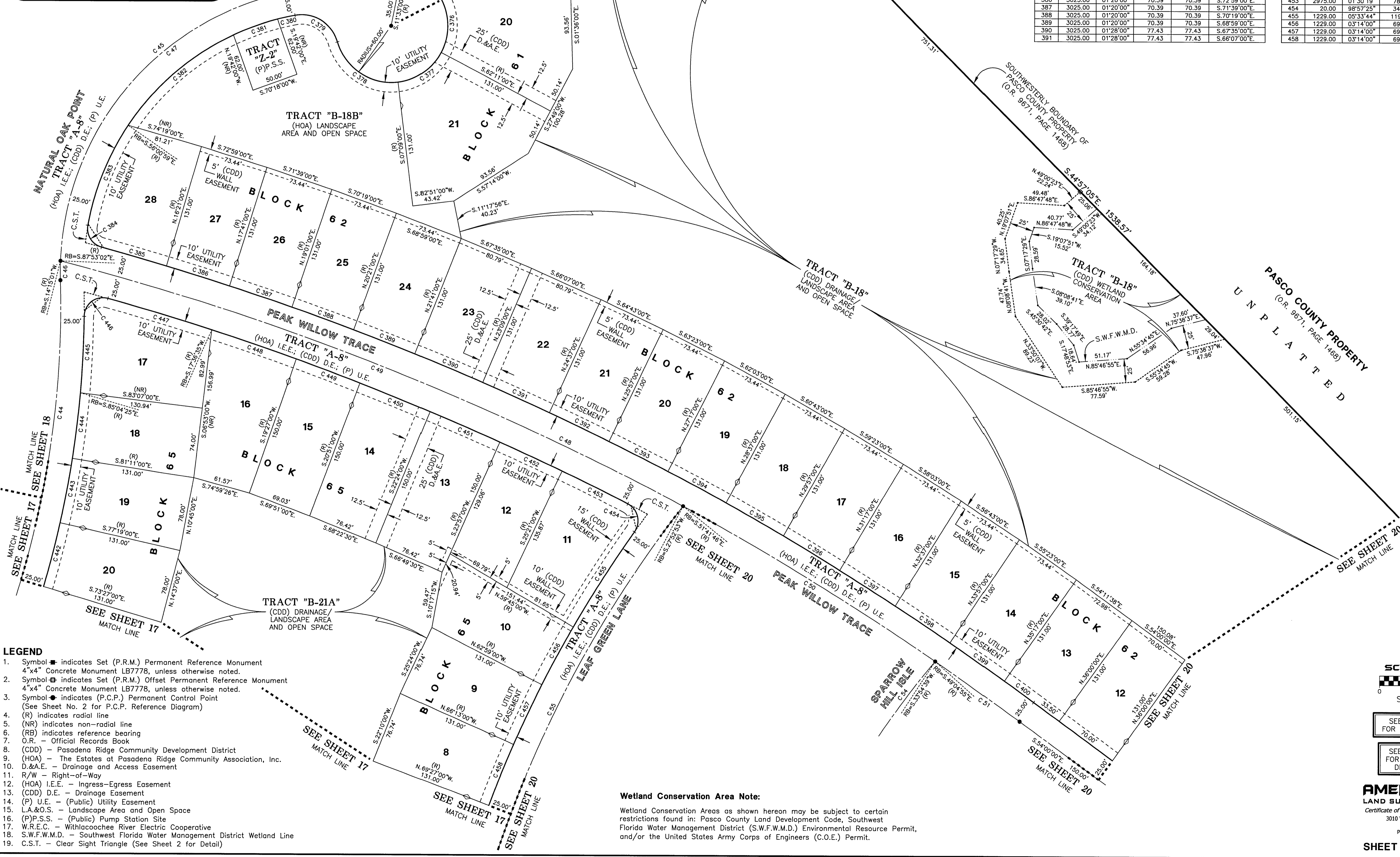


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
44	1000.00	29°45'00"	519.24	513.42	N.13°07'30"E
45	300.00	103°18'00"	540.88	470.54	N.49°54'00"E
46	300.00	035°15'58"	20.24	20.24	N.00°10'59"E
47	300.00	99°26'02"	520.63	457.72	N.51°49'59"E
48	3000.00	1°34'52"	1138.82	1131.99	S.64°52'30"E
49	3000.00	1°34'52"	1138.82	1131.99	S.64°52'30"E
50	3000.00	06°01'46"	315.71	315.56	S.59°06'14"E
51	3000.00	02°05'21"	109.38	109.38	S.55°02'40"E
54	892.00	34°40'05"	539.72	531.53	S.23°35'02"W
55	1204.00	32°03'14"	673.57	664.82	S.22°16'37"W
376	60.00	55°02'00"	57.63	55.44	S.00°18'00"W
377	60.00	55°02'00"	57.63	55.44	S.55°20'00"W
378	60.00	80°33'20"	84.36	77.58	N.56°52'20"W
379	40.00	83°53'35"	58.57	53.47	N.56°32'28"W
380	275.00	03°59'47"	19.18	19.18	S.77°30'51"W
381	275.00	10°25'55"	50.07	50.00	S.70°18'00"W
382	275.00	31°08'02"	149.27	147.45	S.49°32'02"W
383	275.00	23°51'03"	114.48	113.65	S.22°03'29"W
384	20.00	85°08'58"	29.72	27.06	S.32°26'31"E
385	3025.00	01°22'00"	72.16	72.16	S.74°20'00"E
386	3025.00	01°20'00"	70.39	70.39	S.72°59'00"E
387	3025.00	01°20'00"	70.39	70.39	S.71°39'00"E
388	3025.00	01°20'00"	70.39	70.39	S.70°19'00"E
389	3025.00	01°20'00"	70.39	70.39	S.68°59'00"E
390	3025.00	01°28'00"	77.43	77.43	S.66°07'00"E
391	3025.00	01°28'00"	77.43	77.43	S.66°07'00"E

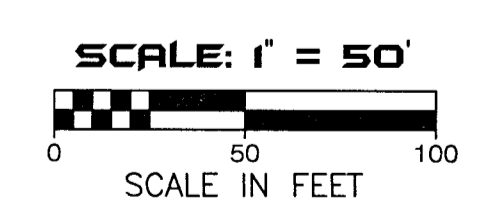
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
392	3025.00	01°20'00"	70.39	70.39	S.64°43'00"E
393	3025.00	01°20'00"	70.39	70.39	S.63°23'00"E
394	3025.00	01°20'00"	70.39	70.39	S.62°03'00"E
395	3025.00	01°20'00"	70.39	70.39	S.60°43'00"E
396	3025.00	01°20'00"	70.39	70.39	S.59°23'00"E
397	3025.00	01°20'00"	70.39	70.39	S.58°03'00"E
398	3025.00	01°20'00"	70.39	70.39	S.56°43'00"E
399	3025.00	01°20'00"	70.39	70.39	S.55°23'00"E
400	3025.00	00°43'00"	37.84	37.84	S.54°21'30"E
442	1025.00	03°52'00"	69.17	69.16	N.14°37'00"E
443	1025.00	03°52'00"	69.17	69.16	N.10°45'00"E
444	1025.00	03°52'00"	69.17	69.16	N.06°52'18"E
445	1025.00	04°30'02"	80.51	80.49	N.02°40'35"E
446	20.00	104°57'23"	36.64	31.72	N.52°54'15"E
447	2975.00	02°13'38"	115.65	115.64	S.73°30'14"E
448	2975.00	01°50'25"	95.56	95.55	S.71°28'13"E
449	2975.00	01°24'00"	72.69	72.69	S.69°51'00"E
450	2975.00	01°33'00"	80.48	80.48	S.68°23'30"E
451	2975.00	01°33'00"	80.48	80.48	S.66°49'30"E
452	2975.00	01°24'00"	72.69	72.69	S.65°21'00"E
453	2975.00	01°30'19"	78.16	78.15	S.63°53'51"E
454	20.00	98°57'25"	34.54	30.41	S.13°39'59"E
455	1229.00	05°33'44"	119.31	119.26	S.33°01'52"W
456	1229.00	03°14'00"	69.36	69.35	S.28°38'00"W
457	1229.00	03°14'00"	69.36	69.35	S.25°24'00"W
458	1229.00	03°14'00"	69.36	69.35	S.22°10'00"W



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SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

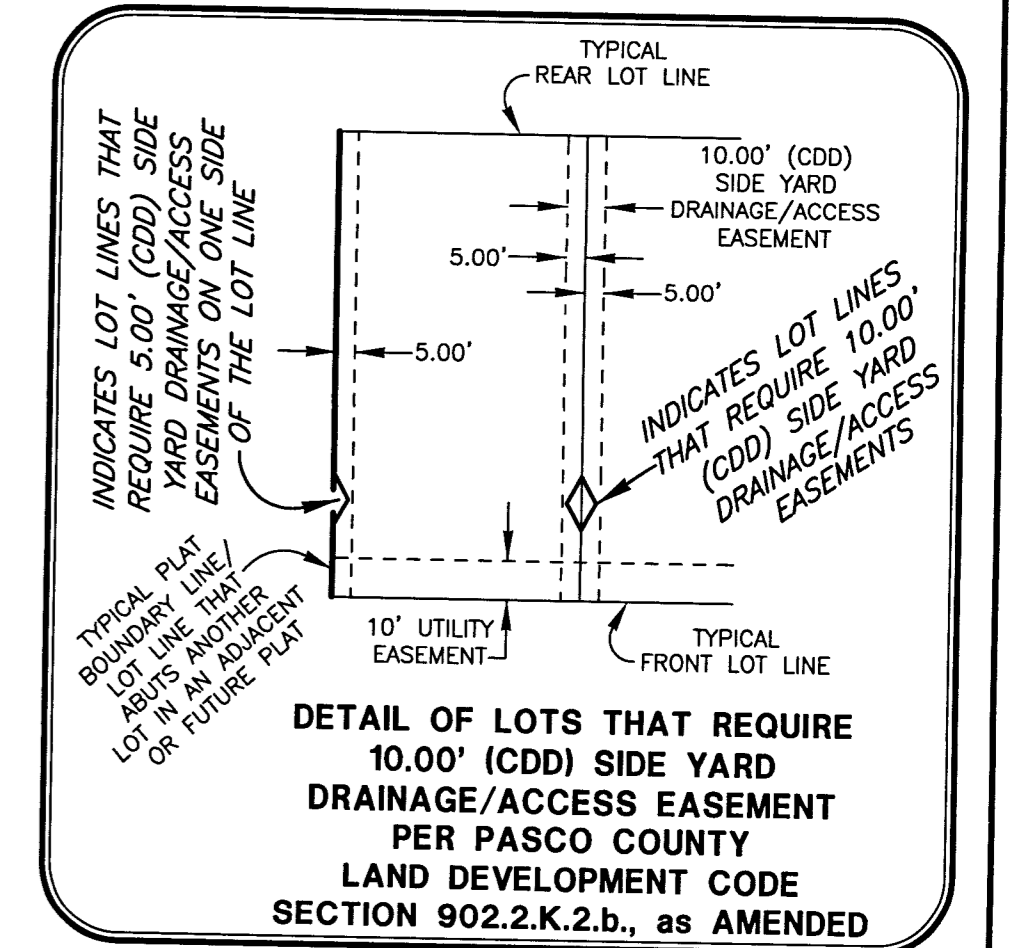
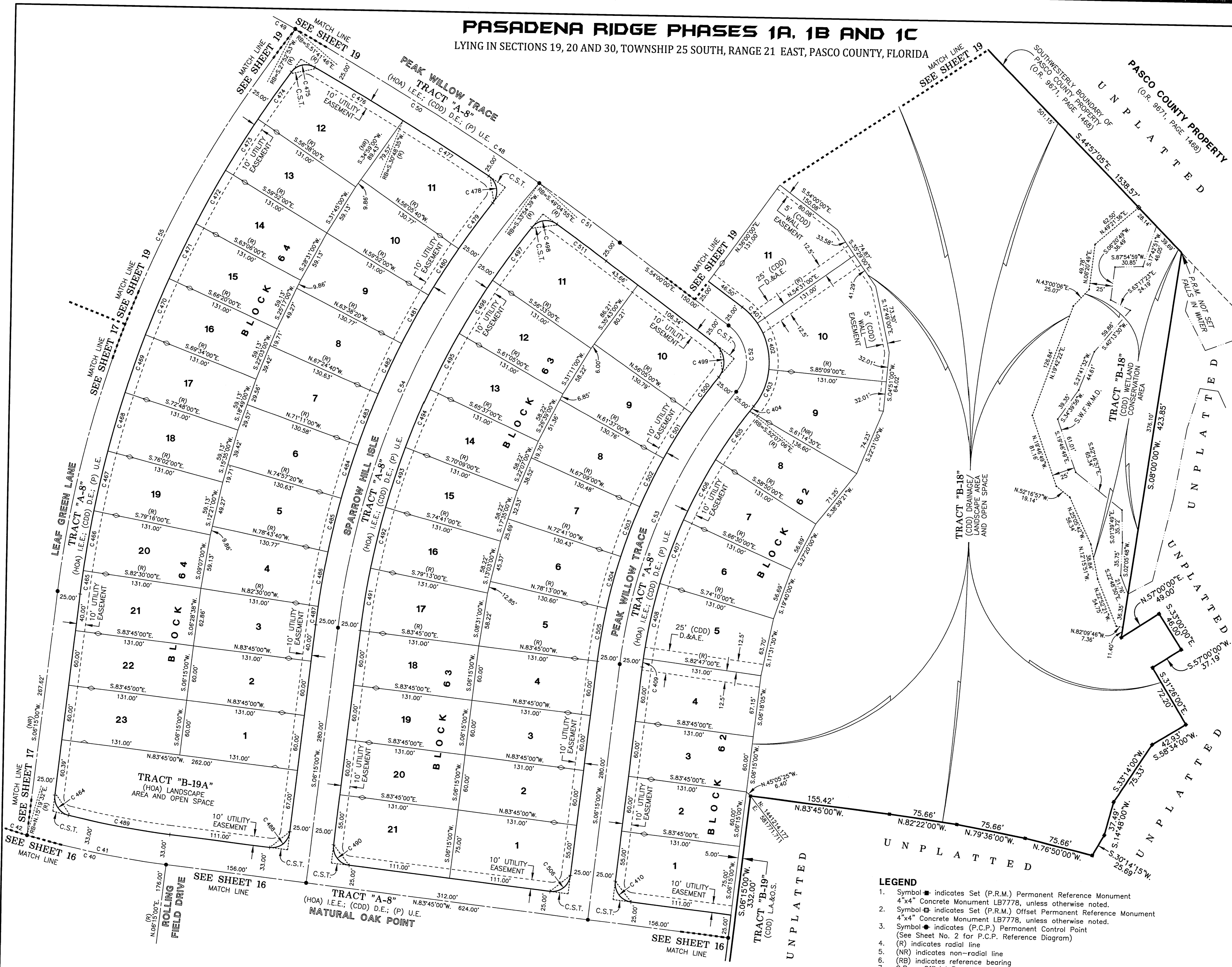
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Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

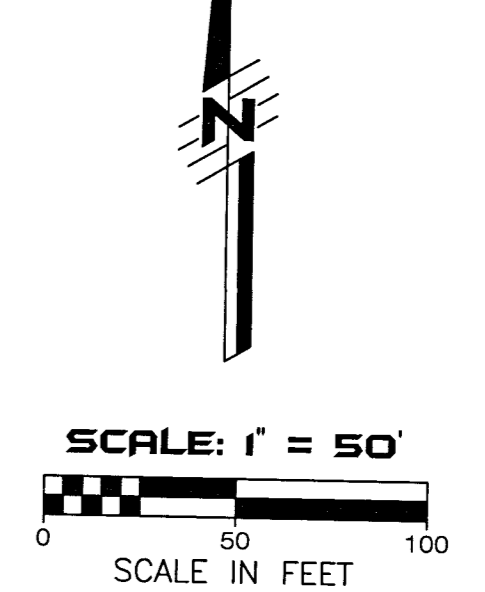
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
40	989.00	39°51'00"	687.86	674.08	N.63°49'30"W
41	989.00	09°04'32"	156.65	156.49	N.79°12'44"W
42	989.00	30°46'28"	531.21	524.84	N.59°17'14"W
43	3000.00	21°44'59"	1138.62	1131.99	S.64°52'30"E
44	3000.00	13°37'52"	712.04	712.04	S.59°05'14"E
45	3000.00	08°01'46"	315.71	315.56	S.58°56'03"E
46	3000.00	02°05'21"	109.38	109.38	S.58°02'40"E
47	50.00	92°35'23"	80.80	72.29	S.07°42'19"E
48	580.00	32°20'23"	327.37	323.04	S.22°25'11"W
49	892.00	34°40'05"	539.72	531.53	S.23°35'02"W
50	1204.00	32°03'14"	873.57	873.57	S.24°44'30"E
51	75.00	18°31'00"	52.80	51.71	S.15°19'00"E
52	75.00	40°20'00"	52.80	51.71	S.21°43'11"W
53	75.00	33°44'23"	44.17	43.53	S.21°16'37"W
54	555.00	00°42'29"	6.86	6.86	S.38°14'09"W
55	555.00	06°42'54"	65.05	65.01	S.34°31'27"W
56	555.00	07°40'00"	74.26	74.21	S.27°20'00"W
57	555.00	08°37'00"	74.26	74.21	S.19°40'00"W
58	555.00	09°34'00"	83.47	83.39	S.11°31'30"W
59	555.00	10°31'00"	9.36	9.36	S.08°44'00"W
60	20.00	90°00'00"	31.42	28.28	S.38°45'00"E
61	20.00	83°11'21"	29.04	28.55	N.35°20'41"W
62	1179.00	01°15'00"	25.72	25.72	N.06°52'30"E
63	1179.00	03°14'00"	66.53	66.52	N.09°07'00"E
64	1179.00	05°14'00"	66.53	66.52	N.12°21'00"E
65	1179.00	07°14'00"	66.53	66.52	N.15°35'00"E
66	1179.00	09°14'00"	66.53	66.52	N.18°49'00"E
67	1179.00	11°14'00"	66.53	66.52	N.22°03'00"E
68	1179.00	13°14'00"	66.53	66.52	N.25°17'00"E
69	1179.00	15°14'00"	66.53	66.52	N.28°31'00"E
70	1179.00	17°14'00"	66.53	66.52	N.31°45'00"E
71	1179.00	19°14'00"	66.53	66.52	N.34°59'00"E
72	1179.00	21°14'00"	66.53	66.52	N.38°13'00"E
73	1179.00	23°14'00"	66.53	66.52	N.41°27'00"E
74	1179.00	25°14'00"	66.53	66.52	N.44°41'00"E
75	1179.00	27°14'00"	66.53	66.52	N.47°55'00"E
76	1179.00	29°14'00"	66.53	66.52	N.51°09'00"E
77	1179.00	31°14'00"	66.53	66.52	N.54°23'00"E
78	1179.00	33°14'00"	66.53	66.52	N.57°37'00"E
79	1179.00	35°14'00"	66.53	66.52	N.60°51'00"E
80	1179.00	37°14'00"	66.53	66.52	N.64°05'00"E
81	1179.00	39°14'00"	66.53	66.52	N.67°19'00"E
82	1179.00	41°14'00"	66.53	66.52	N.70°33'00"E
83	1179.00	43°14'00"	66.53	66.52	N.73°47'00"E
84	1179.00	45°14'00"	66.53	66.52	N.77°01'00"E
85	1179.00	47°14'00"	66.53	66.52	N.80°15'00"E
86	1179.00	49°14'00"	66.53	66.52	N.83°29'00"E
87	1179.00	51°14'00"	66.53	66.52	N.86°43'00"E
88	1179.00	53°14'00"	66.53	66.52	N.89°57'00"E
89	1179.00	55°14'00"	66.53	66.52	N.93°11'00"E
90	1179.00	57°14'00"	66.53	66.52	N.96°25'00"E
91	1179.00	59°14'00"	66.53	66.52	N.99°39'00"E
92	1179.00	61°14'00"	66.53	66.52	N.102°53'00"E
93	1179.00	63°14'00"	66.53	66.52	N.106°07'00"E
94	1179.00	65°14'00"	66.53	66.52	N.109°21'00"E
95	1179.00	67°14'00"	66.53	66.52	N.112°35'00"E
96	1179.00	69°14'00"	66.53	66.52	N.115°49'00"E
97	1179.00	71°14'00"	66.53	66.52	N.119°03'00"E
98	1179.00	73°14'00"	66.53	66.52	N.122°17'00"E
99	1179.00	75°14'00"	66.53	66.52	N.125°31'00"E
100	1179.00	77°14'00"	66.53	66.52	N.128°45'00"E
101	1179.00	79°14'00"	66.53	66.52	N.131°59'00"E
102	1179.00	81°14'00"	66.53	66.52	N.135°13'00"E
103	1179.00	83°14'00"	66.53	66.52	N.138°27'00"E
104	1179.00	85°14'00"	66.53	66.52	N.141°41'00"E
105	1179.00	87°14'00"	66.53	66.52	N.144°55'00"E
106	1179.00	89°14'00"	66.53	66.52	N.148°09'00"E
107	1179.00	91°14'00"	66.53	66.52	N.151°23'00"E
108	1179.00	93°14'00"	66.53	66.52	N.154°37'00"E
109	1179.00	95°14'00"	66.53	66.52	N.157°51'00"E
110	1179.00	97°14'00"	66.53	66.52	N.161°05'00"E
111	1179.00	99°14'00"	66.53	66.52	N.164°19'00"E



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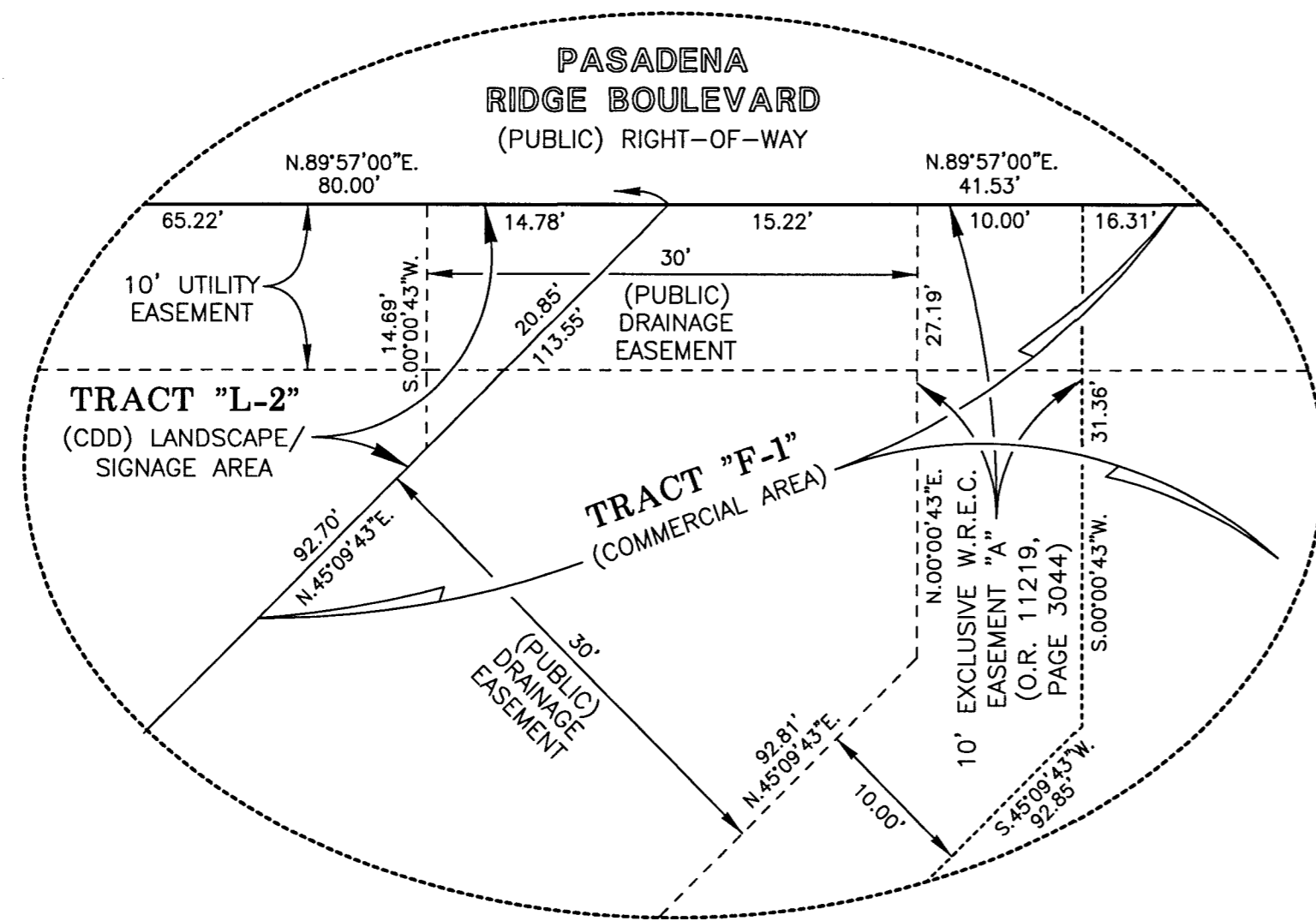
SEE SHEET 4 OF 22 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 22 FOR PARALLEL OFFSET DIMENSIONS NOTE

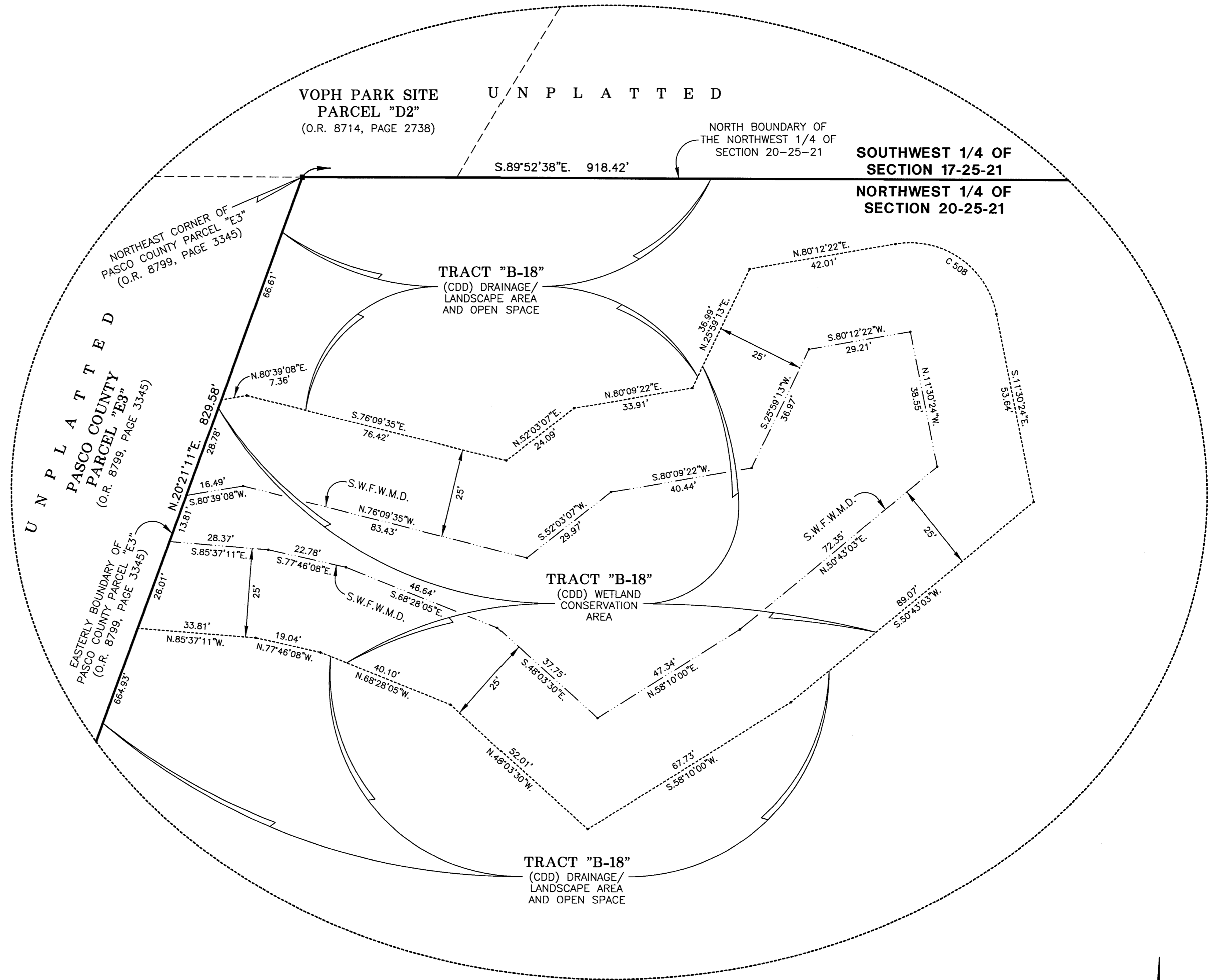
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SHEET 20 OF 22 SHEETS

PASADENA RIDGE PHASES 1A, 1B AND 1C
 LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



DETAIL "B"
 NOT TO SCALE
 (SEE SHEET 8)



DETAIL "H"
 NOT TO SCALE
 (SEE SHEET 18)

LEGEND

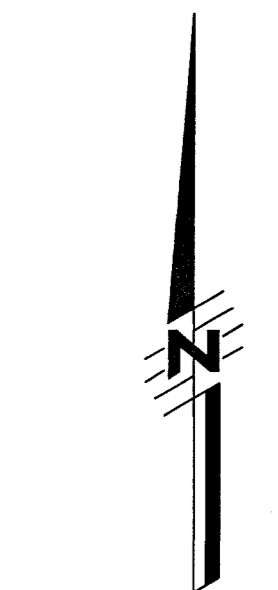
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
508	25.00	88°17'14"	38.52	34.82	S.55°39'01"E.



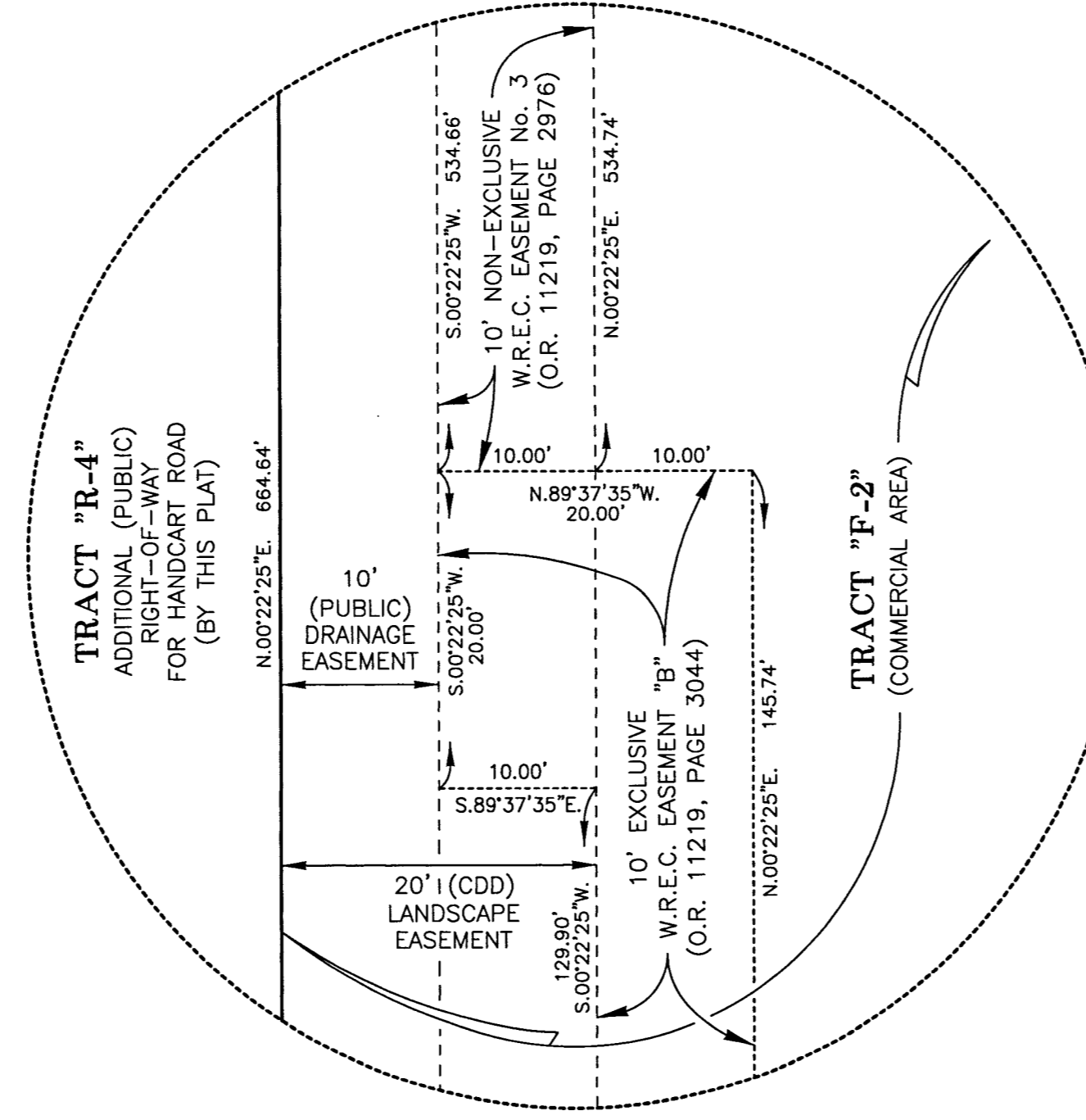
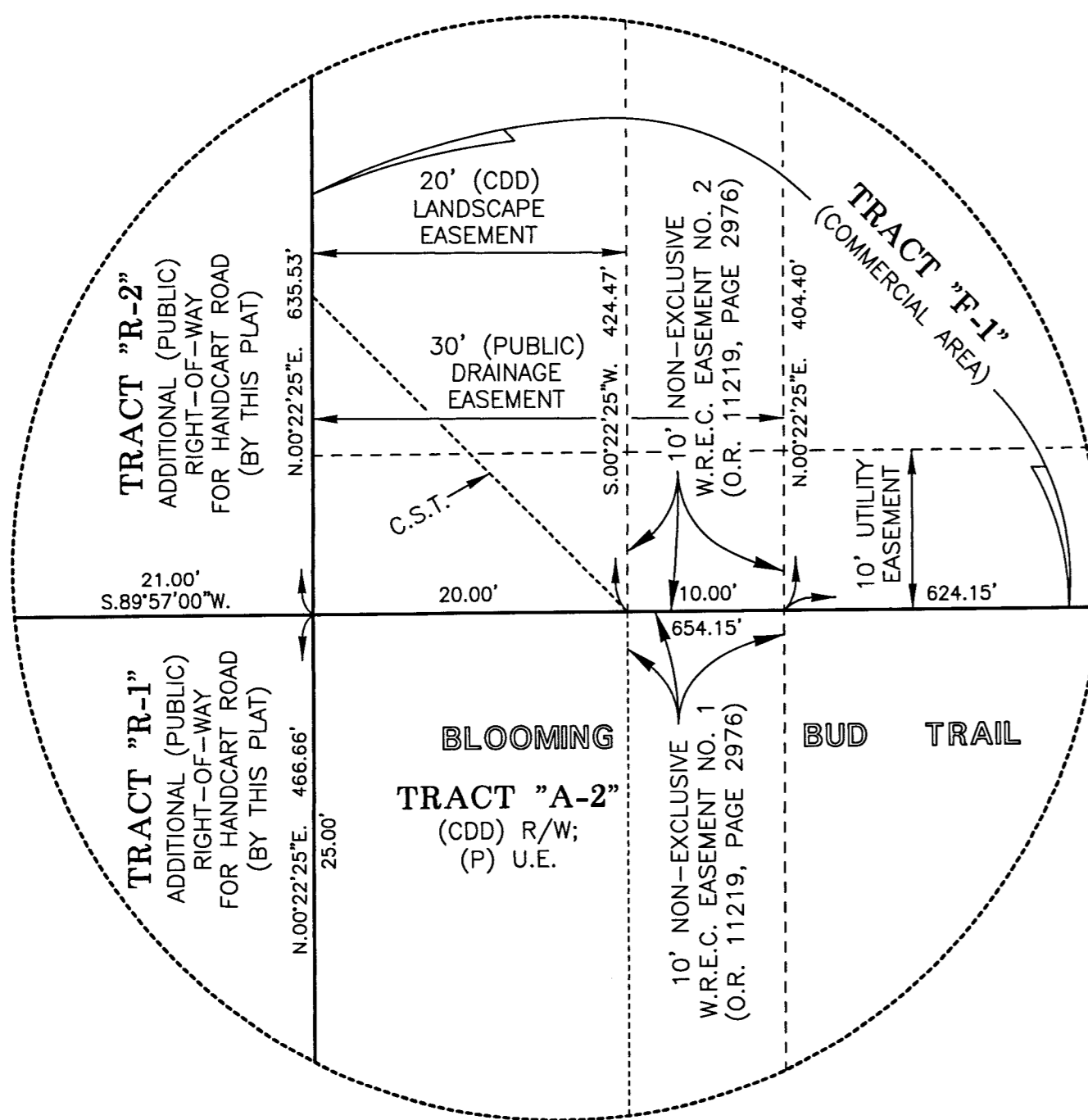
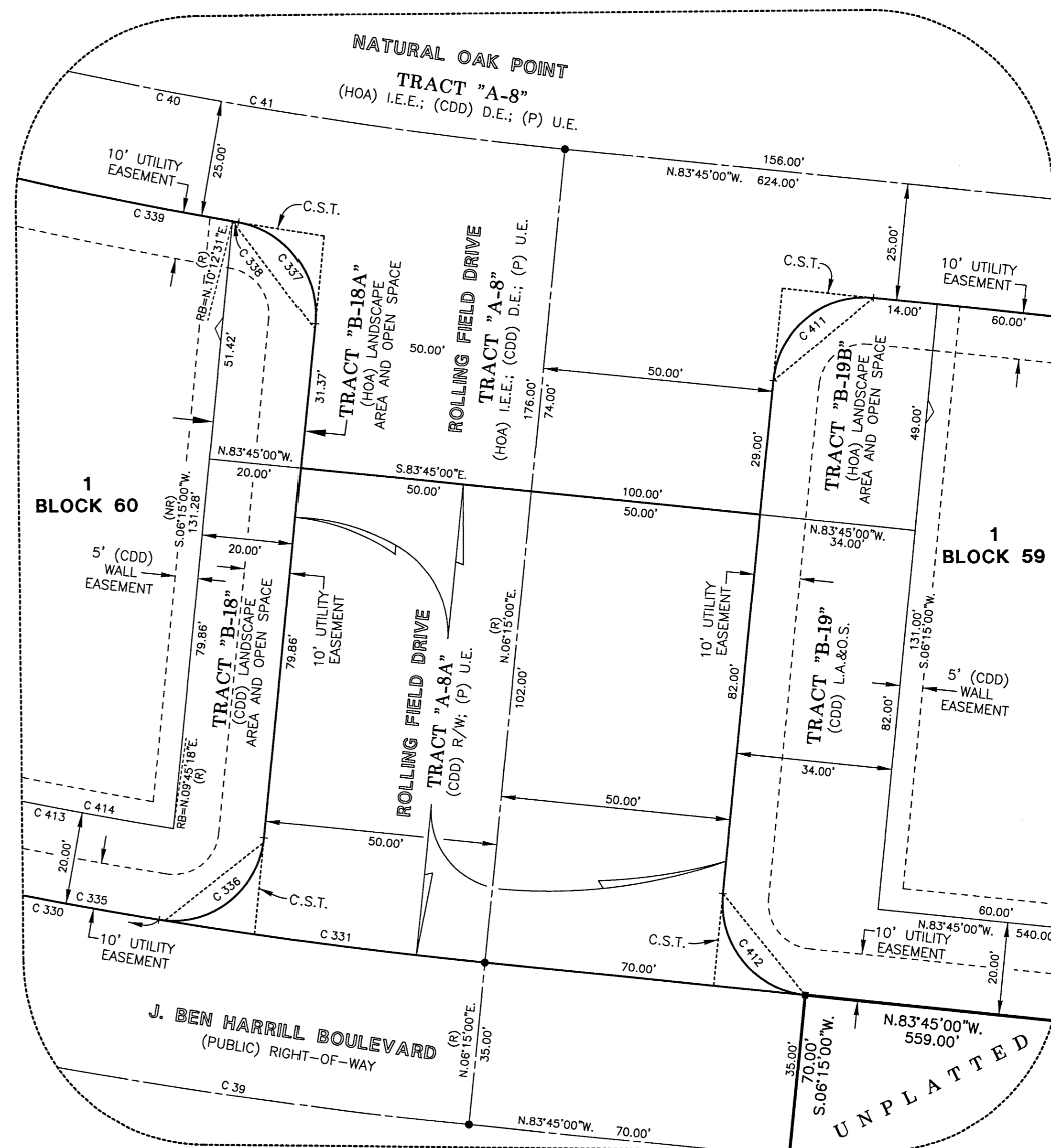
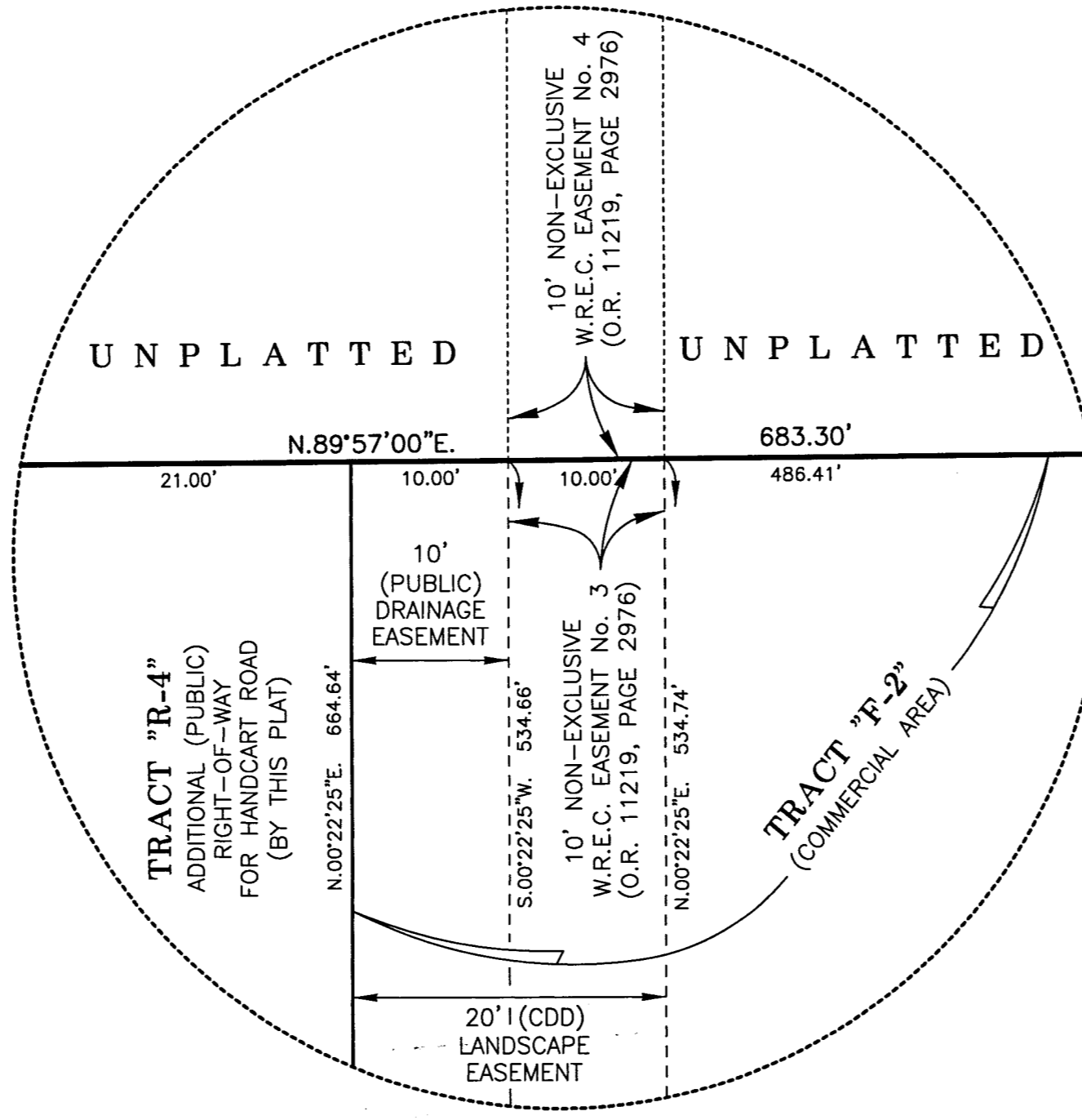
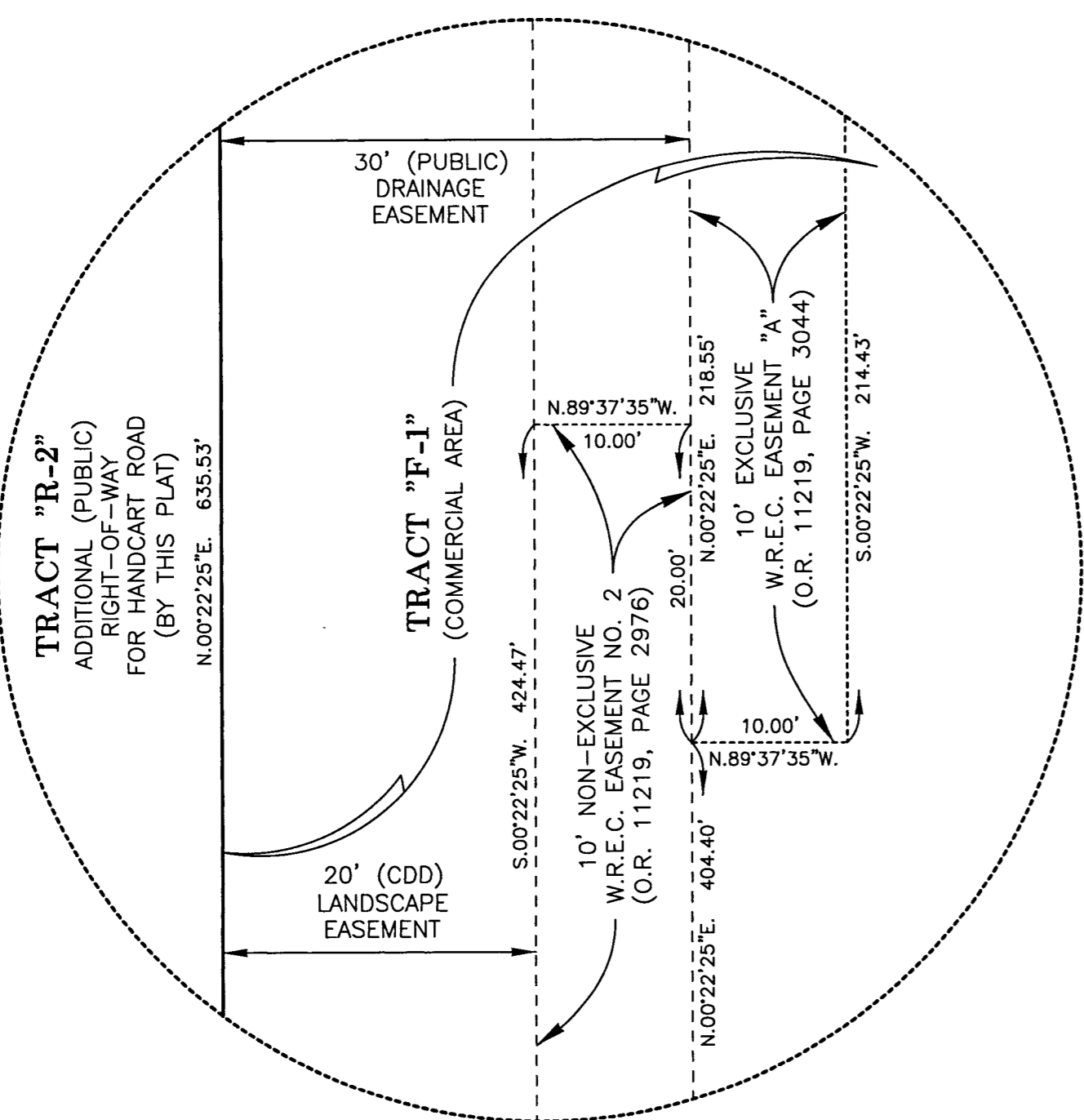
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PASADENA RIDGE PHASES 1A, 1B AND 1C

LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



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40	989.00	39°51'00"	687.86	674.08	N.63°49'30"W.
41	989.00	09°04'32"	156.65	156.49	N.79°12'44"W.
330	1165.00	52°34'42"	1069.08	1031.96	S.53°57'21"E.
331	1165.00	03°30'18"	71.27	71.26	S.81°59'51"E.
335	1165.00	50°23'28"	1024.61	991.90	S.55°02'58"E.
336	20.00	93°30'18"	32.64	29.14	N.53°00'09"E.
337	20.00	86°07'06"	30.06	27.31	N.36°48'33"W.
338	1014.00	00°04'36"	1.36	1.36	N.79°49'48"W.
339	1014.00	03°15'29"	57.66	57.65	N.78°09'45"W.
411	20.00	90°00'00"	31.42	28.28	S.51°15'00"W.
412	20.00	90°00'00"	31.42	28.28	S.38°45'00"E.
413	1145.00	50°01'56"	999.85	968.38	N.55°13'44"W.
414	1145.00	03°42'42"	74.17	74.16	N.78°23'21"W.

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SEE SHEET 4 OF 22
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SEE SHEET 2 OF 22
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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