

SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 1

DESCRIPTION:

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST, THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, SOUTH 89°47'20" EAST, A DISTANCE OF 993.61 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF SUNCOAST PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 4121, PAGE 407 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SUNCOAST PARKWAY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 27°50'44" WEST, A DISTANCE OF 1,401.55 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5,929.58 FEET, A CENTRAL ANGLE OF 10°33'04" AND A CHORD WHICH BEARS SOUTH 22°34'19" WEST, A DISTANCE OF 1,090.39 FEET 2) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,091.93 FEET TO THE NORTHEAST CORNER OF TRACT N OF LONE STAR RANCH AS RECORDED IN PLAT BOOK 55, PAGE 90 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTH BOUNDARY OF TRACT N OF SAID LONE STAR RANCH, NORTH 89°53'01" WEST, A DISTANCE OF 1,881.71 FEET, TO THE SOUTHEAST CORNER OF TRACT "B3" OF SERENGETI UNIT 1 AS RECORDED IN PLAT BOOK 59, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE DEPARTING THE NORTH BOUNDARY OF TRACT N OF SAID LONE STAR RANCH AND ALONG THE EASTERN BOUNDARY OF SAID SERENGETI UNIT 1 THE FOLLOWING FIVE (5) COURSES: 1) NORTH 15°17'15" EAST, A DISTANCE OF 1,386.79 FEET; 2) NORTH 34°13'10" EAST, A DISTANCE OF 136.00 FEET; 3) NORTH 41°15'29" EAST, A DISTANCE OF 255.20 FEET; 4) NORTH 74°35'20" EAST, A DISTANCE OF 420.46 FEET; 5) NORTH 03°59'48" WEST, A DISTANCE OF 514.54 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST, THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, SOUTH 89°53'47" EAST, A DISTANCE OF 986.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 100.30 ACRES, MORE OR LESS.

OWNER:

DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

Robert Zopp
ROBERT ZOPP, DIVISION PRESIDENT

WITNESS Janie Delamater

WITNESS Rich Leatham

WITNESS Lanie De La Milera
(PRINT)

WITNESS Rich Leatham
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

) SS:

COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 5th DAY OF February, 2026 BEFORE ME PERSONALLY APPEARED, BY MEANS OF PHYSICAL PRESENCE, ROBERT ZOPP, AS DIVISION PRESIDENT OF DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, KNOWN TO ME OR WHO HAS PRODUCED N/A AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Jeffrey Huey
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: July 10, 2027

Jeffrey Huey
(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: HH-919246



CERTIFICATE OF ACCEPTANCE

OF SERENGETI HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

SERENGETI HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

John M. Ryan
BY: JOHN M. RYAN, PRESIDENT

WITNESS Timothy Adams

PRINT NAME Timothy Adams

WITNESS Allie Carter

PRINT NAME Allie Carter

CERTIFICATE OF OWNERSHIP AND DEDICATION:

DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED TO AS SERENGETI PHASE 2, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER HEREBY RESERVES FEE TITLE TO TRACT "A" (INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (HOA), AND UTILITY EASEMENT (PUBLIC)) AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO THE SERENGETI HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A" (INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (HOA), AND UTILITY EASEMENT (PUBLIC)) SHALL BE MAINTAINED BY THE OWNER FOR PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" (INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (HOA), AND UTILITY EASEMENT (PUBLIC)) AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
- OWNER HEREBY RESERVES FEE TITLE TO TRACTS "B1", "B2", AND "C" AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER TO THE HOA BY SEPARATE INSTRUMENT SUBSEQUENT TO RECORDING OF THIS PLAT. TRACTS "B1", "B2", AND "C" SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE HOA FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- OWNER HEREBY GRANTS TO THE HOA ALL (HOA) DRAINAGE AND ACCESS EASEMENTS, (HOA) ACCESS EASEMENTS AND (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PUBLIC IN GENERAL, AND THE COUNTY THE PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON, FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES (WHICH MAY INCLUDE A MULTI-PURPOSE PATH/SIDEWALK).
- OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBTSTRUCTED 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 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 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 RESERVES FOR ITSELF AND ITS 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 GRANTS AND RESERVES UNTO THE HOA, 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 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 TRACT A 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 ACCESS POINT ON KILIMANJARO DRIVE SHALL REMAIN OPEN TO THE RESIDENTS OF THIS SUBDIVISION AND THE RESIDENTS OF THE PROPERTY TO THE NORTH AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

) SS:

COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 6 DAY OF February, 2026 BEFORE ME PERSONALLY APPEARED, BY MEANS OF PHYSICAL PRESENCE, JOHN M. RYAN, AS PRESIDENT OF SERENGETI HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, KNOWN TO ME OR WHO HAS PRODUCED N/A 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.

Jennifer L. Barrs
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer L. Barrs
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 9/28/26

COMMISSION NUMBER: HH275057

PROPERTY INFORMATION

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 7222-6545375) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN DRB GROUP FLORIDA, LLC, A DELAWARE 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 PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT. FATIC FILE NO. 7222-6545375.

THIS THE 5 DAY OF February, 2026.

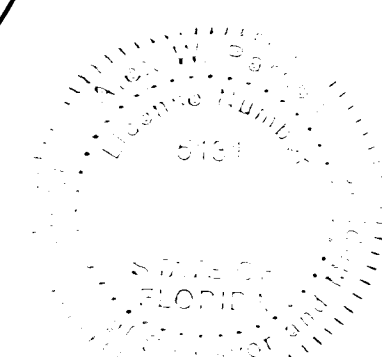
BY: David H. Roberts
DAVID H. ROBERTS, AUTHORIZED SIGNATORY
FIRST AMERICAN TITLE INSURANCE COMPANY

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 I, 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. Barnes
ALEX W. BARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS 18th 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.
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

26th DAY OF February, 2026, IN PLAT BOOK 101, PAGE(S) 1-12.

BY: Heather Armes, D.C.
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 & 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 I AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET THE 28 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 DIRECTIONS 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.

Aaron J. Murphy, PSM
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
LICENSE NO. LB8405



3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #8474
SUITE B
ORLANDO, FL 32805
TEL: 407.362.5929

WWW.HAMILTONENGINEERING.US

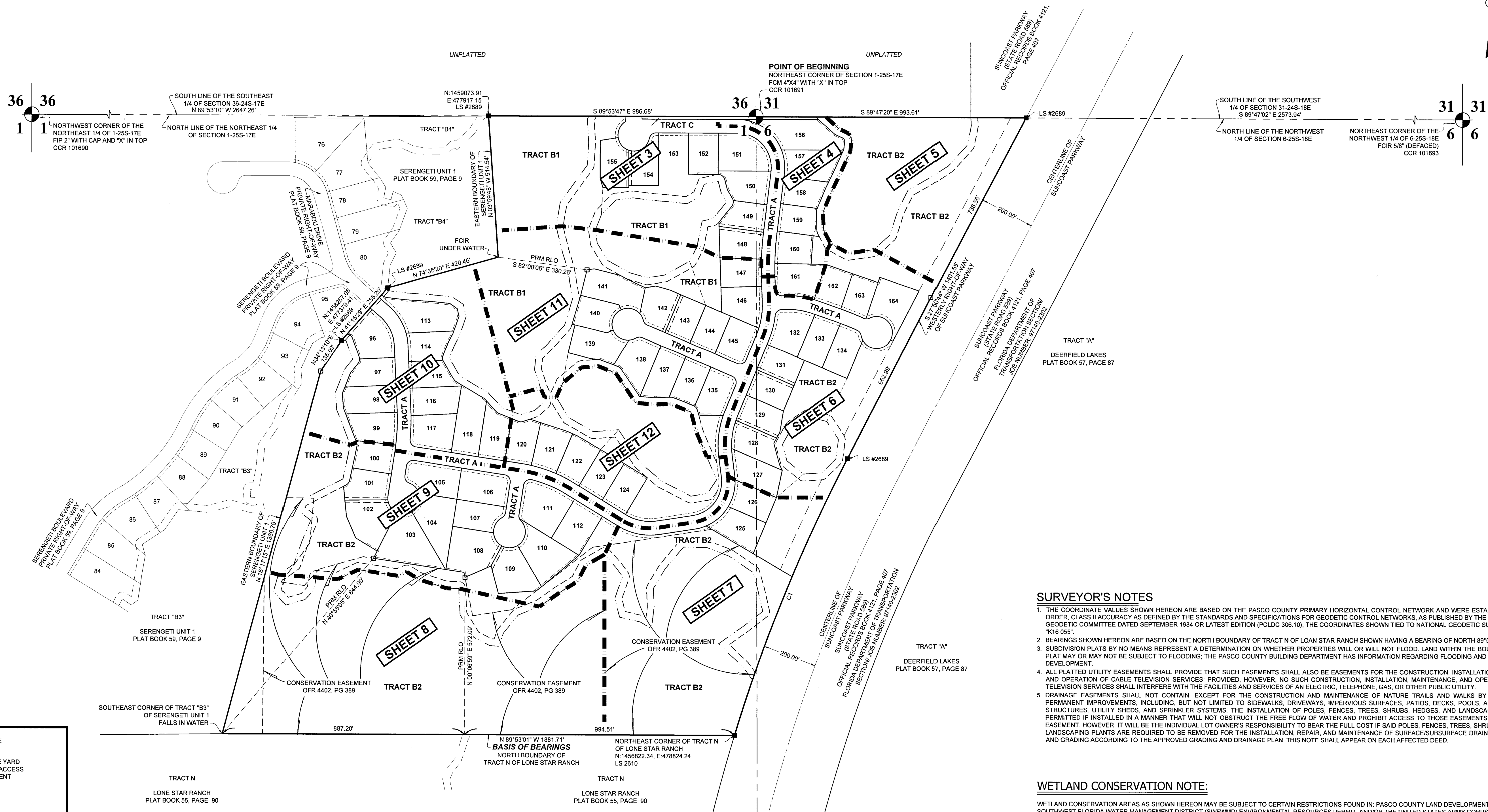
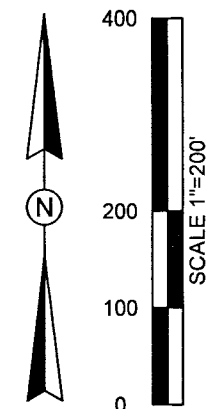
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FSS 177.091(27))

SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

BOUNDARY AND KEY SHEET

PLAT BOOK 101 PAGE 2



SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO FIRST ORDER, CLASS II ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCDS 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "K16 055".
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT N OF LONE STAR RANCH SHOWN HAVING A BEARING OF NORTH 89°53'01" WEST.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE PASCO COUNTY BUILDINGS DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

WETLAND CONSERVATION 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 (SWFWM) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE: FOR ANY UNITS THAT HAVE SIDE YARD ACCESS ABUTTING A DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO RECONSTRUCT THE SIDEWALK IF DAMAGED DUE TO STORMWATER REPAIRS.

NOTE: A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB #8405 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.091(9).

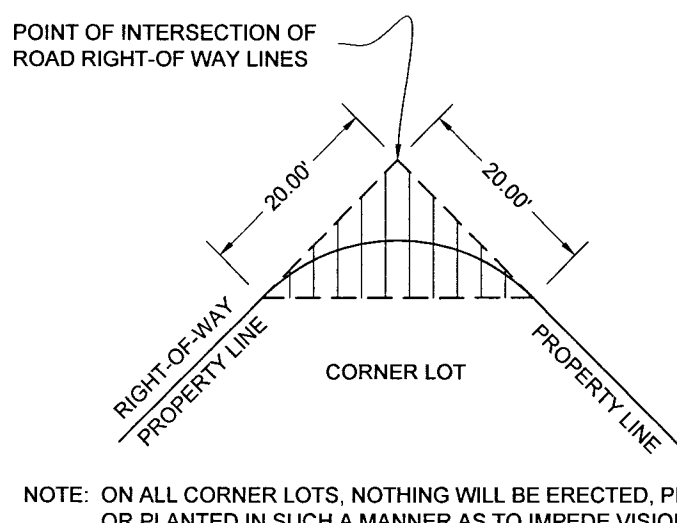
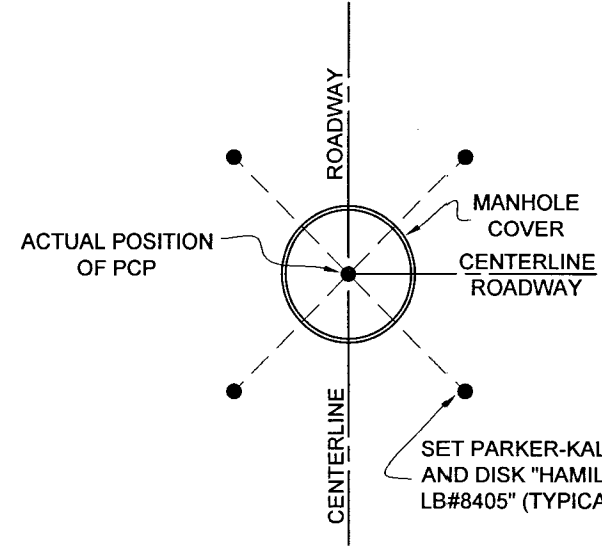
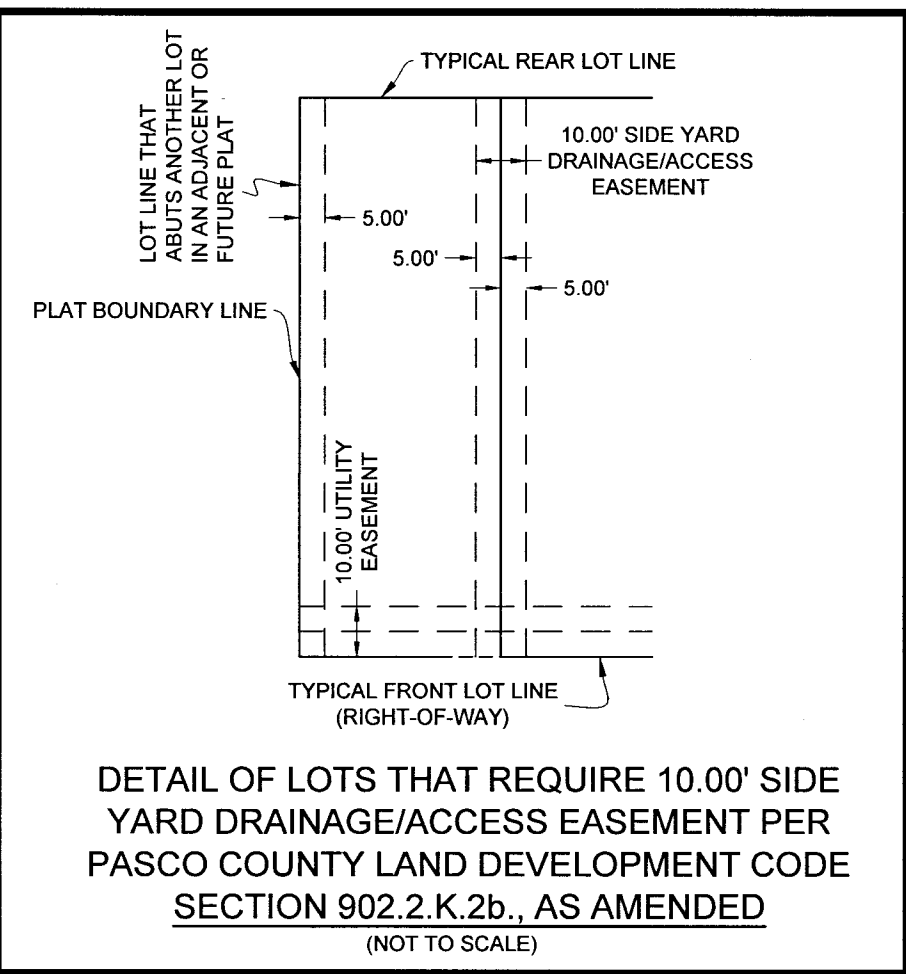
TRACT TABULATION

- TRACT A = INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (HOA), AND UTILITY EASEMENT (PUBLIC)
- TRACT B1 = DRAINAGE AREA AND WETLAND CONSERVATION AREA (HOA)
- TRACT B2 = DRAINAGE AREA, WETLAND CONSERVATION AREA, LANDSCAPE AREA (HOA), AND PEDESTRIAN ACCESS EASEMENT (PUBLIC)
- TRACT C = LANDSCAPE AREA (HOA)

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405"
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE STAMPED "HAMILTON PRM LB #8405, UNLESS NOTED OTHERWISE"
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON LB #8405"
- CCR = CERTIFIED CORNER RECORD
- DA = DRAINAGE AREA
- DE = DRAINAGE EASEMENT
- I-EE = INGRESS - EGRESS EASEMENT
- FCIR = FOUND CERTIFIED IRON ROD
- HOA = SERENGETI HOMEOWNERS ASSOCIATION, INC.
- LB = LICENSE BUSINESS
- LS = LICENSED SURVEYOR
- LSE = LANDSCAPE AREA (HOA)
- LSE = LANDSCAPE EASEMENT
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PM = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
- RLO = REFERENCE LINE ONLY
- SWFWM = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- UE = UTILITY EASEMENT
- WE = WALL EASEMENT

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5929.58'	S 22°34'19" W	1090.39'	1091.93'



NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #8474
ORLANDO, FL 32805
TEL: 407.362.5929

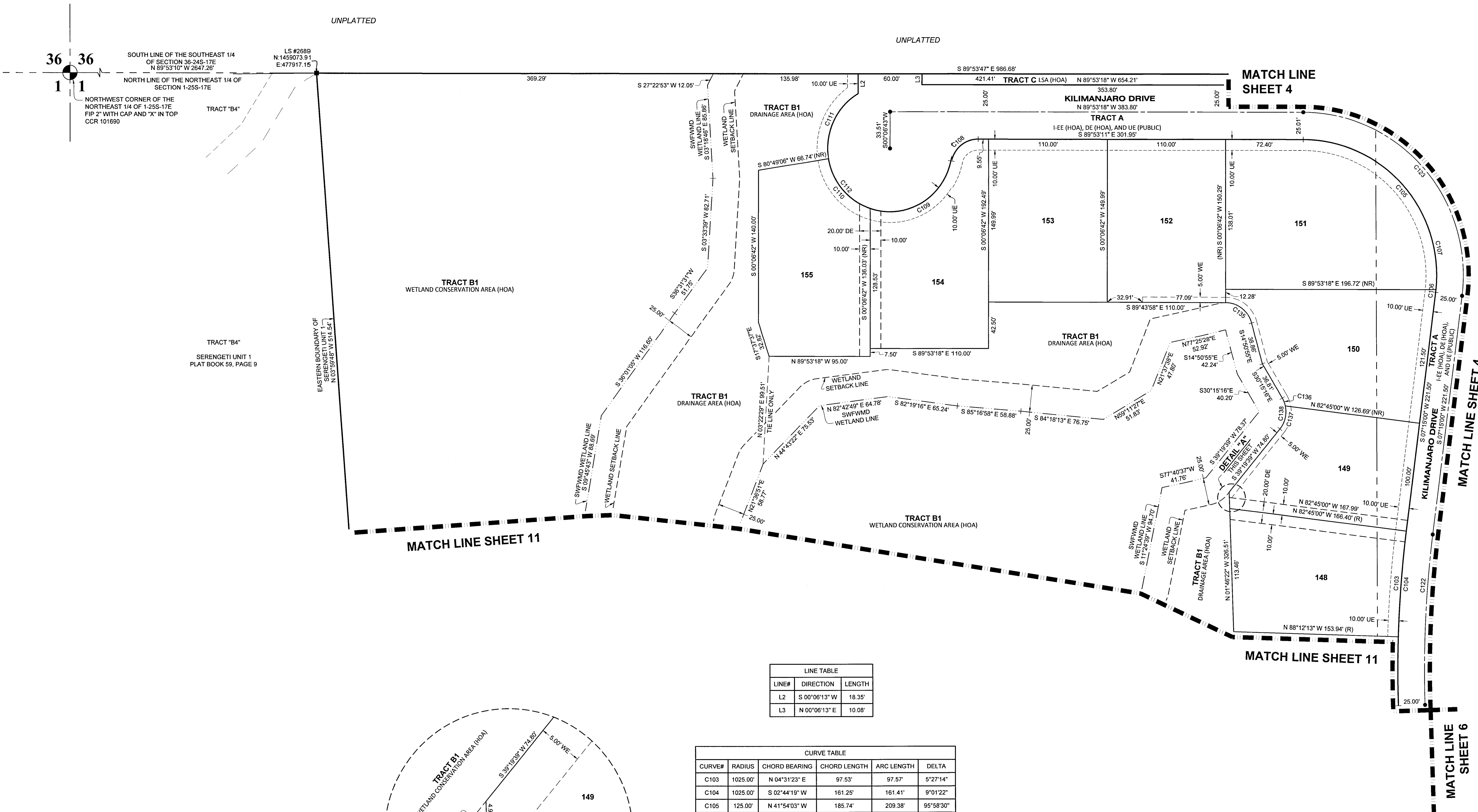
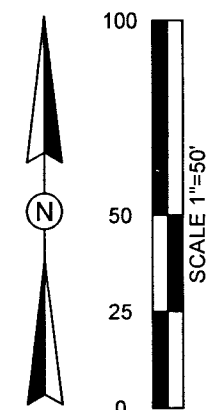
1717 S. RIO GRANDE AVE
SUITE B
ORLANDO, FL 32805
TEL: 407.362.5929

NOTE: 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. (FSS 177.091(27))

SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 3



MATCH LINE SHEET 11

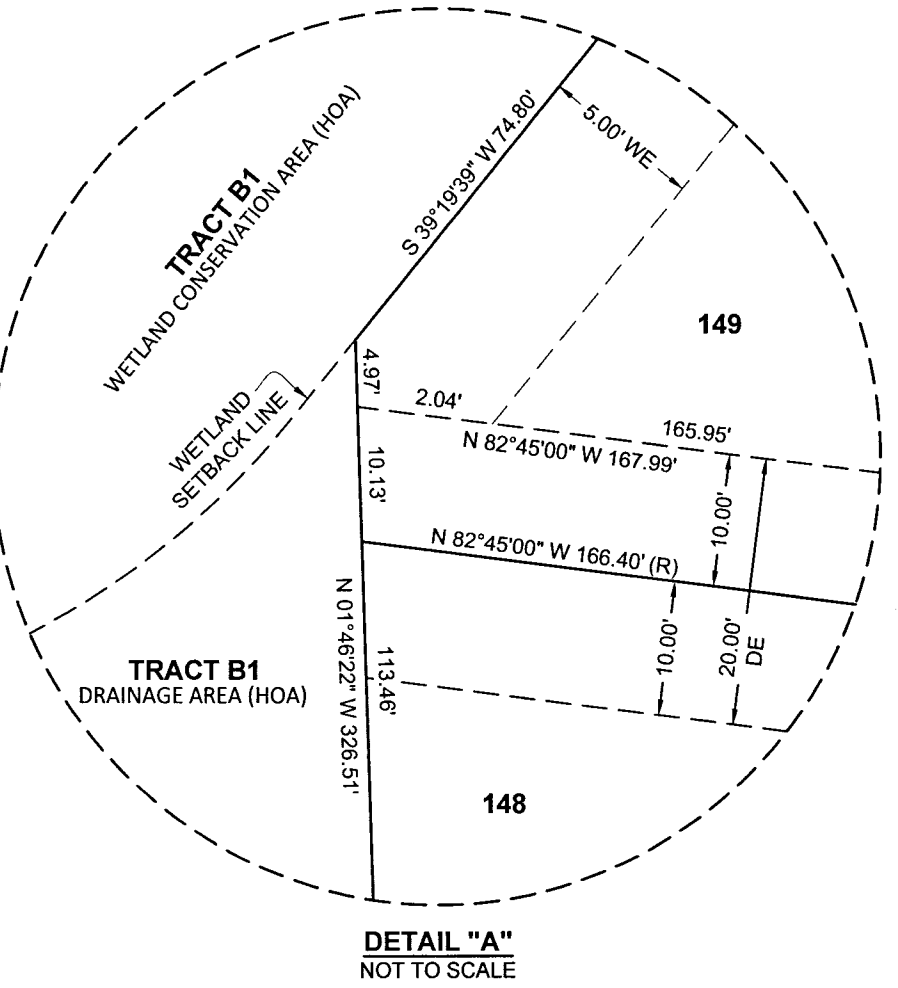
MATCH LINE SHEET 11

MATCH LINE SHEET 4

MATCH LINE SHEET 6

LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	S 00°06'13" W	18.35'
L3	N 00°06'13" E	10.08'

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C103	1025.00'	N 04°31'23" E	97.53'	97.57'
C104	1025.00'	S 02°44'19" W	161.25'	161.41'
C105	125.00'	N 41°54'03" W	185.74'	209.38'
C106	124.30'	N 08°40'12" E	2.53'	2.53'
C107	125.00'	N 41°54'03" W	185.74'	209.38'
C108	25.00'	N 50°47'46" E	31.68'	34.31'
C109	58.50'	S 60°05'02" W	87.72'	99.18'
C110	58.50'	N 40°16'11" W	60.40'	63.47'
C111	58.50'	N 25°02'06" E	65.81'	69.89'
C112	58.50'	S 54°36'41" E	107.00'	232.54'
C122	1000.00'	S 02°44'19" W	157.32'	157.48'
C123	150.00'	N 41°19'09" W	224.93'	254.31'
C135	25.00'	S 52°22'06" E	30.45'	32.74'
C136	25.00'	N 21°21'11" W	7.74'	7.77'
C137	25.00'	N 13°26'16" E	21.83'	22.59'
C138	25.00'	S 04°32'12" W	28.53'	30.36'



DETAIL "A"
NOT TO SCALE

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #8405"
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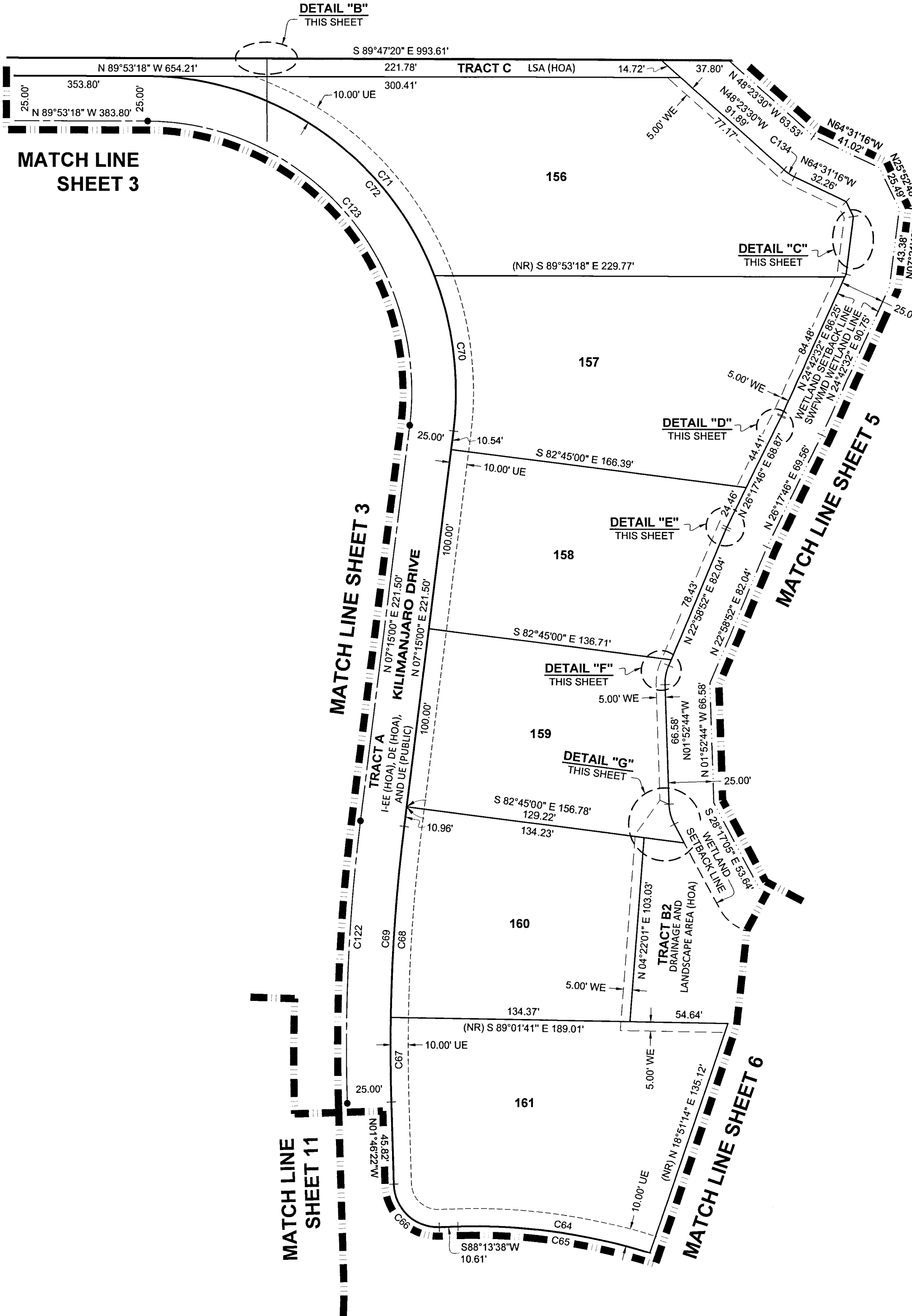
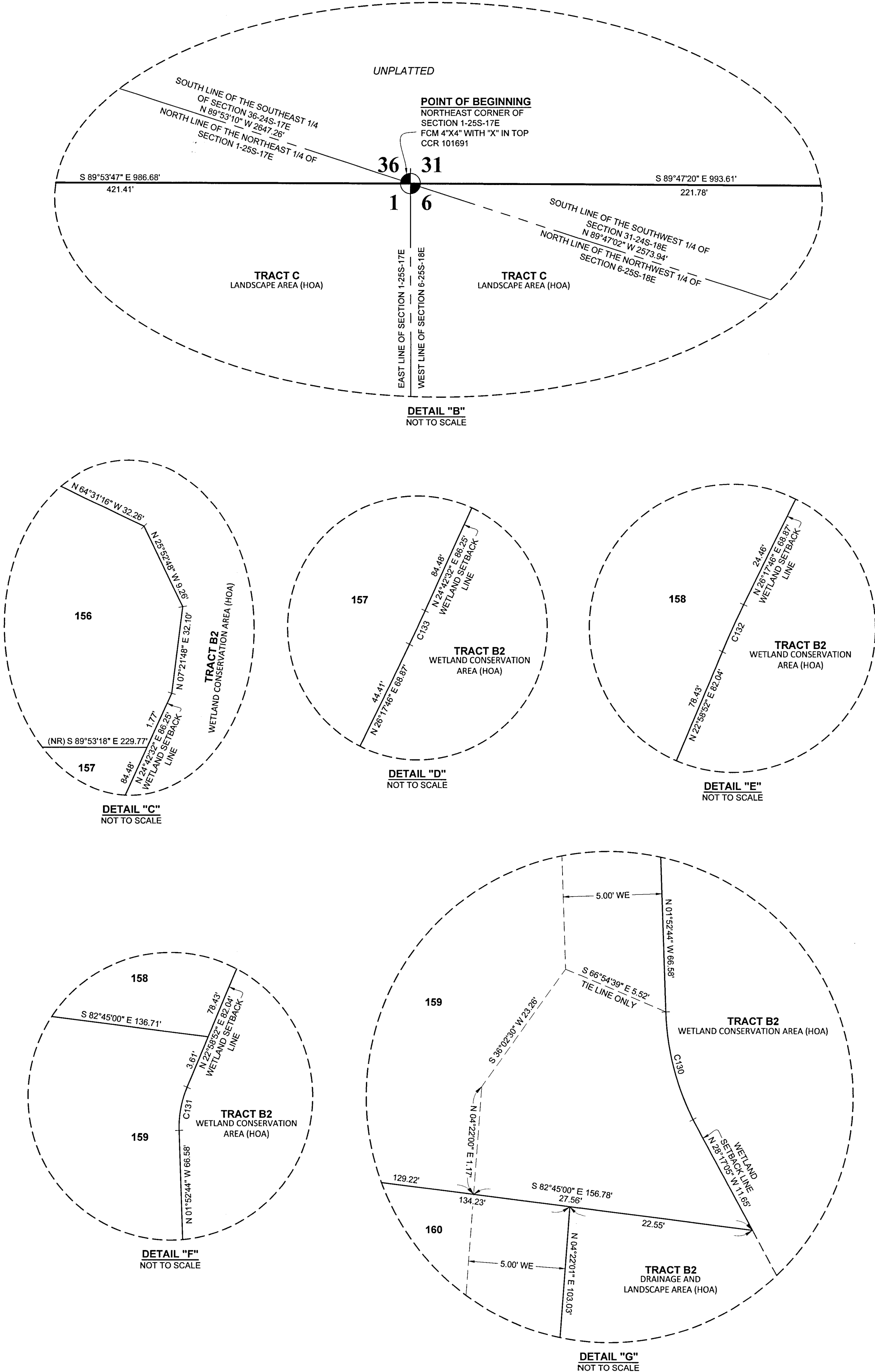
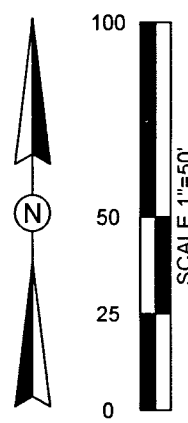
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SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 4



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C64	325.00'	N 82°11'23" W	108.21'	108.72'	19°09'58"
C65	325.00'	N 81°27'34" W	116.37'	117.00'	20°37'36"
C66	25.00'	S 46°46'22" E	35.36'	39.27'	90°00'00"
C67	975.00'	N 00°24'03" W	46.69'	46.69'	2°44'38"
C68	975.00'	N 04°06'38" E	106.79'	106.85'	6°16'44"
C69	975.00'	N 02°44'19" E	153.38'	153.54'	9°01'22"
C70	175.00'	N 07°07'00" W	86.84'	87.76'	28°44'01"
C71	175.00'	N 55°41'09" W	196.74'	208.93'	68°24'18"
C72	175.00'	N 41°19'09" W	262.41'	296.69'	97°08'18"
C122	1000.00'	N 02°44'19" E	157.32'	157.48'	9°01'22"
C123	150.00'	S 41°19'09" E	224.93'	254.31'	97°08'18"
C130	25.00'	N 15°04'55" W	11.42'	11.52'	26°24'22"
C131	25.00'	N 10°33'04" E	10.76'	10.85'	24°51'36"
C132	25.00'	N 24°38'19" E	1.45'	1.45'	3°18'54"
C133	25.00'	N 25°30'09" E	0.69'	0.69'	1°35'14"
C134	25.00'	N 56°27'23" W	7.01'	7.04'	16°07'46"

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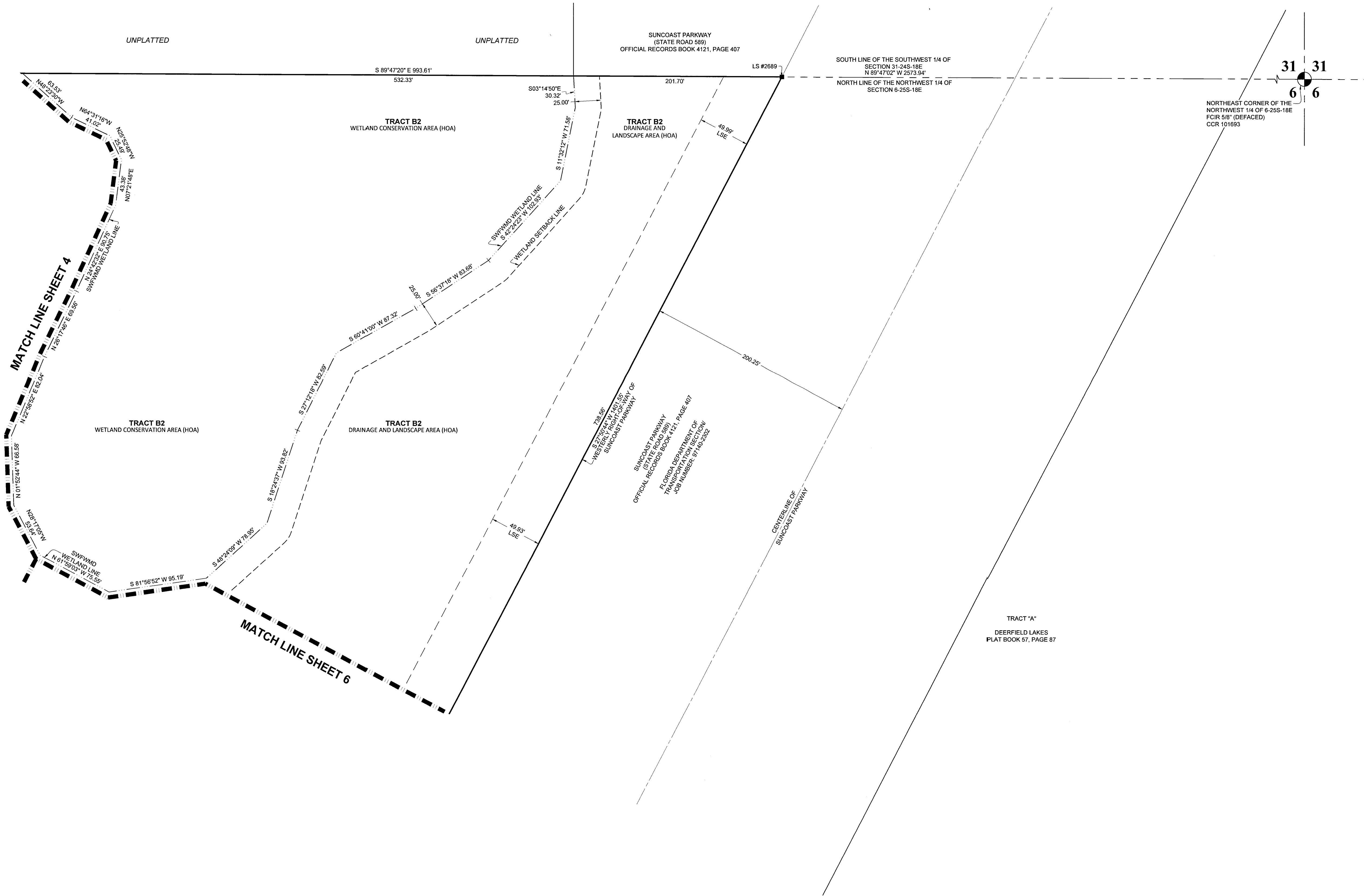
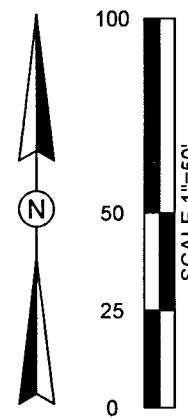
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SERENGETI PHASE 2

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PASCO COUNTY, FLORIDA



LEGEND

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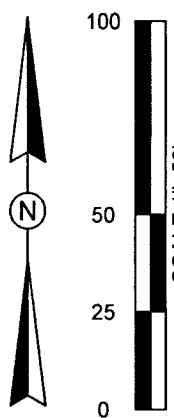
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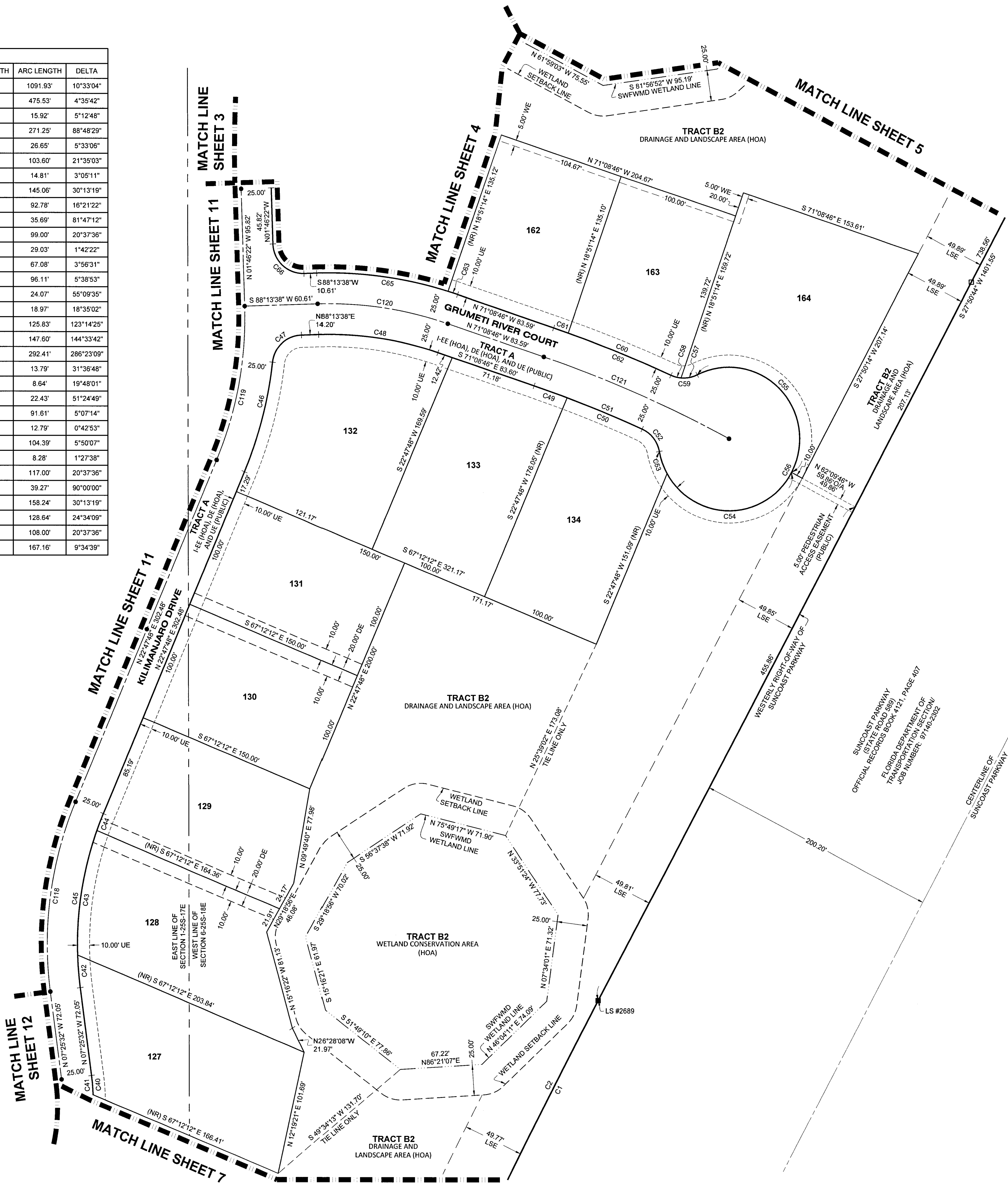
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PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 6

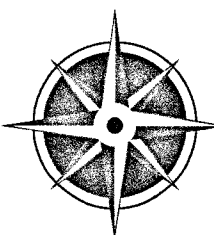


CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5929.58'	S 22°34'19" W	1090.39'	1091.93'
C2	5929.58'	S 25°33'00" W	475.40'	475.53'
C40	175.00'	N 04°49'08" W	15.92'	15.92'
C41	175.00'	S 36°58'43" W	244.90'	271.25'
C42	275.00'	N 04°36'59" W	26.64'	26.65'
C43	275.00'	N 08°55'05" E	102.99'	103.60'
C44	275.00'	N 21°15'12" E	14.81'	14.81'
C45	275.00'	N 07°41'08" E	143.38'	145.06'
C46	325.00'	N 14°37'07" E	92.46'	92.78'
C47	25.00'	S 47°20'02" W	32.73'	35.69'
C48	275.00'	S 81°27'34" E	96.47'	99.00'
C49	975.00'	S 70°17'35" E	29.03'	29.03'
C50	975.00'	S 67°28'09" E	67.06'	67.08'
C51	975.00'	S 68°19'20" E	96.07'	96.11'
C52	25.00'	N 37°55'06" W	23.15'	24.07'
C53	58.50'	S 19°37'50" E	18.89'	18.97'
C54	58.50'	N 89°27'27" E	102.94'	125.83'
C55	58.50'	N 44°26'37" W	111.45'	147.60'
C56	58.50'	N 26°28'07" E	70.10'	292.41'
C57	25.00'	S 79°04'56" W	13.82'	13.79'
C58	25.00'	N 75°12'40" W	8.60'	8.64'
C59	25.00'	N 88°58'57" E	21.69'	22.43'
C60	1025.00'	N 67°52'16" W	91.57'	91.61'
C61	1025.00'	N 70°47'20" W	12.79'	12.79'
C62	1025.00'	N 68°13'43" W	104.35'	104.39'
C63	325.00'	N 71°52'35" W	8.28'	8.28'
C65	325.00'	N 81°27'34" W	116.37'	117.00'
C66	25.00'	S 46°46'22" E	35.36'	39.27'
C118	300.00'	N 07°41'08" E	156.41'	158.24'
C119	300.00'	N 10°30'43" E	127.66'	128.64'
C120	300.00'	S 81°27'34" E	107.42'	108.00'
C121	1000.00'	S 66°21'27" E	166.96'	167.16'



LEGEND

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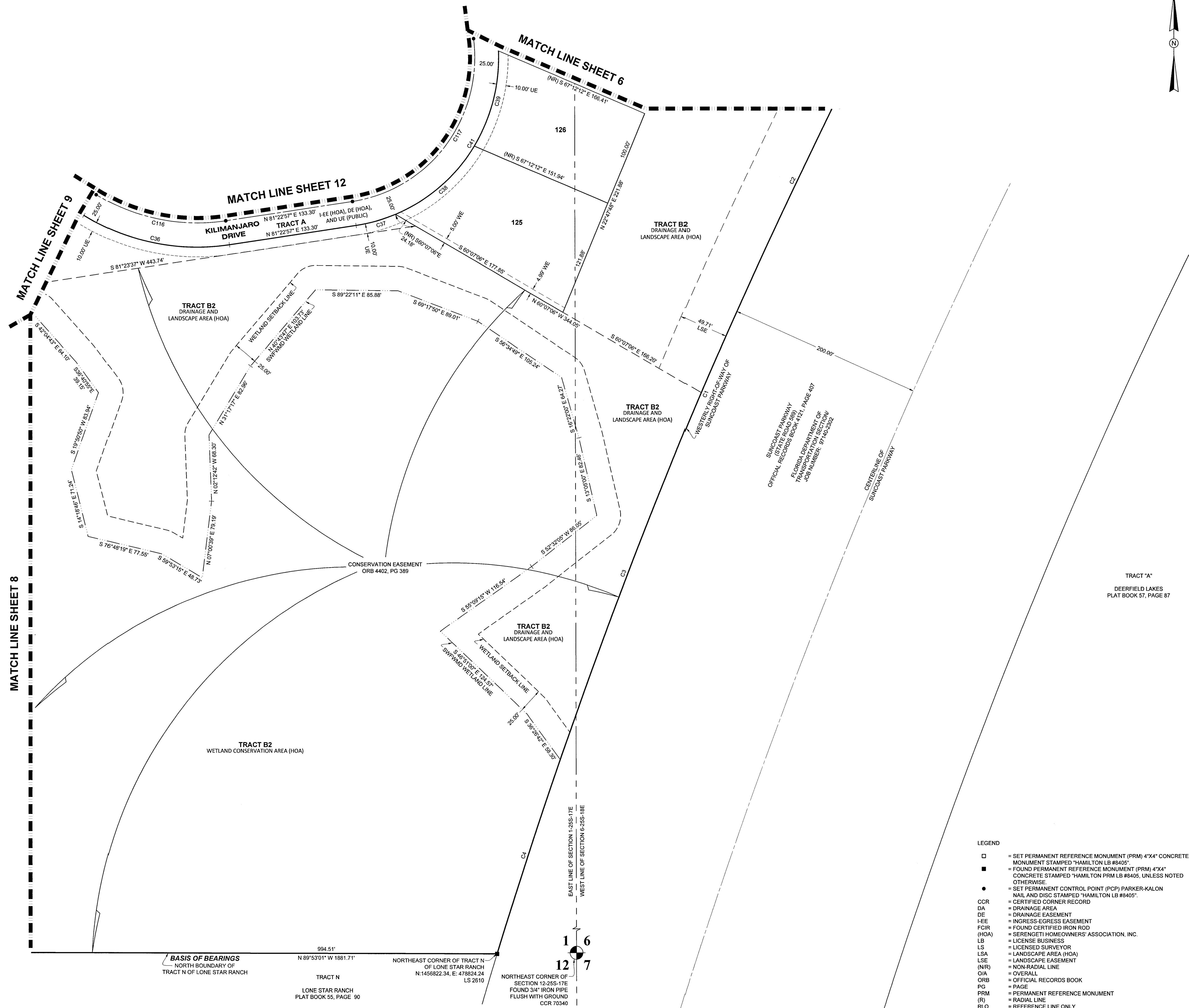
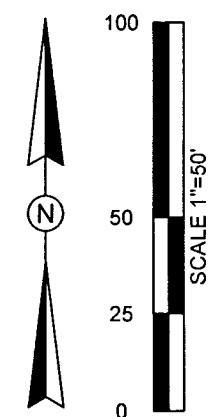
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PASCO COUNTY, FLORIDA

PLAT BOOK **101** PAGE **7**



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5929.58'	S 22°34'19\"	1090.39'	1091.93'
C2	5929.58'	S 25°33'00\"	475.40'	475.53'
C3	5929.58'	S 21°17'41\"	405.19'	405.27'
C4	5929.58'	S 18°19'00\"	211.12'	211.13'
C36	225.00'	S 78°42'45\"	153.21'	156.33'
C37	175.00'	N 74°24'43\"	42.48'	42.58'
C38	175.00'	N 49°23'38\"	108.43'	110.24'
C39	175.00'	N 14°34'02\"	101.04'	102.50'
C41	175.00'	N 36°58'43\"	244.90'	271.25'
C116	200.00'	S 78°42'45\"	136.18'	138.96'
C117	150.00'	N 36°58'43\"	209.91'	232.50'



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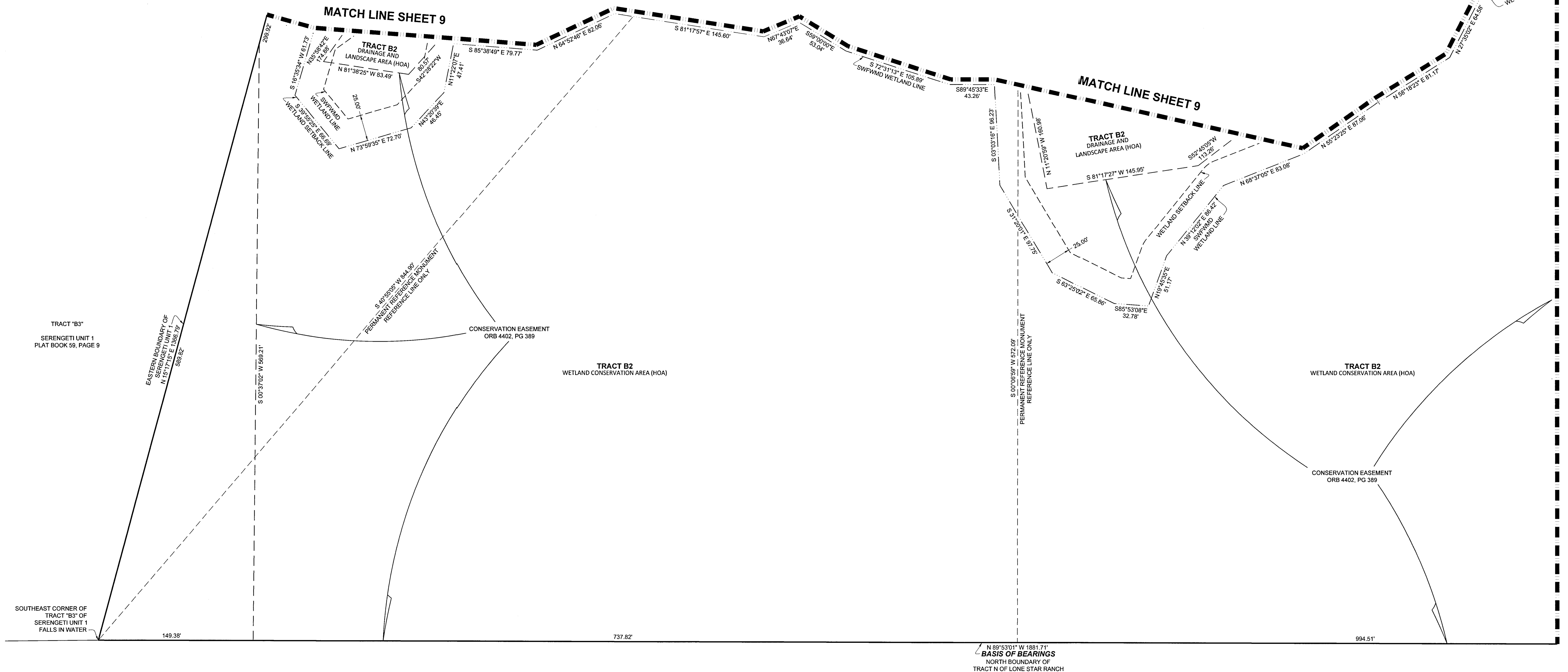
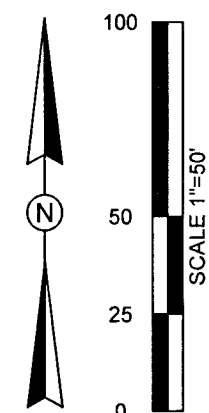
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PLAT BOOK 101 PAGE 8



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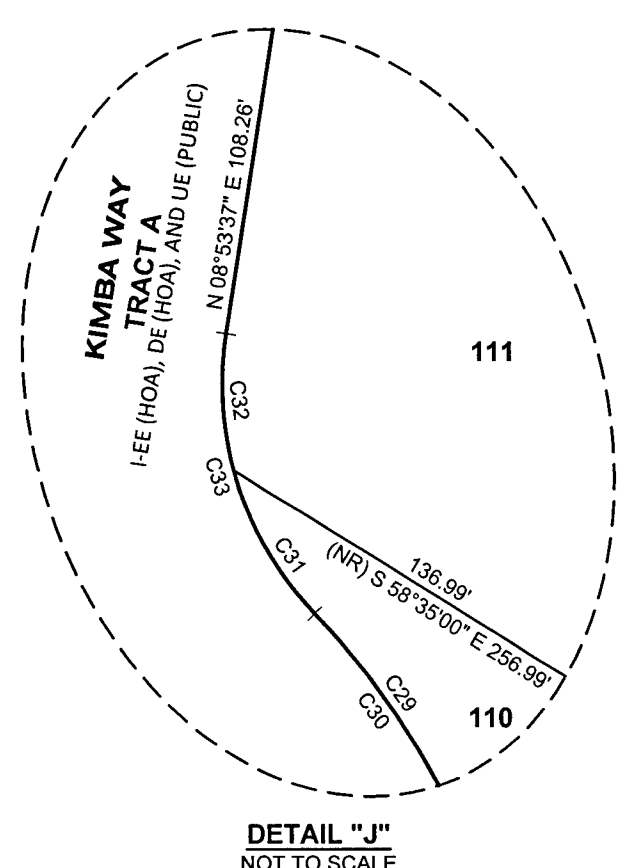
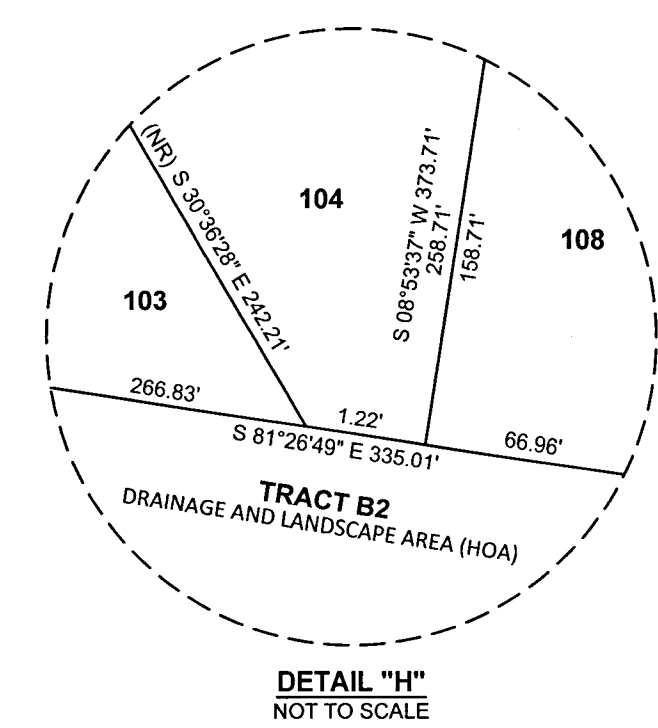
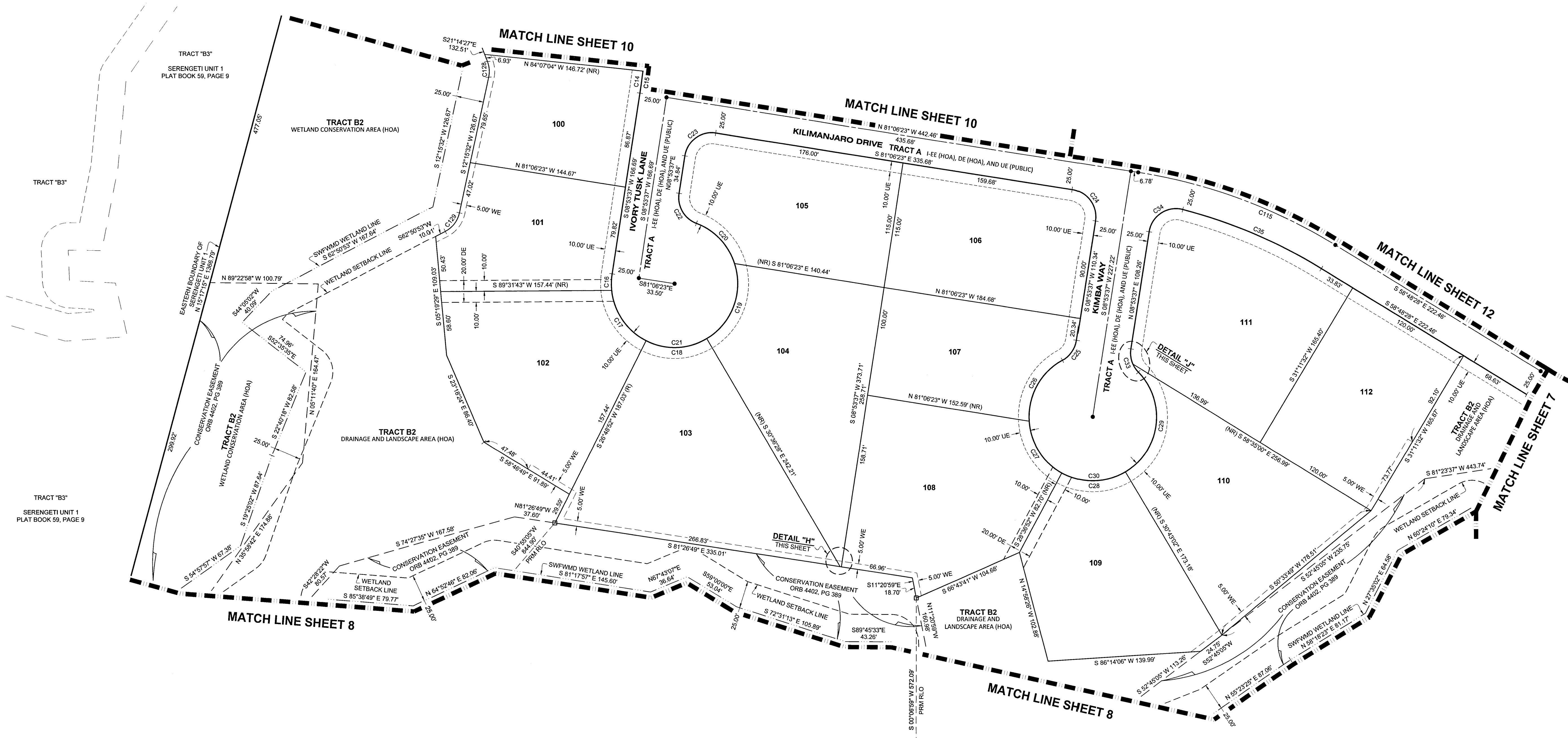
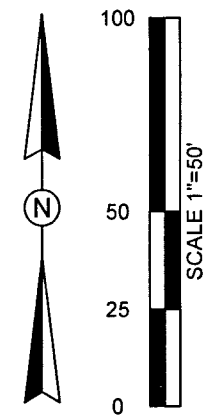
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PLAT BOOK **101** PAGE **9**



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C14	725.00'	S 08°05'20" W	20.36'	20.36'
C15	725.00'	S 03°09'09" W	145.05'	145.30'
C16	58.50'	S 01°27'18" W	15.15'	15.19'
C17	58.50'	S 34°35'04" E	56.01'	58.40'
C18	58.50'	N 88°06'12" E	56.21'	58.63'
C19	58.50'	N 20°34'10" E	73.35'	79.28'
C20	58.50'	N 43°58'51" W	50.79'	52.54'
C21	58.50'	N 59°35'34" E	90.54'	264.04'
C22	25.00'	N 30°24'33" W	31.67'	34.30'
C23	25.00'	N 53°53'37" E	35.36'	39.27'
C24	25.00'	S 36°06'23" E	35.36'	39.27'
C25	25.00'	N 35°30'06" E	22.39'	23.22'
C26	58.50'	S 29°11'30" W	63.58'	67.22'
C27	58.50'	S 32°33'21" E	56.42'	58.87'
C28	58.50'	N 88°56'55" E	57.91'	60.58'
C29	58.50'	N 07°28'49" E	91.95'	105.78'
C30	58.50'	S 81°06'23" E	70.06'	292.45'
C31	25.00'	N 34°08'56" W	8.83'	8.88'
C32	25.00'	N 07°32'28" W	14.15'	14.34'
C33	25.00'	S 17°42'51" E	22.39'	23.22'
C34	25.00'	N 56°38'59" E	37.01'	41.67'
C35	475.00'	N 67°12'04" W	138.67'	139.17'
C115	500.00'	S 69°57'25" E	193.37'	194.59'
C128	25.00'	S 04°29'28" E	14.41'	14.62'
C129	25.00'	S 37°33'12" W	21.36'	22.07'

- LEGEND
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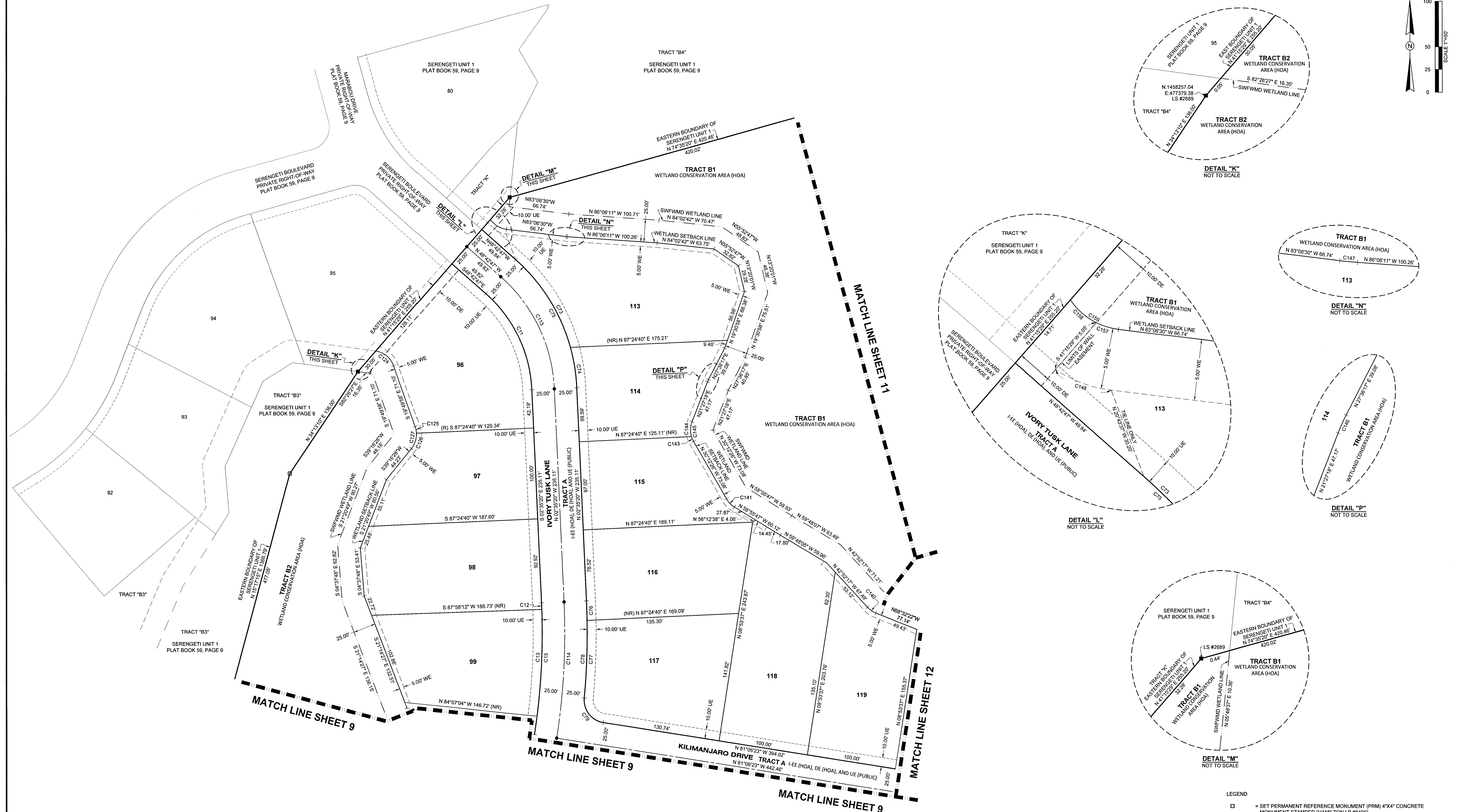
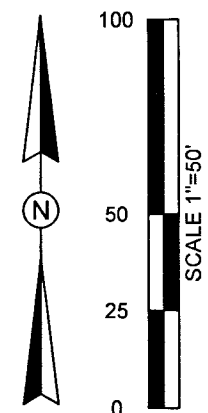
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SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 10



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CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	150.00'	S 25°39'03" E	117.52'	120.75'
C12	725.00'	S 02°18'32" E	7.09'	0°33'36"
C13	725.00'	S 02°37'40" W	117.71'	117.84'
C15	725.00'	S 03°09'09" W	145.05'	145.30'
C73	200.00'	S 32°06'08" E	114.35'	115.97'
C74	200.00'	S 09°02'24" E	44.94'	45.04'
C75	200.00'	N 25°39'03" W	156.69'	161.00'
C76	775.00'	S 01°47'40" E	21.49'	1°35'19"
C77	775.00'	S 02°09'18" W	85.31'	85.36'
C78	775.00'	N 01°21'39" E	106.76'	106.85'

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C79	25.00'	N 37°53'53" W	34.23'	37.71'
C113	175.00'	N 25°39'03" W	137.10'	140.88'
C114	750.00'	N 03°09'09" E	150.05'	150.31'
C124	25.00'	S 50°46'02" E	25.70'	27.00'
C125	25.00'	S 11°12'39" E	7.50'	7.52'
C126	25.00'	S 18°20'34" W	17.86'	18.27'
C127	25.00'	S 09°43'15" W	24.66'	25.79'
C140	25.00'	N 55°42'20" W	11.11'	11.20'
C141	25.00'	N 44°34'07" W	12.40'	12.53'
C143	25.00'	S 23°28'15" E	5.87'	5.88'

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C144	25.00'	S 02°21'37" W	16.36'	16.66'
C145	25.00'	N 04°22'34" W	21.79'	22.54'
C146	25.00'	N 24°31'48" E	2.68'	2.68'
C147	25.00'	N 84°36'20" W	1.31'	1.31'
C148	30.00'	S 69°31'15" E	14.10'	14.23'
C157	25.00'	N 70°14'42" W	11.13'	11.23'
C158	25.00'	N 45°49'48" W	10.01'	10.08'
C159	25.00'	N 58°41'35" W	20.67'	21.31'

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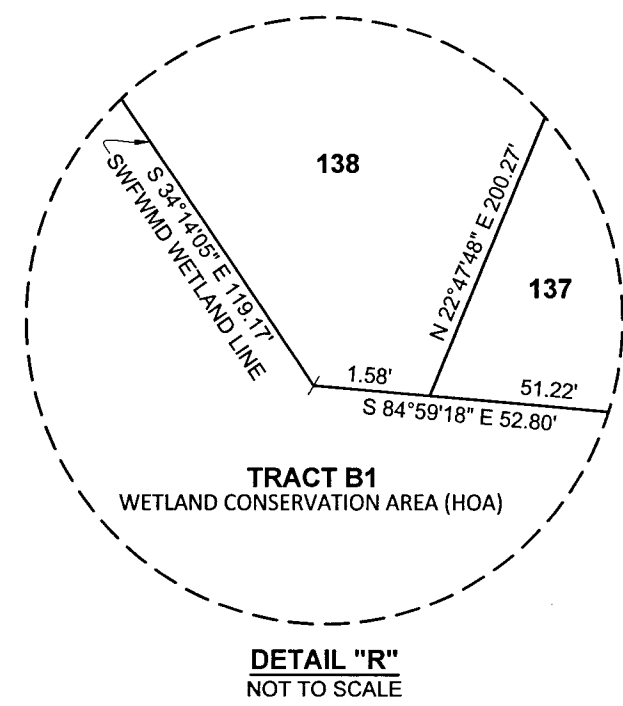
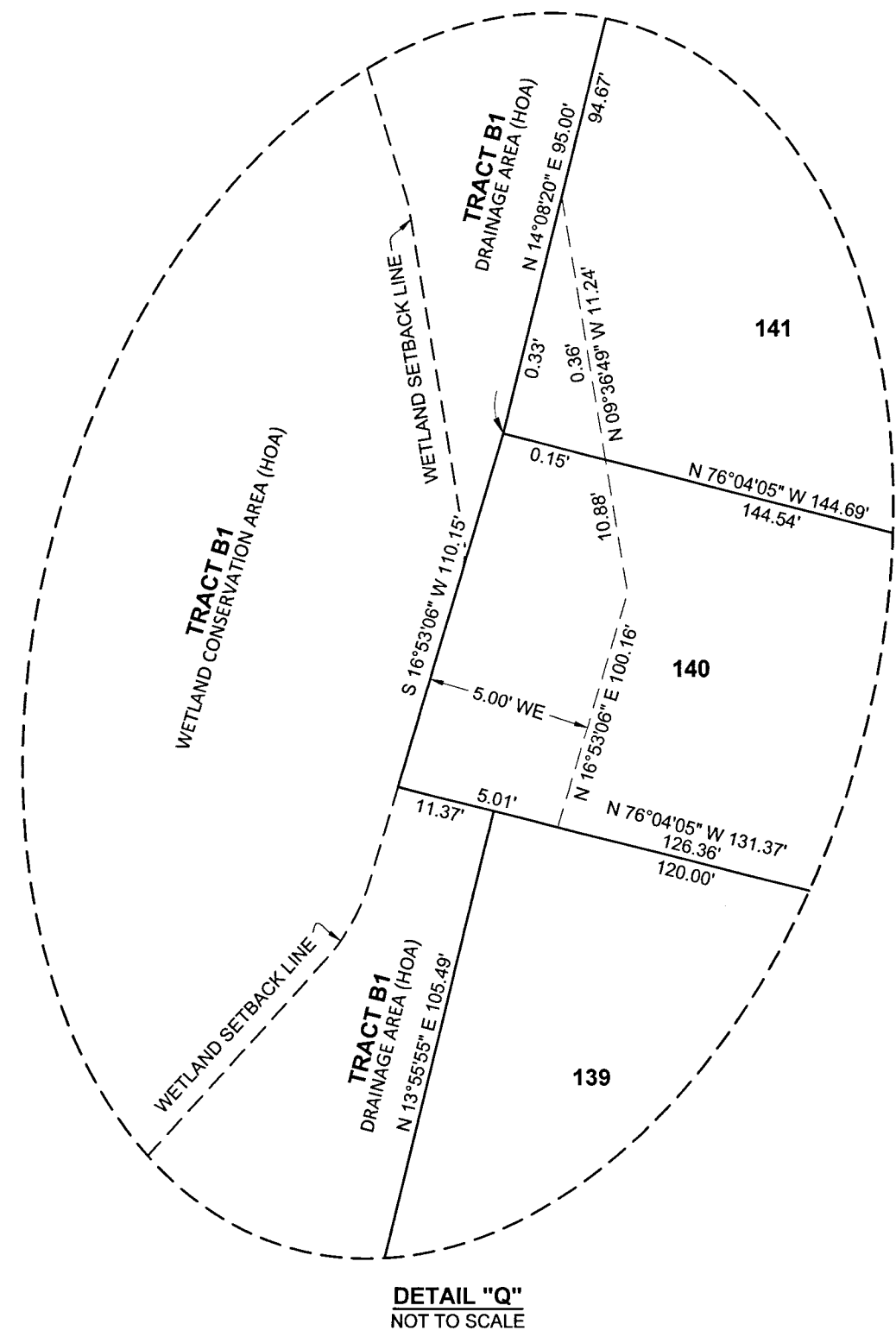
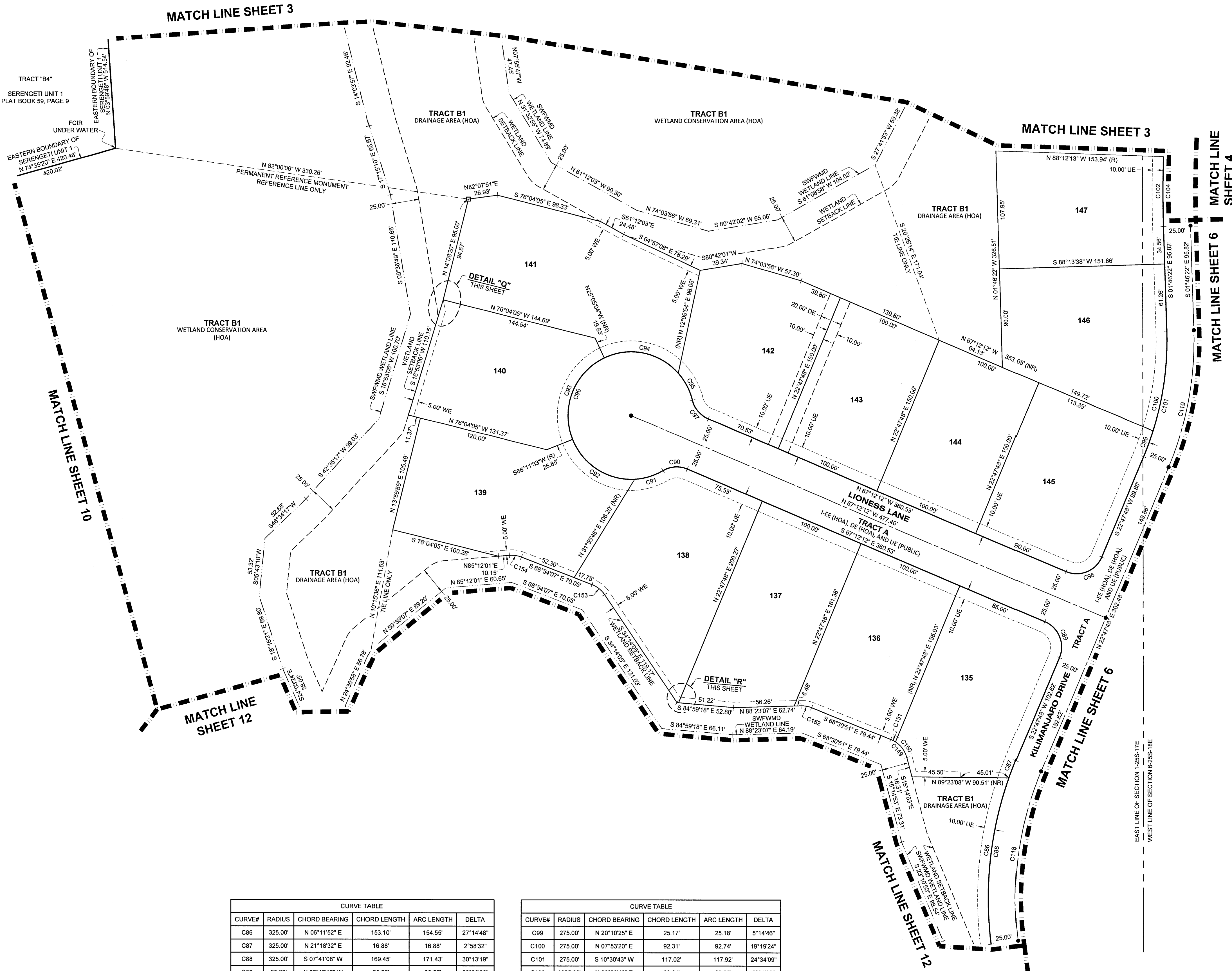
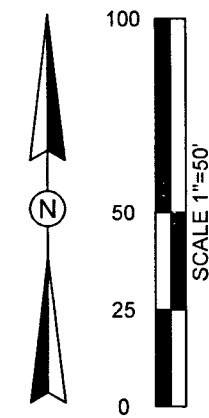
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SERENGETI PHASE 2

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST AND SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 11



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C86	325.00'	N 06°11'52" E	153.10'	27°14'48"
C87	325.00'	N 21°18'32" E	16.88'	2°58'32"
C88	325.00'	S 07°41'08" W	169.45'	30°13'19"
C89	25.00'	N 22°12'12" W	35.36'	90°00'00"
C90	25.00'	N 86°11'19" E	22.39'	53°12'57"
C91	58.50'	S 73°10'17" W	27.49'	27°10'53"
C92	58.50'	N 57°31'22" W	72.93'	71°25'48"
C93	58.50'	N 21°27'02" E	80.18'	88°33'
C94	58.50'	S 78°32'24" E	70.01'	73°30'10"
C95	58.50'	S 27°53'17" E	28.11'	27°48'04"
C96	58.50'	S 22°47'48" W	70.06'	286°25'54"
C97	25.00'	N 40°39'44" W	22.39'	53°12'57"
C98	25.00'	N 67°47'48" E	35.36'	60°00'00"

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C99	275.00'	N 20°10'25" E	25.17'	5°14'46"
C100	275.00'	N 07°53'20" E	92.31'	92°74'
C101	275.00'	S 10°30'43" W	117.02'	24°34'09"
C102	1025.00'	N 00°00'42" E	63.84'	63.85'
C104	1025.00'	S 02°44'19" W	161.25'	9°01'22"
C118	300.00'	S 07°41'08" W	156.41'	30°13'19"
C119	300.00'	S 10°30'43" W	127.66'	24°34'09"
C149	25.00'	S 41°52'52" E	22.41'	53°15'58"
C150	25.00'	N 36°13'19" W	17.90'	41°58'53"
C151	25.00'	N 62°51'19" W	4.93'	11°19'05"
C152	25.00'	S 80°03'52" E	10.01'	23°06'02"
C153	25.00'	S 51°34'06" E	14.90'	34°40'02"
C154	25.00'	S 81°51'03" E	11.20'	25°53'52"

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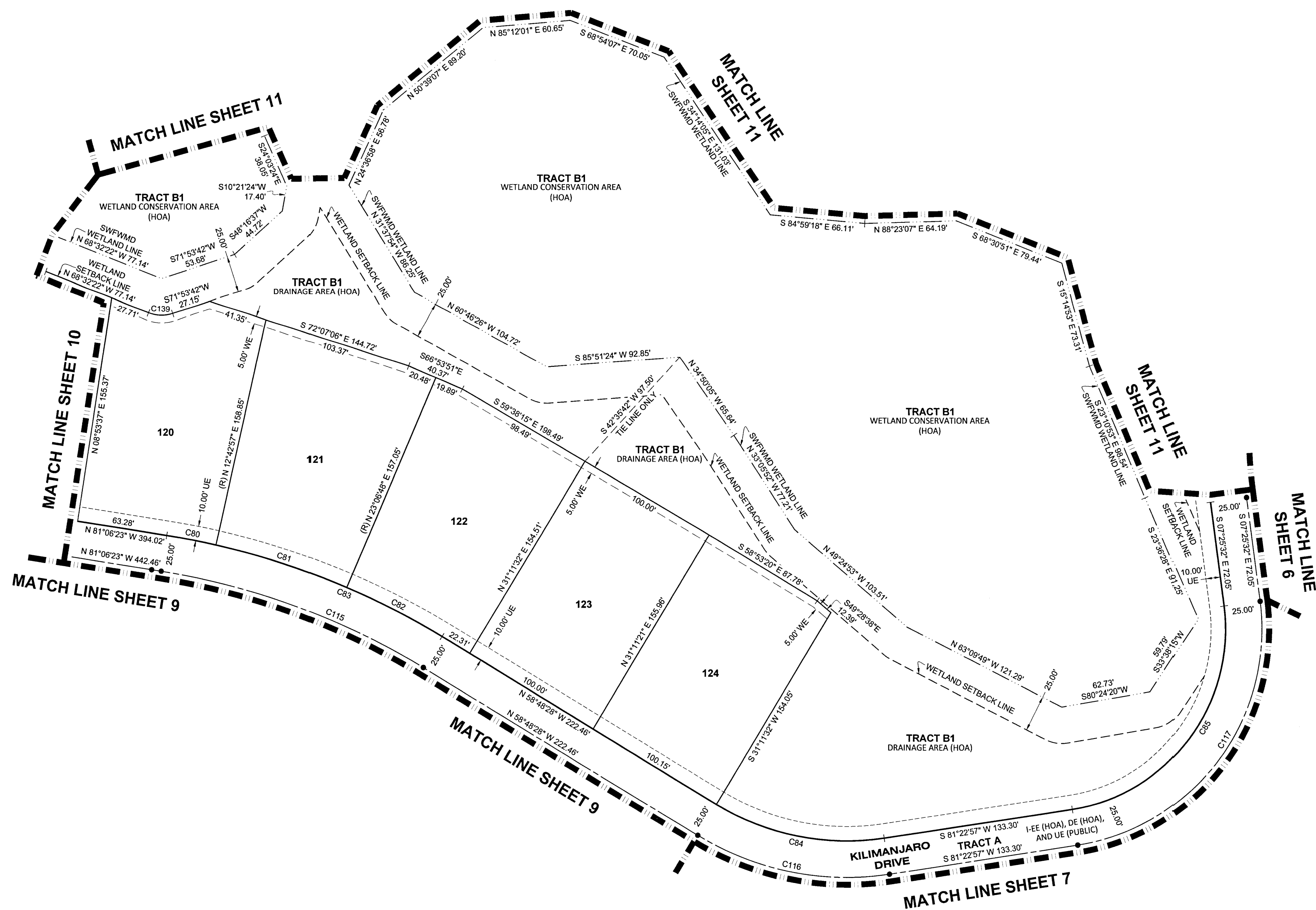
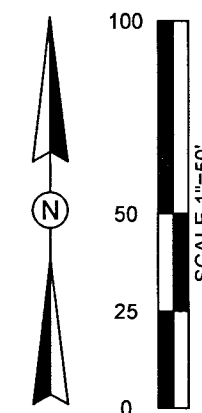
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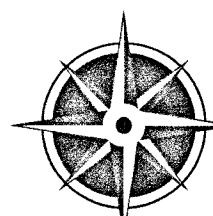
PLAT BOOK 101 PAGE 12



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C80	525.00'	S 79°11'43" E	35.02'	35.02'
C81	525.00'	S 72°05'08" E	95.14'	95.27'
C82	525.00'	S 82°50'50" E	73.97'	74.03'
C83	525.00'	S 69°57'25" E	203.03'	204.32'
C84	175.00'	N 78°42'45" W	119.16'	121.59'
C85	125.00'	S 36°58'43" W	174.93'	193.75'
C115	500.00'	N 69°57'25" W	193.37'	194.59'
C116	200.00'	N 78°42'45" W	136.16'	138.96'
C117	150.00'	S 36°58'43" W	209.91'	232.50'
C139	25.00'	N 88°19'20" W	16.92'	17.25'

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