

# FAMILY TRAIL PLAT

## BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

**DESCRIPTION:**

A parcel of land lying within Section 27, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southwest corner of the Southeast 1/4 of said Section 27; thence N.00°21'19"E., along the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 27, a distance of 39.98 feet to the North right-of-way line of Hudson Avenue, per Official Records Book 11121, Page 323 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along said North right-of-way line of Hudson Avenue, S.89°44'51"E., a distance of 660.02 feet to the Northwest corner of Parcel 194.1 as described in Official Records Book 1977, Page 502 of the Public Records of Pasco County, Florida; thence continue along the North right-of-way line of Hudson Avenue per Official Records Book 1977, Page 502, of the Public Records of Pasco County, Florida, S.89°49'31"E., a distance of 657.75 feet to the East boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence N.00°03'16"W., along said East boundary, a distance of 1,279.21 feet to the North boundary of said Southwest 1/4 of the Southeast 1/4 of said Section 27; thence N.89°48'01"W., along said North boundary, a distance of 1,319.32 feet to the aforementioned West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 27; thence S.00°07'27"E., along said West boundary, a distance of 1,278.89 feet to the POINT OF BEGINNING.  
Containing 38.72 acres, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

Meritage Homes of Florida Inc, a Florida Corporation (Owner), hereby states and declares that it is the fee simple owner of all lands referenced hereon as FAMILY TRAIL PLAT, as described in the legal description which is a part of this plat, and make the following dedications:

1. Owner hereby reserves fee title to TRACT A-1 [Ingress-Egress Easement (HOA), Drainage Easement (HOA) & Utility Easement (Public)] & TRACTS B-1, B-2 & B-3 [Drainage, Landscape Area, and Open Space (HOA)] as shown and depicted hereon for conveyance by the Owner to the Pine Ridge Meadows Neighborhood Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. Tracts A-1, B-1, B-2 & B-3 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.
2. Owner hereby reserves fee title to Tract P-1 [Open Space (HOA)] as shown hereon, for conveyance to the Association by separate instrument, subsequent to the recording of this plat. Tract P-1 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.
3. Owner hereby grants, conveys and dedicates to Pasco County (the "County"), TRACT Z-01 [Pump Station Site (Public)], as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner does further reserve unto itself, its successors and assigns, an easement on, over and under TRACT Z-01 for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT Z-01 until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
4. Owner hereby grants, conveys and dedicates to the County, TRACT RW-1 [additional right-of-way for Hudson Avenue (Public)] 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.
5. Owner hereby grants and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
6. Owner further grants, conveys, warrants and dedicates 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 Association 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.
7. Owner hereby grants, conveys and dedicates to the County a perpetual easement for ingress and egress over and across Tract A-1 [Ingress-Egress Easement, 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.
8. Owner reserves unto themselves, their successors and assigns, the 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 s. 177.085(1).
9. Owner hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency, medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the 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 HOA shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
10. Owner hereby grants, conveys and dedicates 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.

**OWNER**  
Meritage Homes of Florida Inc:

[Signature] Steve Harding, Division President, Tampa  
[Signature] Witness  
[Signature] Witness  
Arnan Snyder Print Name  
CAT KALLEHBAUM Print Name

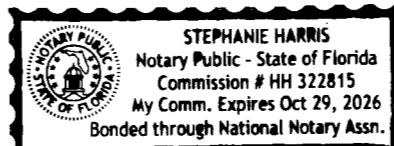
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF Hillsborough ) ss:  
I hereby certify on this 28<sup>th</sup> day of January, 2026, before me personally appeared by means of physical presence Steve Harding, Division President, Tampa of Meritage Homes of Florida, Inc., known to me or has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires: October 29, 2026 Commission Number: HH 302815

Stephanie Harris  
Notary Public, State of Florida at Large



**CERTIFICATE OF THE NEIGHBORHOOD ASSOCIATION:**

Pine Ridge Meadows Neighborhood Association, Inc., a not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon:

[Signature] Martha Schiffer, President  
[Signature] Witness  
[Signature] Witness  
Lay Kallehbaum Print Name  
Alexis James Print Name

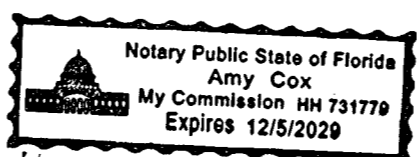
**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF Hillsborough ) ss:  
I hereby certify on this 29 day of January, 2026, before me personally appeared by means of physical presence, Martha Schiffer, President of the Pine Ridge Meadows Association, Inc., known to me or who has produced \_\_\_\_\_ as identification, who has identified herself as the person described in and who executed the foregoing and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, 1/29/26 the day and year aforesaid.

My commission expires: 12/5/29 Commission Number: HH 73179

[Signature]  
Notary Public, State of Florida at Large



**PROPERTY INFORMATION**

STATE OF FLORIDA )  
COUNTY OF Pasco ) ss:

We, First American Title Insurance Company, 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, File No. 7222-6563333) and, based on said report find that the title is vested in Meritage Homes of Florida, Inc., a Florida Corporation, 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 for the Filing of a Subdivision Plat in Pasco County, Florida, File No. 7222-6563333.

This the 29<sup>th</sup> day of January, 2026.

First American Title Insurance Company

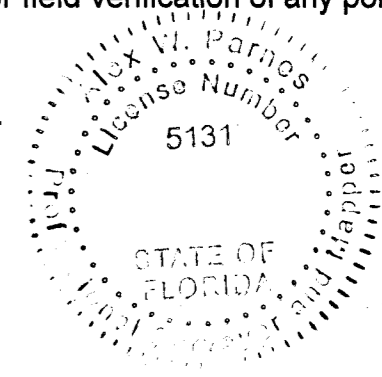
By: [Signature]  
David Roberts  
Underwriter

**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 the 4<sup>th</sup> day of February, 2026.

[Signature]  
Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper, License No. 5131



**CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FL:**

This is to certify that on this the 18<sup>th</sup> day of February, 2026, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

[Signature]  
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 27<sup>th</sup> day of February, 2026, in Plat Book 101, Page(s) 23 - 28.

By: [Signature]  
Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk and Comptroller

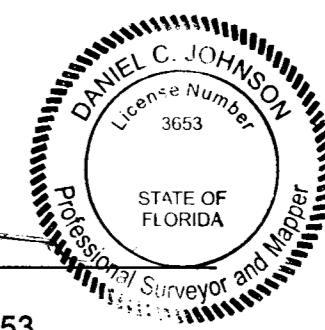
**SURVEYOR'S CERTIFICATE:**

The undersigned, being currently licensed by the State of Florida as a Professional Land 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 I, and that Permanent Reference Monuments (P.R.M's) were set on the 25th, day of August, 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 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 21 day of JANUARY, 2026.

D.C. Johnson & Associates, Inc.  
Florida Licensed Business No. 4534

[Signature]  
Daniel C. Johnson  
Florida Professional Surveyor and Mapper No. 3653

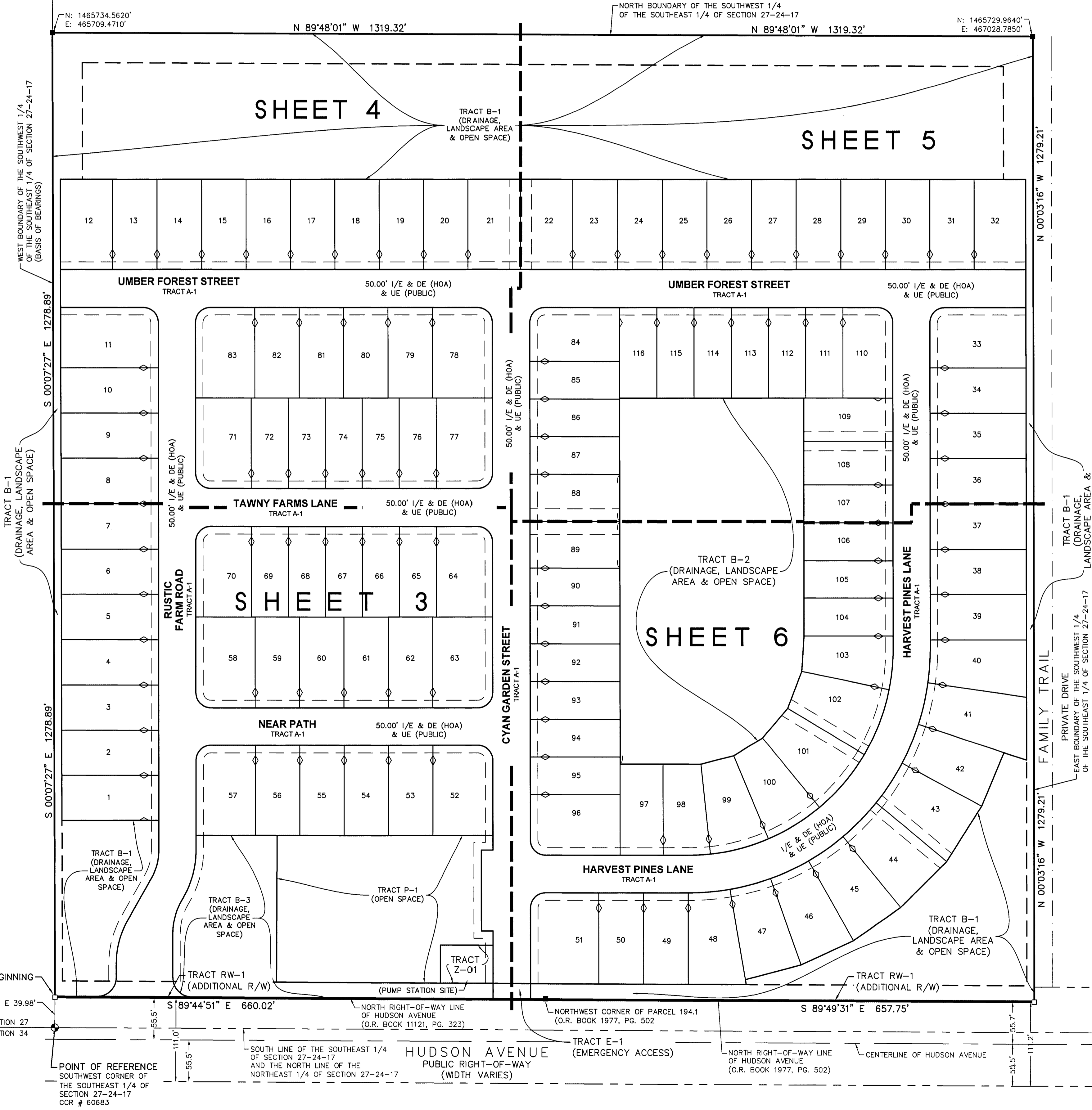
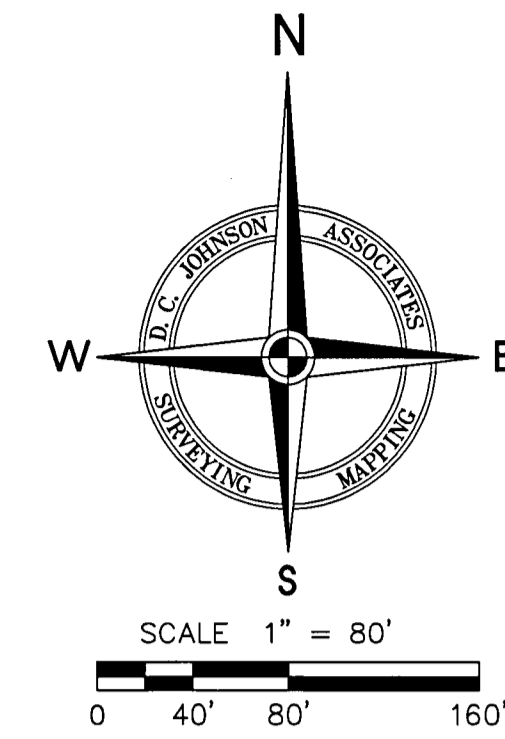


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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



# FAMILY TRAIL PLAT

## BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



TRACT TABLE

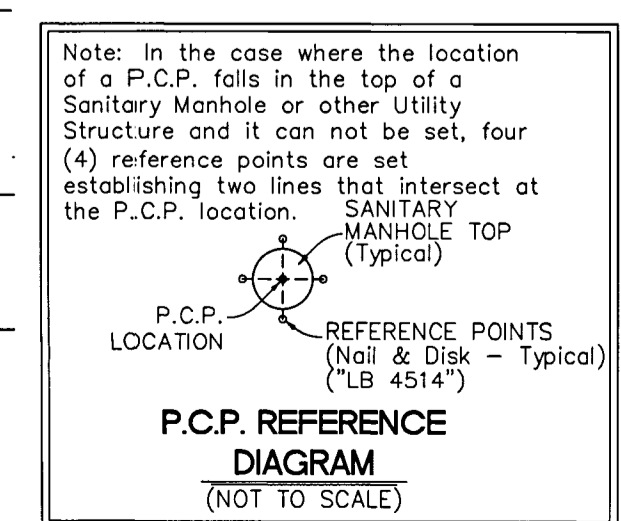
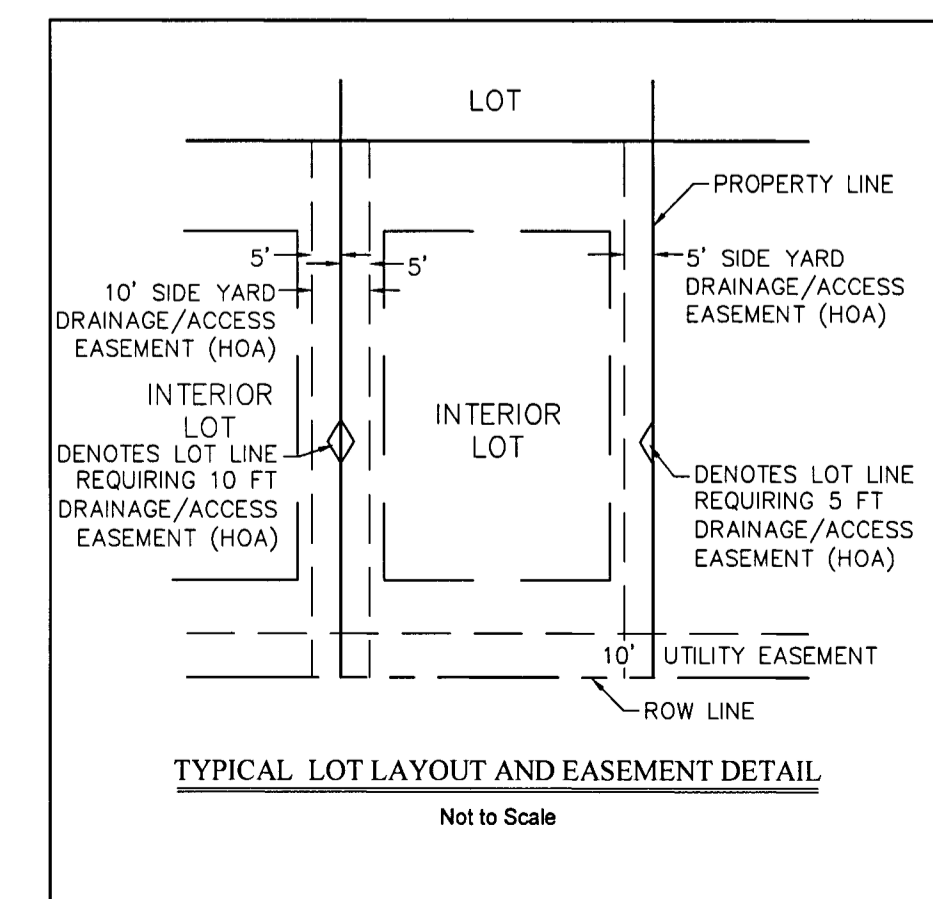
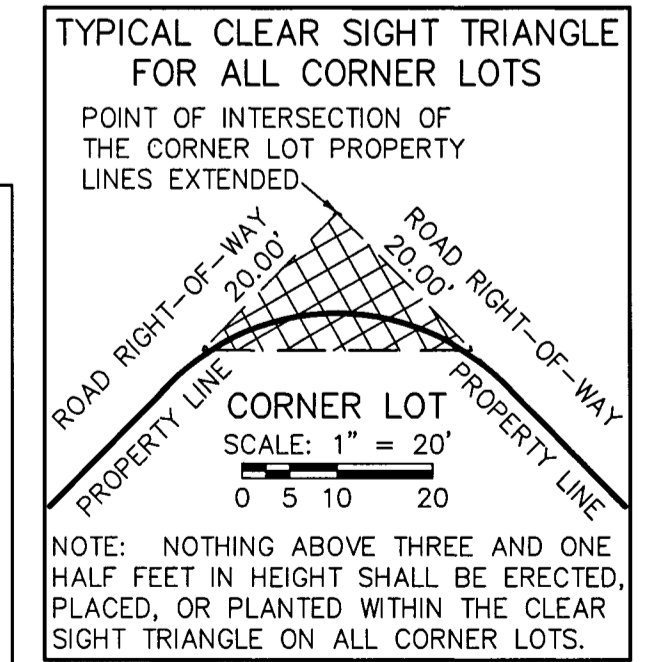
TRACT A-1	INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT (HOA) & UTILITY EASEMENT (PUBLIC)
TRACT B-1	DRAINAGE, LANDSCAPE AREA & OPEN SPACE (HOA)
TRACT B-2	DRAINAGE, LANDSCAPE AREA & OPEN SPACE (HOA)
TRACT B-3	DRAINAGE, LANDSCAPE AREA & OPEN SPACE (HOA)
TRACT E-1	EMERGENCY ACCESS EASEMENT (HOA)
TRACT RW-1	ADDITIONAL RIGHT-OF-WAY FOR HUDSON AVENUE (PUBLIC)
TRACT P-1	OPEN SPACE (HOA)
TRACT Z-01	PUMP STATION SITE (PUBLIC)

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  - = SET 5/8" IR "D.C. JOHNSON LB 4514"
  - = SET 4"x4" CM "FRM LB 4514"
  - ▲ = SET NAIL & DISK "POP LB 4514"
  - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
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**NOTES:**

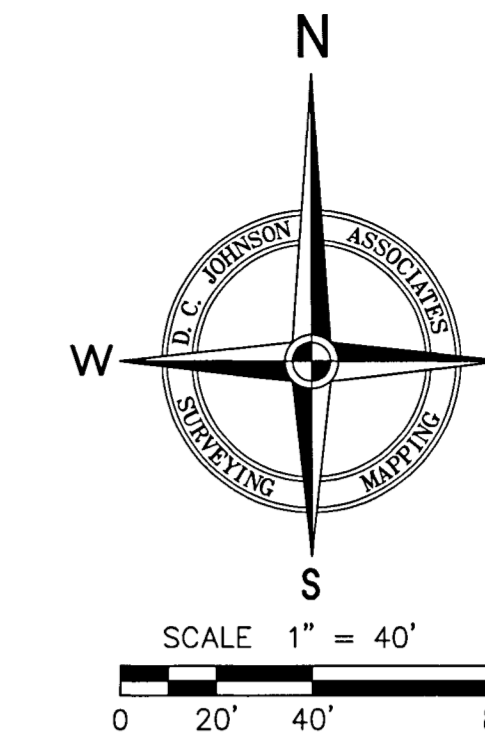
1. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West boundary of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 24 South, Range 17 East, Pasco County, Florida having a grid bearing of N.00°07'27"W.
2. The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
3. 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.
4. All platted utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
5. Curvilinear lot lines are radial unless indicated as non-radial (N/R).
6. A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point 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).
7. Lands within this plat are subject to the following:
  - **Easements & Encumbrances**  
Subject Property lies within the boundary of the Southwest Florida Water Management District and is subject to the rules, regulations, and future assessments, if any, as evidenced by Certificate Establishing Water Basin of the Southwest Florida Water Management District, recorded in Official Records Book 190, Page 91.

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# FAMILY TRAIL PLAT

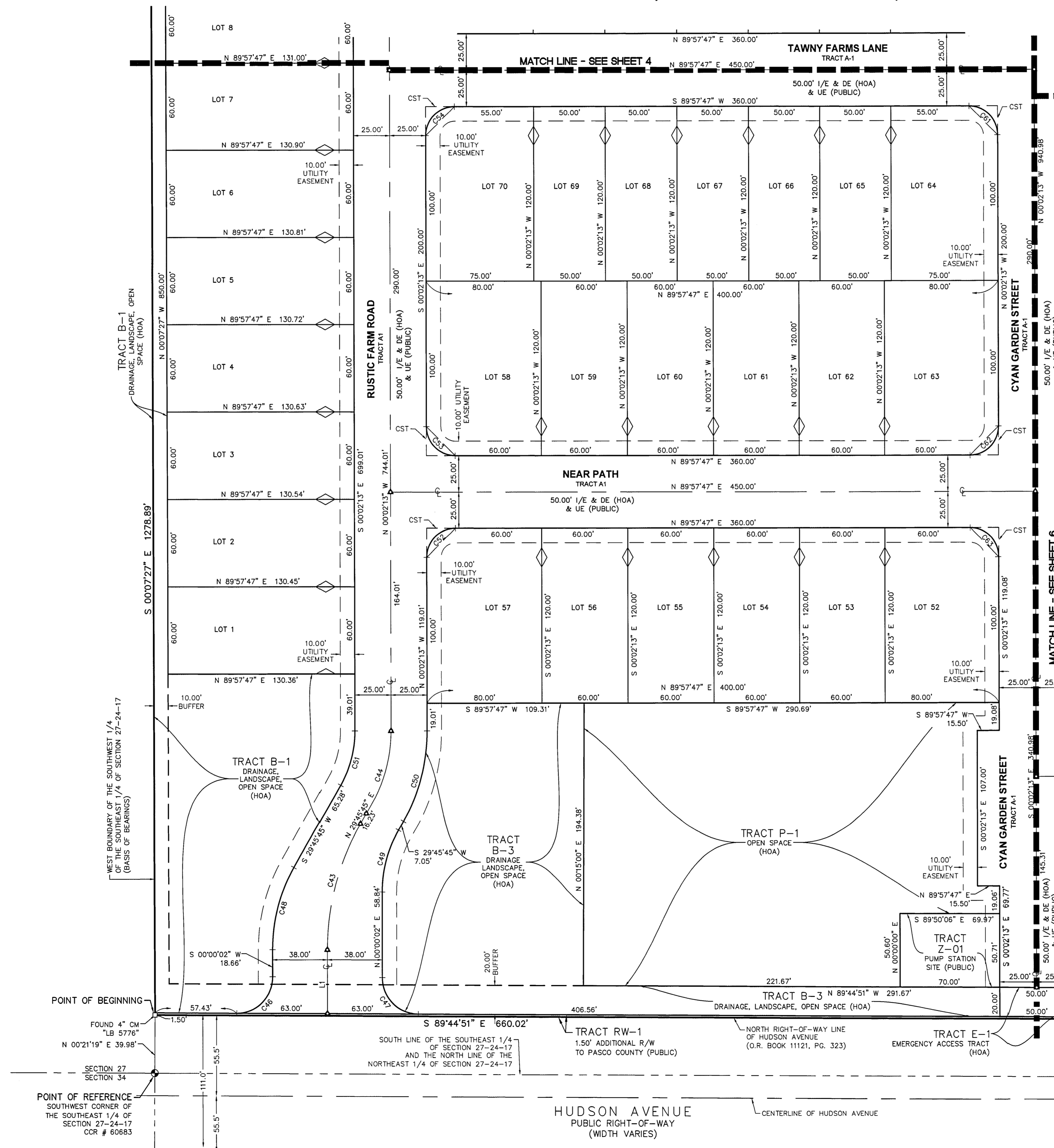
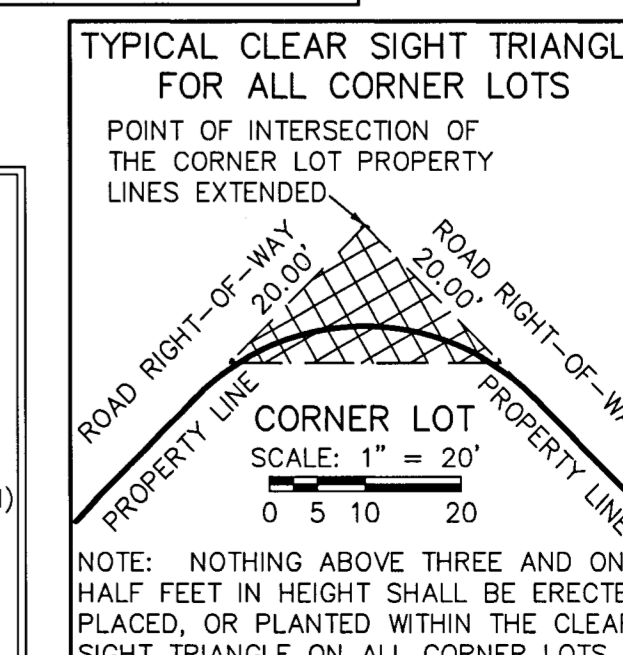
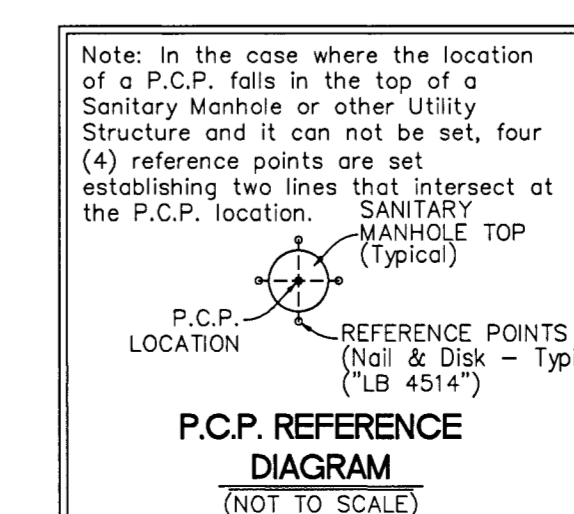
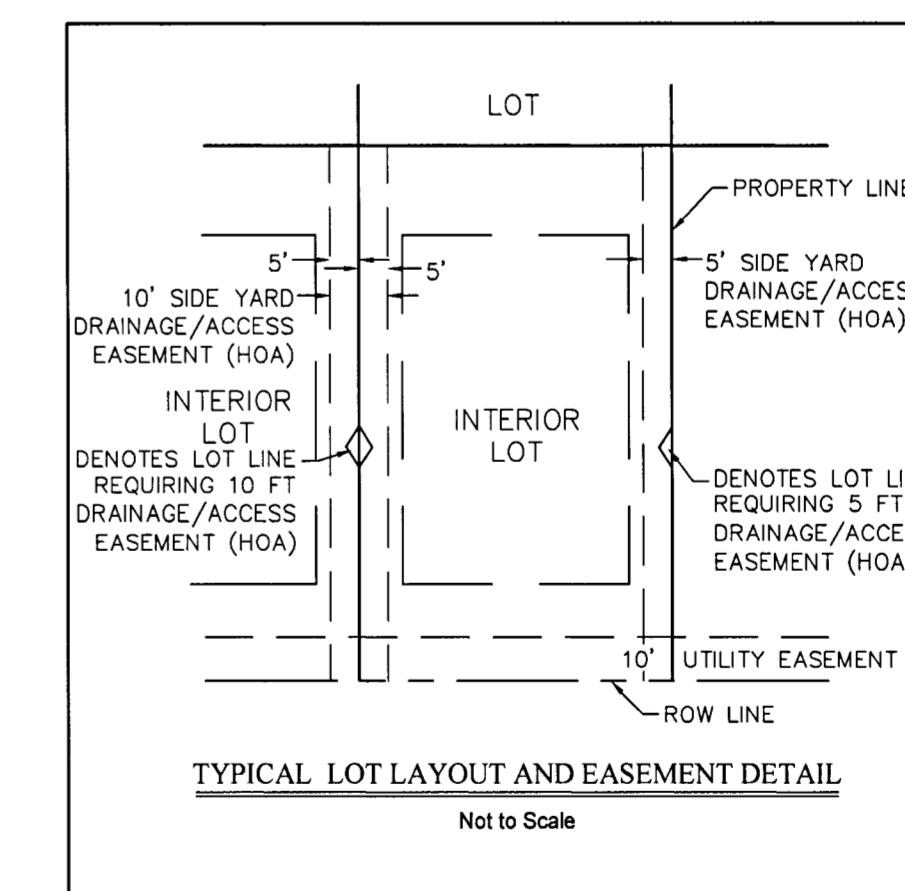
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- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
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  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
  - COR = CERTIFIED CORNER RECORD
  - (N/R) = NON-RADIAL LINE
  - = SET 5/8" IR "DC JOHNSON LB 4514"
  - ▲ = SET NAIL & DISK "PCP LB 4514"
  - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
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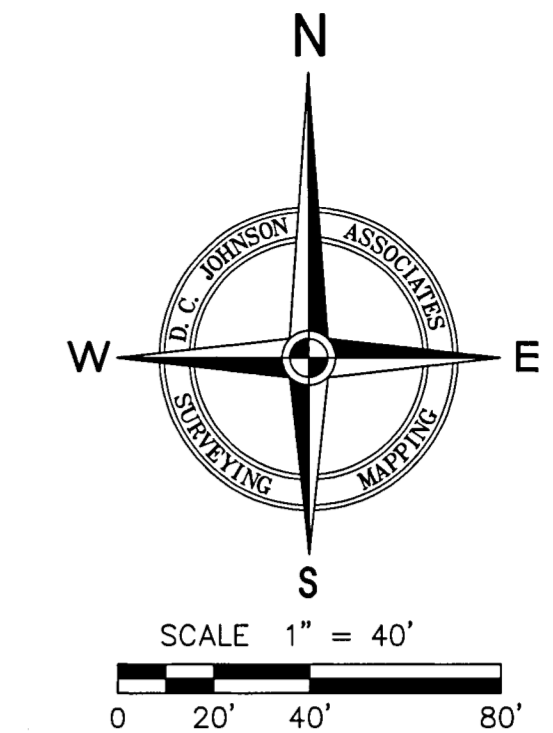
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C43	90.90'	175.00'	29°45'45"	N 14°52'52" E	89.89'
C44	52.01'	100.00'	29°47'58"	N 14°51'46" E	51.43'
C46	39.36'	25.00'	90°12'50"	S 45°06'25" W	35.42'
C47	39.18'	25.00'	89°47'10"	N 44°53'35" W	35.29'
C48	59.22'	114.00'	29°45'45"	S 14°52'52" W	58.55'
C49	44.67'	86.00'	29°45'45"	N 14°52'52" E	44.17'
C50	65.01'	125.00'	29°47'58"	N 14°51'46" E	64.28'
C51	39.01'	75.00'	29°47'58"	S 14°51'46" W	38.57'
C52	31.42'	20.00'	90°00'00"	N 44°57'47" E	28.28'
C53	31.42'	20.00'	90°00'00"	S 45°02'13" E	28.28'
C54	31.42'	20.00'	90°00'00"	S 44°57'47" W	28.28'
C61	31.42'	20.00'	90°00'00"	N 45°02'13" W	28.28'
C62	31.42'	20.00'	90°00'00"	N 44°57'47" E	28.28'
C63	31.42'	20.00'	90°00'00"	S 45°02'13" E	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°00'00" E	43.82'



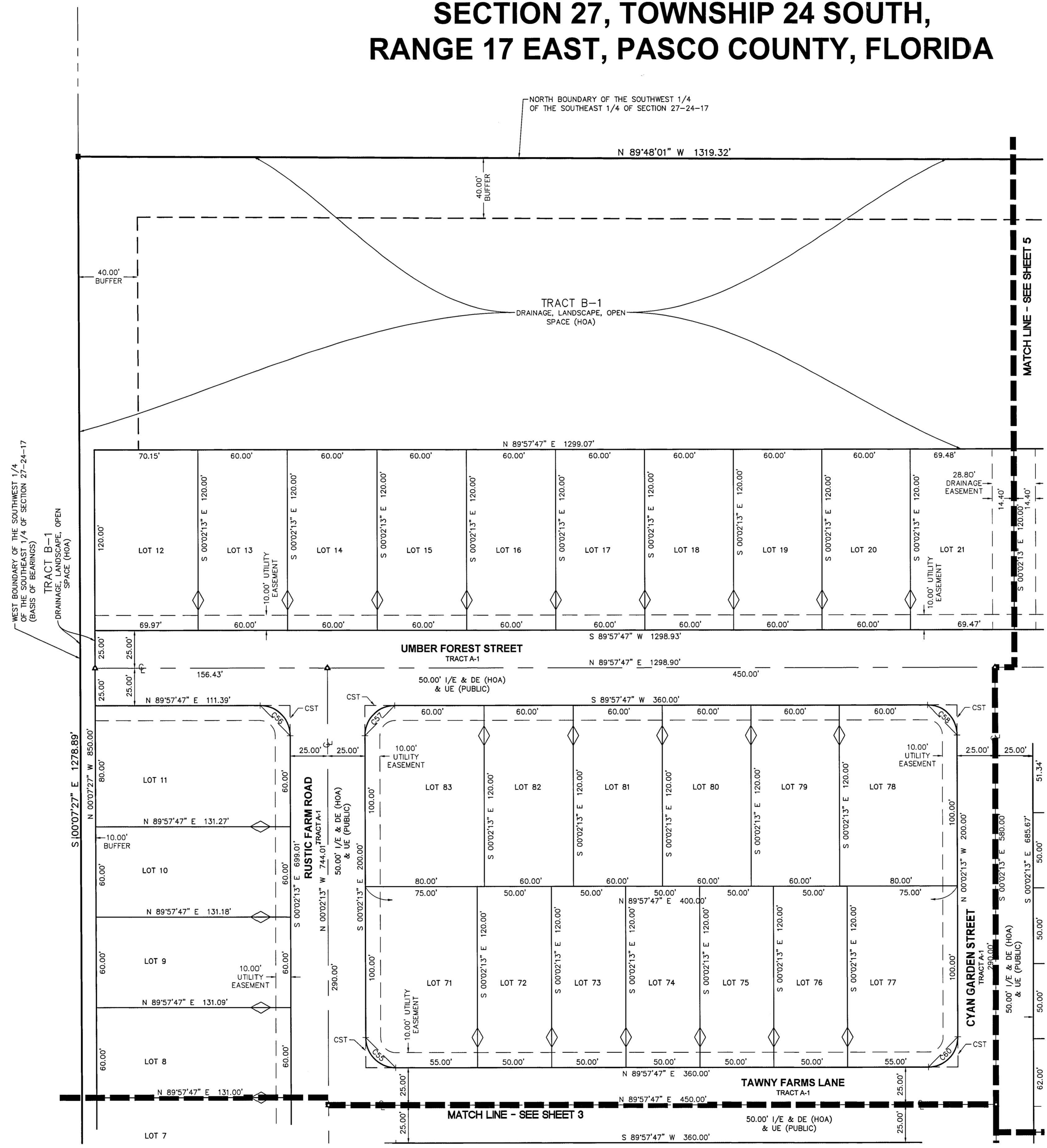
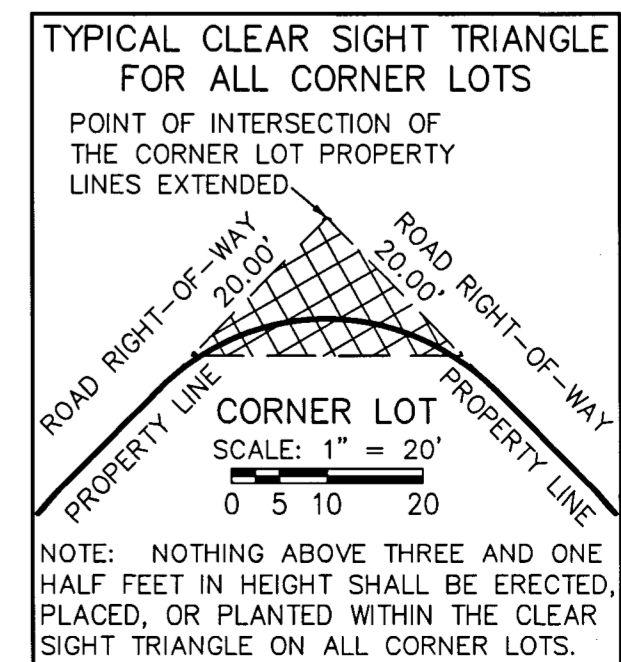
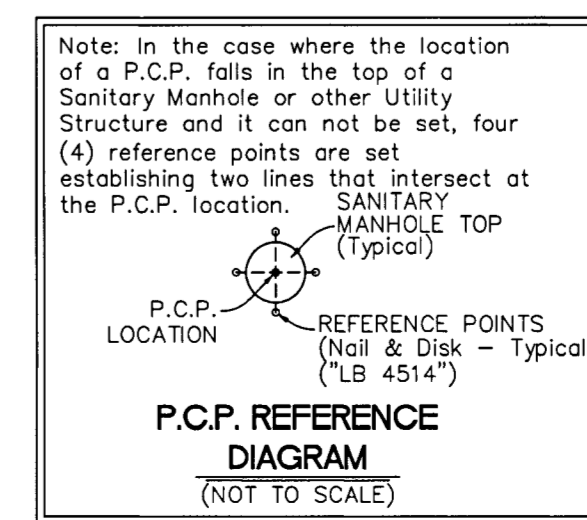
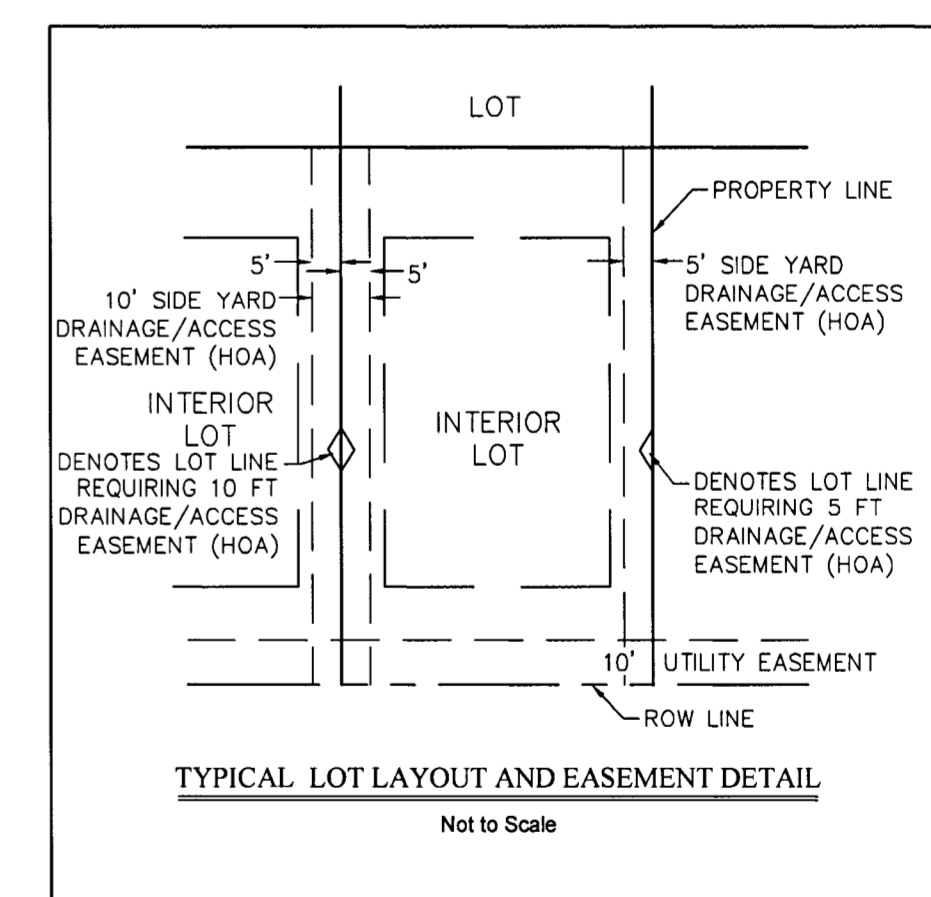
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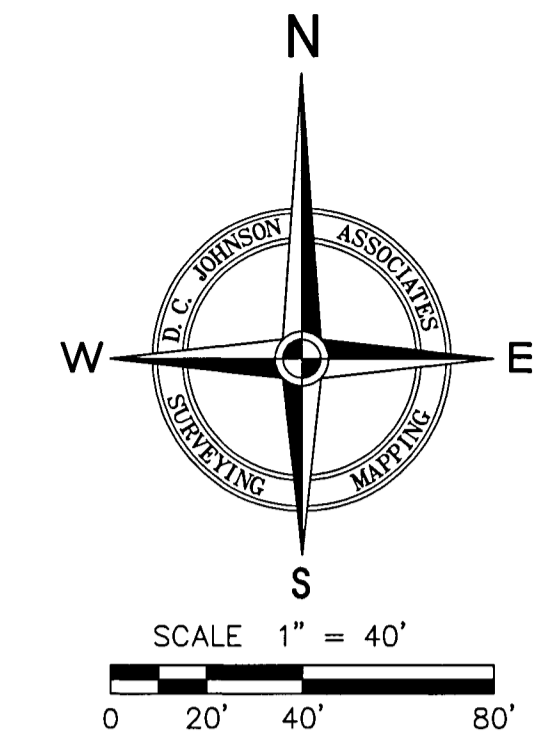
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CURVE TABLE					
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C55	31.42'	20.00'	90°00'00"	S 45°02'13" E	28.28'
C56	31.42'	20.00'	90°00'00"	S 45°02'13" E	28.28'
C57	31.42'	20.00'	90°00'00"	S 44°57'47" W	28.28'
C58	31.42'	20.00'	90°00'00"	N 45°02'13" W	28.28'
C60	31.42'	20.00'	90°00'00"	N 44°57'47" E	28.28'



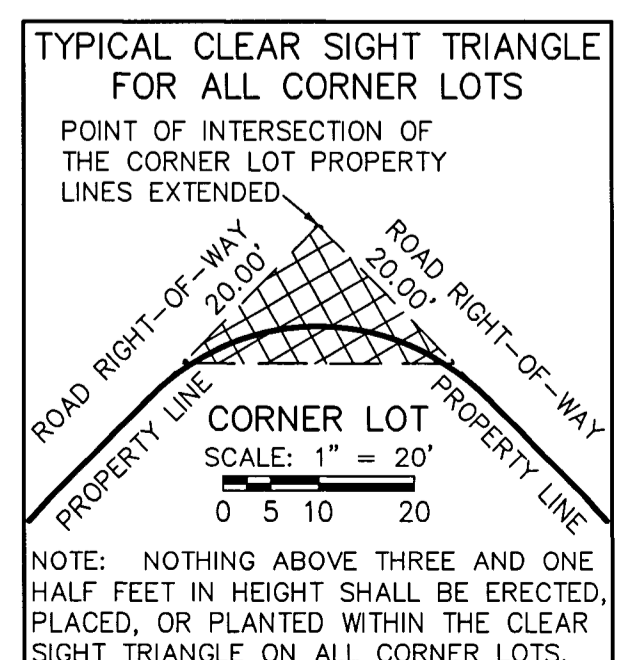
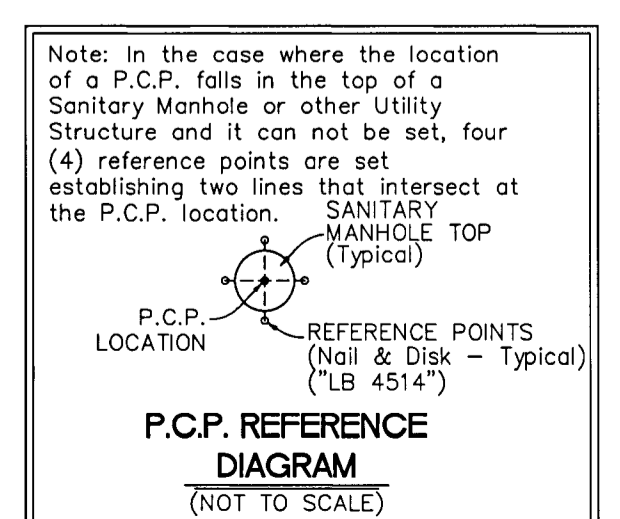
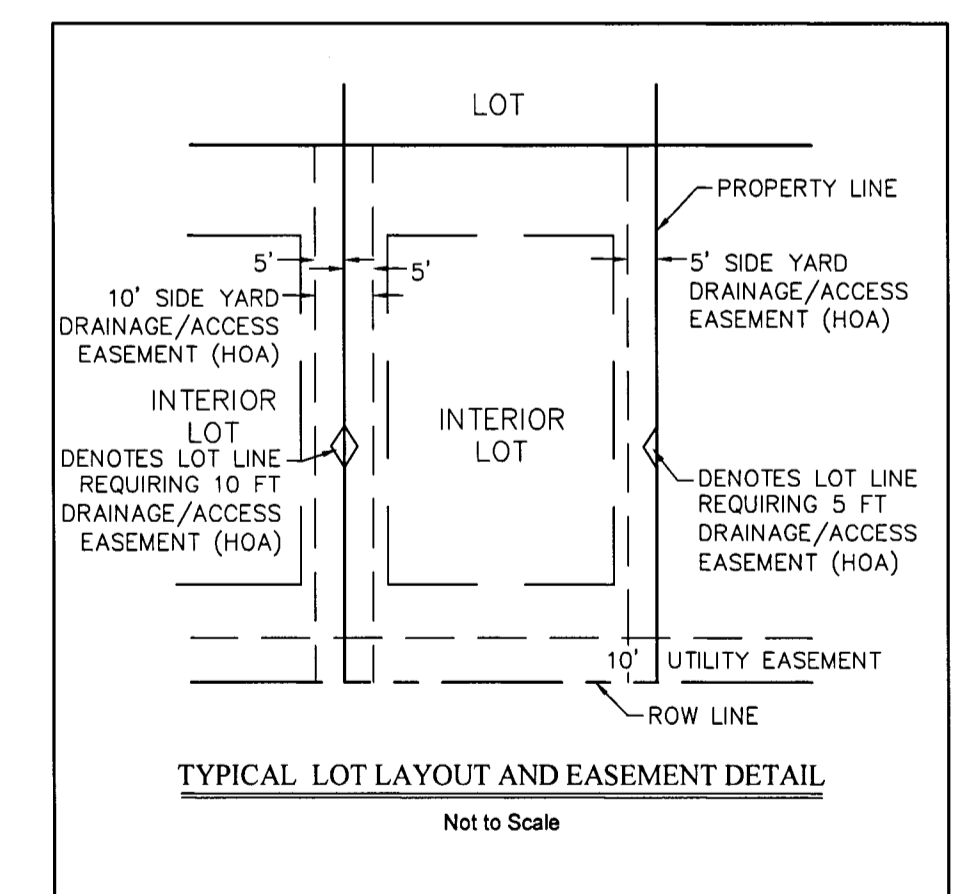
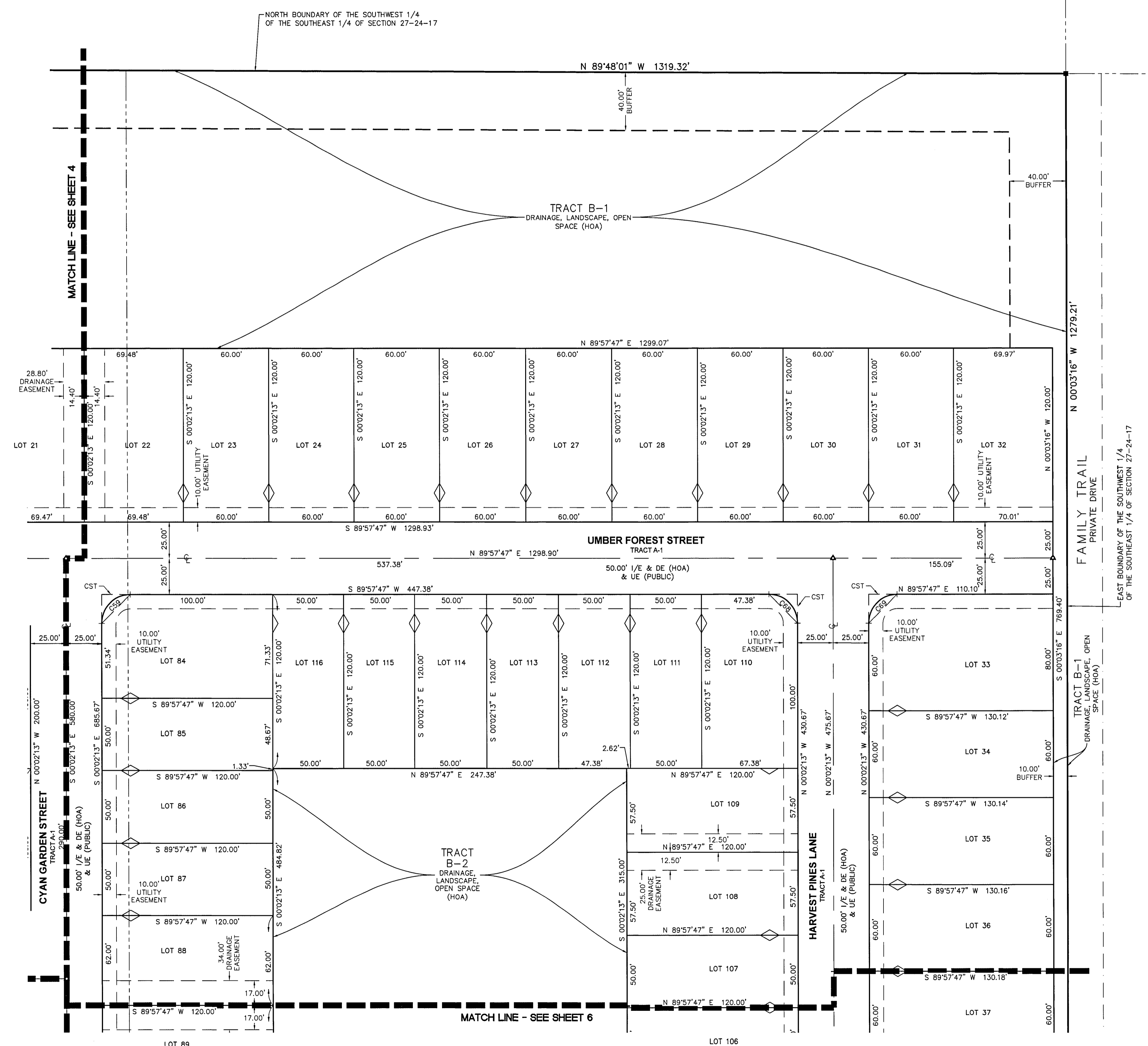
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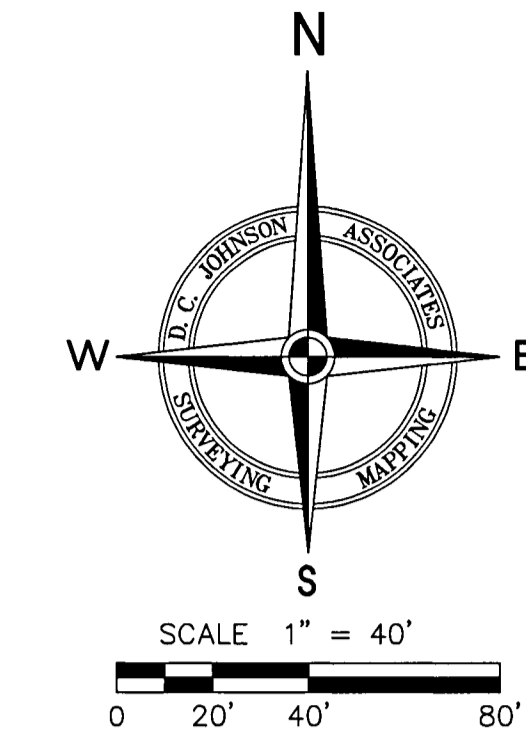
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  - I/E = INGRESS/EGRESS
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - O.R. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
  - CCR = CERTIFIED CORNER RECORD
  - (N/R) = NON-RADIAL LINE
  - = SET 5/8" IR "DC JOHNSON LB 4514"
  - = SET 4"x4" CM "PRM LB 4514"
  - ▲ = SET NAIL & DISK "PCP LB 4514"
  - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
  - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
  - = SHEET NUMBER
  - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C59	31.42'	20.00'	90°00'00"	S 44°57'47" W	28.28'
C68	31.42'	20.00'	90°00'00"	N 45°02'13" W	28.28'
C69	31.42'	20.00'	90°00'00"	N 44°57'47" E	28.28'



# FAMILY TRAIL PLAT

## BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
  - P.C. = PROPERTY LINE, CENTERLINE
  - R/W = RIGHT-OF-WAY
  - I/E = INGRESS/EGRESS
  - DE = DRAINAGE EASEMENT
  - UE = UTILITY EASEMENT
  - O.R. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
  - CCR = CERTIFIED CORNER RECORD
  - (N/R) = NON-RADIAL LINE
  - = SET 5/8" IR "DC JOHNSON LB 4514"
  - = SET 4" x 4" CM "TRM LB 4514"
  - ▲ = SET NAIL & DISK "PCP LB 4514"
  - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
  - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
  - = SHEET NUMBER
  - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE	
C45	471.24'	300.00'	90°00'00"	N 44°57'47" E	424.26'	
C64	31.42'	20.00'	90°00'00"	S 45°02'13" E	28.28'	
C65	31.42'	20.00'	90°00'00"	N 44°57'47" E	28.28'	
C66	510.51'	325.00'	90°00'00"	N 44°57'47" E	459.62'	
C67	431.97'	275.00'	90°00'00"	N 44°57'47" E	388.91'	
C70	28.79'	275.00'	5°59'54"	N 86°57'50" E	28.78'	
C71	80.85'	275.00'	16°50'40"	N 75°32'33" E	80.56'	
C72	80.85'	275.00'	16°50'40"	N 58°41'52" E	80.56'	
C73	92.97'	275.00'	19°22'12"	N 40°35'27" E	92.53'	
C74	92.97'	275.00'	19°22'12"	N 21°13'15" E	92.53'	
C75	55.55'	275.00'	11°34'22"	N 05°44'58" E	55.45'	
C76	55.30'	325.00'	9°44'56"	N 85°05'19" E	55.23'	
C77	56.42'	325.00'	9°56'45"	N 75°14'28" E	56.34'	
C78	56.42'	325.00'	9°56'45"	N 65°17'44" E	56.34'	
C79	56.42'	325.00'	9°56'45"	N 55°20'59" E	56.34'	
C80	63.46'	325.00'	11°11'18"	N 44°46'58" E	63.36'	
C81	63.46'	325.00'	11°11'18"	N 33°35'39" E	63.36'	
C82	56.42'	325.00'	9°56'45"	N 23°01'38" E	56.34'	
C83	56.42'	325.00'	9°56'45"	N 13°04'53" E	56.34'	
C84	46.20'	325.00'	8°08'44"	N 04°02'09" E	46.17'	

