

CHAPEL MANOR PHASE ONE

BEING A REPLAT OF A PORTION OF GARDINER SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4158, PAGE 788 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 117

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE ALONG THE SOUTH BOUNDARY THEREOF NORTH 89°46'11" EAST, 51.56 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HANDCART ROAD, PER OFFICIAL RECORDS BOOK 4713, PAGE 76, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING: THENCE NORTH 89°46'11" EAST, 113.45 FEET; THENCE NORTH 00°15'33" EAST, 1329.80 FEET; THENCE SOUTH 89°52'18" WEST, 115.18 FEET; THENCE NORTH 00°11'05" EAST, 188.10 FEET; THENCE NORTH 63°22'18" EAST, 52.45 FEET; THENCE NORTH 85°41'17" WEST, 30.01 FEET; THENCE SOUTH 76°21'22" EAST, 22.37 FEET; THENCE SOUTH 62°33'22" EAST, 63.67 FEET; THENCE NORTH 28°37'12" EAST, 25.62 FEET; THENCE NORTH 68°32'40" EAST, 37.09 FEET; THENCE SOUTH 89°56'24" EAST, 16.10 FEET; THENCE NORTH 80°40'28" EAST, 86.53 FEET; THENCE NORTH 80°13'11" EAST, 17.53 FEET; THENCE SOUTH 87°48'46" EAST, 14.48 FEET; THENCE NORTH 88°10'47" EAST, 11.03 FEET; THENCE NORTH 60°01'15" EAST, 12.09 FEET; THENCE NORTH 40°22'54" EAST, 42.78 FEET; THENCE NORTH 24°27'13" EAST, 26.87 FEET; THENCE NORTH 63°11'40" EAST, 23.51 FEET; THENCE NORTH 73°52'04" EAST, 35.96 FEET; THENCE NORTH 38°51'19" EAST, 29.80 FEET; THENCE NORTH 87°28'08" EAST, 12.89 FEET; THENCE NORTH 43°06'06" EAST, 9.62 FEET; THENCE NORTH 29°29'29" EAST, 7.06 FEET; THENCE NORTH 38°20'22" WEST, 8.28 FEET; THENCE NORTH 41°30'32" EAST, 29.58 FEET; THENCE NORTH 79°03'17" EAST, 26.24 FEET; THENCE NORTH 15°11'10" EAST, 8.59 FEET; THENCE NORTH 04°51'53" EAST, 30.88 FEET; THENCE SOUTH 84°38'22" EAST, 17.84 FEET; THENCE SOUTH 71°40'28" EAST, 26.30 FEET; THENCE SOUTH 84°41'16" EAST, 25.59 FEET; THENCE NORTH 65°34'10" EAST, 75.32 FEET; THENCE NORTH 77°34'59" EAST, 26.95 FEET; THENCE SOUTH 81°58'00" EAST, 13.25 FEET; THENCE NORTH 26°11'47" EAST, 31.00 FEET; THENCE NORTH 17°53'49" WEST, 12.02 FEET; THENCE NORTH 01°50'17" WEST, 29.42 FEET; THENCE NORTH 47°37'20" EAST, 25.77 FEET; THENCE SOUTH 80°49'17" EAST, 22.42 FEET; THENCE SOUTH 53°44'17" EAST, 8.08 FEET; THENCE NORTH 80°35'31" EAST, 9.86 FEET; THENCE NORTH 38°51'25" EAST, 10.49 FEET; THENCE SOUTH 88°40'33" EAST, 15.40 FEET; THENCE NORTH 80°40'40" EAST, 20.72 FEET; THENCE NORTH 04°33'34" EAST, 29.81 FEET; THENCE NORTH 87°59'30" EAST, 13.70 FEET; THENCE SOUTH 80°57'59" EAST, 17.84 FEET; THENCE SOUTH 35°21'09" EAST, 92.05 FEET; THENCE SOUTH 68°51'40" EAST, 9.49 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 180.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 14°26'11" EAST AND A CHORD DISTANCE OF 219.53 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°09'03" A DISTANCE OF 236.09 FEET; THENCE SOUTH 00°16'44" WEST, 65.88 FEET; THENCE NORTH 89°43'16" WEST, 217.86 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 345.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 67°46'29" WEST AND A CHORD DISTANCE OF 264.10 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'29" A DISTANCE OF 271.01 FEET; THENCE SOUTH 45°16'15" WEST, 116.93 FEET; THENCE SOUTH 44°43'45" EAST, 120.00 FEET; THENCE NORTH 45°16'15" EAST, 21.39 FEET; THENCE SOUTH 44°43'45" EAST, 50.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 00°16'15" WEST AND A CHORD DISTANCE OF 35.36 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE SOUTH 45°16'15" WEST, 50.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 89°43'45" WEST AND A CHORD DISTANCE OF 35.36 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE SOUTH 45°16'15" WEST, 182.90 FEET TO A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 22°46'01" WEST AND A CHORD DISTANCE OF 133.96 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°00'29" A DISTANCE OF 137.47 FEET; THENCE SOUTH 00°15'46" WEST, 62.32 FEET TO A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 44°43'45" EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'03" A DISTANCE OF 39.26 FEET; THENCE SOUTH 89°43'16" EAST, 730.41 FEET TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 45°16'44" EAST AND A CHORD DISTANCE OF 35.36 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE SOUTH 89°43'16" EAST, 50.00 FEET; THENCE SOUTH 00°16'44" WEST, 45.00 FEET; THENCE SOUTH 89°43'16" EAST, 140.03 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 00°16'34" WEST, 815.62 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°46'11" WEST, 305.97 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 00°15'34" WEST, 89.00 FEET; THENCE SOUTH 89°46'11" WEST, 456.15 FEET; THENCE SOUTH 00°13'49" EAST, 1.00 FOOT; THENCE SOUTH 89°46'11" WEST, 511.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HANDCART ROAD; THENCE NORTH 00°11'05" EAST, 90.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,439,633.57 SQUARE FEET OR 33.04 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATIONS:

KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS CHAPEL MANOR PHASE ONE, 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-1" (INGRESS/EGRESS (HOA), DRAINAGE (HOA) & UTILITY EASEMENT (PUBLIC)), TRACT "B-1", (DRAINAGE AND/OR MITIGATION, LANDSCAPE, ACCESS, & UTILITY EASEMENT (HOA)), TRACT "B-2" (DRAINAGE, LANDSCAPE, ACCESS, & UTILITY EASEMENT (HOA)), TRACTS "L-1" AND "L-2" (LANDSCAPE & UTILITY EASEMENT, ACCESS AND DRAINAGE (HOA)), TRACT "P-1" (PARK, DRAINAGE, LANDSCAPE & UTILITY EASEMENT (HOA)), AND TRACT "W-1" (WETLAND CONSERVATION AREA (HOA)), AS SHOWN AND DEPICTED HEREON, FOR CONVEYANCE BY THE OWNER TO THE CHAPEL MANOR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT AND 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.

1. OWNER DOES FURTHER:

- GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (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 ITSELF, ITS SUCCESSOR 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.
- GRANT TO THE ASSOCIATION ALL (HOA) DRAINAGE EASEMENTS AND (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- RESERVE AND GRANT UNTO THE ASSOCIATION TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1), FLORIDA STATUTES.
- RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, 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 S. 177.091(28), FLORIDA STATUTES.
- 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 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.
- GRANT, CONVEY AND DEDICATE TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A-1" (INGRESS/EGRESS (HOA), DRAINAGE (HOA) & UTILITY EASEMENT (PUBLIC)), AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND ANY EMERGENCY MEDICAL SERVICES.
- 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.
- GRANT, CONVEY, AND DEDICATE TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE, ACCESS, SIGN AND LANDSCAPE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES, AND LANDSCAPING LYING THEREIN.
- GRANT, CONVEY AND DEDICATE TO THE COUNTY TRACT "R-1" (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.
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY TRACT "A-2" FOR CHAPEL MANOR BOULEVARD AS SHOWN AND DEPICTED ON THIS PLAT FOR THE PERPETUAL USE OF THE GENERAL PUBLIC.
- GRANTS TO THE PUBLIC, A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ACCESS EASEMENT AREAS "A" AND "B", LYING WITHIN TRACT "L-1" AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE ASSOCIATION, SO AS TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM CHAPEL MANOR BOULEVARD.

CERTIFICATE OF OWNERSHIP AND DEDICATIONS (CONTINUED):

- GRANT, CONVEY AND DEDICATE TO THE COUNTY TRACT "Z-1" (PUBLIC) PUMP STATION SITE), AS SHOWN ON THIS PLAT, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "Z-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "Z-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY

OWNER:

KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

DOUGLAS C. GUY, AS PRESIDENT

WITNESS

STEPHEN BEACHY
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA,

COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 19, DAY OF March, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DOUGLAS C. GUY, AS PRESIDENT OF KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ☒ PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF 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.

Veronica Douville
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 09-04-2027

COMMISSION NUMBER: HH 429529

Veronica Douville
(PRINTED NAME OF NOTARY)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, USING AN ASSUMED BEARING OF SOUTH 89°46'11" WEST ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST.
- 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.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY (FS177.091).
- CURVILINEAR LOT LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (N/R).
- 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 RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- A 1/2" IRON ROD INSCRIBED WITH "LB 8323" SHALL 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).

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.

CERTIFICATE OF ACCEPTANCE:

OF THE CHAPEL MANOR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

CHAPEL MANOR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

TARA SHIPLEY, AS DIRECTOR, TREASURER, AND SECRETARY

WITNESS

Tara Shipley
PRINT NAME

STEPHEN BEACHY
PRINT NAME

WITNESS

Jennifer Alessi
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA,

COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 19, DAY OF March, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, TARA SHIPLEY, AS DIRECTOR, TREASURER, AND SECRETARY OF CHAPEL MANOR PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, ☒ PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF 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.

Veronica Douville
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 09-04-2027

COMMISSION NUMBER: HH 429529

Veronica Douville
(PRINTED NAME OF NOTARY)

PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF ORANGE) SS:

WE, FIDELITY NATIONAL 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, ISSUING OFFICE FILE NO. 12361050) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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, ISSUING OFFICE FILE NO. 12361050.

THIS THE 23 DAY OF March, 2026.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY: [Signature]

NAME: Rob Mosher

TITLE: Production Rep

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 25th DAY OF March, 2026

Alex W. Parnes, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131

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 17th DAY OF April, 2026, IN PLAT BOOK 101, PAGE(S) 117-120

Nikki Alvarez-Sowles, ESO., CLERK AND COMPTROLLER

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

THIS IS TO CERTIFY THAT ON THIS THE 2nd DAY OF April, 2026 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

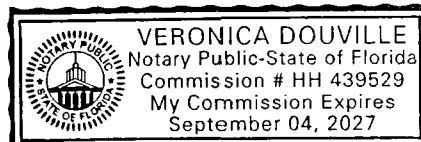
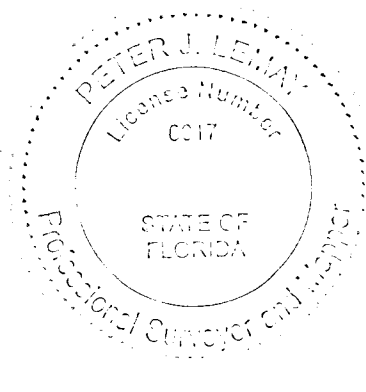
DAVID F. ALLEN, P.E.
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

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 I, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 19TH DAY OF JUNE, 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 THE 19th DAY OF March, 2026.

Peter J. Lemay
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS6017
CERTIFICATE OF AUTHORIZATION NUMBER LB8323
TAMPA CIVIL DESIGN, LLC
17937 HUNTING BOW CIRCLE, SUITE 102
LUTZ, FLORIDA 33558



TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR, S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

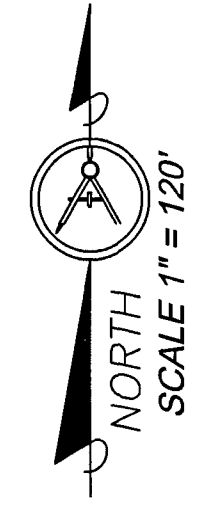
SHEET 1 OF 4

CHAPEL MANOR PHASE ONE

BEING A REPLAT OF A PORTION OF GARDINER SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4158, PAGE 788 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

KEY MAP

PLAT BOOK **101** PAGE **118**



GRAPHIC SCALE
(IN FEET)

LINE DATA TABLE			CURVE DATA TABLE					
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
L1	N 89°46'11" E	51.58'	C1	180.00'	75°09'03"	236.09'	219.53'	S 14°28'11" E
L2	N 89°46'11" E	113.45'	C2	345.00'	45°00'29"	271.01'	284.10'	S 61°46'29" W
L3	S 89°52'18" W	115.18'	C3	25.00'	90°00'00"	39.27'	35.36'	S 00°16'15" W
L4	N 63°22'18" E	52.45'	C4	25.00'	90°00'00"	39.27'	35.36'	N 89°43'45" W
L5	N 85°41'17" E	30.01'	C5	175.00'	45°00'29"	137.47'	133.96'	S 22°46'01" W
L6	S 76°21'22" E	22.37'	C6	25.00'	89°59'03"	39.26'	35.35'	S 44°43'45" E
L7	S 62°33'22" E	63.67'	C7	25.00'	90°00'00"	39.27'	35.36'	N 45°16'44" E
L8	N 28°37'12" E	25.62'						
L9	N 68°32'40" E	37.09'						
L10	S 89°56'24" E	16.10'						
L11	N 80°40'26" E	85.53'						
L12	N 50°13'11" E	17.53'						
L13	S 67°48'46" E	14.48'						
L14	N 88°10'47" E	11.03'						
L15	N 60°01'15" E	12.09'						
L16	N 40°22'54" E	42.78'						
L17	N 24°27'13" E	26.87'						
L18	N 63°11'40" E	23.51'						
L19	N 73°52'04" E	35.96'						
L20	N 38°51'19" E	29.80'						
L21	N 87°28'08" E	12.89'						
L22	N 43°06'06" E	9.62'						
L23	N 29°29'29" E	7.06'						
L24	N 38°20'22" W	8.28'						
L25	N 41°30'32" E	29.58'						
L26	N 79°03'17" E	26.24'						
L27	N 15°11'10" E	8.59'						
L28	N 04°51'53" E	30.88'						
L29	S 84°38'22" E	17.84'						
L30	S 71°40'28" E	26.30'						
L31	S 84°41'16" E	25.59'						
L32	N 65°34'10" E	75.32'						
L33	N 77°34'59" E	26.95'						
L34	S 81°58'00" E	13.25'						
L35	N 28°11'47" E	31.00'						
L36	N 17°53'49" W	12.02'						
L37	N 01°50'17" W	29.42'						
L38	N 47°37'20" E	25.77'						
L39	S 80°49'17" E	22.42'						
L40	S 53°44'17" E	8.08'						
L41	N 80°35'31" E	9.88'						
L42	N 36°51'25" E	10.49'						
L43	S 88°40'33" E	15.40'						
L44	N 80°40'40" E	20.72'						
L45	N 04°33'34" E	29.81'						
L46	N 87°59'30" E	13.70'						
L47	S 80°57'59" E	17.84'						
L48	S 35°21'09" E	92.05'						
L49	S 66°51'40" E	9.49'						
L50	S 00°16'44" W	65.88'						
L51	S 45°16'15" W	116.93'						
L52	S 44°43'45" E	120.00'						
L53	N 45°16'15" E	21.39'						
L54	S 44°43'45" E	50.00'						
L55	S 45°16'15" W	50.00'						
L56	S 00°15'48" W	62.32'						
L57	S 89°43'16" E	50.00'						
L58	S 00°16'44" W	45.00'						
L59	S 89°43'16" E	140.03'						
L60	S 00°15'34" W	89.00'						
L61	N 00°11'05" E	90.00'						

LEGEND:
 PRM - PERMANENT REFERENCE MONUMENT
 CCR - CERTIFIED CORNER RECORD
 O/A - OVERALL
 L.L.C. - LIMITED LIABILITY COMPANY
 LB - LICENSED BUSINESS
 OR - OFFICIAL RECORDS BOOK
 PG - PAGE
 ——— - BREAK LINE (NOT TO SCALE)

TRACT DESIGNATION TABLE	
TRACT	USAGE
"A-1"	INGRESS/EGRESS (HOA) DRAINAGE (HOA) & UTILITY EASEMENT (PUBLIC)
"A-2"	(PUBLIC) RIGHT-OF-WAY
"B-1"	DRAINAGE AND/OR MITIGATION, LANDSCAPE, ACCESS, & UTILITY EASEMENT (HOA)
"B-2"	DRAINAGE, LANDSCAPE, ACCESS, & UTILITY EASEMENT (HOA)
"L-1"	LANDSCAPE & UTILITY EASEMENT, ACCESS AND DRAINAGE (HOA)
"L-2"	LANDSCAPE & UTILITY EASEMENT, ACCESS AND DRAINAGE (HOA)
"P-1"	PARK, DRAINAGE, LANDSCAPE & UTILITY EASEMENT (HOA)
"R-1"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD
"W-1"	WETLAND CONSERVATION AREA (HOA)
"Z-1"	PUMP STATION SITE (PUBLIC)

WETLAND NOTE:
 WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

TAMPA CIVIL DESIGN, L.L.C.
 ENGINEERING - SURVEYING - DESIGN
 17937 HUNTING BOW CIR, S-102
 LUTZ, FL 33558
 (813) 920-2005 PHONE
 CERTIFICATE OF AUTHORIZATION NUMBER LB8323

SHEET 2 OF 4

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF THE
 NORTHEAST 1/4 OF SECTION 30,
 TOWNSHIP 25 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA
 CCR #: 0065729
 FOUND 1/2" CAPPED IRON ROD (ILLEGIBLE)

POINT OF BEGINNING

NORTH 1/4 CORNER OF
 SECTION 30, TOWNSHIP 25
 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA
 CCR #: 0078443
 FOUND 1/2" CAPPED IRON ROD
 STAMPED "PASCO COUNTY"

NORTHEAST CORNER OF THE
 NORTHWEST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 25 SOUTH,
 RANGE 21 EAST, PASCO COUNTY, FLORIDA

NORTHEAST CORNER OF SECTION 30,
 TOWNSHIP 25 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA
 CCR #: 065727
 FOUND 2" IRON PIPE (NO IDENTIFICATION)

NORTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 25 SOUTH,
 RANGE 21 EAST, PASCO COUNTY, FLORIDA

SOUTHEAST CORNER OF THE
 NORTHWEST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 25 SOUTH,
 RANGE 21 EAST, PASCO COUNTY, FLORIDA
 FOUND 1/2" IRON ROD (NO IDENTIFICATION)

EAST LINE OF THE
 NORTHWEST 1/4 OF THE
 NORTHEAST 1/4 OF
 SECTION 30, TOWNSHIP 25
 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA

SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 30, TOWNSHIP 25 SOUTH,
 RANGE 21 EAST, PASCO COUNTY, FLORIDA

MATCH LINE SHEET 4
 MATCH LINE SHEET 3

SHEET 3

SHEET 4

PHASE 1

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

CLASS III-E
 GARDINER
 OFFICIAL RECORDS
 BOOK 4158, PAGE 788

SOUTHEAST CORNER OF THE SOUTHWEST
 1/4 OF THE NORTHEAST 1/4 OF SECTION
 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA
 FOUND 5/8" CAPPED IRON ROD (ILLEGIBLE)

SOUTH LINE OF THE NORTHEAST 1/4 OF
 SECTION 30, TOWNSHIP 25 SOUTH, RANGE
 21 EAST, PASCO COUNTY, FLORIDA

EAST 1/4 CORNER OF SECTION 30,
 TOWNSHIP 25 SOUTH, RANGE 21 EAST,
 PASCO COUNTY, FLORIDA
 CCR #: 065730
 FOUND 4"x4" CONCRETE MONUMENT
 STAMPED "LB8382"

HANDCART ROAD
 100.00' PUBLIC RIGHT-OF-WAY
 (COUNTY ROAD NO. 576)
 OR 47'13" PG 76

VERONA RIDGE LOOP
 TRACT "A-1"

TRACT "Z-1"
 PUMP STATION SITE (PUBLIC)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-2"
 CHAPEL MANOR BOULEVARD

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSCAPE, ACCESS,
 & UTILITY EASEMENT (HOA)

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-1"
 DRAINAGE AND/OR MITIGATION,
 LANDSCAPE, ACCESS, & UTILITY
 EASEMENT (HOA)

TRACT "A-1"
 VERONA RIDGE LOOP

TRACT "A-1"
 BANDERA GLEN DRIVE

TRACT "L-1"
 LANDSCAPE & UTILITY EASEMENT,
 ACCESS AND DRAINAGE (HOA)

TRACT "B-2"
 DRAINAGE, LANDSC

CHAPEL MANOR PHASE ONE

BEING A REPLAT OF A PORTION OF GARDINER SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4158, PAGE 788 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

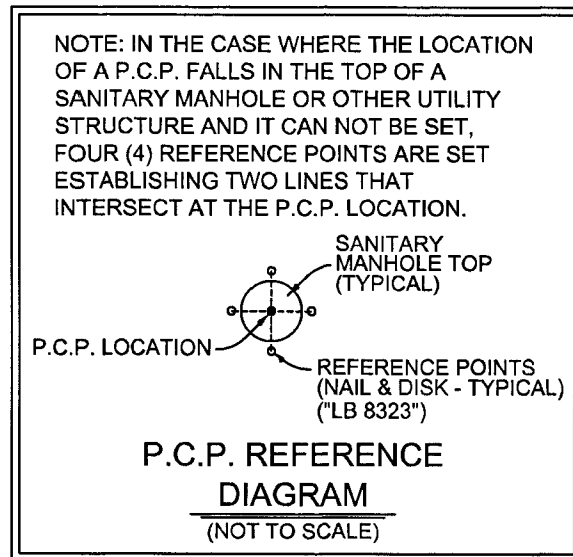
PLAT BOOK 101 PAGE 120

NORTH 1/4 CORNER OF SECTION 30,
TOWNSHIP 25 SOUTH, RANGE 21 EAST,
PASCO COUNTY, FLORIDA
CCR #: 0078443
FOUND 1/2" CAPPED IRON ROD
STAMPED "PASCO COUNTY"

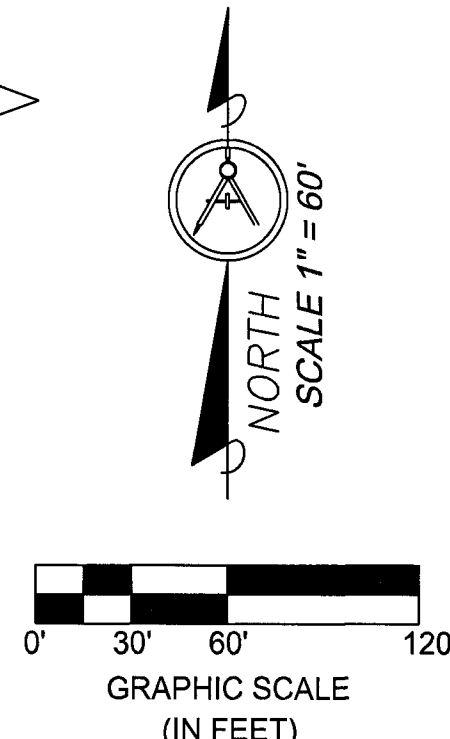
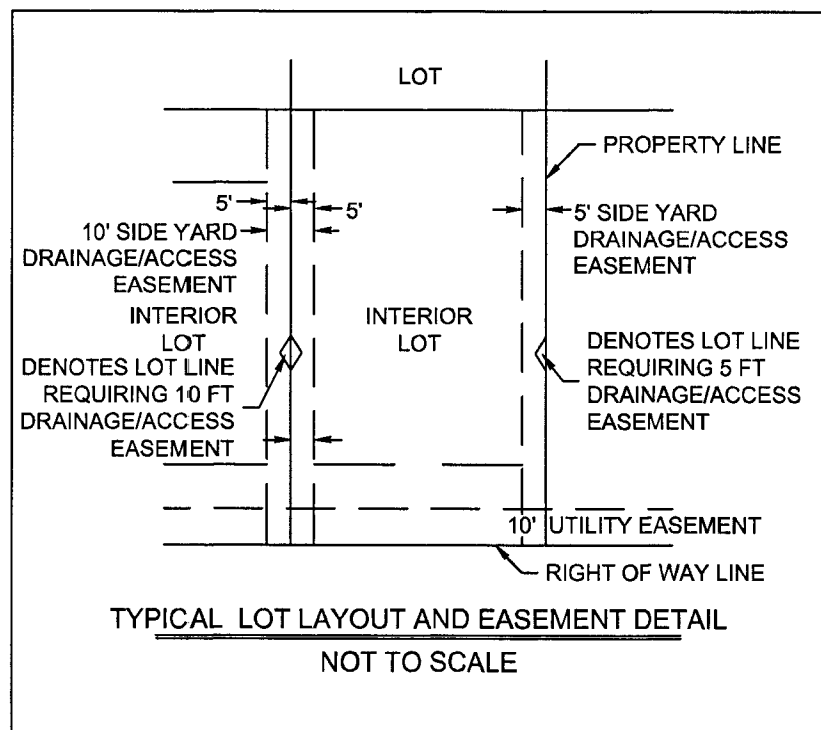
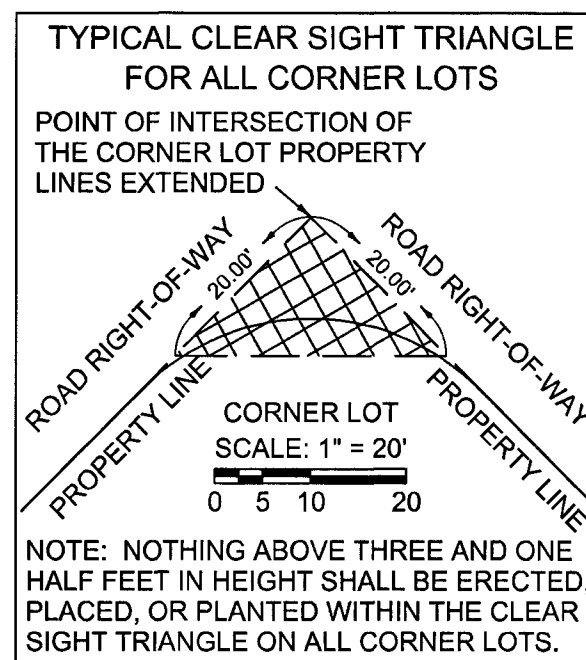
1326.57'

N89°51'15"E 2653.59'

NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP 25 SOUTH,
RANGE 21 EAST, PASCO COUNTY, FLORIDA



WETLAND NOTE:
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.



- LEGEND:**
PRM - PERMANENT REFERENCE MONUMENT
CCR - CERTIFIED CORNER RECORD
CST - CLEAR SIGHT TRIANGLE
O/A - OVERALL
(NR) - NON-RADIAL CURVE
(P) - PER PLAT
PDE - PRIVATE DRAINAGE EASEMENT
PUE - PUBLIC UTILITY EASEMENT
NO. - NUMBER
L.L.C. - LIMITED LIABILITY COMPANY
LB - LICENSED BUSINESS
PCP - PERMANENT CONTROL POINT
PAE - PRIVATE ACCESS EASEMENT
OR - OFFICIAL RECORDS BOOK
PG - PAGE
■ - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "TAMPA CIVIL PRM LB 8323"
○ - SET NAIL AND DISK STAMPED "TAMPA CIVIL PCP LB 8323"

LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N 63°22'18" E	52.45'
L5	N 85°41'17" E	30.01'
L6	S 76°21'22" E	22.37'
L7	S 62°33'22" E	63.67'
L8	N 28°37'12" E	25.62'
L9	N 68°32'40" E	37.09'
L10	S 89°56'24" E	16.10'
L11	N 80°40'28" E	65.53'
L12	N 50°13'11" E	17.53'
L13	S 67°48'46" E	14.48'
L14	N 88°10'47" E	11.03'
L15	N 60°01'15" E	12.09'
L16	N 40°22'54" E	42.78'
L17	N 24°27'13" E	26.87'
L18	N 63°11'40" E	23.51'
L19	N 73°52'04" E	35.96'
L20	N 38°51'19" E	29.80'
L21	N 87°28'08" E	12.89'
L22	N 43°08'06" E	9.62'
L23	N 29°29'29" E	7.06'
L24	N 38°20'22" W	8.28'
L25	N 41°30'32" E	29.58'
L26	N 79°03'17" E	26.24'
L27	N 15°11'10" E	8.59'
L28	N 04°51'53" E	30.88'
L29	S 84°38'22" E	17.84'
L30	S 71°40'28" E	26.30'
L31	S 84°41'16" E	25.59'
L32	N 65°34'10" E	75.32'
L33	N 77°34'59" E	26.95'
L34	S 81°58'00" E	13.25'
L35	N 26°11'47" E	31.00'
L36	N 17°53'49" W	12.02'
L37	N 01°50'17" W	29.42'
L38	N 47°37'20" E	25.77'
L39	S 80°49'17" E	22.42'
L40	S 53°44'17" E	8.08'
L41	N 80°35'31" E	9.86'
L42	N 36°51'25" E	10.49'
L43	S 88°40'33" E	15.40'
L44	N 80°40'40" E	20.72'
L45	N 04°33'34" E	29.81'
L46	N 87°59'30" E	13.70'
L47	S 80°57'59" E	17.84'
L48	S 35°21'09" E	92.05'
L49	S 66°51'40" E	9.49'
L50	S 00°16'44" W	65.88'
L51	S 45°16'15" W	116.93'
L52	S 44°43'45" E	120.00'
L53	N 45°16'15" E	21.39'
L54	S 44°43'45" E	50.00'
L55	S 45°16'15" W	50.00'
L66	S 63°22'18" W	23.53'
L69	N 62°09'55" W	188.24'
L70	S 89°44'27" E	20.00'

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
C1	180.00'	75°09'03"	236.09'	219.53'
C2	345.00'	45°00'29"	271.01'	254.10'
C3	25.00'	90°00'00"	39.27'	35.36'
C4	25.00'	90°00'00"	39.27'	35.36'

SOUTHEAST CORNER OF THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 25 SOUTH, RANGE 21 EAST,
PASCO COUNTY, FLORIDA
FOUND 1/2" IRON ROD (NO IDENTIFICATION)

SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 25 SOUTH, RANGE 21 EAST,
PASCO COUNTY, FLORIDA

TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR, S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

