

PROMENADE BUSINESS CENTRE NORTH PARCEL 4B

A REPLAT OF PARCEL 4B, ACCORDING TO THE PLAT OF PROMENADE BUSINESS CENTRE NORTH, AS RECORDED IN PLAT BOOK 88, PAGE 130 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 51

LEGAL DESCRIPTION:

ALL OF PARCEL 4B, ACCORDING TO THE PLAT OF PROMENADE BUSINESS CENTRE NORTH, AS RECORDED IN PLAT BOOK 88, PAGE 130, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", AS RECORDED IN PLAT BOOK 61, PAGE 94, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 1455-250, SAME ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CURLEY ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 8177, PAGE 1520, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S52°26'10"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4" (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 560.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 915.50 FEET, A CENTRAL ANGLE OF 04°23'51", AN ARC LENGTH OF 70.27 FEET, AND A CHORD BEARING S54°38'05"E, FOR 70.25 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", N36°38'24"E, FOR 339.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 118°05'37", AN ARC LENGTH OF 51.53 FEET, AND A CHORD BEARING S84°18'48"E, FOR 42.88 FEET TO THE POINT OF TANGENT; THENCE S25°15'59"E, FOR 52.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 27°10'10", AN ARC LENGTH OF 156.48 FEET, AND A CHORD BEARING S38°51'05"E, FOR 155.02 FEET TO THE POINT OF TANGENT; THENCE S52°26'10"E, FOR 160.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 28°27'47", AN ARC LENGTH OF 163.93 FEET, AND A CHORD BEARING S66°40'03"E, FOR 162.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°53'48", AN ARC LENGTH OF 38.79 FEET, AND A CHORD BEARING S36°27'02"E, FOR 35.01 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,695.42 FEET, A CENTRAL ANGLE OF 02°35'52", AN ARC LENGTH OF 76.87 FEET, AND A CHORD BEARING S06°41'56"W, FOR 76.86 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAME BEING THE POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4"; THENCE N84°36'00"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", FOR 239.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, ACCORDING TO THE PLAT OF WATERGRASS PARCEL "B-1", "B-2", "B-3" AND "B-4", WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 915.50 FEET, A CENTRAL ANGLE OF 27°45'59", AN ARC LENGTH OF 443.67 FEET, AND A CHORD BEARING N70°43'00"W, FOR 439.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,120 SQUARE FEET OR 3.102 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PROMENADE RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER") DOES HEREBY STATE AND DECLARE THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "PROMENADE BUSINESS CENTRE NORTH PARCEL 4B", AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS INGRESS/EGRESS EASEMENTS, WHICH ARE SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
2. THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC 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.
3. THE OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "PUBLIC UTILITY EASEMENT" [UE (PUB)], 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.
4. THE OWNER HEREBY 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, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR FUTURE OWNERS OF THE LOTS FAIL TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
5. THE OWNER RESERVES FOR ITSELF, SUCCESSORS, AND ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS AS SHOWN ON THIS PLAT. 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.
6. THE OWNER FURTHER DOES GRANT AND RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE TITLE TO ANY LANDS DEDICATED 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.
7. THE OWNER RESERVES FOR ITSELF, ITS SUCCESSORS, OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS INGRESS AND EGRESS EASEMENTS FOR THE PURPOSE OF USE AND MAINTENANCE.
8. THE OWNER RESERVES FOR ITSELF, ITS SUCCESSORS, OR ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE EASEMENTS FOR THE PURPOSE OF USE AND MAINTENANCE.
9. THE OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES TO THE COUNTY A NON-INGRESS-EGRESS EASEMENT ALONG OVERPASS ROAD, AS SHOWN HEREON.

OWNER:

PROMENADE RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

David H. Freeman
DAVID H. FREEMAN
MANAGER

M. Patel
WITNESS
Melissa Rathbain
PRINTED NAME

Mary C. Wood
WITNESS
Mary C. Wood
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

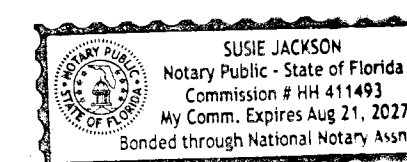
STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 25th DAY OF February, 2026 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DAVID H. FREEMAN, AS MANAGER OF PROMENADE RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME 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: 8/21/27 COMMISSION NUMBER: 411493

Shirley Jackson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF Hillsborough)

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, FILE NO: 12776457) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN PROMENADE RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA FILE NO: 12776457

THIS 25th DAY OF February, 2026

BY:

Chris Zeller
NAME: MANAGER
TITLE: CHAIR ZELLER

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

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 3rd DAY OF March, 2026

Alex W. Parnes
ALEX W. PARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5131



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

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF March, 2026, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

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

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 14th DAY OF March, 2026, IN PLAT BOOK 101, PAGES 51 THROUGH 51.

Nikki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

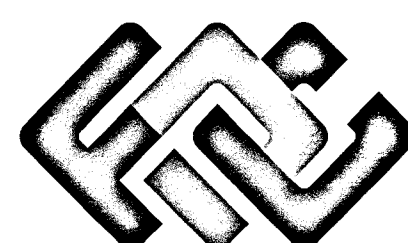
SURVEYOR AND MAPPER'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 28TH, 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 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.

Jared A. Parnes
JARED A. PARNES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

February 25th 2026

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN
CONSULTANTS, INC.

— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
AUGUST 2025 - 2020-009C (435)

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.

PROMENADE BUSINESS CENTRE NORTH PARCEL 4B

A REPLAT OF PARCEL 4B, ACCORDING TO THE PLAT OF PROMENADE BUSINESS CENTRE NORTH, AS RECORDED IN PLAT BOOK 88, PAGE 130 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 161 PAGE 52

LINE	BEARING	LENGTH
L1	S25°15'59"E	52.89'
L2	S52°26'10"E	160.97'
L3	N36°38'24"E	142.79'
L4	N36°38'24"E	12.00'
L5	N36°38'24"E	12.00'
L6	N36°38'24"E	136.37'
L7	N68°53'59"W	52.72'
L8	N68°53'59"W	86.77'
L9	N68°53'59"W	26.44'
L10	N16°17'28"E	48.75'
L11	N16°17'28"E	24.99'
L12	N68°53'59"W	68.81'
L13	N68°53'59"W	75.64'
L14	N58°14'15"W	107.89'
L15	S33°45'32"W	17.87'
L16	S33°45'32"W	18.17'
L17	N21°14'17"E	27.49'
L18	N21°14'17"E	20.51'
L19	N53°21'36"E	9.00'
L20	S53°21'36"E	9.00'
L21	S53°21'36"E	9.00'
L22	N53°21'36"W	93.57'
L23	S53°21'36"E	51.51'
L24	S53°21'36"E	93.57'
L25	S36°38'24"W	47.50'
L26	N52°26'10"W	20.69'
L27	S37°33'50"W	50.00'
L28	S36°46'24"W	10.15'
L29	N21°06'01"E	8.92'
L30	N05°29'04"E	40.99'
L31	N37°33'50"E	45.44'
L32	S14°00'25"W	24.00'
L33	S14°00'25"W	26.00'
L34	S05°29'04"W	101.08'
L35	S37°33'50"W	45.44'
L36	S37°33'50"W	45.44'
L37	S05°29'04"W	65.00'
L38	N37°13'26"E	38.04'
L39	N52°01'11"E	10.15'
L40	S52°01'11"W	10.15'
L41	S37°13'26"W	40.54'
L42	S14°00'25"W	10.00'
L43	N53°21'36"W	38.14'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	51.53'	42.88'	S84°18'48"E	118°05'37"
C2	25.00'	21.91'	21.21'	S61°44'38"W	050°12'29"
C3	25.00'	29.62'	27.92'	N59°12'33"W	067°53'08"
C4	330.00'	156.48'	155.02'	S38°51'05"E	027°10'10"
C5	330.00'	61.22'	61.14'	S30°34'53"E	010°37'47"
C6	330.00'	24.01'	24.00'	S37°58'49"E	004°10'04"
C7	330.00'	71.26'	71.12'	S46°15'00"E	012°22'18"
C8	330.00'	163.93'	162.25'	S66°40'03"E	028°27'47"
C9	25.00'	38.79'	35.01'	S36°27'02"E	088°53'48"
C10	1695.42'	76.87'	76.86'	S06°41'56"W	002°35'52"
C11	915.50'	443.67'	439.34'	N70°43'00"W	027°45'59"
C12	915.50'	136.18'	136.05'	S80°15'16"E	008°31'21"
C13	915.50'	18.51'	18.51'	S75°24'50"E	001°09'29"
C14	915.50'	26.00'	26.00'	S74°01'17"E	001°37'38"
C15	915.50'	71.04'	71.02'	S70°59'05"E	004°26'45"
C16	915.50'	190.60'	190.25'	S62°47'52"E	011°55'42"
C17	867.50'	21.98'	21.98'	S68°02'10"E	001°27'06"
C18	185.51'	17.56'	17.55'	N78°50'53"W	005°25'25"
C19	100.00'	36.29'	36.09'	N65°44'25"W	020°47'31"
C20	100.00'	17.75'	17.72'	N71°03'08"W	010°10'04"
C21	100.00'	24.20'	24.14'	N59°02'05"W	013°52'02"
C22	100.00'	14.91'	14.89'	N47°49'49"W	008°32'30"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C23	100.00'	20.57'	20.53'	N49°27'06"W	011°47'05"
C24	380.00'	58.87'	58.81'	S47°59'52"E	008°52'36"
C25	10.00'	19.58'	16.60'	S19°24'24"E	112°12'00"
C26	855.50'	7.26'	7.26'	S75°44'59"E	000°29'11"
C27	855.50'	115.25'	115.17'	S79°51'09"E	007°43'08"
C28	74.00'	41.43'	40.89'	S21°31'27"W	032°04'47"
C29	855.50'	34.45'	34.45'	S74°21'11"E	002°18'26"
C30	879.50'	17.07'	17.07'	S75°26'13"E	001°06'43"
C31	879.50'	130.82'	130.70'	S80°15'16"E	008°31'21"
C32	879.50'	12.00'	12.00'	S84°54'23"E	000°46'54"
C33	62.00'	34.71'	34.26'	S21°31'27"W	032°04'47"
C34	50.00'	27.99'	27.63'	S21°31'27"W	032°04'47"
C35	15.00'	4.09'	4.08'	S44°12'14"W	015°37'53"
C36	39.00'	10.42'	10.39'	S44°21'46"W	015°18'50"
C37	915.50'	70.27'	70.25'	S54°38'05"E	004°23'51"
C38	60.00'	7.31'	7.31'	S69°06'01"W	006°59'03"
C39	915.50'	1.35'	1.35'	S84°33'28"E	000°05'04"
C40	25.00'	15.75'	15.49'	N62°50'56"W	036°06'01"
C41	25.00'	23.04'	22.23'	N18°24'01"W	052°47'47"
C42	905.50'	10.02'	10.02'	N59°57'31"W	000°38'03"

LEGEND:

AE = ACCESS EASEMENT
CCR = CERTIFIED CORNER RECORD
CDD = COMMUNITY DEVELOPMENT DISTRICT
COR = CORNER
CST = CLEAR SIGHT TRIANGLE EASEMENT
DE = DRAINAGE EASEMENT
DIA = DIAMETER
E'LY = EASTERLY
ESMT = EASEMENT
FCM = FOUND 4"x4" CONCRETE MONUMENT
FDC = FLORIDA DESIGN CONSULTANTS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD
FN&D = FOUND NAIL & DISK "FDC LB 6707" (UNLESS OTHERWISE NOTED)
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
N/F = NOT FOUND
(C) = NON-RADIAL

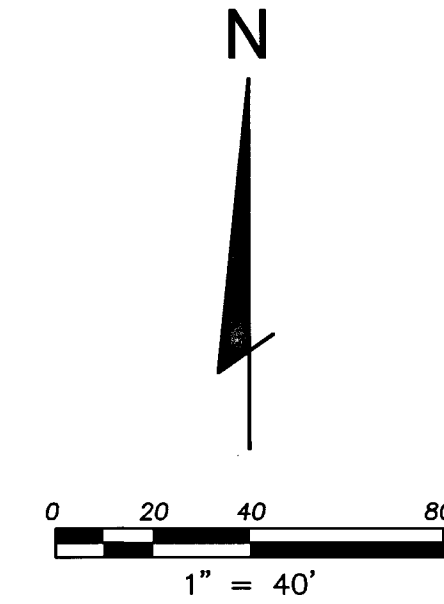
N'LY = NORTHERLY
(O/A) = OVERALL
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
PB = PLAT BOOK
PID = NATIONAL GEODETIC SURVEY PERMANENT IDENTIFICATION NUMBER
PLS = PROFESSIONAL LAND SURVEYOR
POA = PROPERTY OWNERS ASSOCIATION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT
(PUB) = PUBLIC
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
W = WESTERLY

NOTED)
SEC = SECTION
S'LY = SOUTHERLY
SN&D = SET MAG NAIL AND DISK "FDC LB 6707" (UNLESS OTHERWISE NOTED)
TYP = TYPICAL
UE = UTILITY EASEMENT
WLY = WESTERLY

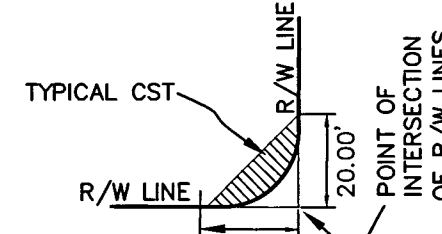
□ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
■ = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTHERLY RIGHT-OF-WAY LINE OF OVERPASS ROAD, BEING S52°26'10"E, AS SHOWN ON THE MAP OF THIS PLAT. 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.
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE, ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- LOT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS ARE FOUND OR 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. WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.
- THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "PROMENADE BUSINESS CENTRE NORTH PARCEL 4B" ARE SUBJECT TO THE DECLARATION OF EASEMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 11311, PAGE 123, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

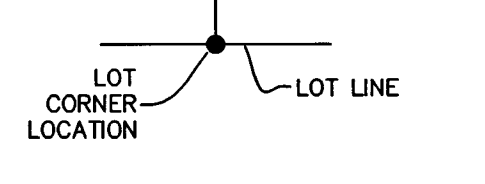


NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.

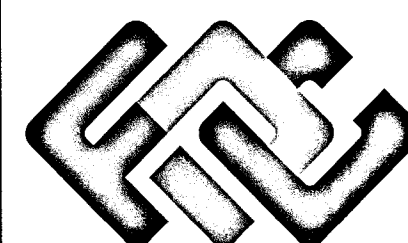


TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)

SN&D OR S'LY WITNESS POINT AS NECESSARY



LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)



FLORIDA DESIGN CONSULTANTS, INC.

— THINK IT. ACHIEVE IT. —

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AUGUST 2025 - 2020-009C (435)

SHEET 2 OF 2
PROMENADE BUSINESS CENTRE NORTH PARCEL 4B