

MEADOW OAKS PARCELS O & K
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 92

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHWEST CORNER, ACCORDING TO THE PLAT OF LAKESIDE PHASE 4, AS RECORDED IN PLAT BOOK 78, PAGE 91, SAME ALSO BEING A POINT ON THE NORTH LINE, ACCORDING TO THE PLAT OF VERANDAHS, AS RECORDED IN PLAT BOOK 56, PAGE 64, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'33"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, SAME BEING SAID NORTH LINE, ACCORDING TO THE PLAT OF VERANDAHS (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 918.08 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, N00°19'12"E, FOR 1,130.31 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, ACCORDING TO THE PLAT OF MEADOW OAKS UNIT TWO, AS RECORDED IN PLAT BOOK 25, PAGE 121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID EASTERLY LINE, ACCORDING TO THE PLAT OF MEADOW OAKS UNIT TWO: (1) THENCE N65°59'02"E, FOR 70.75 FEET; (2) THENCE N63°22'52"E, FOR 274.20 FEET; (3) THENCE N13°10'00"E, FOR 366.00 FEET; (4) THENCE N01°11'22"W, FOR 118.31 FEET; (5) THENCE N03°14'43"W, FOR 320.40 FEET; (6) THENCE N52°27'51"E, FOR 247.21 FEET; (7) THENCE N28°28'34"E, FOR 164.12 FEET; (8) THENCE N22°21'32"E, FOR 94.54 FEET; (9) THENCE N00°15'14"W, FOR 72.73 FEET; (10) THENCE S89°44'46"W, FOR 56.24 FEET; (11) THENCE N00°15'14"W, FOR 120.00 FEET TO THE NORTHEAST CORNER, ACCORDING TO SAID PLAT OF MEADOW OAKS UNIT TWO, SAME BEING THE POINT OF INTERSECTION WITH THE WESTERLY LINE, ACCORDING TO SAID PLAT OF LAKESIDE PHASE 4, SAME ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 34; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY LINE, ACCORDING TO THE PLAT OF LAKESIDE PHASE 4: (1) THENCE N89°44'57"E, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, FOR 300.33 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE S00°18'28"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 AND THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, RESPECTIVELY, FOR 2,652.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,781,068 SQUARE FEET OR 40.888 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER"), AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LAND REFERRED TO AS "MEADOW OAKS PARCELS O & K", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY RESERVE FEE TITLE TO TRACT "A1" [(HOA)INGRESS-EGRESS AND DRAINAGE EASEMENT AND (PUB)UTILITY EASEMENT], TRACT "A-1A" [(HOA)ACCESS AND DRAINAGE EASEMENTS, WETLAND BUFFER AREA, (PUB)UTILITY EASEMENT], TRACT "A-1B" [(HOA)OPEN SPACE], TRACT "A-1C" [(HOA)ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB)UTILITY EASEMENT], TRACT "A-1D" [(HOA)ACCESS AND DRAINAGE EASEMENTS, WETLAND BUFFER AREA, (PUB)UTILITY EASEMENT], TRACT "B1" [(HOA)ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB)UTILITY EASEMENT], TRACT "B2" [(HOA)ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB)UTILITY EASEMENT], TRACT "C1" [(HOA)WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA], TRACT "C2" [(HOA)WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA], AND TRACT "C3" [(HOA)WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA], AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO MEADOW OAKS RESIDENTIAL COMMUNITY ASSOCIATION, INC. (THE "HOA" OR "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS 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 AFTER SUCH CONVEYANCE.

2. THE "OWNER" FURTHER DOES:

- A. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS "TRACT A1", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
- B. GRANT, CONVEY AND DEDICATE 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 ITSELF, ITS 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."
- C. 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, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE), 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.

3. 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 OR COMMONLY OWNED PROPERTY ON THIS PLAT. IN THE EVENT THE "OWNER" OR "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.

4. THE "OWNER" RESERVES FOR ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS 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.

5. THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "ASSOCIATION", ITS SUCCESSORS OR 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 SECTION 177.085(1), FLORIDA STATUTES.

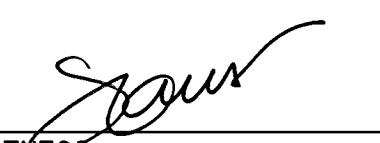
6. THE "OWNER" HEREBY GRANTS AND CONVEYS TO THE "ASSOCIATION", ALL (HOA) WALL, MAINTENANCE, DRAINAGE (DE), AND ACCESS (AE) EASEMENTS AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER:

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


ROBERT ZOPP
DIVISION PRESIDENT


WITNESS
Rich Leatham
PRINTED NAME


WITNESS
Soucky Orouko
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF Florida
(SS:
COUNTY OF Hillsborough)

I HEREBY CERTIFY ON THIS 17th DAY OF March, 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, 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: July 10 2027

COMMISSION NUMBER: HH 419246


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

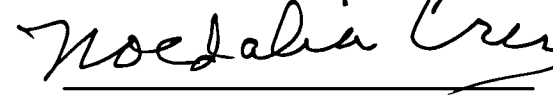


CERTIFICATE OF ACCEPTANCE:

MEADOW OAKS RESIDENTIAL COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.


REBECCA JUSOVIC
PRESIDENT


WITNESS
ABRAHAM TREVINO
PRINTED NAME


WITNESS
Noedalia Cruz
PRINTED NAME

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

STATE OF Florida
(SS:
COUNTY OF Pasco)

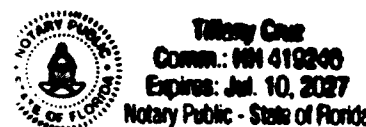
I HEREBY CERTIFY ON THIS 17th DAY OF March, 2026 BEFORE ME PERSONALLY APPEARED REBECCA JUSOVIC, BY MEANS OF PHYSICAL PRESENCE, AS PRESIDENT OF MEADOW OAKS RESIDENTIAL COMMUNITY ASSOCIATIONS, INC., ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ IDENTIFICATION, WHO HAS IDENTIFIED HERSELF 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 Pasco COUNTY, Florida, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: July 10 2027

COMMISSION NUMBER: HH 419246


NOTARY PUBLIC, STATE OF TEXAS AT LARGE
Florida



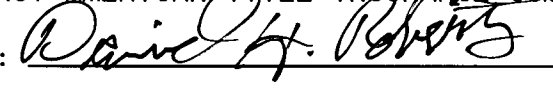
PROPERTY INFORMATION

STATE OF FLORIDA)
(SS:
COUNTY OF PASCO)

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, FATIC FILE NO. 110618501) 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 IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 110618501.

THIS 25 DAY OF March, 2026

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: 

DAVID ROBERTS
AUTHORIZED SIGNATORY

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

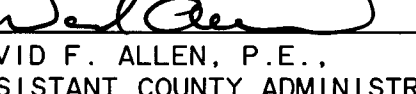
PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE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

SIGNED AND SEALED THIS 21st DAY OF March, 2026


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 10th 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

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

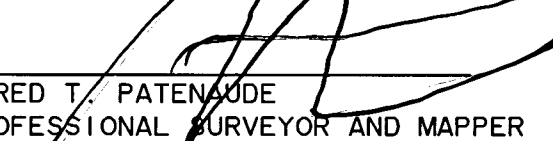
I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 14th DAY OF April, 2026 IN PLAT BOOK 101, PAGES 92 THROUGH 97.


NINKI ALVAREZ-SOMMES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

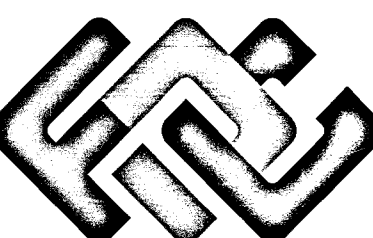
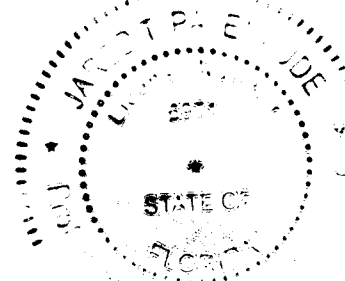
SURVEYOR AND MAPPER'S CERTIFICATE

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 6TH DAY OF MAY, 2025, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 16th DAY OF MARCH, 2026.


JARED T. PATENODE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

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

FEBRUARY 2025 - 2024-0110 (1373)

MEADOW OAKS PARCELS O & K
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

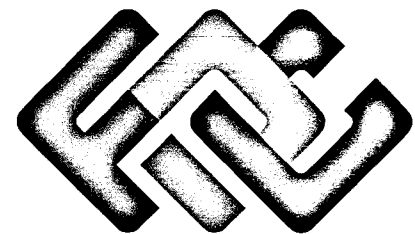
PLAT BOOK 101 PAGE 93

NOTES:

- THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "MEADOW OAKS PARCELS O & K" ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENT AND RESTRICTIONS FOR MEADOW OAKS AS RECORDED IN OFFICIAL RECORDS BOOK 11315, PAGE 3670 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 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, MORE PARTICULARLY BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING S89°59'33"W, AS SHOWN ON THE MAP OF SURVEY. CONTROL MONUMENTS UTILIZED ARE: (a) AN ALUMINUM ALLOY ROD, INSIDE METAL CASING, LID STAMPED "L13-041 1991", DESIGNATED BY NGS AS "L13 041", PID = AL8043 (NORTHING = 1,459,035.20', EASTING = 464,237.86'), (b) AN ALUMINUM ALLOY ROD, INSIDE METAL CASING, LID STAMPED "G13 043 1991", DESIGNATED BY NGS AS "G13 043", PID = AL8014 (NORTHING = 1,474,841.37', EASTING = 463,379.74'), BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE, (<http://www.ngs.noaa.gov>)
- 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).
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD), ENVIRONMENT RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (A.C.O.E.) PERMIT.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A TELECOMMUNICATION 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.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED PCP LB 6707, LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A 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). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 WITNESS (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED LB 6707 WITNESS (IN HARD SURFACES). MONUMENTS WILL 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 177.091(8), WITHIN THE TIME ALLOTTED.
- LOTS 10 AND 11, LOTS 15 AND 16, AND LOTS 26 AND 27 ARE SUBJECT TO A 20-FOOT DRAINAGE EASEMENT AND ACCESS EASEMENT ACROSS THE SHARED SIDE LOT LINE (10.00' ON EACH SIDE).
- LOTS 65 AND 66 ARE SUBJECT TO A 20-FOOT UTILITY EASEMENT ACROSS THE SHARED SIDE LOT LINE (10.00' ON EACH SIDE).
- LOTS 31 AND 32 ARE SUBJECT TO A 28-FOOT DRAINAGE EASEMENT AND ACCESS EASEMENT ACROSS THE SHARED SIDE LOT LINE (14.00' ON EACH SIDE).
- THE PLAT IS ALSO SUBJECT TO THAT CERTAIN MASTER DECLARATION FOR MEADOW OAKS RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 258, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGEND

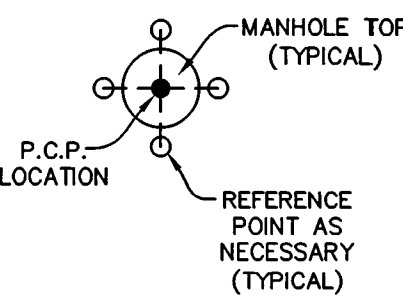
- AE = ACCESS EASEMENT
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- E/LY = EASTERLY
- ESMT = EASEMENT
- FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- FDC = FLORIDA DESIGN CONSULTANTS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FE = FENCE EASEMENT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND
- FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- HOA = HOMEOWNER'S ASSOCIATION
- LB = LICENSED BUSINESS
- LE = LANDSCAPE EASEMENT
- LS = LICENSED SURVEYOR
- N/C = NO CAP
- N/F = NOT FOUND
- NGS = NATIONAL GEODETIC SURVEY
- (A) = NON-RADIAL
- NLY = NORTHERLY
- NTS = NOT TO SCALE
- NWLY = NORTHWESTERLY
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PAE = PEDESTRIAN ACCESS EASEMENT
- PB = PLAT BOOK
- PID = PERMANENT IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PG(S) = PAGE(S)
- 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) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
- S/LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- WLY = WESTERLY
- WCA = WETLAND CONSERVATION AREA
- WMCA = WETLAND MITIGATION CONSERVATION AREA
- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- ⬢ = SECTION CORNER
- = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- ⊙ = NGS CONTROL POINT



FLORIDA DESIGN
CONSULTANTS, INC.

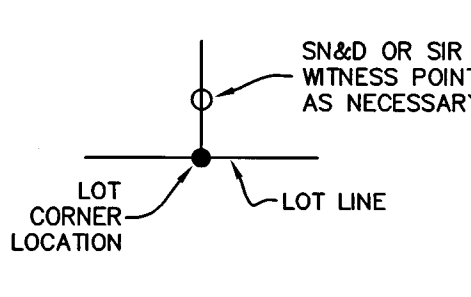
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17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO. 6707
FEBRUARY 2025 - 2024-0110 (1373)



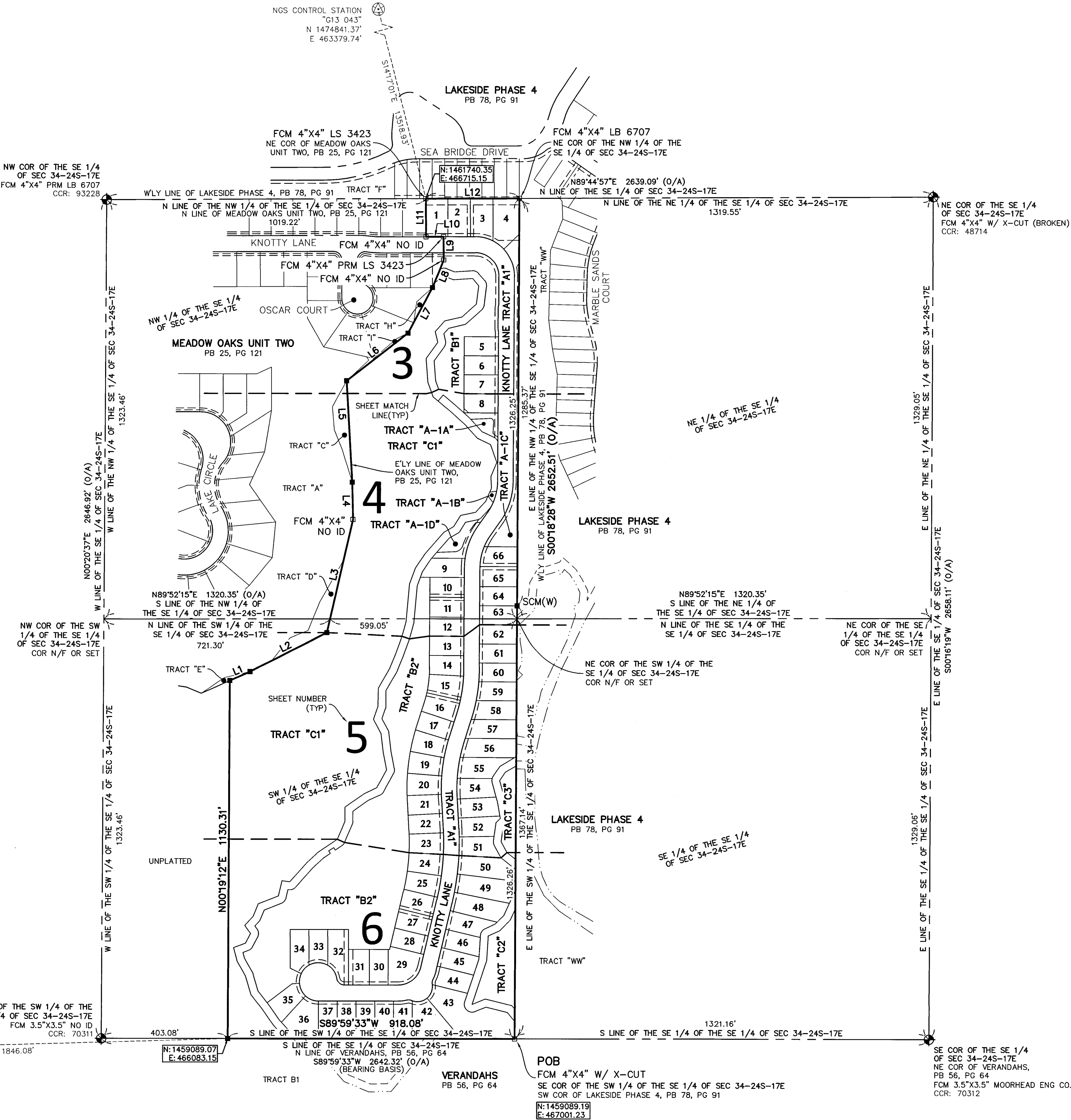
P.C.P. REFERENCE
DIAGRAM

(NOT TO SCALE)



LOT CORNER
WITNESS DIAGRAM

(NOT TO SCALE)

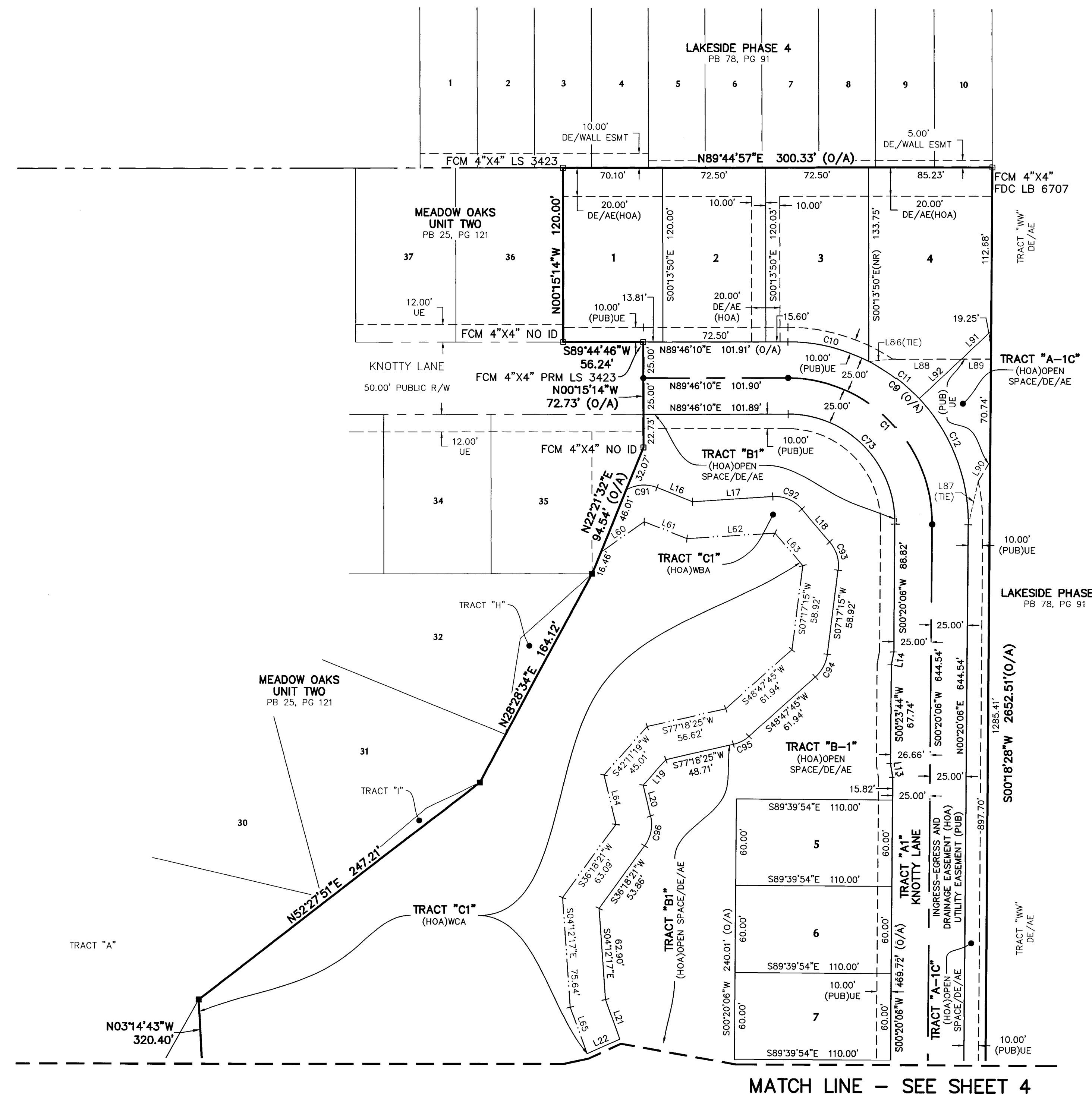
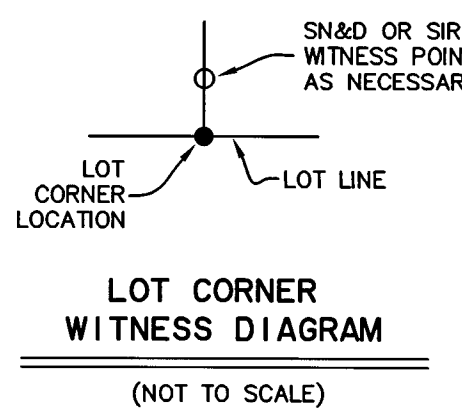
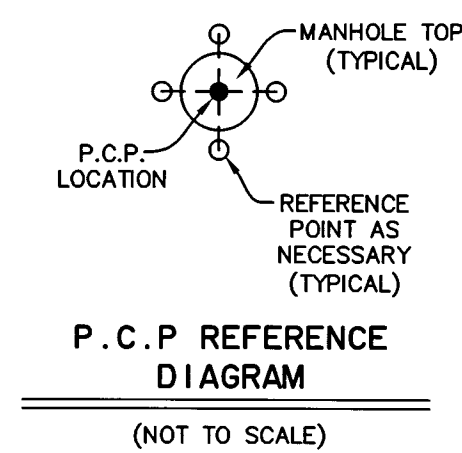


LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°59'02"E	70.75'
L2	N63°22'52"E	274.20'
L3	N13°10'00"E	366.00'
L4	N01°11'22"W	118.31'
L5	N03°14'43"W	320.40'
L6	N52°27'51"E	247.21'
L7	N28°28'34"E	164.12'
L8	N22°21'32"E	94.54'
L9	N00°15'14"W	72.73'
L10	S89°44'46"W	56.24'
L11	N00°15'14"W	120.00'
L12	N89°44'57"E	300.33'

TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
"A1"	(HOA) INGRESS-EGRESS AND DRAINAGE EASEMENT, (PUB) UTILITY EASEMENT
"A-1A"	(HOA) ACCESS AND DRAINAGE EASEMENTS, WETLAND BUFFER AREA, (PUB) UTILITY EASEMENT
"A-1B"	(HOA) OPEN SPACE
"A-1C"	(HOA) ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB) UTILITY EASEMENT
"A-1D"	(HOA) ACCESS AND DRAINAGE EASEMENTS, WETLAND BUFFER AREA, (PUB) UTILITY EASEMENT
"B1"	(HOA) ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB) UTILITY EASEMENT
"B2"	(HOA) ACCESS AND DRAINAGE EASEMENTS, OPEN SPACE, (PUB) UTILITY EASEMENT
"C1"	(HOA) WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA
"C2"	(HOA) WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA
"C3"	(HOA) WETLAND BUFFER AREA AND WETLAND CONSERVATION AREA

MEADOW OAKS PARCELS O & K
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

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LINE TABLE		
LINE	BEARING	LENGTH
L13	S09°48'07"E	9.49'
L14	S10°29'31"W	9.06'
L16	S69°03'03"E	26.84'
L17	N86°15'55"E	56.59'
L18	S41°04'44"E	29.86'
L19	S42°11'19"W	23.81'
L20	S13°49'12"E	21.93'
L21	S20°13'28"E	29.19'
L22	S66°07'40"W	25.05'
L60	N55°10'55"E	36.90'
L61	S69°03'03"E	32.31'
L62	N86°15'55"E	62.06'
L63	S41°04'44"E	29.86'
L64	S13°49'12"E	35.22'
L65	S20°13'28"E	34.30'
L86	S84°07'45"W	17.08'
L87	S12°58'18"W	30.51'
L88	S89°36'37"W	46.60'
L89	S89°36'37"W	20.38'
L90	N30°23'47"E	16.21'
L91	S46°34'59"W	28.20'
L92	S46°34'59"W	40.27'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	158.07'	142.12'	N44°56'52"W	090°33'56"
C9	125.00'	197.58'	177.65'	N44°56'52"W	090°33'56"
C10	125.00'	59.07'	58.53'	N76°41'30"W	027°04'40"
C11	125.00'	43.06'	42.84'	N53°17'06"W	019°44'09"
C12	125.00'	95.45'	93.15'	N21°32'28"W	043°45'07"
C73	75.00'	118.55'	106.59'	N44°56'52"W	090°33'56"
C91	25.00'	22.57'	21.81'	S85°05'24"W	051°43'06"
C92	25.00'	22.98'	22.18'	N67°24'25"W	052°39'21"
C93	25.00'	21.10'	20.48'	N16°53'45"W	048°21'59"
C94	25.00'	18.11'	17.72'	N28°02'30"E	041°30'30"
C95	25.00'	12.44'	12.31'	N63°03'05"E	028°30'40"
C96	25.00'	21.87'	21.18'	N11°14'34"E	050°07'34"

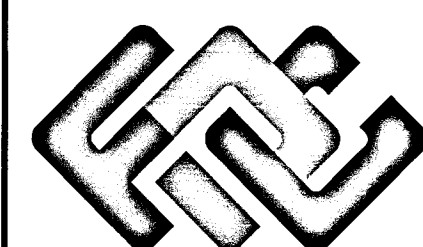
MATCH LINE - SEE SHEET 4

LEGEND

AE = ACCESS EASEMENT
BNG = BEARING
(C) = CALCULATED
COR = CERTIFIED CORNER RECORD
COMM = COMMUNITY
COR = CORNER
CST = CLEAR, SIGHT TRIANGLE EASEMENT
DE = DRAINAGE EASEMENT
E'LY = EASTERLY
ESMT = EASEMENT
EXT = EXTENSION
FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
FDC = FLORIDA DESIGN CONSULTANTS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FE = FENCE EASEMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND
FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
HOA = HOMEOWNER'S ASSOCIATION
LB = LICENSED BUSINESS
LBA = LANDSCAPE BUFFER AREA
LE = LANDSCAPE EASEMENT

LS = LANDSCAPE
N/C = NO CAP
N/F = NOT FOUND
NGS = NATIONAL GEODETIC SURVEY
(NR) = NON-RADIAL
N'LY = NORTHERLY
NTS = NOT TO SCALE
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK
PLB = PLAT BOOK
PID = PERMANENT IDENTIFICATION NUMBER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
PCP = PERMANENT CONTROL POINT (OR P.C.P.)
PG(S) = PAGE(S)
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) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
SE = SIGN EASEMENT
SEC = SECTION

SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
S'LY = SOUTHERLY
SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
SWF&MD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
TYP = TYPICAL
UE = UTILITY EASEMENT
WBA = WETLAND BUFFER AREA
W'LY = WESTERLY
WCA = WETLAND CONSERVATION AREA
WMCA = WETLAND MITIGATION CONSERVATION AREA
□ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
● = PERMANENT CONTROL POINT (PCP). MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
⊕ = SECTION CORNER
■ = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
⊙ = NGS CONTROL POINT



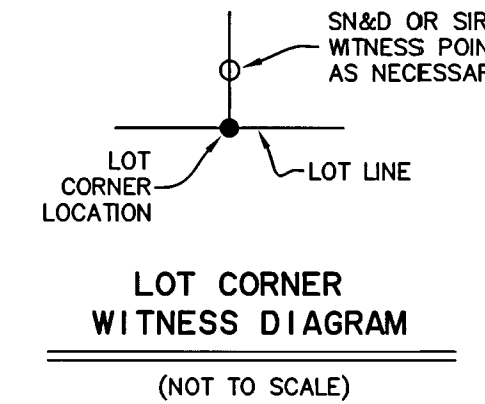
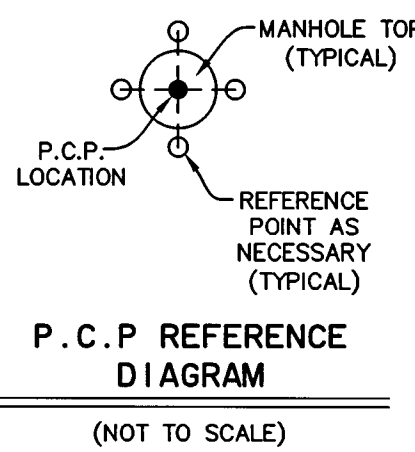
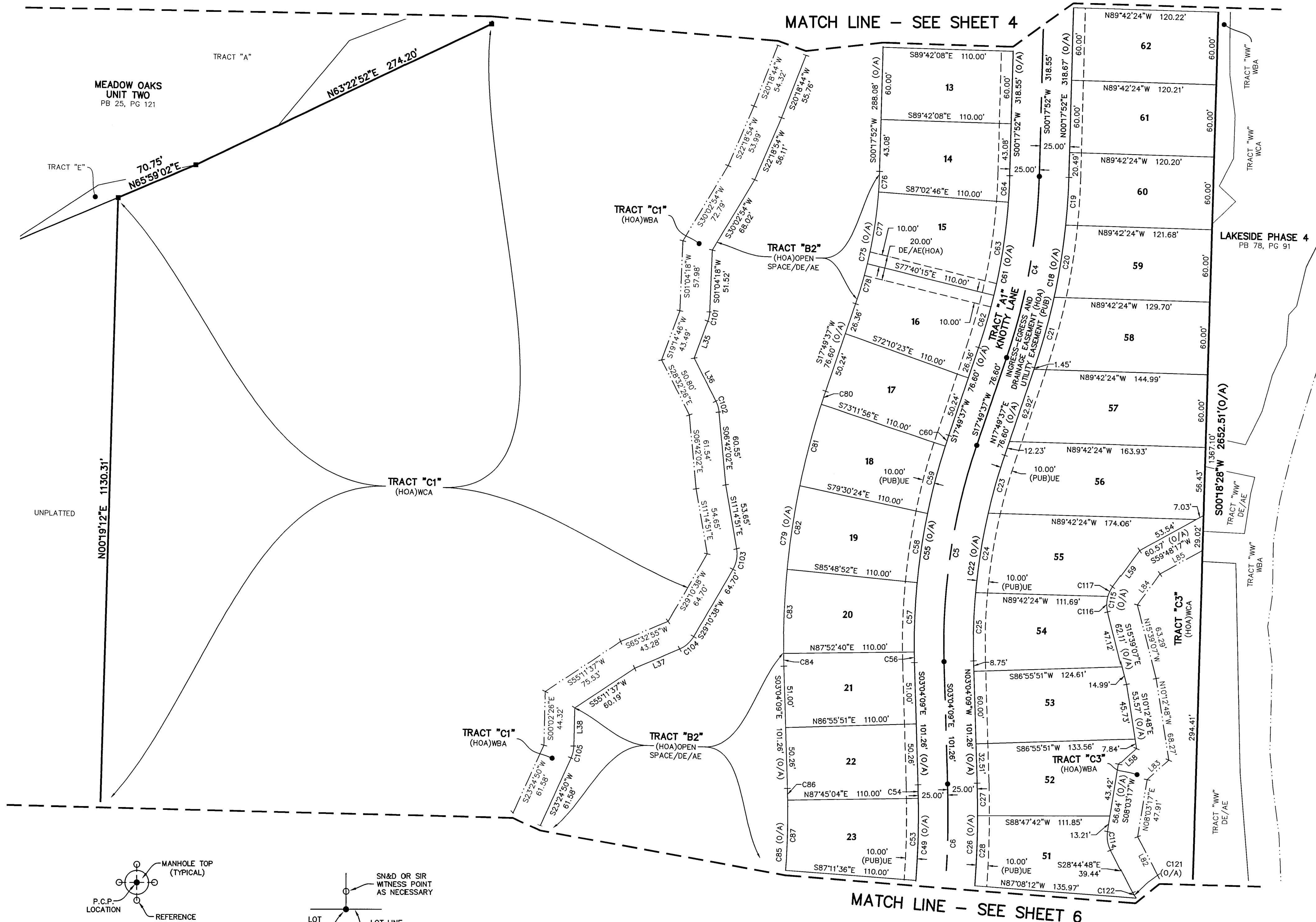
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FEBRUARY 2025 - 2024-0110 (1373)

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MEADOW OAKS PARCELS O & K
A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 101 PAGE 96



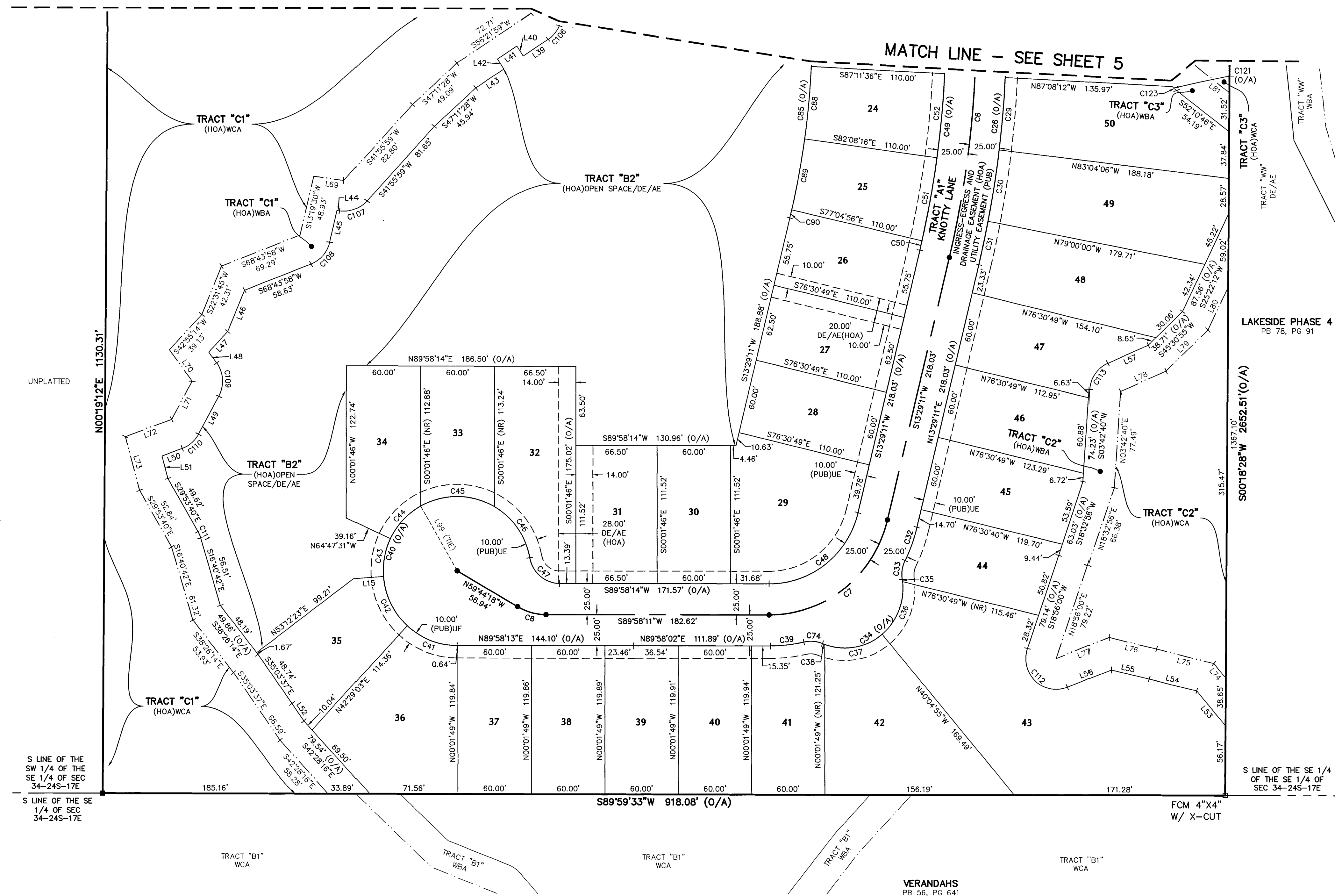
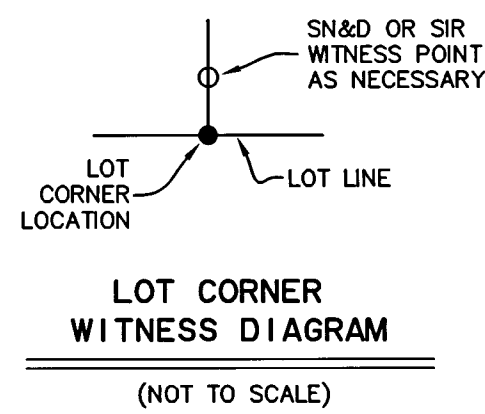
- LEGEND**
- AE = ACCESS EASEMENT
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 - = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(6)(UNLESS OTHERWISE NOTED)
 - ⬢ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - ⊕ = NGS CONTROL POINT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C4	500.00'	152.97'	152.38'	N09°03'45"E
C5	500.00'	182.35'	181.35'	S07°22'44"W
C6	800.00'	231.16'	230.36'	N05°12'31"E
C18	525.00'	160.62'	159.99'	N09°03'45"E
C19	525.00'	39.54'	39.53'	N02°27'20"E
C20	525.00'	60.57'	60.54'	N07°55'06"E
C21	525.00'	60.51'	60.47'	N14°31'31"E
C22	475.00'	173.24'	172.28'	S07°22'44"W
C23	475.00'	49.98'	49.94'	S14°48'50"W
C24	475.00'	66.42'	66.36'	S07°47'41"W
C25	474.98'	56.86'	56.82'	S00°21'36"W
C26	825.00'	238.38'	237.55'	N05°12'31"E
C27	825.00'	26.84'	26.84'	N02°08'14"W
C28	825.00'	58.58'	58.57'	N00°49'45"E
C49	775.00'	223.93'	223.16'	N05°12'31"E
C53	775.00'	68.38'	68.36'	N00°16'44"E
C54	794.67'	11.10'	11.10'	N02°39'33"W
C55	525.00'	191.47'	190.41'	S07°22'44"W
C56	525.00'	8.68'	8.68'	S02°35'45"E
C57	525.00'	57.80'	57.77'	S01°01'54"W
C58	523.57'	57.80'	57.77'	S07°20'22"W
C59	525.00'	57.80'	57.77'	S13°38'50"W
C60	525.00'	9.40'	9.40'	S17°18'51"W
C61	475.00'	145.32'	144.76'	N09°03'45"E
C62	475.00'	45.27'	45.25'	N15°05'48"E
C63	475.00'	78.03'	77.94'	N07°39'36"E
C64	475.00'	22.02'	22.02'	N01°37'33"E
C75	364.98'	111.67'	111.23'	N09°03'45"E
C76	364.76'	16.92'	16.92'	N01°37'33"E
C77	364.93'	60.03'	59.97'	N07°39'57"E
C78	364.89'	34.72'	34.70'	N15°06'08"E
C79	635.00'	231.59'	230.31'	S07°22'44"W
C80	635.00'	11.37'	11.37'	S17°18'51"W
C81	635.00'	69.91'	69.87'	S13°38'50"W
C82	635.00'	69.91'	69.87'	S07°20'22"W
C83	635.00'	69.91'	69.87'	S01°01'54"W
C84	635.00'	10.49'	10.49'	S02°35'45"E
C85	665.49'	192.15'	191.48'	N05°12'31"E
C86	665.00'	9.52'	9.52'	N02°39'33"W
C87	668.40'	58.68'	58.66'	N00°16'44"E
C101	25.00'	7.93'	7.90'	N10°09'32"E
C102	25.00'	9.53'	9.47'	N17°37'14"W
C103	25.00'	17.64'	17.28'	N08°57'53"E
C104	25.00'	15.87'	15.60'	N47°21'47"E
C105	25.00'	10.23'	10.16'	N11°41'12"E
C114	25.00'	16.06'	15.78'	S10°20'45"E
C115	25.00'	22.15'	21.43'	S09°43'57"W
C116	25.00'	13.09'	12.95'	S00°38'47"E
C117	25.00'	9.06'	9.01'	S24°44'17"W
C121	25.00'	10.22'	10.15'	S40°27'47"E
C122	25.00'	5.54'	5.52'	S35°05'21"E

LINE TABLE		
LINE	BEARING	LENGTH
L35	S19°14'46"W	32.42'
L36	S28°32'26"E	39.73'
L37	S65°32'55"W	41.02'
L38	S00°02'26"E	31.25'
L58	S46°33'08"W	19.44'
L59	S35°07'01"W	37.07'
L82	N28°44'48"W	39.44'
L83	N46°33'08"E	24.22'
L84	N35°07'01"E	31.60'
L85	N59°48'17"E	40.38'

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A SUBDIVISION OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

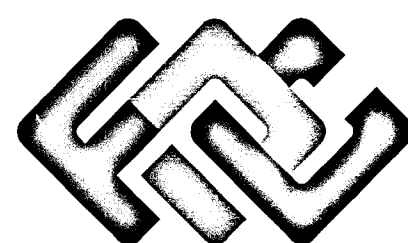


CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	LINE	BEARING	LENGTH
C6	800.00'	231.16'	230.36'	N051°23'11"	016°33'20"	L15	N85°27'22"E	24.14'
C7	100.00'	133.49'	123.80'	N51°43'41"E	076°29'01"	L39	S56°21'59"W	24.31'
C8	46.00'	24.32'	24.04'	S74°53'03"E	030°17'31"	L40	S33°45'49"E	9.50'
C26	825.00'	238.38'	237.55'	N051°23'11"	016°33'20"	L41	N56°21'59"E	19.33'
C29	825.00'	58.58'	58.57'	N04°53'51"E	004°04'06"	L42	N33°38'01"W	9.53'
C30	825.00'	58.58'	58.57'	N08°57'57"E	004°04'06"	L43	S56°21'59"W	27.37'
C31	825.00'	35.80'	35.80'	N12°14'35"E	002°29'10"	L44	N88°20'30"W	2.11'
C32	125.00'	28.71'	28.65'	N20°03'58"E	013°09'34"	L45	S13°19'30"W	26.21'
C33	25.00'	15.49'	15.24'	S08°53'44"W	035°30'02"	L46	S22°31'45"W	36.15'
C34	48.00'	101.51'	83.62'	N51°43'41"E	121°09'56"	L47	S42°55'14"W	22.96'
C35	48.00'	1.77'	1.77'	N07°47'45"E	002°07'05"	L48	S36°15'05"E	10.88'
C36	48.00'	47.46'	45.55'	N21°35'26"E	056°39'18"	L49	S28°38'46"W	34.91'
C37	48.00'	50.12'	47.88'	N79°50'02"E	059°49'53"	L50	S69°40'35"W	17.65'
C38	48.00'	2.15'	2.15'	S68°58'11"E	002°33'40"	L51	S15°12'17"E	18.77'
C39	124.95'	27.71'	27.65'	N83°09'44"E	012°42'16"	L52	S35°03'37"E	16.97'
C40	60.00'	272.10'	92.04'	S39°53'20"W	259°50'01"	L53	S39°59'41"E	36.61'
C41	60.00'	44.52'	43.50'	S88°46'19"E	042°30'44"	L54	S76°01'14"E	39.64'
C42	60.00'	45.00'	43.95'	S26°01'47"E	042°58'19"	L55	S76°29'43"E	31.43'
C43	60.00'	31.16'	30.81'	S101°9'56"W	029°47'05"	L56	N68°10'11"E	38.10'
C44	60.00'	36.75'	36.18'	S44°45'26"W	035°05'53"	L57	S65°31'44"W	36.05'
C45	60.00'	62.83'	60.00'	N89°41'36"W	060°00'04"	L69	N82°07'30"W	24.84'
C46	60.00'	51.83'	50.24'	N34°56'37"W	049°29'53"	L70	S36°15'05"E	31.55'
C47	25.00'	34.58'	31.89'	S49°49'30"E	079°51'40"	L71	S28°38'46"W	34.61'
C48	75.00'	100.12'	92.85'	N51°43'42"E	076°29'04"	L72	S69°40'35"W	40.92'
C49	775.00'	223.93'	223.16'	N051°23'11"	016°33'20"	L73	S15°12'17"E	44.75'
C50	803.30'	7.69'	7.69'	N13°12'07"E	000°32'55"	L74	N39°59'41"W	15.28'
C51	775.00'	68.68'	68.36'	N10°23'24"E	005°03'20"	L75	N76°01'14"W	47.84'
C52	775.00'	68.38'	68.36'	N05°20'04"E	005°03'20"	L76	N76°29'43"W	39.49'
C74	25.00'	15.49'	15.24'	N85°26'23"E	035°30'02"	L77	S68°10'11"W	46.06'
C85	665.49'	192.15'	191.48'	N051°23'11"	016°33'26"	L78	N65°31'44"E	40.46'
C88	670.28'	58.68'	58.66'	N05°20'04"E	005°00'56"	L79	N45°30'55"E	47.57'
C89	688.28'	58.68'	58.66'	N10°23'24"E	005°01'53"	L80	N25°22'12"E	38.54'
C90	665.00'	6.60'	6.60'	N132°00'7"E	000°34'07"	L81	N52°10'46"W	34.99'
C106	25.00'	14.38'	14.18'	N39°53'24"E	032°57'09"	L99	N29°41'37"W	60.00'
C107	25.00'	24.41'	23.45'	N69°54'14"E	055°56'32"			
C108	25.00'	24.18'	23.25'	N41°00'14"E	055°24'28"			
C109	25.00'	28.32'	26.83'	N03°48'10"W	064°53'51"			
C110	25.00'	17.90'	17.52'	N49°09'41"	041°01'49"			
C111	25.00'	5.77'	5.75'	N23°17'11"W	013°12'58"			
C112	25.00'	57.06'	45.46'	S46°26'54"E	130°45'49"			
C113	25.00'	26.97'	25.68'	S34°37'12"W	061°49'04"			
C121	25.00'	10.22'	10.15'	S40°27'47"E	023°26'00"			
C123	25.00'	4.69'	4.68'	S46°48'21"E	010°44'53"			

AE = ACCESS EASEMENT
BNG = BEARING
C = CALCULATED
CCR = CERTIFIED CORNER RECORD
COMM = COMMUNITY
COR = CORNER
CST = CLEAR SIGHT TRIANGLE EASEMENT
DE = DRAINAGE EASEMENT
E = EASTERLY
ESMT = EASEMENT
EXT = EXTENSION
FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM 670" UNLESS OTHERWISE NOTED
FDC = FLORIDA DESIGN CONSULTANTS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FENCE = FENCE EASEMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND
FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
HOA = HOMEOWNER'S ASSOCIATION
LB = LICENSED BUSINESS
LEA = LANDSCAPE BUFFERS AREA
LE = LANDSCAPE EASEMENT

LS	= LANDSCAPE
N/C	= NO CAP
N/F	= NOT FOUND
N/S	= NATIONAL GEODETIC SURVEY
(NR)	= NON-RADIAL
NLY	= NORTHERLY
NTS	= NOT TO SCALE
O/A	= OVERALL
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PID	= PERMANENT IDENTIFICATION NUMBER
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PLS	= PROFESSIONAL LAND SURVEYOR
PCP	= PERMANENT CONTROL POINT (OR P.C.P.)
PG(S)	= PAGE(S)
PERM	= 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)	= LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
SE	= SIGN EASEMENT
SEC	= SECTION

SLY = SET 5/8" IRON ROD AND CAP "LB 6707"
 SIR = SOUTHERLY
 SN&D = SET NAG NAIL AND DISK "LB 6707" UNLESS
 OTHERWISE NOTED
 SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 TYP = TYPICAL
 UE = UTILITY EASEMENT
 WBA = WETLAND BUFFER AREA
 WLY = WESTERLY
 WCA = WETLAND CONSERVATION AREA
 WMCA = WETLAND MITIGATION CONSERVATION AREA
 □ = FOUND 4"x4" CONCRETE MONUMENT "PRM
 LB6707" (UNLESS OTHERWISE NOTED)
 ● = PERMANENT CONTROL POINT (PCP),
 MONUMENT AS REQUIRED BY STATE
 STATUTE 177.091(8)(UNLESS OTHERWISE
 NOTED)
 ◑ = SECTION CORNER
 ■ = SET 4"x4" CONCRETE MONUMENT "PRM
 LB6707" (UNLESS OTHERWISE NOTED)
 ○ = NCS CONTROL POINT



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

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