

WIREGRASS RANCH PARCEL M25

BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 102 PAGE 13

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2, WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 1, ACCORDING TO PLAT BOOK 72, PAGE 52; OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF HUELAND POND BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 9528, PAGE 3833, OF SAID PUBLIC RECORDS OF PASCO COUNTY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1) NORTHERLY 224.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 766.00 FEET, A CENTRAL ANGLE OF 16°49'44", AND A CHORD BEARING AND DISTANCE OF NORTH 14°17'28" EAST 224.18 FEET; 2) NORTH 05°52'36" EAST, A DISTANCE OF 138.22 FEET; 3) SOUTH 84°07'24" EAST, A DISTANCE OF 20.00 FEET; 4) NORTH 05°52'36" EAST, A DISTANCE OF 364.23 FEET TO A POINT ON A CURVE TO THE RIGHT; 5) NORTHERLY 520.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 15°26'39", AND A CHORD BEARING AND DISTANCE OF NORTH 13°35'55" EAST 518.66 FEET; 6) SOUTH 68°46'45" EAST, A DISTANCE OF 2.50 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) NORTHEASTERLY 107.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,927.50 FEET, A CENTRAL ANGLE OF 02°11'10", AND A CHORD BEARING AND DISTANCE OF NORTH 22°54'49" EAST 107.17 FEET; 8) NORTH 24°30'24" EAST, A DISTANCE OF 174.30 FEET TO A POINT ON A CURVE TO THE RIGHT; 9) EASTERLY 54.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 69°30'24" EAST 49.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250 FOOT RIGHT-OF-WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 65°29'36" EAST, A DISTANCE OF 1,155.63 FEET TO THE NORTHWEST CORNER OF WIREGRASS M23 PHASE 1A, 1B AS RECORDED IN PLAT BOOK 71, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS THE FOLLOWING SIX (6) COURSES: 1) SOUTH 21°39'13" WEST, A DISTANCE OF 888.55 FEET; 2) SOUTH 40°14'07" WEST, A DISTANCE OF 80.97 FEET; 3) SOUTH 43°30'32" WEST, A DISTANCE OF 97.40 FEET; 4) SOUTH 26°33'24" WEST, A DISTANCE OF 7.49 FEET; 5) SOUTH 12°13'45" WEST, A DISTANCE OF 161.52 FEET; 6) SOUTH 29°28'31" WEST, A DISTANCE OF 419.90 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2, WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 1; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 2, WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 1, NORTH 65°59'37" WEST, A DISTANCE OF 589.60 FEET TO THE POINT OF BEGINNING, CONTAINING 37.699 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WIREGRASS RANCH INC., A FLORIDA CORPORATION, LANTOWER WIREGRASS TAMPA LP, A DELAWARE LIMITED PARTNERSHIP, ROJAS FAMILY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DAGMAR VERMISSEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RAMESH PERSHAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXCHANGERIGHT NET-LEASED ALL-CASH 8 DST, A DELAWARE STATUTORY TRUST, AND ATRIUM PLAZA INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA (THE "OWNERS") HEREBY STATE AND DECLARE THAT THEY ARE THE FREE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS WIREGRASS RANCH PARCEL M25, AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- THE OWNERS HEREBY RESERVE FEE TITLE TO TRACT "A" (CONTAINING (POA) INGRESS-EGRESS AND DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT), TRACT "B" (CONTAINING (POA) FLOW THROUGH DRAINAGE EASEMENT), AND TRACT "C" (CONTAINING (POA) DRAINAGE, OPEN SPACE AND WETLAND CONSERVATION AREA) AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNERS TO THE "PARCEL M25 OWNERS' ASSOCIATION, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS A, B AND C SHALL BE MAINTAINED BY OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A PERPETUAL EASEMENT FOR INGRESS/EGRESS OVER ALL PRIVATE INGRESS/EGRESS OR ACCESS EASEMENTS AND PARKING AREAS FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- OWNERS DO FURTHER 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 UTILITIES 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.
- OWNERS DO FURTHER RESERVE UNTO THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE 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 S. 177.091(28).
- OWNERS DO FURTHER 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 ON THIS PLAT. IN THE EVENT THE OWNERS 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 EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- OWNERS HEREBY GRANT TO THE ASSOCIATION ALL (POA) DRAINAGE EASEMENTS AND (POA) LANDSCAPE BUFFERS AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- THE OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY A NON-INGRESS/EGRESS EASEMENT OVER LOTS 1 TO LOT 5 ALONG SR 56, AND LOT 1 AND LOT 6 ALONG HUELAND POND BOULEVARD AS SHOWN AND DEPICTED HEREON.
- OWNERS HEREBY GRANT, CONVEY AND DEDICATE TO THE PUBLIC, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT A.

OWNER:

DAGMAR VERMISSEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Jacob Drewes Scott Sheridan
MANAGER WITNESS WITNESS
(PRINT NAME) (PRINT NAME)

OWNER'S ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 8 DAY OF April, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JACOB DREWES, MANAGER OF DAGMAR VERMISSEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9-25-2029

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Scott Sheridan
PRINTED NAME
Notary Public State of Florida
My Commission Expires 9/25/2029

OWNER:

RAMESH PERSHAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Ramesh Pershad Scott Sheridan
PRESIDENT WITNESS WITNESS
(PRINT NAME) (PRINT NAME)

OWNER'S ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13 DAY OF March, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, RAMESH A. PERSHAD SINGH, PRESIDENT OF RAMESH PERSHAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 8/19/26

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Ashlee S Reed
PRINTED NAME
ASHLEE S REED
Notary Public State of Florida
My Commission Expires 8/19/2026

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

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.

OWNER:

EXCHANGERIGHT NET-LEASED ALL-CASH 8 DST, A DELAWARE STATUTORY TRUST

BY: Warren Thomas Mary Lynn Deagon
ITS SECRETARY WITNESS WITNESS
(PRINT NAME) (PRINT NAME)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON March 23, 2026, BEFORE ME, A. RAZACK, Notary Public

NAME, TITLE

PERSONALLY APPEARED WARREN THOMAS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document:

Title or Type of Document: WIREGRASS RANCH PARCEL M25

Document Date: 3/23/2026 Number of Pages: 4

Signer(s) Other than Named Above:

Capacity(ies) Claimed by Signer(s):

Corporate Officer-Title(s):

Individual ☐ Attorney in Fact

Partner ☐ Limited ☐ General

Trustee ☐ Guardian of Conservator

Other: OWNER

Signer is Representing: OWNER

Corporate Officer-Title(s):

Individual ☐ Attorney in Fact

Partner ☐ Limited ☐ General

Trustee ☐ Guardian of Conservator

Other:

Signer is Representing:

OWNER:

WIREGRASS RANCH INC., A FLORIDA CORPORATION

BY: William H. Porter Ashlee S Reed
PRESIDENT WITNESS WITNESS
(PRINT NAME) (PRINT NAME)

OWNER'S ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PASCO

STATE OF PASCO)

STATE OF PASCO)

STATE OF PASCO)

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WIREGRASS RANCH PARCEL M25
BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 102 PAGE 14

CERTIFICATE OF ACCEPTANCE:

OF PARCEL M25 OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

PARCEL M25 OWNERS' ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: JAMES D. PORTER JR., PRESIDENT

WITNESS
SCOTT SHERIDAN
(PRINT NAME)

WITNESS
ASHLEE S REED
(PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 2 DAY OF April, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JAMES D. PORTER JR., PRESIDENT OF PARCEL M25 OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

ASHLEE S REED
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME

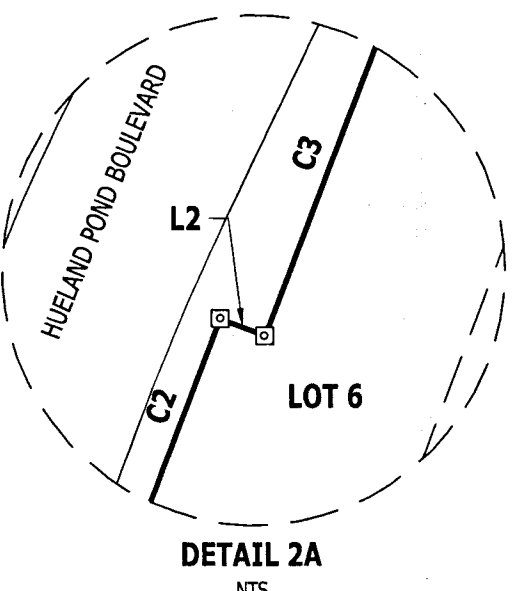
MY COMMISSION EXPIRES: 8/19/26
COMMISSION NUMBER: HH 357872



PLAT NOTES:

- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH BOUNDARY LINE OF TRACT 2, WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 1, AS RECORDED IN PLAT BOOK 72, PAGE 52, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING NORTH 65°59'37" WEST.
- COORDINATE VALUES SHOWN HEREON ARE BASED ON 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.
- STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (PCPHCN) CONTROL STATIONS "T31-122" (NAD 83-1990 RE-ADJUSTMENT) AND "X25-092" (NAD 83-1990 RE-ADJUSTMENT).
- A CORNER MONUMENT INSCRIBED "AGI LB 2610" SHALL BE SET AT EACH LOT/TRACT CORNER WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES WITHIN TIME ALLOTTED IN FLORIDA STATUTES 177.091(9). WHERE A CORNER MONUMENT CANNOT BE SET A WITNESS MONUMENT INSCRIBED "WITNESS LB 2610" SHALL BE SET 165.25 FEET OFFSET ALONG A CORRESPONDING LINE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
- 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.
- LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA. REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FATC FILE NO. 23112698 DATED OCTOBER 13, 2024 AT 8:00 AM.

TRACT	TRACT USAGE	ACRES
TRACT A	(POA) INGRESS/EGRESS AND DRAINAGE EASEMENT, (PUBLIC) UTILITY EASEMENT	1.202
TRACT B	(POA) FLOW THROUGH DRAINAGE EASEMENT	1.288
TRACT C	(POA) DRAINAGE, OPEN SPACE AND WETLAND CONSERVATION AREA	9.676
LOTS 1-6	MIXED USE COMMERCIAL LOTS	8.648
LOT 7	MIXED USE COMMERCIAL LOT	14.847
LOT 8	EXISTING DEVELOPMENT	2.038
SUBJECT PROPERTY TOTAL		37.699



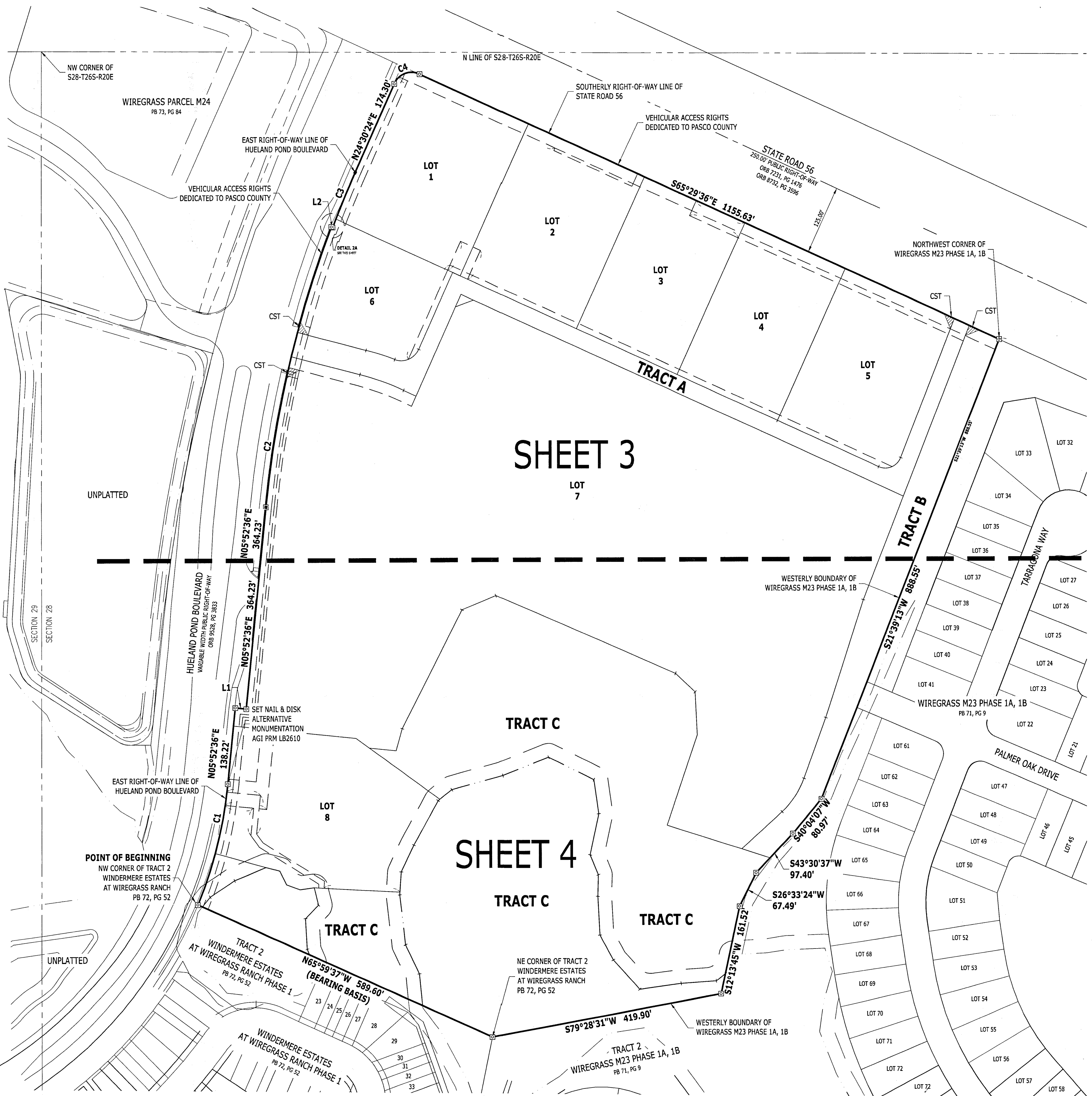
DETAIL 2A
NTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	224.99'	766.00'	16°49'44"	N14°17'28"E	224.18'
C2	320.23'	1,930.00'	15°26'39"	N13°35'55"E	518.66'
C3	107.18'	1,927.50'	3°11'10"	N22°54'49"E	107.17'
C4	54.98'	35.00'	90°00'00"	N69°30'24"E	49.50'

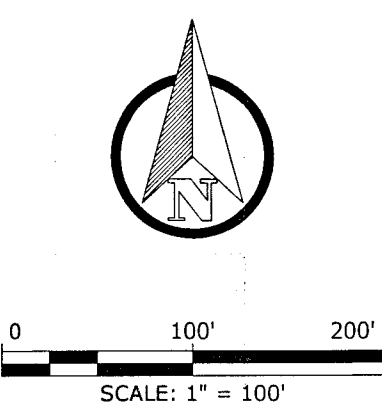
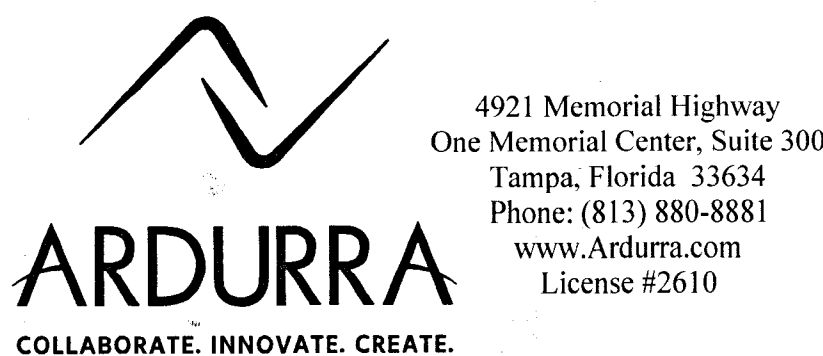
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°07'24"E	20.00'
L2	S68°40'46"E	2.50'

PLAT LEGEND

- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT ("AGI PRM LB 2610" UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT
- "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT "AGI PCP LB 2610"
- SET NAIL & DISK "LB 2610"
- (NR) NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- N=XXXXXX.XX STATE PLANE COORDINATES
- E=XXXXXX.XX SECTION, TOWNSHIP, RANGE
- OA OVERALL
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- R/W RIGHT-OF-WAY
- PRM PERMANENT REFERENCE MONUMENT
 WCA WETLAND CONSERVATION AREA |- I/E INGRESS AND EGRESS EASEMENT
- PB PLAT BOOK
- PG PAGE
- LB SURVEYOR BUSINESS
- RTL REFERENCE TIE LINE
- ORB OFFICIAL RECORD BOOK
- L/W,F&I/E PRIVATE LANDSCAPE, WALL, FENCE AND INGRESS AND EGRESS EASEMENT
- LSE LANDSCAPE EASEMENT
- SCH SET CONCRETE MONUMENT
- FCM FOUND CONCRETE MONUMENT
- S/B SETBACK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- POP FOUND OPEN PIPE
- CCR CERTIFIED CORNER RECORD
- CDD COMMUNITY DEVELOPMENT DISTRICT
- TYP TYPICAL
- POA PROPERTY OWNERS ASSOCIATION
- ESMT EASEMENT



KEY MAP

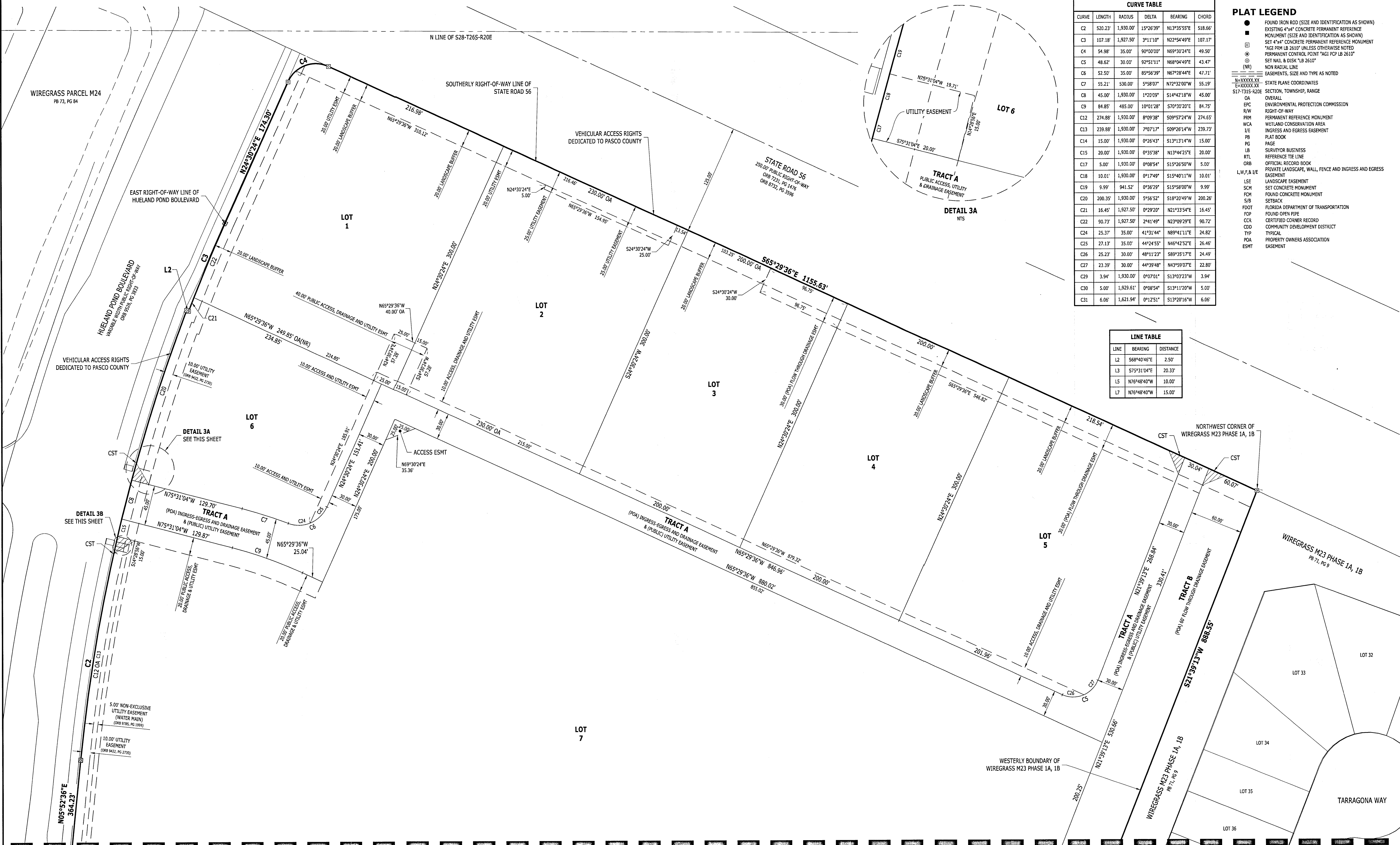


SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 2 OF 4 FOR LEGEND

SHEET 2 of 4

WIREGRASS RANCH PARCEL M25
BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 102 PAGE 15



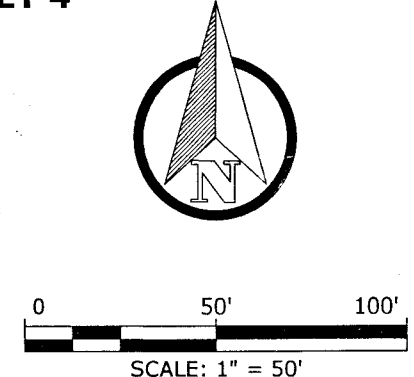
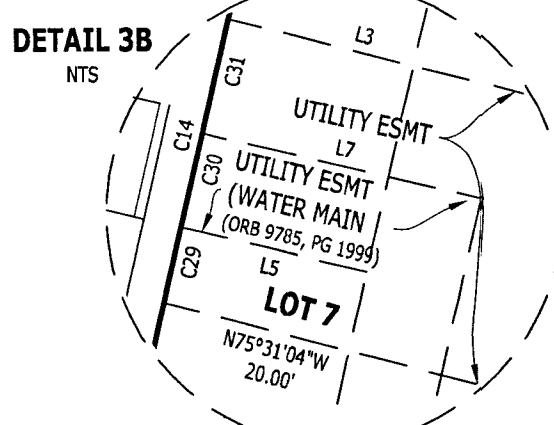
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	520.23'	1,930.00'	15°26'39"	N13°35'55"E	518.66'
C3	107.18'	1,927.50'	3°11'10"	N2°54'49"E	107.17'
C4	54.98'	35.00'	90°00'00"	N69°30'24"E	49.50'
C5	48.62'	30.00'	92°51'11"	N68°04'49"E	43.47'
C6	52.50'	35.00'	85°56'39"	N67°28'44"E	47.71'
C7	55.21'	530.00'	5°58'07"	N72°32'00"W	55.19'
C8	45.00'	1,930.00'	1°22'09"	S14°42'18"W	45.00'
C9	84.85'	485.00'	10°01'28"	S70°30'20"E	84.75'
C12	274.88'	1,930.00'	8°09'38"	S09°57'24"W	274.65'
C13	239.88'	1,930.00'	7°07'17"	S09°26'14"W	239.73'
C14	15.00'	1,930.00'	0°26'43"	S13°17'14"W	15.00'
C15	20.00'	1,930.00'	0°33'38"	N13°44'25"E	20.00'
C17	5.00'	1,930.00'	0°08'54"	S15°26'50"W	5.00'
C18	10.01'	1,930.00'	0°17'49"	S15°40'11"W	10.01'
C19	9.99'	941.52'	0°36'29"	S15°58'00"W	9.99'
C20	200.35'	1,930.00'	5°56'52"	S18°20'49"W	200.26'
C21	16.45'	1,927.50'	0°29'20"	N21°33'54"E	16.45'
C22	90.73'	1,927.50'	2°41'49"	N23°09'29"E	90.72'
C24	25.37'	35.00'	41°31'44"	N89°41'11"E	24.82'
C25	27.13'	35.00'	44°24'55"	N46°42'52"E	26.46'
C26	25.23'	30.00'	48°11'23"	S89°35'17"E	24.49'
C27	23.39'	30.00'	44°39'48"	N43°59'07"E	22.80'
C29	3.94'	1,930.00'	0°07'01"	S13°03'23"W	3.94'
C30	5.00'	1,929.61'	0°08'54"	S13°11'20"W	5.00'
C31	6.06'	1,621.94'	0°12'51"	S13°20'16"W	6.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S68°40'46"E	2.50'
L3	S75°31'04"E	20.33'
L5	N76°48'40"W	10.00'
L7	N76°48'40"W	15.00'

- PLAT LEGEND**
- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
 - EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
 - SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI" PER LB 2610 (UNLESS OTHERWISE NOTED)
 - ⊙ PERMANENT CONTROL POINT "AGI" PER LB 2610
 - ⊙ SET NAIL & DISK "LB 2610"
 - (NR) NON RADIAL LINE
 - BASEMENTS, SIZE AND TYPE AS NOTED
 - N=XXXXXX.XX STATE PLANE COORDINATES
 - E=XXXXXX.XX SECTION, TOWNSHIP, RANGE
| EA | OVERALL |
| EPC | ENVIRONMENTAL PROTECTION COMMISSION |
| R/W | RIGHT-OF-WAY |
| PRM | PERMANENT REFERENCE MONUMENT |
| WCA | WETLAND CONSERVATION AREA |
| I/E | INGRESS AND EGRESS EASEMENT |
| PB | PLAT BOOK |
| PG | PAGE |
| LB | SURVEYOR BUSINESS |
| RTL | REFERENCE TIE LINE |
| ORB | OFFICIAL RECORD BOOK |
| L/W,F,I/E | PRIVATE LANDSCAPE, WALL, FENCE AND INGRESS AND EGRESS |
| LSE | LANDSCAPE EASEMENT |
| SCM | SET CONCRETE MONUMENT |
| FCM | FOUND CONCRETE MONUMENT |
| S/B | SETBACK |
| FOTD | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FOP | FOUND OPEN PIPE |
| CCR | CERTIFIED CORNER RECORD |
| CDD | COMMUNITY DEVELOPMENT DISTRICT |
| TP | TYPICAL |
| POA | PROPERTY OWNERS ASSOCIATION |
| ESMT | EASEMENT |

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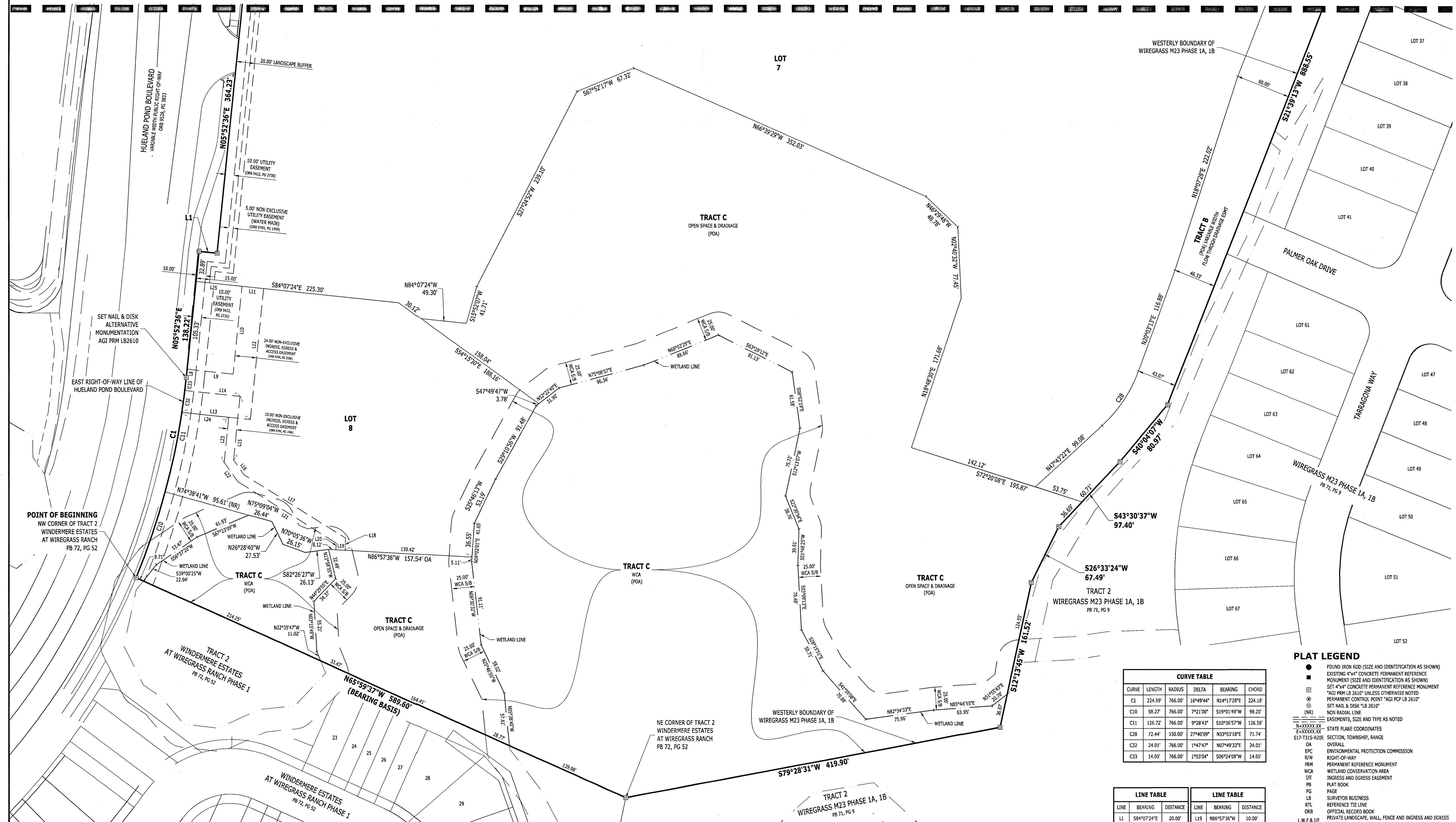


WIREGRASS RANCH PARCEL M25
BEING A PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 102 PAGE 16

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3



PLAT LEGEND

- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT "AGI PCP LB 2610"
- ⊙ SET NAIL & DISK "LB 2610"
- (NR) NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- S17-T31S-R20E SECTION, TOWNSHIP, RANGE
- OA OVERALL
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- R/W RIGHT-OF-WAY
- PRM PERMANENT REFERENCE MONUMENT
- WCA WETLAND CONSERVATION AREA
- I/E INGRESS AND EGRESS EASEMENT
- PB PLAT BOOK
- PG PAGE
- LB SURVEYOR BUSINESS
- RTL REFERENCE TIE LINE
- ORB OFFICIAL RECORD BOOK
- L,W,F,A I/E PRIVATE LANDSCAPE, WALL, FENCE AND INGRESS AND EGRESS EASEMENT
- LSE LANDSCAPE EASEMENT
- SCH SET CONCRETE MONUMENT
- FCM FOUND CONCRETE MONUMENT
- S/B SETBACK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FOP FOUND OPEN PIPE
- CCR CERTIFIED CORNER RECORD
- CDD COMMUNITY DEVELOPMENT DISTRICT
- TYP TYPICAL
- POA PROPERTY OWNERS ASSOCIATION
- ESMT EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	224.99	766.00	16°49'44"	N14°17'28"E	224.18
C10	98.27	766.00	7°21'00"	S19°01'49"W	98.20
C11	126.72	766.00	9°28'43"	S10°36'57"W	126.58
C18	72.44	150.00	27°40'09"	N33°53'18"E	71.74
C32	24.01	766.00	1°47'47"	N07°49'33"E	24.01
C33	14.05	766.00	1°03'04"	S06°24'08"W	14.05

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°07'24"E	20.00'
L8	N05°52'33"E	9.29'
L9	N84°07'08"W	51.00'
L10	S05°52'36"W	96.05'
L11	S84°07'24"E	24.00'
L12	N05°52'36"E	143.39'
L13	S84°07'08"E	75.95'
L14	S84°07'08"E	61.16'
L15	S05°54'17"W	69.55'
L16	S35°31'48"E	20.22'
L17	S58°29'51"E	131.49'
L18	S03°02'29"W	13.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N86°57'36"W	10.00'
L20	N03°02'29"E	7.06'
L21	N58°29'51"W	127.56'
L22	N33°53'18"W	26.03'
L23	N05°54'17"E	49.33'
L24	N84°07'08"W	51.97'
L25	S84°07'24"E	51.00'

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