

**STARKEY RANCH PARCELS 8 & 9, PHASE 1**  
 LYING IN SECTIONS 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A parcel of land lying in Section 27, Township 26 South, Range 17 East, Pasco County, Florida, also being a replat of THE LYON COMPANY'S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, Page 39, of the Public Records of Pasco County, Florida, together with vacated rights of way within said plat, and being more particularly described as follows:

BEGIN at the Northern most corner of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, recorded in Plat Book 76, Page 21, of the Public Records of Pasco County, Florida, run thence along the Northerly boundary of said STARKEY RANCH DOWNTOWN INFRASTRUCTURE, the following seventeen (17) courses: 1) S.33°11'56"W., a distance of 70.34 feet; 2) S.31°05'13"W., a distance of 30.44 feet; 3) S.30°48'15"W., a distance of 9.29 feet; 4) S.31°38'31"W., a distance of 82.20 feet; 5) S.31°03'22"W., a distance of 13.36 feet; 6) S.29°29'39"W., a distance of 13.41 feet; 7) Southerly, 39.37 feet along the arc of a non-tangent curve to the left having a radius of 45.00 feet and a central angle of 50°07'36" (chord bearing S.04°27'24"W., 38.13 feet); 8) Southerly, 308.71 feet along the arc of a non-tangent curve to the right having a radius of 332.07 feet and a central angle of 53°15'56" (chord bearing S.04°53'55"W., 297.72 feet); 9) S.58°41'26"W., a distance of 14.80 feet; 10) N.60°18'22"W., a distance of 75.99 feet; 11) Southwesterly, 37.29 feet along the arc of a non-tangent curve to the right having a radius of 99.00 feet and a central angle of 21°34'44" (chord bearing S.46°36'51"W., 37.07 feet); 12) Westerly, 6.31 feet along the arc of a compound curve to the right having a radius of 9.00 feet and a central angle of 40°10'58" (chord bearing S.77°29'42"W., 6.18 feet); 13) Westerly, 52.08 feet along the arc of a reverse curve to the left having a radius of 119.00 feet and a central angle of 25°04'33" (chord bearing S.85°02'55"W., 51.67 feet); 14) Westerly, 17.77 feet along the arc of a reverse curve to the right having a radius of 21.00 feet and a central angle of 48°29'29" (chord bearing N.83°14'38"W., 17.25 feet); 15) Northwesterly, 37.32 feet along the arc of a reverse curve to the left having a radius of 1230.00 feet and a central angle of 01°44'19" (chord bearing N.59°52'03"W., 37.32 feet); 16) S.69°42'13"W., a distance of 5.26 feet; 17) Westerly, 392.11 feet along the arc of a non-tangent curve to the left having a radius of 1226.00 feet and a central angle of 18°19'30" (chord bearing N.70°03'31"W., 390.44 feet); thence N.10°46'44"E., a distance of 125.00 feet; thence N.04°31'01"E., a distance of 30.18 feet; thence N.10°38'32"E., a distance of 115.00 feet; thence Westerly, 37.05 feet along the arc of a non-tangent curve to the left having a radius of 1496.00 feet and a central angle of 01°25'08" (chord bearing N.80°04'02"W., 37.05 feet); thence N.09°13'24"E., a distance of 55.00 feet; thence Easterly, 105.59 feet along the arc of a non-tangent curve to the right having a radius of 1551.00 feet and a central angle of 03°54'02" (chord bearing S.78°49'35"E., 105.57 feet); thence Northeasterly, 38.48 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 88°10'30" (chord bearing N.59°01'59"E., 34.79 feet); thence N.14°56'31"E., a distance of 179.12 feet; thence Northerly, 53.34 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of 05°49'18" (chord bearing N.17°51'11"E., 53.32 feet); thence Northerly, 215.63 feet along the arc of a reverse curve to the left having a radius of 595.00 feet and a central angle of 20°45'50" (chord bearing N.10°22'55"E., 214.45 feet); thence N.00°00'00"E., a distance of 124.39 feet; thence N.90°00'00"E., a distance of 58.31 feet; thence N.00°03'07"E., a distance of 455.00 feet; thence N.90°00'00"E., a distance of 879.04 feet; thence Northeasterly, 54.66 feet along the arc of a tangent curve to the left having a radius of 55.00 feet and a central angle of 56°56'46" (chord bearing N.61°31'37"E., 52.44 feet); thence N.89°59'43"E., a distance of 29.32 feet; thence S.11°44'28"E., a distance of 228.89 feet; thence S.39°08'26"W., a distance of 653.27 feet; thence S.33°21'19"W., a distance of 314.31 feet to the POINT OF BEGINNING.

Containing 24.219 acres, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Taylor Morrison of Florida, Inc. a Florida Corporation (referred to as the "Owners"), hereby states and declares that it is the fee simple owner of all lands referred to as "STARKEY RANCH PARCELS 8 & 9, PHASE 1" as described in the legal description, which is part of this Plat, and make the following dedications:

Owner hereby grants, conveys and dedicates TRACT "R-1" (ACCESS, DRAINAGE & UTILITY EASEMENT), STANSIL AVENUE, CANNON DRIVE, DUDLEY AVENUE, and CATTLE GAP TRAIL, as shown and depicted hereon to the perpetual use of the public and PASCO COUNTY, Florida (the "County") as rights-of-way and for any and all purposes incidental thereto.

Owner hereby grants, conveys and dedicates TRACT "R-2" (ACCESS, DRAINAGE, AND UTILITY EASEMENT (DISTRICT RIGHT OF WAY)), as shown and depicted hereon, to the TSR COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government, organized and existing pursuant to Chapter 190 of the Florida Statutes (the "District"). The District shall be responsible for the maintenance of this tract.

Owner does further grant, convey and dedicate TRACT "D-1" (WETLAND CONSERVATION AREA, DRAINAGE & MITIGATION AREA, WALL, LANDSCAPE, ACCESS, & TRAIL EASEMENT) and TRACT "P-1", "P-2" and "P-3" (PARK AREA), as shown and depicted thereon to the TSR COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government, organized and existing pursuant to Chapter 190 of the Florida Statutes (the "District"). The District shall be responsible for the maintenance of these Tracts.

The Owner hereby grant, convey and dedicate TRACT "A-1", "A-2" and "A-3" (OPEN SPACE), as shown and depicted hereon to the District. The District shall be responsible for maintenance of this Tract. Said Tract shall be for the benefit of the public as well as the individual lot owners, tenants, and their assigns.

Owner does further grant, convey and dedicate TRACT "S-1" and "S-2" (SIDEWALK EASEMENT), as shown and depicted hereon to the District. The District shall be responsible for maintenance of this Tract. Said Tract shall be for the benefit of the public as well as the individual lot owners, tenants, and their assigns.

Owners do further grant, convey, and dedicate all DRAINAGE & ACCESS EASEMENTS, as shown and depicted hereon to the District, for the purposes of installation, repair, and maintenance of the storm water maintenance systems. The District shall be responsible for the maintenance of such facilities and areas.

Owner does further grant, convey and dedicate to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for the general public drainage purposes over, through and under all DRAINAGE & ACCESS EASEMENTS shown on this Plat. In the event the District 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.

Owner does further grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Public Utility Easement for telephone, electric, cable television, water, sewer, street lights, and fire protection 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

Owner does further reserve unto themselves, their respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located in the Utility Easement areas over and across the front of all lots on the Plat 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 Florida Statutes, Section 177.091(28) and provided that no such service interferes with the facilities of electric, telephone, gas or other public utility.

Owner does further grant and reserve to the District, its successors and assigns, the title to any lands and or improvements dedicated to the public or the County, if for any reason such dedications shall either be voluntarily vacated, voided, or invalidated to the extent consistent with Florida Statutes, Section 177.085(1).

OWNER: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

By: Andrew "Drew" Miller  
 Name: ANDREW "DREW" MILLER  
 Title: VICE PRESIDENT

Melissa McDonough  
 Witness  
 Melissa McDonough

Carlos de la Ossa  
 Witness  
 Carlos de la Ossa

**ACKNOWLEDGEMENT**

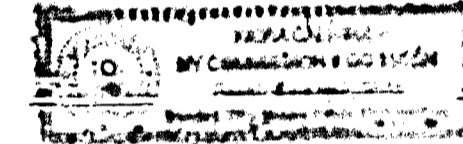
STATE OF FLORIDA }  
 COUNTY OF PASCO } SS

I hereby certify on this 21 day of April, 2020, by means of physical presence, ANDREW "DREW" MILLER, as VICE PRESIDENT of Taylor Morrison of Florida, INC., known to me or who produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires: May 3, 2023

Kira Calhoun  
 Notary Public, State of Florida at Large



**CERTIFICATE OF ACCEPTANCE**

TSR Community Development District  
 The dedication to the TSR Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes, was by the Board of Supervisors this 17 day of April, 2020, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: Mike Liquori  
 MIKE LIQUORI  
 CHAIRMAN, BOARD OF SUPERVISORS

C. J. [Signature]  
 WITNESS  
 Printed Name

Ryan Holloway  
 WITNESS  
 Printed Name

**ACKNOWLEDGEMENT**

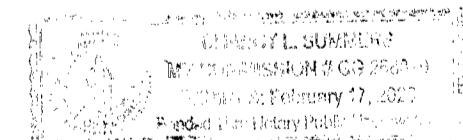
STATE OF FLORIDA }  
 COUNTY OF PASCO } SS

I hereby certify on this 17 day of April, 2020, by means of physical presence, MICHAEL LIQUORI, Chairman of TSR Community Development District, known to me or who 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 Oseola County, Florida, the day and year aforesaid.

My commission expires: 2/17/23

Chancy Summers  
 Notary Public, State of Florida at Large



**PROPERTY INFORMATION**

STATE OF FLORIDA }  
 COUNTY OF PASCO } SS

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report for the Filing of A Subdivision Plat, FATIC File No. 2140-2626898) and, based on said report find that the title to the property is vested in Taylor Morrison of Florida, Inc., a Florida Corporation, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in the Property Information Report for the Filing of A Subdivision Plat, FATIC File No. 2140-2626898.

This the 21 day of April, 2020.

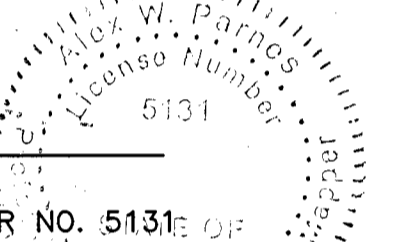
First American Title Insurance Company  
 By: David H. Roberts  
 David H. Roberts, Authorized Signatory

**REVIEW OF PLAT BY REGISTERED SURVEYOR**

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, 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 computations or field verification of any points or measurements.

Signed and Sealed this 23<sup>rd</sup> day of April, 2020

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



**BOARD OF COUNTY COMMISSIONERS:**

This is to certify, that on this 5<sup>th</sup> day of May, 2020, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Janet [Signature]  
 Chairman of the Board of County Commissioners

**CLERK OF THE CIRCUIT COURT:**

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 6<sup>th</sup> day of May, 2020 in Plat Book 81, Pages 111-115.

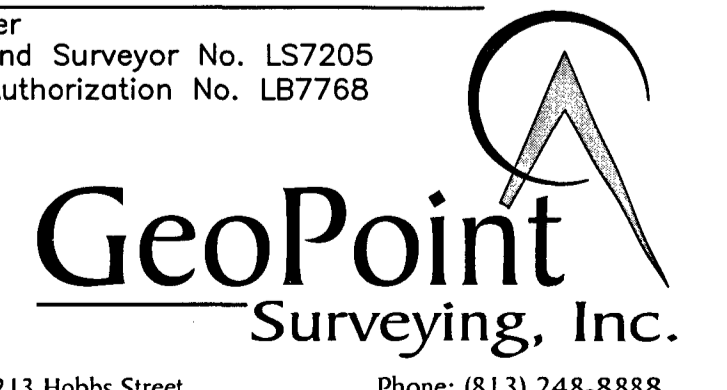
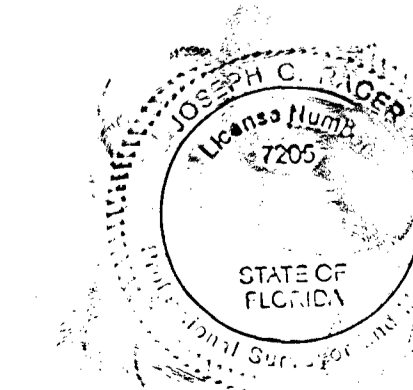
Nikki Alvarez-Sowles  
 NIKKI ALVAREZ-SOWLES, ESQ.  
 PASCO COUNTY CLERK & COMPTROLLER

**CERTIFICATE OF SURVEYOR**

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.

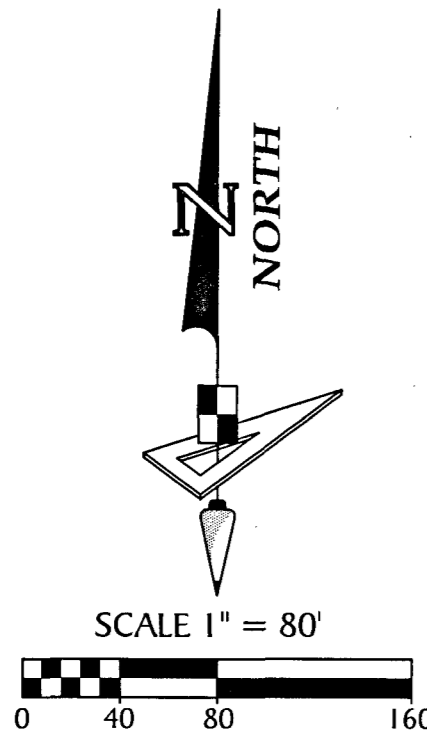
Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Joseph G. Rager  
 Joseph G. Rager  
 Professional Land Surveyor No. LS7205  
 Certificate of Authorization No. LB7768



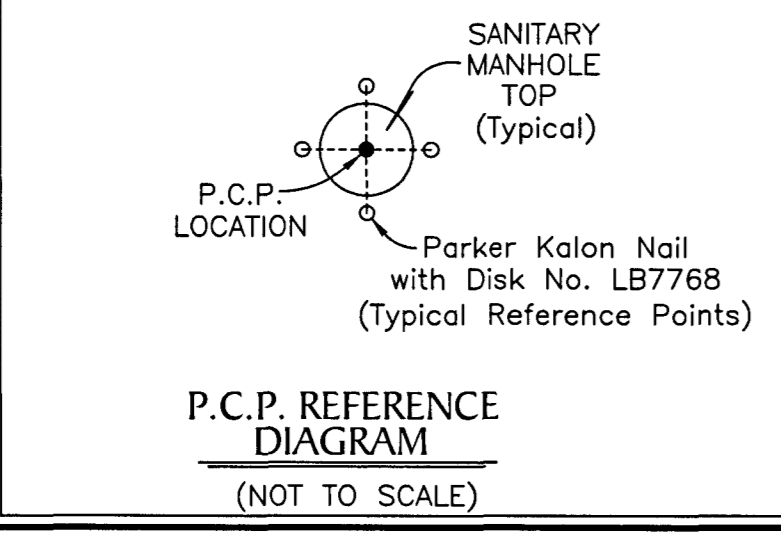
# STARKEY RANCH PARCELS 8 & 9, PHASE 1

LYING IN SECTIONS 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



**BASIS OF BEARINGS**  
 The Northerly boundary of Starkey Ranch Downtown Infrastructure, having a Grid bearing of S.33°11'56"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**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.

**NOTE:**  
 A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

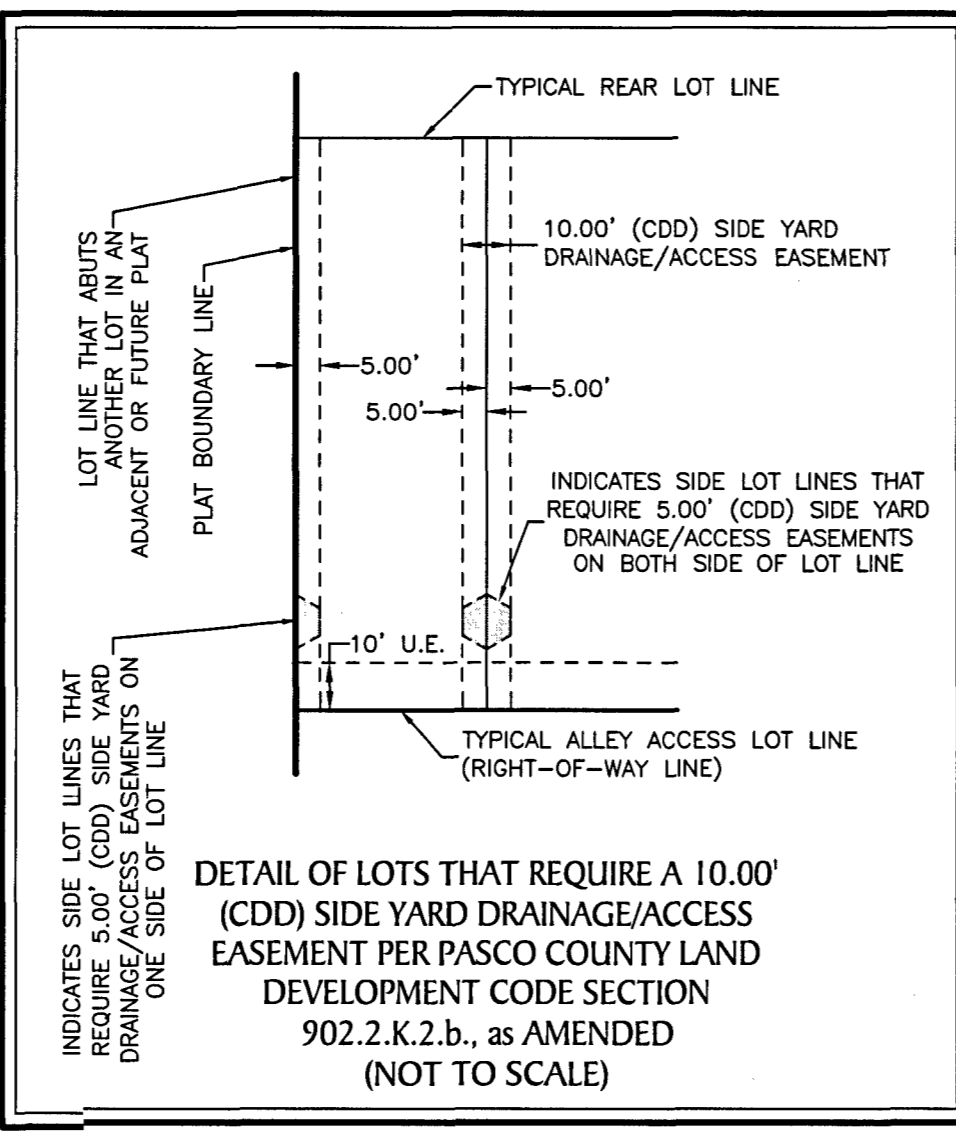
**NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

**NOTE:**  
 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.

The coordinate values shown hereon are based on the National Geodetic Survey Control Points and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used:  
 Originating Coordinates: Stations "ODESSA RM 7" and "Z13 033"

**NOTE:**  
 ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates set iron rod LB7768 PRM
  - indicates (P.C.P.) Permanent Control Point LB7768
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB indicates radial bearing
  - O.R. indicates Official Records Book
  - (TYP) indicates Typical
  - S.W.F.W.M.D. --- Southwest Florida Water Management District



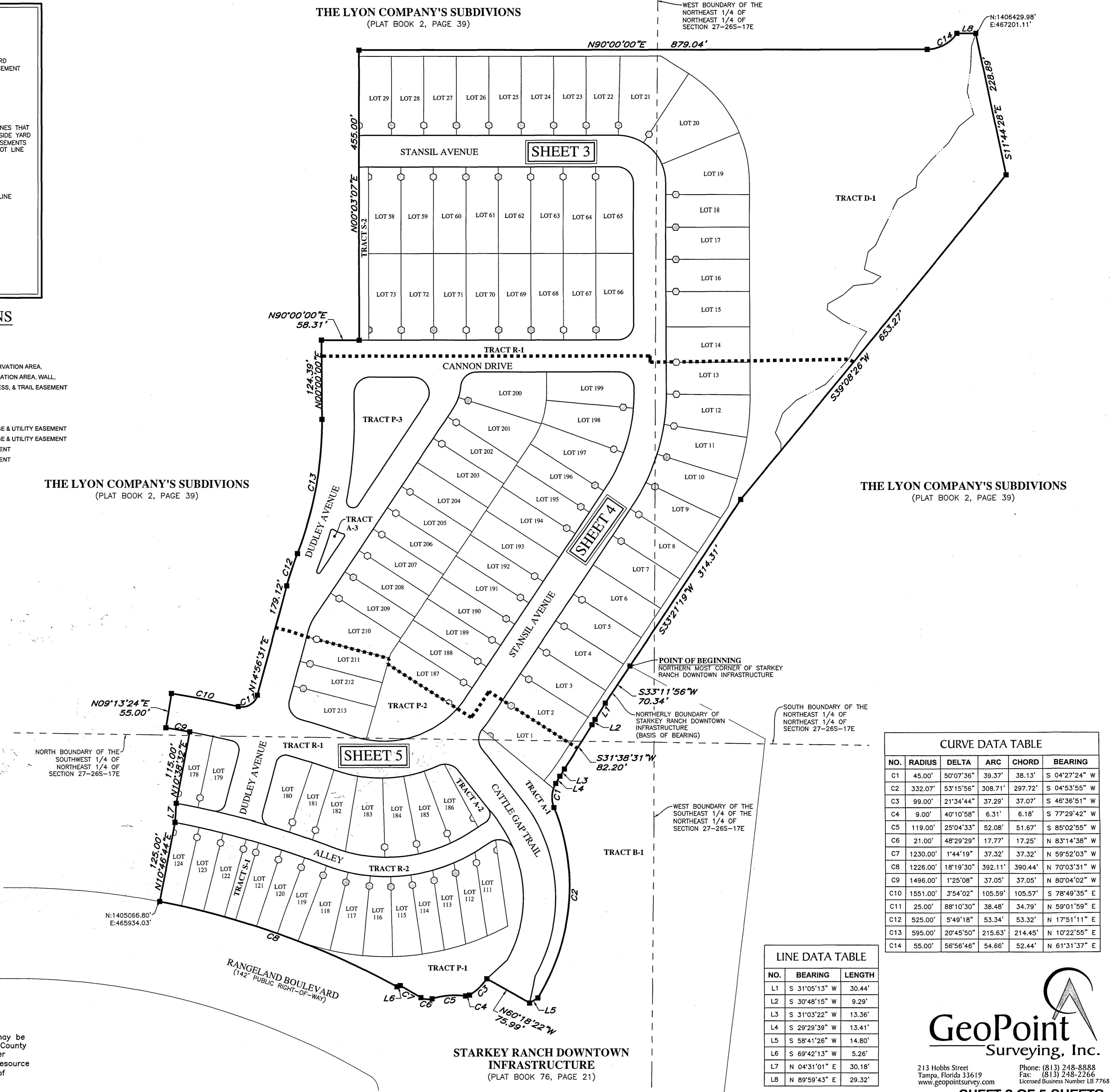
### TRACT DESIGNATIONS

TRACT 'A'-1	0.284 ACRES	OPEN SPACE
TRACT 'A'-2	0.055 ACRES	OPEN SPACE
TRACT 'A'-3	0.221 ACRES	OPEN SPACE
TRACT 'D'-1	4.460 ACRES	WETLAND CONSERVATION AREA, DRAINAGE & MITIGATION AREA, WALL, LANDSCAPE, ACCESS, & TRAIL EASEMENT
TRACT 'P'-1	0.422 ACRES	PARK AREA
TRACT 'P'-2	0.050 ACRES	PARK AREA
TRACT 'P'-3	0.331 ACRES	PARK AREA
TRACT 'R'-1	4.484 ACRES	ACCESS, DRAINAGE & UTILITY EASEMENT
TRACT 'R'-2	0.370 ACRES	ACCESS, DRAINAGE & UTILITY EASEMENT
TRACT 'S'-1	0.055 ACRES	SIDEWALK EASEMENT
TRACT 'S'-2	0.082 ACRES	SIDEWALK EASEMENT

### KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**Wetland Conservation Area 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 (SWFMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	45.00'	50°07'36"	39.37'	38.13'	S 04°27'24" W
C2	332.07'	53°15'56"	308.71'	297.72'	S 04°53'55" W
C3	99.00'	21°34'44"	37.29'	37.07'	S 46°36'51" W
C4	9.00'	40°10'58"	6.31'	6.18'	S 77°29'42" W
C5	119.00'	25°04'33"	52.08'	51.67'	S 85°02'55" W
C6	21.00'	48°29'29"	17.77'	17.25'	N 83°14'38" W
C7	1230.00'	1°44'19"	37.32'	37.32'	N 59°52'03" W
C8	1226.00'	18°19'30"	392.11'	390.44'	N 70°03'31" W
C9	1496.00'	1°25'08"	37.05'	37.05'	N 80°04'02" W
C10	1551.00'	3°54'02"	105.59'	105.57'	S 78°49'35" E
C11	25.00'	88°10'30"	38.48'	34.79'	N 59°01'59" E
C12	525.00'	5°49'18"	53.34'	53.32'	N 17°51'11" E
C13	595.00'	20°45'50"	215.63'	214.45'	N 10°22'55" E
C14	55.00'	56°56'46"	54.66'	52.44'	N 61°31'37" E

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S 31°05'13" W	30.44'
L2	S 30°48'15" W	9.29'
L3	S 31°03'22" W	13.36'
L4	S 29°29'39" W	13.41'
L5	S 58°41'26" W	14.80'
L6	S 69°42'13" W	5.26'
L7	N 04°31'01" E	30.18'
L8	N 89°59'43" E	29.32'

**GeoPoint**  
 Surveying, Inc.

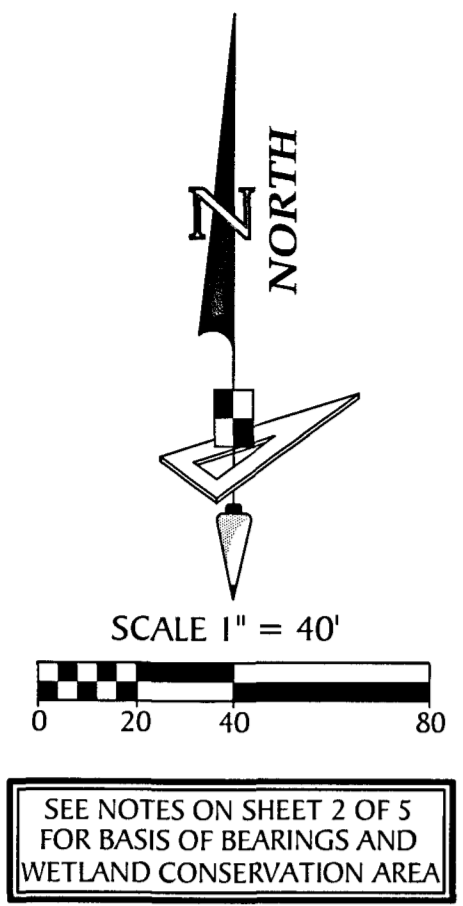
213 Hobbs Street  
 Tampa, Florida 33619  
 www.geopointsurvey.com

Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 Licensed Business Number LB 7768

**SHEET 2 OF 5 SHEETS**

# STARKEY RANCH PARCELS 8 & 9, PHASE 1

LYING IN SECTIONS 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

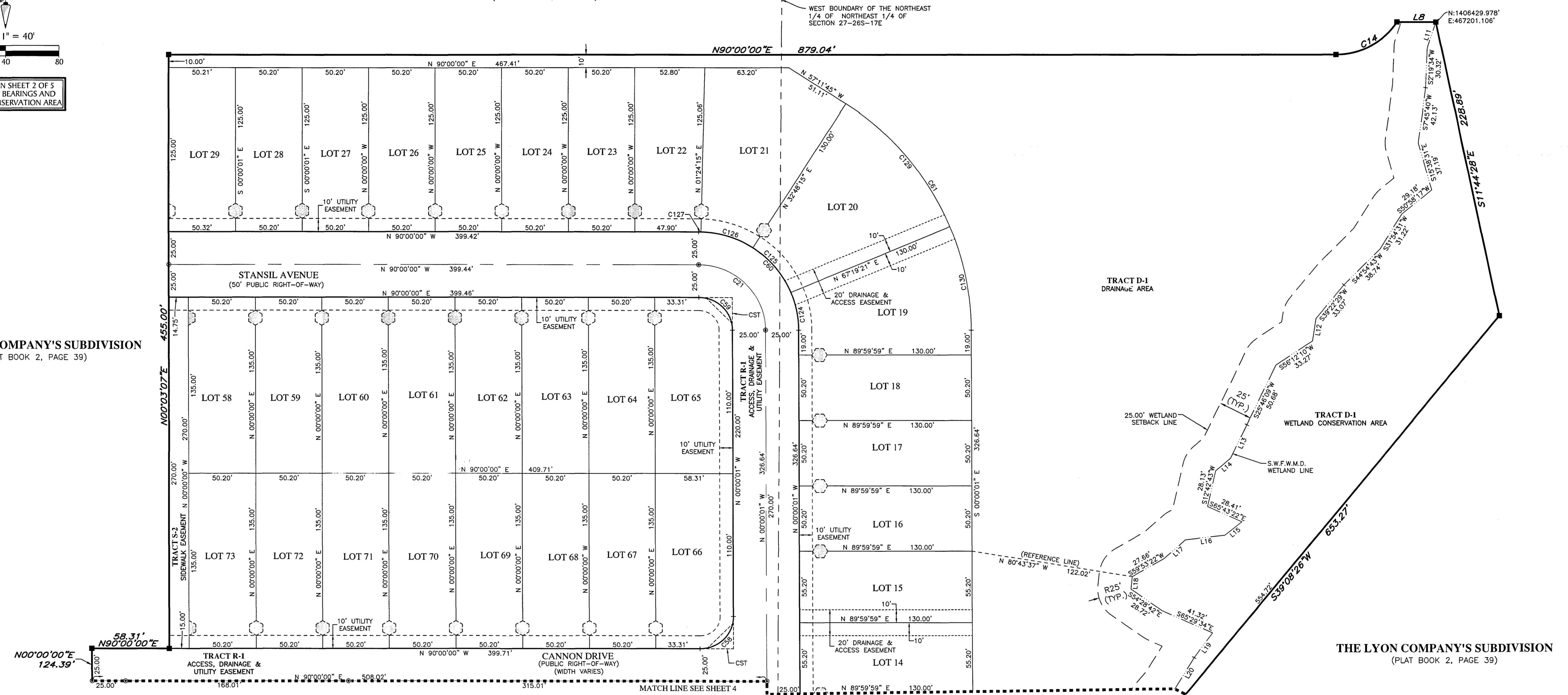


## THE LYON COMPANY'S SUBDIVISION

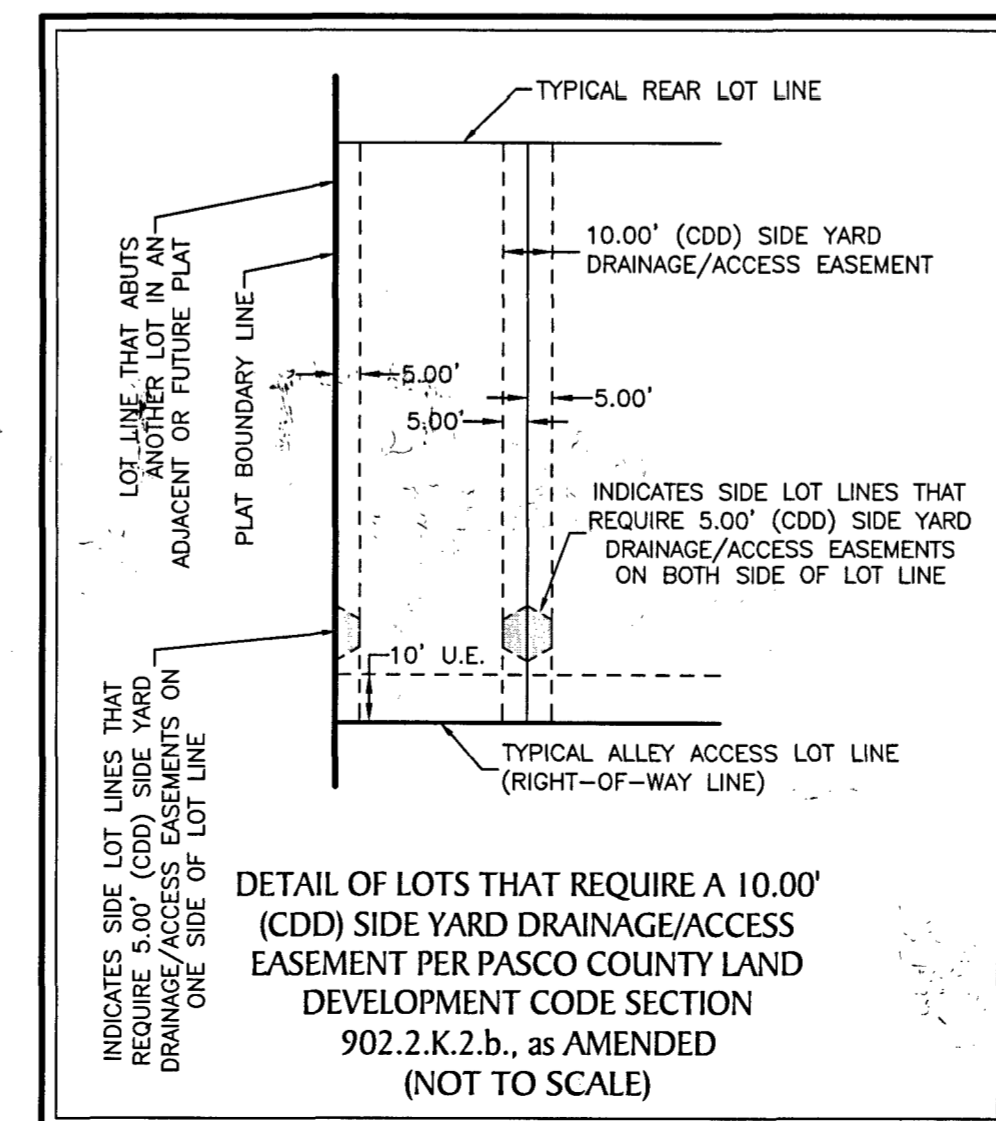
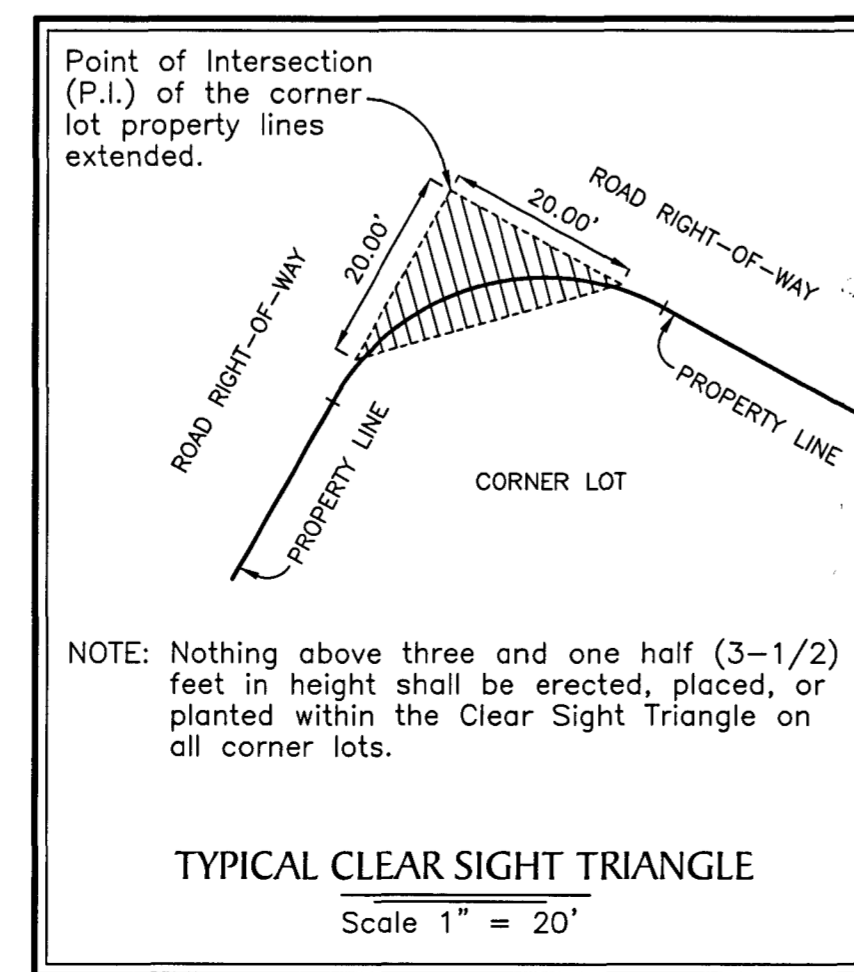
(PLAT BOOK 2, PAGE 39)

## THE LYON COMPANY'S SUBDIVISION

(PLAT BOOK 2, PAGE 39)



- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates set iron rod LB7768 PRM
  - indicates (P.C.P.) Permanent Control Point LB7768
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB indicates radial bearing
  - O.R. indicates Official Records Book
  - (TYP) indicates Typical
  - S.W.F.W.M.D. indicates Southwest Florida Water Management District
  - CST indicates Clear Sight Triangle
  - O/A indicates Overall



**LINE DATA TABLE**

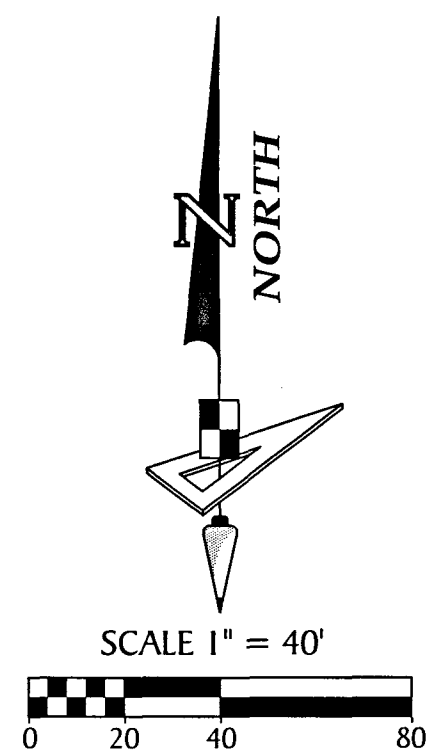
NO.	BEARING	LENGTH
L8	N 89°59'43" E	29.32'
L11	S 17°59'06" W	21.39'
L12	S 08°37'41" W	17.50'
L13	S 25°46'31" W	28.75'
L14	S 49°34'12" W	14.55'
L15	S 51°05'25" W	16.48'
L16	S 83°12'03" W	29.80'
L17	S 48°08'13" W	21.78'
L18	S 05°45'33" W	9.68'
L19	S 36°09'35" W	23.47'
L20	S 31°15'00" W	28.25'
L26	N 33°21'19" E	67.73'

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C14	55.00'	56°56'46"	54.66'	52.44'	N 61°31'37" E
C21	50.00'	89°59'59"	78.54'	70.71'	N 45°00'00" W
C58	25.00'	90°00'01"	39.27'	35.36'	N 45°00'00" E
C59	25.00'	89°59'59"	39.27'	35.36'	N 45°00'00" W
C60	75.00'	89°59'59"	117.81'	106.07'	N 45°00'00" W
C61	205.00'	57°11'44"	204.64'	196.25'	N 28°35'53" W
C124	75.00'	22°40'39"	29.68'	29.49'	N 11°20'20" W
C125	75.00'	34°31'06"	45.18'	44.50'	N 39°56'12" W
C126	75.00'	31°24'00"	41.10'	40.59'	N 72°53'45" W
C127	75.00'	1°24'15"	1.84'	1.84'	N 89°17'52" W
C129	205.00'	34°31'06"	123.50'	121.64'	N 39°56'12" W
C130	205.00'	22°40'39"	81.14'	80.61'	N 11°20'20" W

# STARKEY RANCH PARCELS 8 & 9, PHASE 1

LYING IN SECTIONS 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

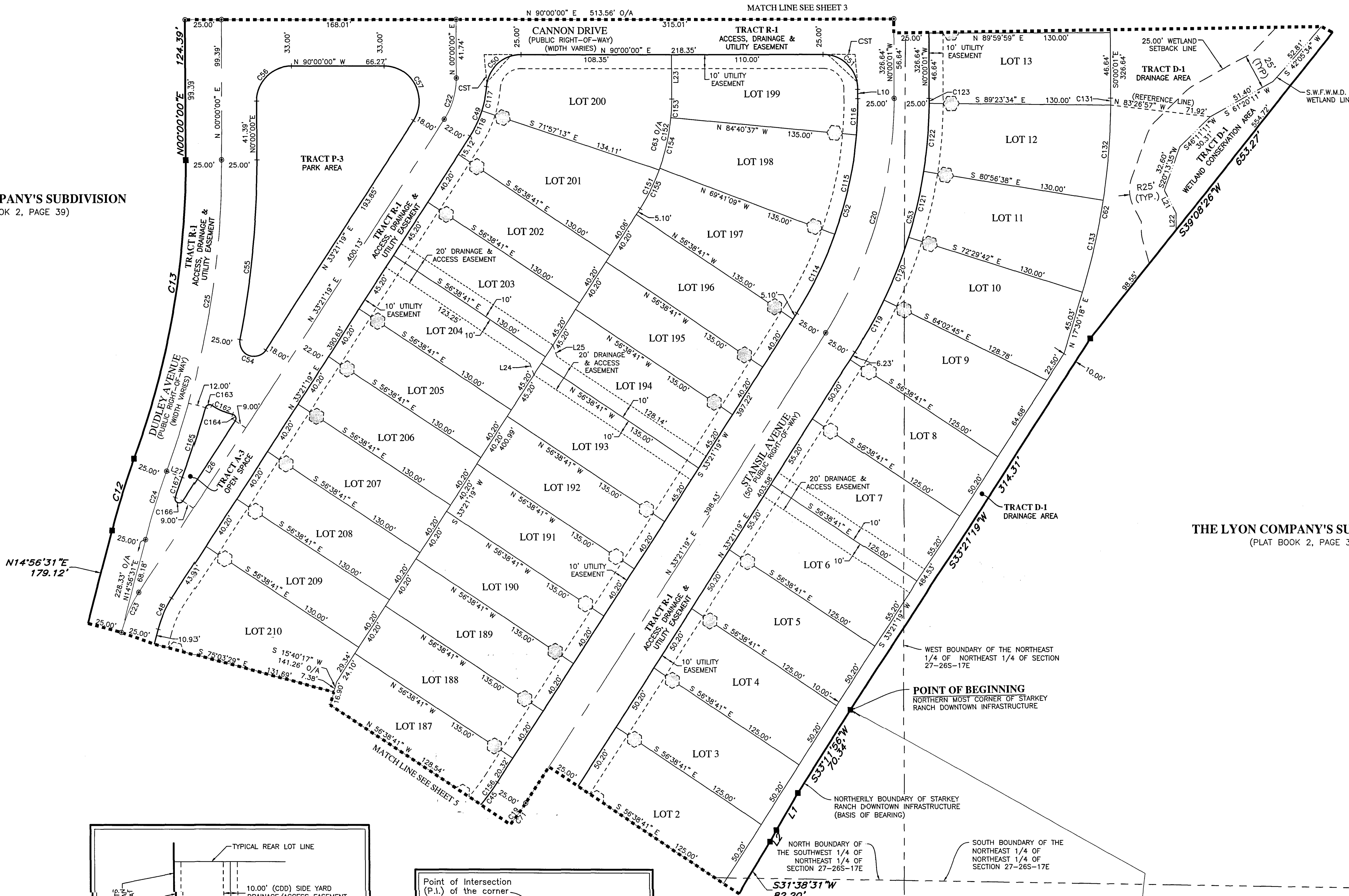


SEE NOTES ON SHEET 2 OF 5 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA

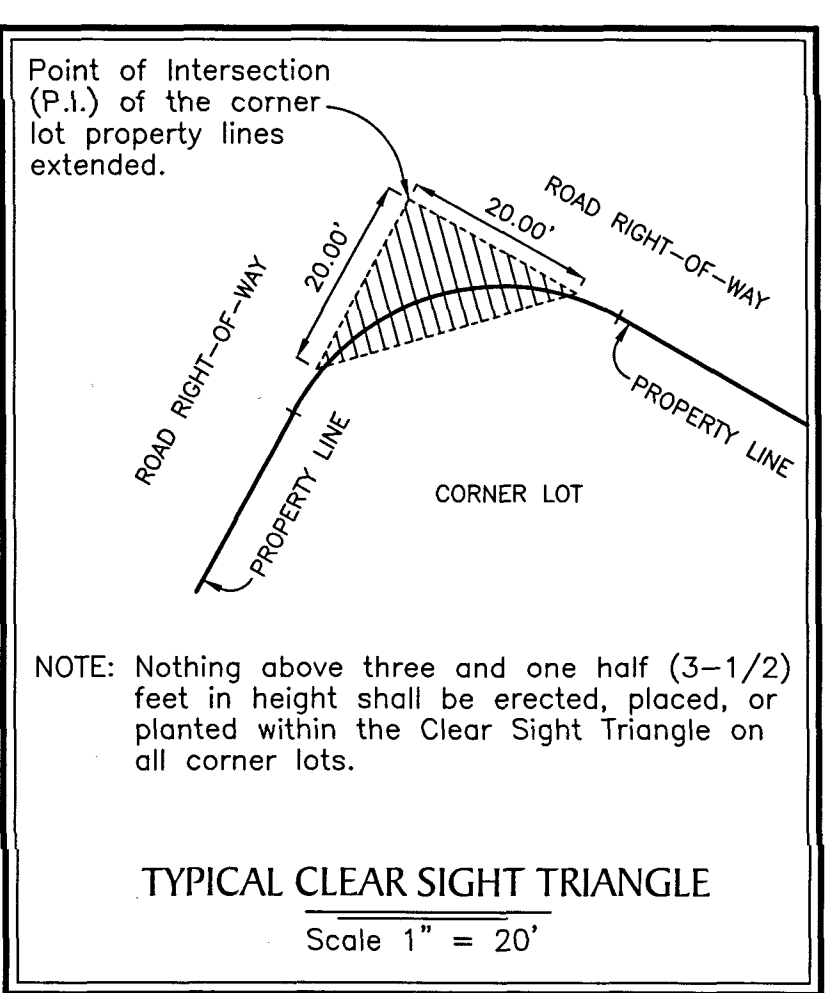
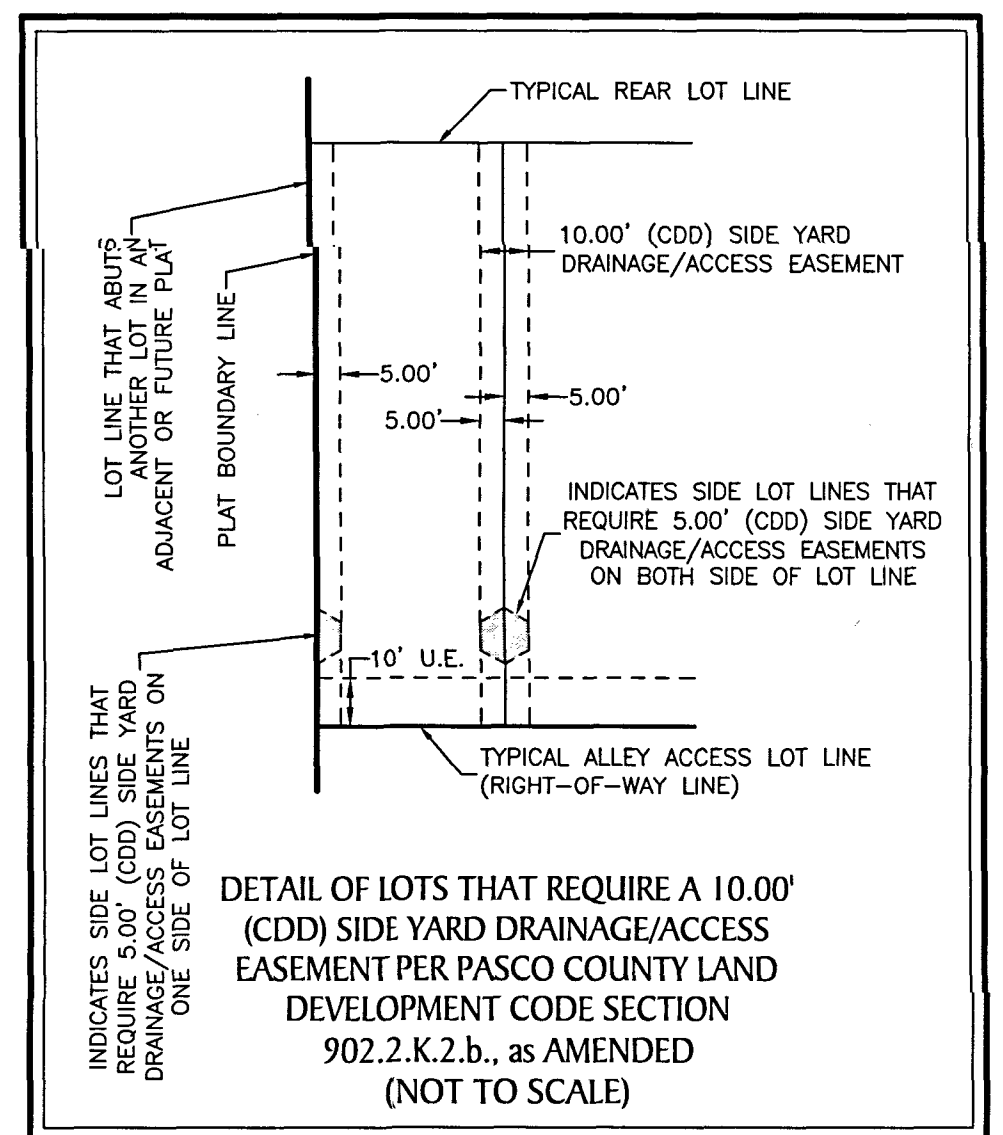
**THE LYON COMPANY'S SUBDIVISION**  
(PLAT BOOK 2, PAGE 39)

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C12	525.00'	5'49'18"	53.34'	53.32'	N 17°51'11" E
C13	595.00'	20'45'50"	215.63'	214.45'	N 10°22'55" E
C19	180.00'	76'14'51"	239.54'	222.25'	N 71°28'45" E
C20	300.00'	33°21'20"	174.65'	172.19'	N 16°40'39" E
C22	52.98'	33°21'19"	30.84'	30.41'	N 16°40'40" E
C23	97.00'	18°24'48"	31.17'	31.04'	S 24°08'55" W
C24	500.00'	5'49'18"	50.80'	50.78'	S 17°51'11" W
C25	620.00'	20'45'50"	224.69'	223.46'	N 10°22'55" E
C45	150.00'	76°25'13"	200.07'	185.56'	N 71°33'56" E
C48	75.00'	18°24'48"	24.10'	24.00'	S 24°08'55" W
C49	75.00'	28°36'43"	37.45'	37.07'	N 19°02'58" E
C50	25.00'	85°15'24"	37.20'	33.86'	S 47°22'18" W
C51	25.00'	89°59'59"	39.27'	35.36'	N 45°00'00" W
C52	275.00'	33°21'20"	160.09'	157.84'	N 16°40'39" E
C53	325.00'	33°21'20"	189.20'	186.54'	N 16°40'39" E
C54	10.00'	157°58'58"	27.57'	19.63'	S 67°39'12" E
C55	645.00'	11°20'17"	127.64'	127.43'	N 05°40'09" E
C56	25.00'	90°00'00"	39.27'	35.36'	S 45°00'00" W
C57	25.00'	123°21'19"	53.82'	44.01'	N 28°19'20" W
C62	455.00'	17°30'19"	139.01'	138.47'	N 08°45'09" E
C63	140.00'	33°21'20"	81.50'	80.36'	N 16°40'39" E
C71	180.00'	19°26'48"	61.09'	60.80'	N 43°04'43" E
C114	275.00'	13°02'29"	62.59'	62.46'	N 26°50'05" E
C115	275.00'	14°59'28"	71.95'	71.75'	N 12°49'07" E
C116	275.00'	5°19'23"	25.55'	25.54'	N 02°39'41" E
C117	75.00'	13°18'02"	17.41'	17.37'	N 11°23'37" E
C118	75.00'	15°18'41"	20.04'	19.98'	N 25°41'59" E
C119	325.00'	7°24'05"	41.98'	41.95'	N 29°39'17" E
C120	325.00'	8°26'56"	47.93'	47.88'	N 21°43'47" E
C121	325.00'	8°26'56"	47.93'	47.88'	N 13°16'50" E
C122	325.00'	8°26'56"	47.93'	47.88'	N 04°49'54" E
C123	325.00'	0°36'26"	3.45'	3.45'	N 00°18'13" E
C131	455.00'	0°36'26"	4.82'	4.82'	N 00°18'13" E
C132	455.00'	8°26'56"	67.10'	67.03'	N 04°49'54" E
C133	455.00'	8°26'56"	67.10'	67.03'	N 13°16'50" E
C151	140.00'	12°29'17"	30.51'	30.45'	N 27°06'41" E
C152	140.00'	20°52'03"	50.99'	50.71'	N 10°26'01" E
C153	140.00'	5°19'23"	13.01'	13.00'	N 02°39'41" E
C154	140.00'	14°59'28"	36.63'	36.53'	N 12°49'07" E
C155	140.00'	13°02'29"	31.87'	31.80'	N 26°50'05" E
C156	150.00'	7°37'03"	19.94'	19.93'	N 37°09'51" E
C162	43.00'	21°29'21"	16.13'	16.03'	S 66°15'16" E
C163	3.00'	108°25'14"	5.88'	4.87'	S 70°16'48" W
C164	3.00'	110°21'16"	5.78'	4.93'	N 21°49'19" W
C165	632.00'	4°41'38"	51.78'	51.78'	N 18°25'00" E
C166	3.00'	165°37'57"	8.67'	5.95'	S 63°49'42" E
C167	488.00'	1°46'34"	15.13'	15.13'	S 19°52'33" W

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates set iron rod LB7768 PRM
  - indicates (P.C.P.) Permanent Control Point LB7768
  - (R) ----- indicates radial line
  - (NR) ----- indicates non-radial line
  - RB ----- indicates radial bearing
  - O.R. ----- Official Records Book
  - (TYP) ----- Typical
  - S.W.F.W.M.D. ----- Southwest Florida Water Management District
  - CST ----- Clear Sight Triangle
  - O/A ----- Overall



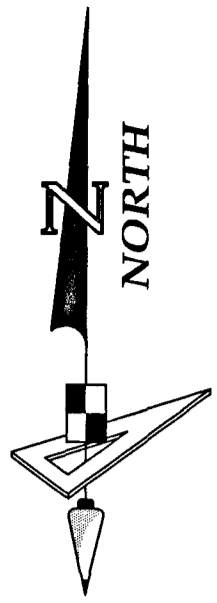
**THE LYON COMPANY'S SUBDIVISION**  
(PLAT BOOK 2, PAGE 39)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 31°05'13" W	30.44'
L2	S 30°48'15" W	9.29'
L10	S 00°00'01" E	6.64'
L21	S 27°16'17" E	18.22'
L22	S 00°11'33" W	11.90'
L23	S 00°00'01" E	31.64'
L24	N 18°50'18" W	8.55'
L25	S 19°16'31" E	8.63'
L26	N 33°21'19" E	67.73'
L27	S 69°14'10" E	12.00'

# STARKEY RANCH PARCELS 8 & 9, PHASE 1

LYING IN SECTIONS 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



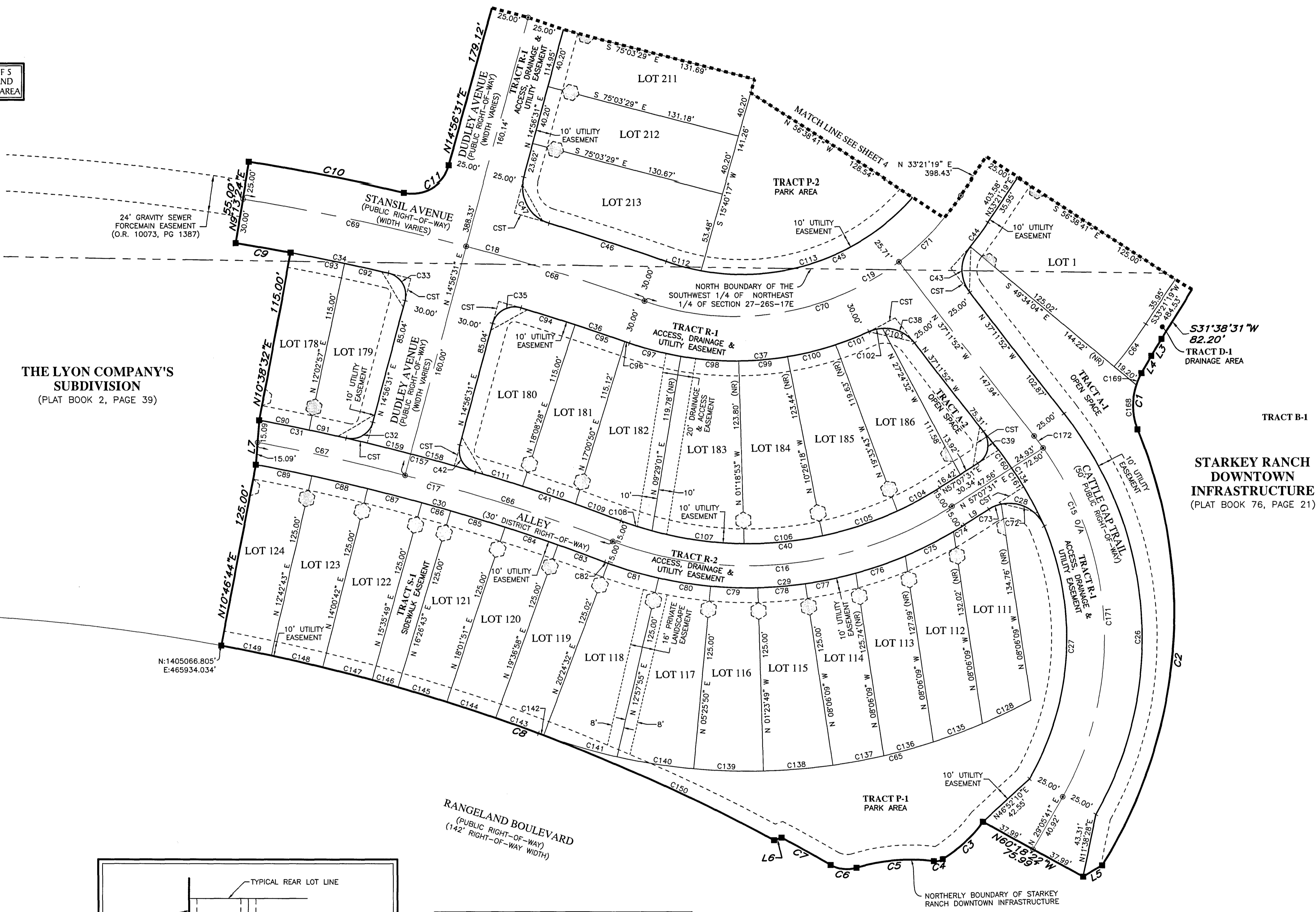
SCALE 1" = 40'

SEE NOTES ON SHEET 2 OF 5 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	45.00'	50°07'36"	39.37'	38.13'	S 04°27'24" W
C2	332.07'	53°15'56"	308.71'	297.72'	S 04°53'55" W
C3	99.00'	21°34'44"	37.28'	37.07'	S 46°36'51" W
C4	9.00'	40°10'58"	6.31'	6.18'	S 77°29'42" W
C5	119.00'	25°04'33"	52.08'	51.67'	S 85°02'55" W
C6	21.00'	48°29'29"	17.77'	17.25'	N 83°14'38" W
C7	1230.00'	1°44'19"	37.32'	37.32'	N 59°52'03" W
C8	1226.00'	18°19'30"	392.11'	390.44'	N 70°03'31" W
C9	1496.00'	1°25'08"	37.05'	37.05'	N 80°04'02" W
C10	1551.00'	3°54'02"	105.59'	105.57'	S 78°49'35" E
C11	25.00'	88°10'30"	38.48'	34.79'	N 59°01'59" E
C15	225.00'	66°17'34"	260.33'	246.05'	N 04°03'06" W
C16	250.00'	53°54'22"	235.21'	226.63'	N 84°04'42" E
C17	1366.00'	10°19'17"	246.08'	245.74'	N 74°07'46" W
C18	1526.00'	10°22'46"	276.44'	276.06'	N 75°35'13" W
C19	180.00'	76°14'51"	239.54'	222.25'	N 71°28'45" E
C26	250.00'	66°17'34"	289.26'	273.39'	N 04°03'06" W
C27	200.00'	51°03'57"	178.25'	172.41'	N 03°33'43" E
C28	25.00'	100°54'14"	44.03'	39.55'	N 72°25'22" W
C29	265.00'	53°54'22"	249.32'	240.23'	N 84°04'42" E
C30	1351.00'	10°15'09"	241.75'	241.42'	N 74°05'42" W
C31	1381.00'	2°27'09"	59.11'	59.11'	N 78°07'53" W
C32	15.00'	88°09'10"	23.08'	20.87'	N 59°01'06" E
C33	15.00'	91°44'28"	24.02'	21.53'	N 30°55'43" W
C34	1496.00'	2°33'31"	66.80'	66.80'	N 78°04'42" W
C35	15.00'	91°44'28"	24.02'	21.53'	S 60°48'46" W
C36	1496.00'	2°55'10"	76.23'	76.22'	N 71°51'25" W
C37	210.00'	44°30'58"	163.16'	159.09'	N 87°20'41" E
C38	25.00'	77°42'56"	33.91'	31.37'	N 78°03'20" W
C39	15.00'	94°19'23"	24.69'	22.00'	N 09°57'49" E
C40	235.00'	53°54'22"	221.10'	213.03'	N 84°04'42" E
C41	1381.00'	4°14'31"	102.25'	102.22'	N 71°05'23" W
C42	15.00'	88°09'10"	23.08'	20.87'	S 29°08'04" E
C43	25.00'	76°12'08"	33.25'	30.85'	S 00°54'11" W
C44	205.00'	5°38'56"	20.21'	20.20'	N 36°10'47" E
C45	150.00'	76°25'13"	200.07'	185.56'	N 71°33'56" E
C46	1556.00'	3°01'16"	82.05'	82.04'	N 71°44'06" W
C47	25.00'	88°11'16"	38.48'	34.79'	S 29°09'06" E
C64	330.00'	6°11'24"	35.65'	35.63'	N 36°27'01" E
C65	390.00'	49°45'51"	338.73'	328.19'	N 86°08'57" E
C66	1366.00'	6°05'21"	145.18'	145.11'	N 72°00'48" W
C67	1366.00'	4°13'56"	100.90'	100.88'	N 77°10'27" W
C68	1526.00'	4°39'39"	124.13'	124.10'	N 72°43'39" W
C69	1526.00'	5°43'07"	152.31'	152.25'	N 77°55'02" W
C70	180.00'	56°48'02"	178.44'	171.23'	N 81°12'09" E
C71	180.00'	19°26'48"	61.09'	60.80'	N 43°04'43" E
C72	25.00'	80°09'27"	34.98'	32.19'	N 62°02'59" W
C73	25.00'	20°44'47"	9.05'	9.00'	S 67°29'54" W
C74	265.00'	1°51'01"	8.56'	8.56'	N 58°03'01" E
C75	265.00'	7°49'37"	36.20'	36.17'	N 62°53'20" E
C76	265.00'	7°32'48"	34.90'	34.88'	N 70°34'33" E
C77	265.00'	7°24'58"	34.30'	34.28'	N 78°03'26" E
C78	265.00'	6°50'16"	31.63'	31.61'	N 85°11'03" E
C79	265.00'	6°49'39"	31.58'	31.56'	S 87°58'59" E
C80	265.00'	7°32'05"	34.85'	34.82'	S 80°48'07" E
C81	265.00'	7°32'32"	34.88'	34.86'	S 73°15'49" E
C82	265.00'	0°31'26"	2.42'	2.42'	S 69°13'50" E
C83	1351.00'	1°24'55"	33.37'	33.37'	N 69°40'35" W

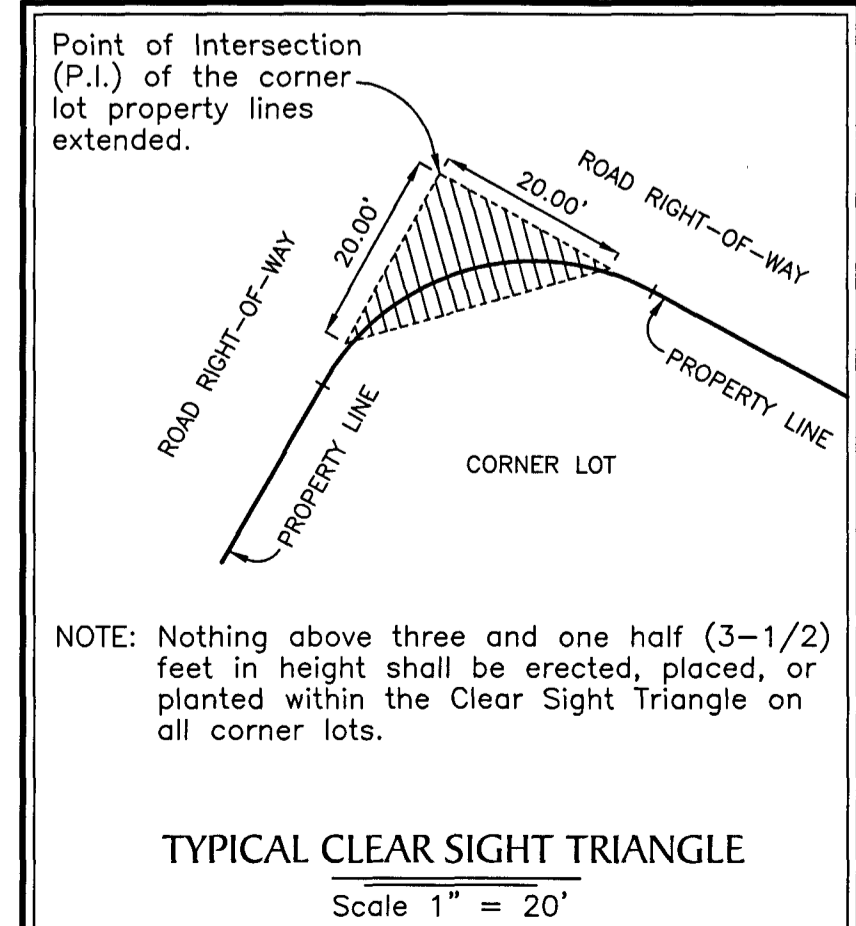
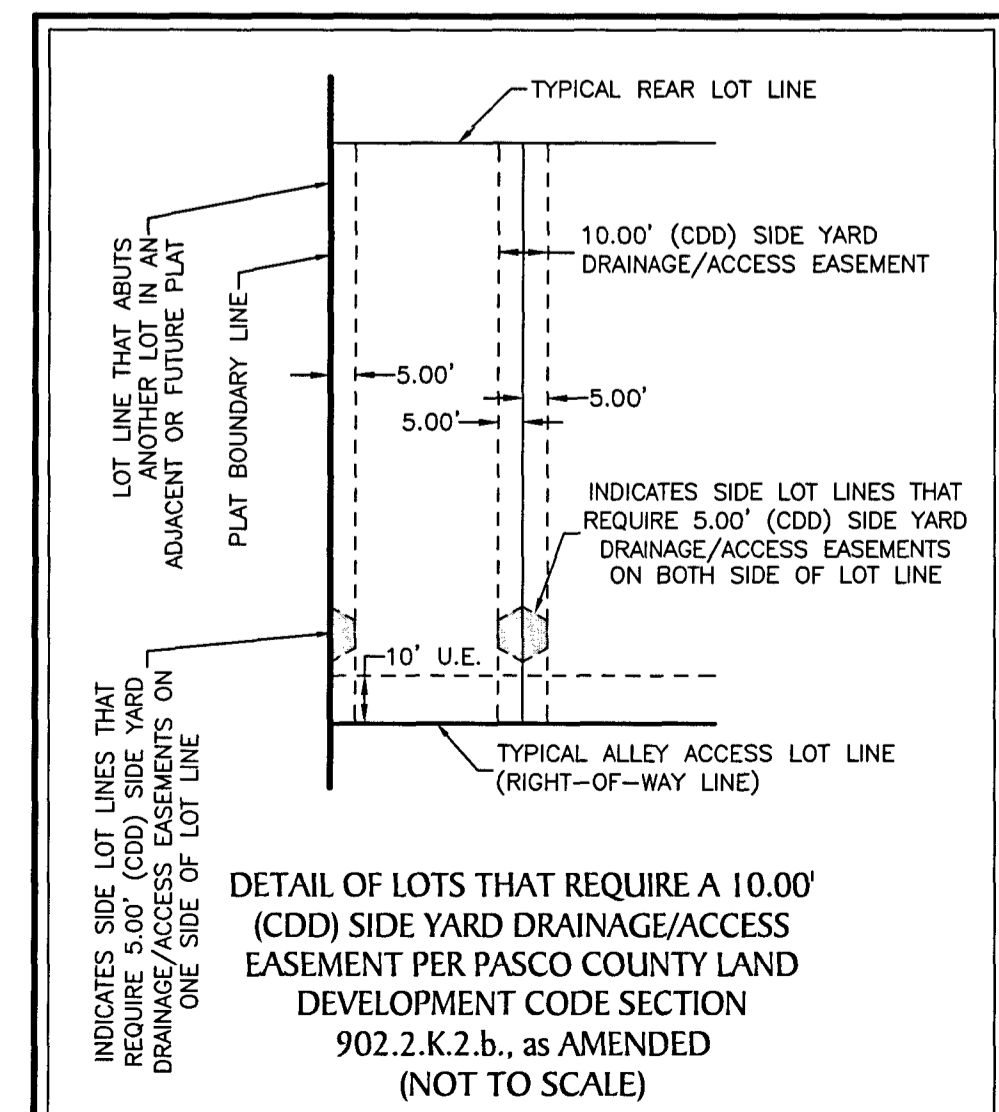
**LEGEND:**

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- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
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- indicates (P.C.P.) Permanent Control Point LB7768
- (R) --- indicates radial line
- (NR) --- indicates non-radial line
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- O.R. --- Official Records Book
- (TYP) --- Typical
- S.W.F.W.M.D. --- Southwest Florida Water Management District
- CST --- Clear Sight Triangle
- O/A --- Overall



**THE LYON COMPANY'S SUBDIVISION**  
(PLAT BOOK 2, PAGE 39)

**STARKEY RANCH DOWNTOWN INFRASTRUCTURE**  
(PLAT BOOK 76, PAGE 21)



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C84	1351.00'	1°35'08"	37.38'	37.38'	N 71°10'36" W
C85	1351.00'	1°35'08"	37.38'	37.38'	N 72°45'43" W
C86	1351.00'	0°50'54"	20.00'	20.00'	N 73°58'44" W
C87	1351.00'	1°35'08"	37.38'	37.38'	N 75°11'44" W
C88	1351.00'	1°37'04"	38.15'	38.15'	N 76°47'50" W
C89	1351.00'	1°36'54"	38.08'	38.08'	N 78°24'49" W
C90	1381.00'	1°24'24"	33.91'	33.91'	N 78°39'15" W
C91	1381.00'	1°02'45"	25.21'	25.21'	N 77°25'41" W
C92	1496.00'	1°09'07"	30.07'	30.07'	N 77°22'30" W
C93	1496.00'	1°24'24"	33.91'	36.73'	N 78°39'15" W
C94	1496.00'	1°27'29"	38.07'	38.07'	N 72°35'16" W
C95	1496.00'	1°20'49"	35.17'	35.17'	N 71°11'07" W
C96	1496.00'	0°06'53"	2.99'	2.99'	N 70°27'17" W
C97	210.00'	9°35'52"	35.18'	35.14'	S 75°11'46" E
C98	210.00'	10°33'33"	38.70'	38.65'	S 85°16'29" E
C99	210.00'	8°56'46"	32.79'	32.76'	N 84°58'22" E
C100	210.00'	8°58'11"	32.88'	32.84'	N 76°00'54" E
C101	210.00'	6°26'37"	23.62'	23.60'	N 68°18'30" E
C102	25.00'	21°39'48"	9.45'	9.40'	S 75°55'06" W
C103	25.00'	56°03'08"	24.46'	23.49'	N 65°13'27" W
C104	235.00'	7°57'40"	32.65'	32.63'	N 61°06'21" E
C105	235.00'	12°46'12"	52.38'	52.27'	N 71°28'17" E
C106	235.00'	12°48'23"	52.53'	52.42'	N 84°15'34" E
C107	235.00'	15°05'33"	61.90'	61.72'	S 81°47'28" E
C108	235.00'	5°16'35"	21.64'	21.63'	S 71°36'25" E
C109	1381.00'	1°20'13"	32.23'	32.23'	N 69°38'14" W
C110	1381.00'	1°33'11"	37.43'	37.43'	N 71°04'56" W
C111	1381.00'	1°21'07"	32.59'	32.58'	N 72°32'05" W
C112	150.00'	9°07'51"	23.90'	23.88'	S 74°47'23" E
C113	150.00'	59°40'20"	156.22'	149.26'	N 70°48'32" E
C114	150.00'	51°17'05"	35.97'	35.96'	N 63°54'34" E
C115	1381.00'	1°27'21"	76.17'	75.87'	N 31°53'17" W
C116	1381.00'	5°04'17"	34.52'	34.51'	N 74°14'27" E
C117	390.00'	5°01'52"	34.25'	34.24'	N 79°17'31" E
C118	390.00'	6°47'43"	46.25'	46.23'	N 85°12'19" E
C119	390.00'	6°49'39"	46.47'	46.45'	S 87°58'59" E
C120	390.00'	7°32'05"	51.29'	51.25'	S 80°48'07" E
C121	390.00'	7°30'38"	51.13'	51.09'	S 73°16'46" E
C122	390.00'	0°33'20"	3.78'	3.78'	S 69°14'47" E
C123	1226.00'	1°24'55"	30.28'	30.28'	N 69°40'35" W
C124	1226.00'	1°35'08"	33.92'	33.92'	N 71°10'36" W
C125	1226.00'	1°35'08"	33.92'	33.92'	N 72°45'43" W
C126	1226.00'	0°50'54"	18.15'	18.15'	N 73°58'44" W
C127	1226.00'	1°35'08"	33.92'	33.92'	N 75°11'44" W
C128	1226.00'	1°39'01"	35.31'	35.31'	N 76°48'48" W
C129	1226.00'	1°34'57"	33.86'	33.86'	N 78°25'47" W
C130	1226.00'	8°04'21"	172.73'	172.59'	N 64°55'57" W
C131	1351.00'	3°46'36"	89.05'	89.03'	N 75°03'29" W
C132	1351.00'	1°53'18"	44.52'	44.52'	N 74°06'50" W
C133	1351.00'	1°53'18"	44.52'	44.52'	N 76°00'08" W
C134	250.00'	7°09'29"	31.23'	31.21'	N 37°02'12" W
C135	250.00'	10°17'51"	44.93'	44.87'	N 28°18'32" W
C136	45.00'	39°01'56"	30.66'	30.07'	S 01°05'26" E
C137	45.00'	11°05'41"	8.71'	8.70'	S 23°58'22" W
C138	225.00'	63°43'34"	250.25'	237.55'	N 02°46'06" W
C139	225.00'	2°34'00"	10.08'	10.08'	N 35°54'53" W

NO.	BEARING	LENGTH
L3	S 31°03'22" W	13.36'
L4	S 29°29'39" W	13.41'
L5	S 58°41'26" W	14.80'
L6	S 69°42'13" W	5.26'
L7	N 04°31'01" E	30.18'
L9	N 57°07'31" E	19.44'