

ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3
BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of TRACT D-11 (UTILITY DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, according to the plat thereof, as recorded in Plat Book 82, Pages 76 through 91, inclusive, of the Public Records of Pasco County, Florida; Together with a parcel of land lying in Section 17, Township 26 South, Range 20 East, Pasco County, Florida, and all being more particularly described as follows:

BEGIN at the East 1/4 corner of said Section 17, run thence along the East boundary of the Southeast 1/4 thereof, S.00°17'41"W., a distance of 863.67 feet; thence departing said East boundary of the Southeast 1/4 of Section 17, S.78°08'27"W., a distance of 245.90 feet; thence Southwesterly, 148.36 feet along the arc of a tangent curve to the left having a radius of 205.00 feet and a central angle of 41°27'51" (chord bearing S.57°24'31"W., 145.14 feet); thence Southwesterly, 90.44 feet along the arc of a reverse curve to the right having a radius of 200.00 feet and a central angle of 25°54'37" (chord bearing S.49°38'11"W., 89.67 feet); thence Southwesterly, 317.91 feet along the arc of a compound curve to the right having a radius of 1830.00 feet and a central angle of 09°57'12" (chord bearing S.67°34'05"W., 317.51 feet); thence S.72°32'42"W., a distance of 17.28 feet; thence S.54°36'24"W., a distance of 52.81 feet; thence Northwesterly, 12.48 feet along the arc of a non-tangent curve to the left having a radius of 615.00 feet and a central angle of 01°09'45" (chord bearing N.36°02'06"W., 12.48 feet); thence S.53°23'02"W., a distance of 80.00 feet; thence Northwesterly, 22.41 feet along the arc of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of 02°24'01" (chord bearing N.37°48'59"W., 22.41 feet); thence S.48°50'15"W., a distance of 49.99 feet; thence N.41°41'07"W., a distance of 50.00 feet; thence N.48°50'15"E., a distance of 60.00 feet to a point on the Northerly boundary of said ESPLANADE AT WIREGRASS RANCH PHASE I, thence along said Northerly boundary the following twenty-two (22) courses: 1) Northwesterly, 278.65 feet along the arc of a non-tangent curve to the left having a radius of 545.00 feet and a central angle of 29°17'02" (chord bearing N.58°57'23"W., 275.53 feet); 2) N.73°35'54"W., a distance of 159.02 feet; 3) Westerly, 106.48 feet along the arc of a tangent curve to the left having a radius of 270.00 feet and a central angle of 22°35'43" (chord bearing N.84°53'45"W., 105.79 feet); 4) N.06°11'37"W., a distance of 70.02 feet; 5) Easterly, 31.75 feet along the arc of a non-tangent curve to the right having a radius of 340.00 feet and a central angle of 05°21'03" (chord bearing N.86°29'28"E., 31.74 feet); 6) N.27°30'45"E., a distance of 416.49 feet; 7) N.88°13'41"W., a distance of 440.93 feet; 8) N.29°43'42"W., a distance of 371.17 feet; 9) S.74°01'54"W., a distance of 163.18 feet; 10) S.01°28'26"E., a distance of 386.60 feet; 11) S.88°31'34"W., a distance of 154.13 feet; 12) Southerly, 103.07 feet along the arc of a non-tangent curve to the right having a radius of 1035.00 feet and a central angle of 05°42'20" (chord bearing S.12°24'42"W., 103.02 feet); 13) S.15°15'52"W., a distance of 121.99 feet; 14) Southerly, 41.94 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 05°10'03" (chord bearing S.12°40'50"W., 41.93 feet); 15) N.79°54'12"W., a distance of 85.00 feet; 16) N.74°44'08"W., a distance of 137.79 feet; 17) Northwesterly, 309.00 feet along the arc of a tangent curve to the right having a radius of 810.00 feet and a central angle of 21°51'25" (chord bearing N.63°48'26"W., 307.13 feet); 18) N.52°52'43"W., a distance of 311.55 feet; 19) N.35°33'14"W., a distance of 56.46 feet; 20) Southwesterly, 279.00 feet along the arc of a non-tangent curve to the left having a radius of 705.00 feet and a central angle of 22°40'29" (chord bearing S.50°42'00"W., 277.19 feet); 21) S.39°21'46"W., a distance of 91.29 feet; 22) N.50°38'14"W., a distance of 263.27 feet to a point on the Westerly boundary of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 9902, Page 3710, of the Public Records of Pasco County, Florida; thence along said Westerly boundary the following six (6) courses: 1) N.42°21'42"E., a distance of 30.56 feet; 2) N.06°21'48"E., a distance of 117.72 feet; 3) N.30°04'53"E., a distance of 317.33 feet; 4) N.31°40'02"W., a distance of 826.37 feet; 5) N.00°11'52"E., a distance of 397.93 feet; 6) N.13°36'34"W., a distance of 377.49 feet to a point on the South boundary of the North 1/4 of said Section 17, thence along said South boundary, N.89°55'08"E., a distance of 3745.24 feet to the Southeast corner of said North 1/4 of said Section 17, thence along the East boundary of the Northeast 1/4 of said Section 17, S.00°02'06"W., a distance of 1324.55 feet to the POINT OF BEGINNING.

Containing 168.818 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS REFERRED TO AS "ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL NEIGHBORHOOD ROADS AND RIGHTS-OF-WAY, WHICH ARE SHOWN HEREON AS TRACTS "A-1" AND "A-2", AND OVER AND ACROSS THE PUBLIC EMERGENCY ACCESS EASEMENT SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE GATES ON THE SUBDIVISION COLLECTOR ROAD AND TRACT B-38 SHALL REMAIN OPEN UNTIL TRAFFIC FLOW IS RESTORED.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, TRACTS L-2 AND L-3 (PUBLIC) LIFT STATION SITES, AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACTS L-2 AND L-3 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACTS L-2 AND L-3 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

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 UTILITY EASEMENT (U.E.) FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS, IF LOCATED WITHIN SAID (U.E.), AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT (U.E.)", 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 HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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.

OWNER HEREBY RESERVES LEGAL TITLE TO TRACTS A-1, A-2, B-1 THROUGH B-43, C-1 THROUGH C-9, AND D-1 THROUGH D-15, AS SHOWN HEREON AND DEPICTED HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION"). SAID TRACTS SHALL BE MAINTAINED BY THE 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. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

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 GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY OWNED BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY 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, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER DOES FURTHER CONVEY ALL DRAINAGE AND ACCESS EASEMENTS (D.A.E.) FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORMWATER MAINTENANCE SYSTEMS TO THE ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MAINTENANCE SYSTEMS LOCATED THEREIN. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

OWNER DOES FURTHER HEREBY CONVEY TO THE ASSOCIATION SIDE YARD DRAINAGE AND ACCESS EASEMENTS AND PRIVATE WALL EASEMENTS, AS SHOWN HEREON FOR THE PURPOSES STATED HEREON AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

OWNER DOES FURTHER GRANT AND RESERVE TO THE ASSOCIATION, 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 DOES FURTHER RESERVE UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED IN THE UTILITY EASEMENTS (U.E.) 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 TELECOMMUNICATIONS SERVICES TO THE EXTENT CONSISTENT WITH, SECTION 177.081(28), FLORIDA STATUTES, PROVIDED THAT NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

OWNER DOES HEREBY FURTHER RESERVE AND RETAIN OWNERSHIP OF TRACT "F" AND ALL LANDS, EASEMENTS AND OTHER INTERESTS NOT SPECIFICALLY CONVEYED ABOVE TO THE ASSOCIATION.

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

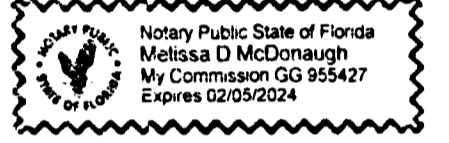
BY: Andrew "Drew" Miller (Signature)
NAME: ANDREW "DREW" MILLER
TITLE: VICE PRESIDENT
WITNESSES: Courtney Susan (Signature), Trevor Obal (Signature)
PRINTED NAME: COURTNEY SUSAN, TREVOR OBAL

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }
I HEREBY CERTIFY ON THIS 2nd DAY OF November 2021, BEFORE ME PERSONALLY APPEARED 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: 02/05/2024
Notary Public, State of Florida at Large (Signature)



CERTIFICATE OF ACCEPTANCE

THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE CONVEYANCE TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

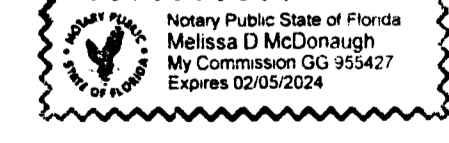
BY: Andrew "Drew" Miller (Signature)
NAME: ANDREW "DREW" MILLER
TITLE: VICE PRESIDENT/SECRETARY
WITNESSES: Courtney Susan (Signature), Trevor Obal (Signature)
(WITNESS NAME-PRINTED): COURTNEY SUSAN, TREVOR OBAL

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }
I HEREBY CERTIFY ON THIS 2nd DAY OF November 2021, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE ANDREW "DREW" MILLER, VICE PRESIDENT/SECRETARY OF THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 02/05/2024
Notary Public, State of Florida at Large (Signature)



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:
LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE HELD BY FLYCATCHER ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 2019 IN OFFICIAL RECORDS BOOK 9902, PAGE 3723, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3 IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORRATION OF THIS PLAT.

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, FATIC FILE NO. 2140-2673472) 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. 2140-2673472.

THIS THE 28th DAY OF October, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: David H. Roberts (Signature)
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 9th DAY OF November, 2021.

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

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE 9th DAY OF November, 2021, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Ronald E. Oakley (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 10th DAY OF November, 2021 IN PLAT BOOK 87, PAGES 33-51.

Nikki Alvarez-Sowles (Signature)
NIKKI ALVAREZ-SOWLES, B.S.
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 29th DAY OF October, 2021.

David A. Williams (Signature)
DAVID A. WILLIAMS
PROFESSIONAL LAND SURVEYOR NO. LS6423
CERTIFICATE OF AUTHORIZATION NO. LB7768



GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geoointsurveying.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768
SHEET 1 OF 19 SHEETS

**ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3**  
 BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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

**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') (IE: 7.5' = 7.50')

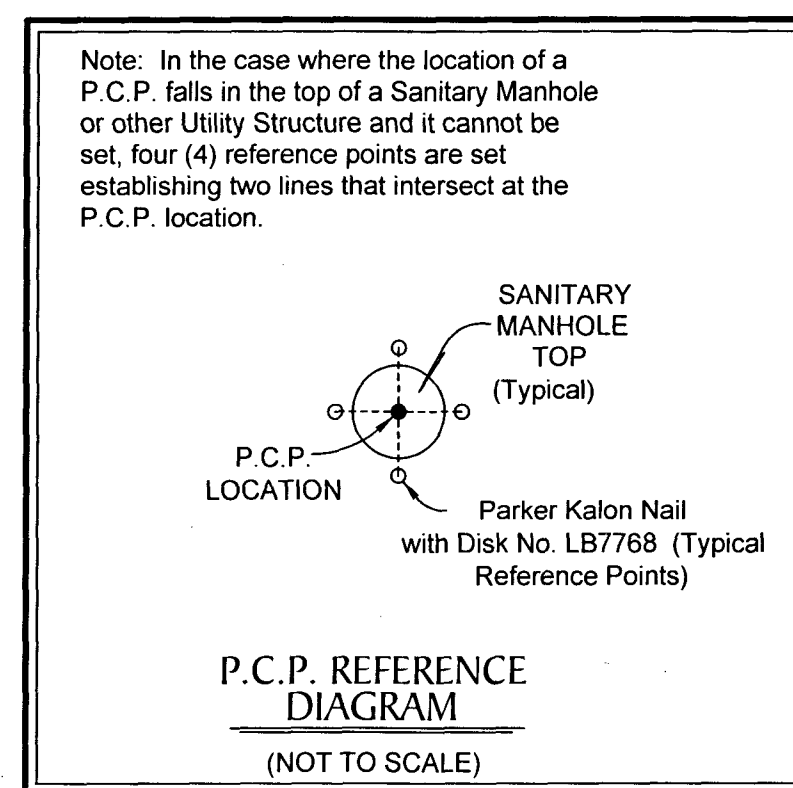
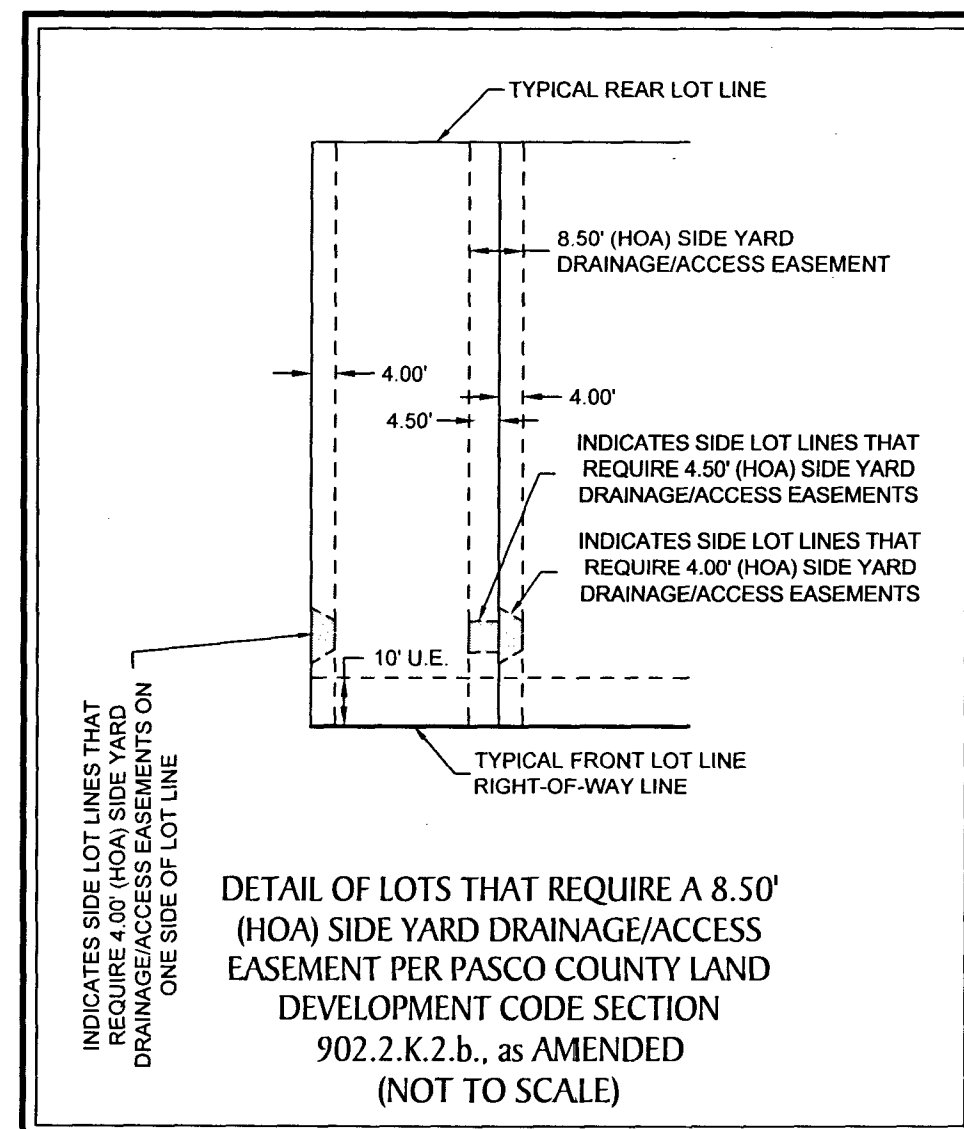
**NOTE:**  
 ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

**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.

**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 (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

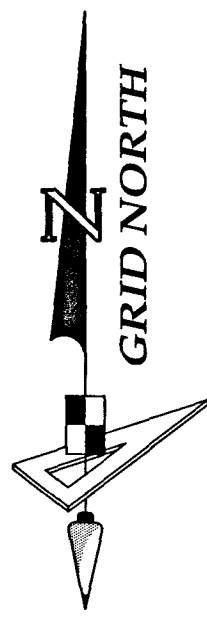
TRACT DESIGNATION TABLE			
TRACT	USAGE	OWNER/ MAINTENANCE	ACRES
A-1	PRIVATE RIGHT-OF-WAY, PRIVATE ACCESS, PRIVATE DRAINAGE AND Utility Easement	HOMEOWNERS ASSOCIATION	8.21
A-2	PRIVATE RIGHT-OF-WAY, PRIVATE ACCESS, PRIVATE DRAINAGE AND Utility Easement	HOMEOWNERS ASSOCIATION	10.71
B-1	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.14
B-2	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.31
B-3	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.12
B-4	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.14
B-5	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.19
B-6	OPEN SPACE/BUFFER	HOMEOWNERS ASSOCIATION	0.59
B-7	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.53
B-8	OPEN SPACE/BUFFER	HOMEOWNERS ASSOCIATION	0.85
B-9	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.17
B-10	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.15
B-11	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.09
B-12	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.12
B-13	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.30
B-14	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.19
B-15	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.18
B-16	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.12
B-17	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.22
B-18	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.08
B-19	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.16
B-20	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.16
B-21	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.27
B-22	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.33
B-23	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.19
B-24	OPEN SPACE/DRAINAGE/BUFFER	HOMEOWNERS ASSOCIATION	0.98
B-25	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.22
B-26	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.11
B-27	OPEN SPACE/DRAINAGE/BUFFER	HOMEOWNERS ASSOCIATION	0.80
B-28	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.73
B-29	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.05
B-30	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.17
B-31	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.12
B-32	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.20
B-33	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.34

B-34	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.17
B-35	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.15
B-36	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.13
B-37	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.23
B-38	PUBLIC EMERGENCY ACCESS EASEMENT	HOMEOWNERS ASSOCIATION	0.15
B-39	OPEN SPACE/DRAINAGE	HOMEOWNERS ASSOCIATION	0.075
B-40	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.26
B-41	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.22
B-42	OPEN SPACE/DRAINAGE/BUFFER	HOMEOWNERS ASSOCIATION	0.25
B-43	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.20
B-45	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.07
B-46	OPEN SPACE	HOMEOWNERS ASSOCIATION	0.20
C-1	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	9.09
C-2	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	2.81
C-3	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	0.36
C-4	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	0.25
C-5	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	1.85
C-6	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	2.39
C-7	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	15.23
C-8	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	3.99
C-9	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	1.89
D-1	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	2.31
D-2	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	1.04
D-3	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	6.02
D-4	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	0.03
D-5	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	0.17
D-7	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	3.13
D-8	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	2.06
D-9	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	1.34
D-10	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	1.54
D-11	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	0.04
D-12	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	0.75
D-13	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	2.91
D-14	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	0.37
D-15	DRAINAGE AREA	HOMEOWNERS ASSOCIATION	4.25
F	FUTURE DEVELOPMENT	HOMEOWNERS ASSOCIATION	0.11
L-2	LIFT STATION	PASCO COUNTY	0.07
L-3	LIFT STATION	PASCO COUNTY	0.08



# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-1 I (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SCALE 1" = 200'

### KEY SHEET

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

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C1	205.00'	41°27'51"	148.36'	145.14'
C2	200.00'	25°54'37"	90.44'	89.67'
C3	1830.00'	9°57'12"	317.91'	317.51'
C4	615.00'	1°09'45"	12.48'	12.48'
C5	535.00'	2°24'01"	22.41'	22.41'
C6	545.00'	29°17'02"	278.55'	275.53'
C7	270.00'	22°35'43"	106.48'	105.79'
C8	340.00'	5°21'03"	31.75'	31.74'
C9	1035.00'	5°42'20"	103.07'	103.02'
C10	465.00'	5°10'03"	41.94'	41.93'
C11	810.00'	21°51'25"	309.00'	307.13'
C12	705.00'	22°40'29"	279.00'	277.19'

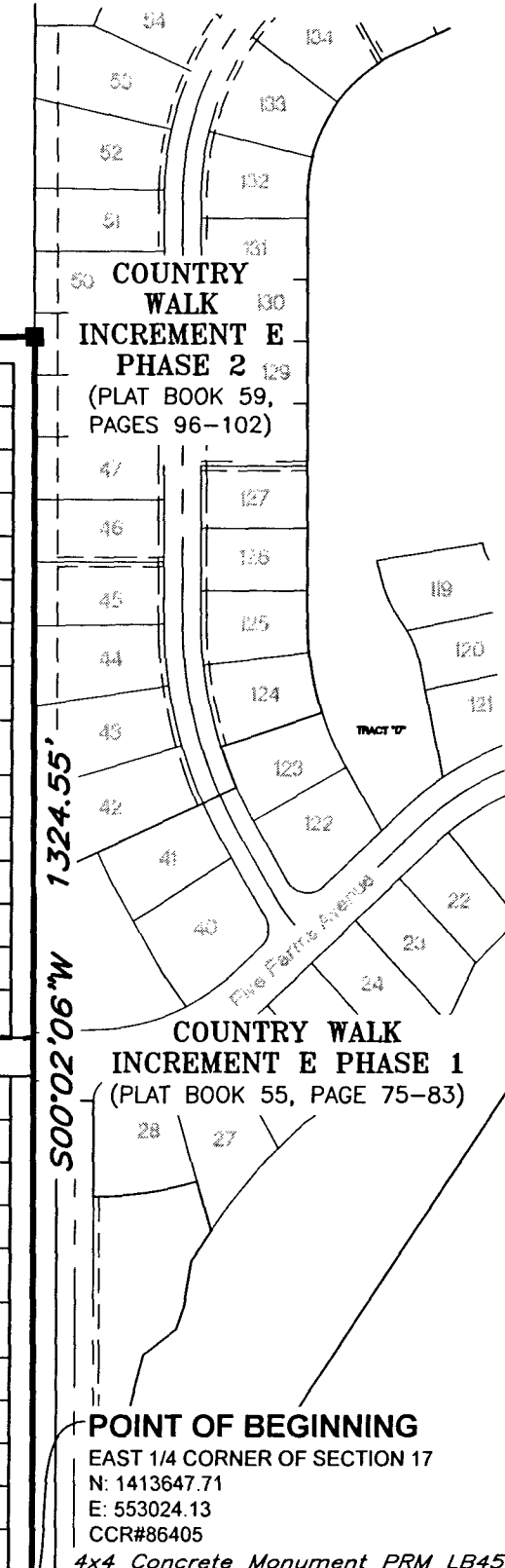
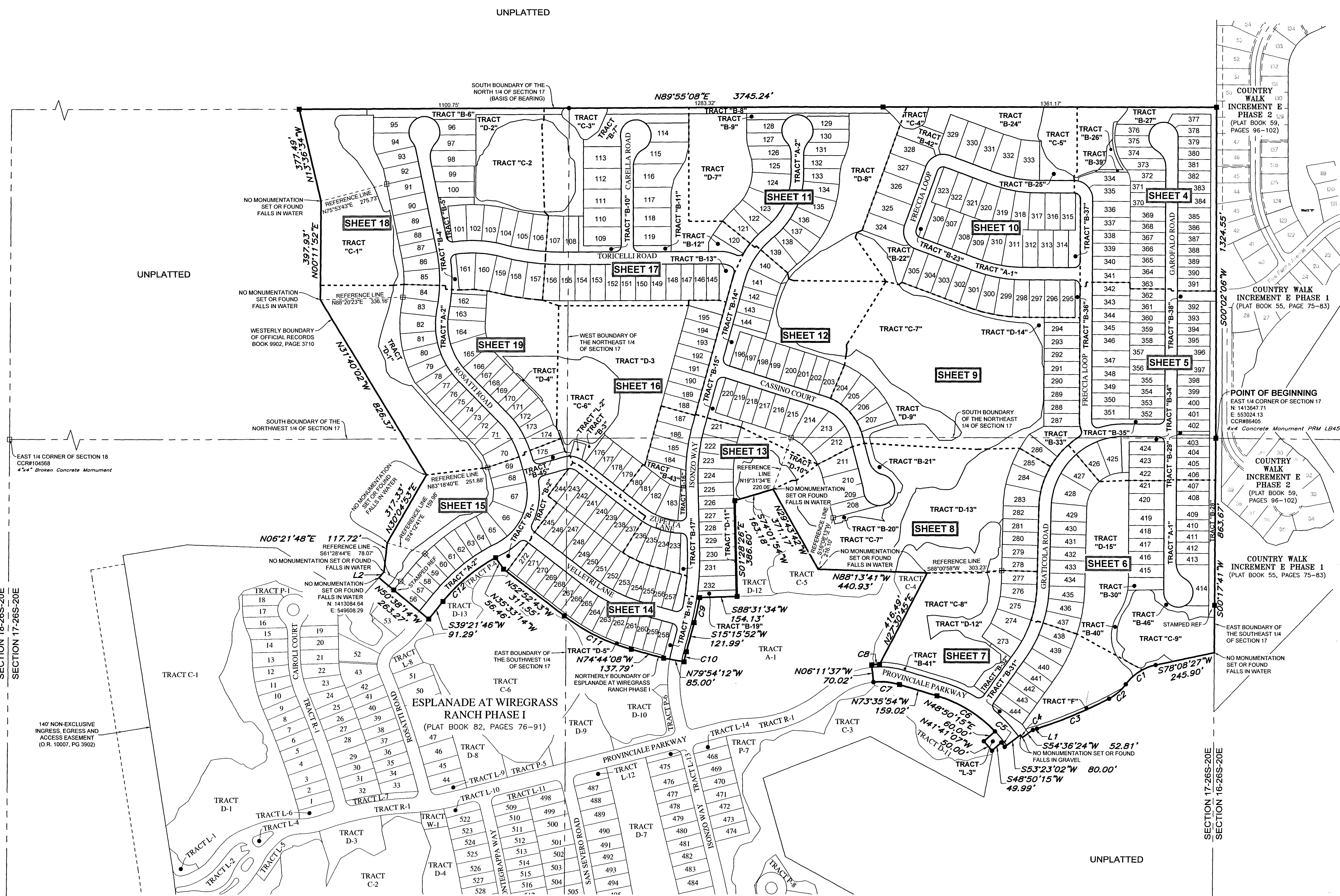
### BASIS OF BEARINGS

THE SOUTH BOUNDARY OF THE NORTH 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, HAVING A GRID BEARING OF N89°55'08"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

### LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 72°32'42" W	17.28'
L2	N 42°21'42" E	30.56'

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR — Non-Radial
  - (TYP) — Typical
  - O/A — Overall
  - C.S.T. — Clear Sight Triangle
  - U.E. — Utility Easement
  - D.A.E. — Drainage and Access Easement
  - S.W.F.W.M.D. — Southwest Florida Water Management District



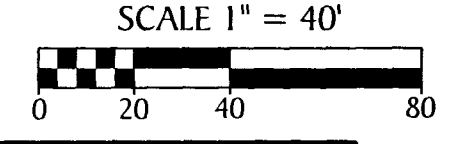
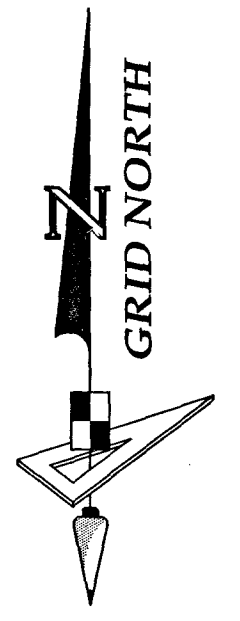
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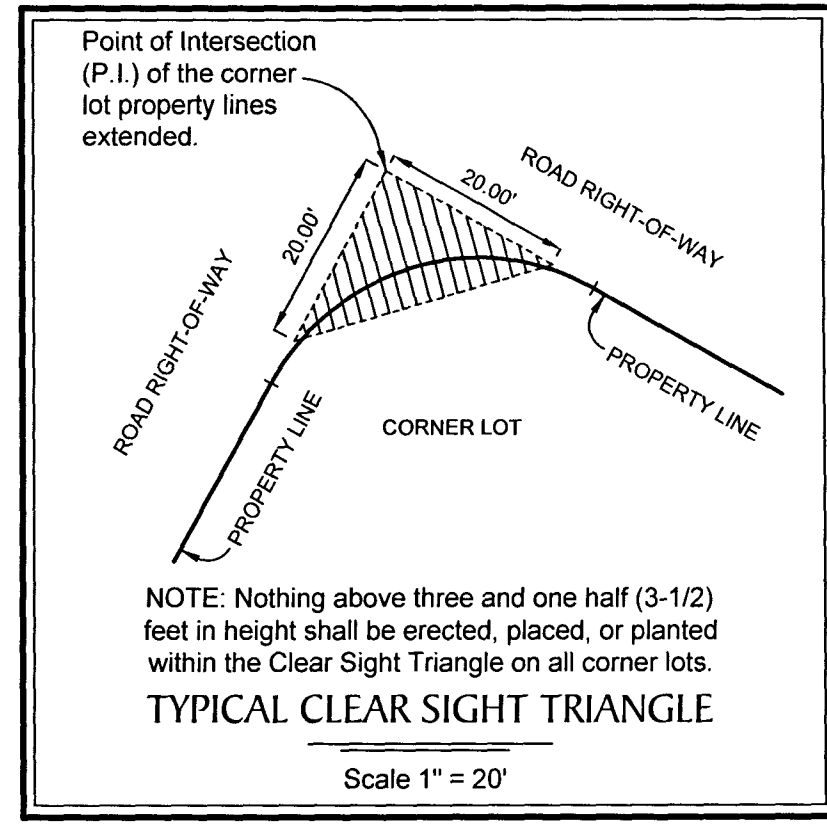
**SHEET 3 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 19 FOR BASIS OF BEARINGS

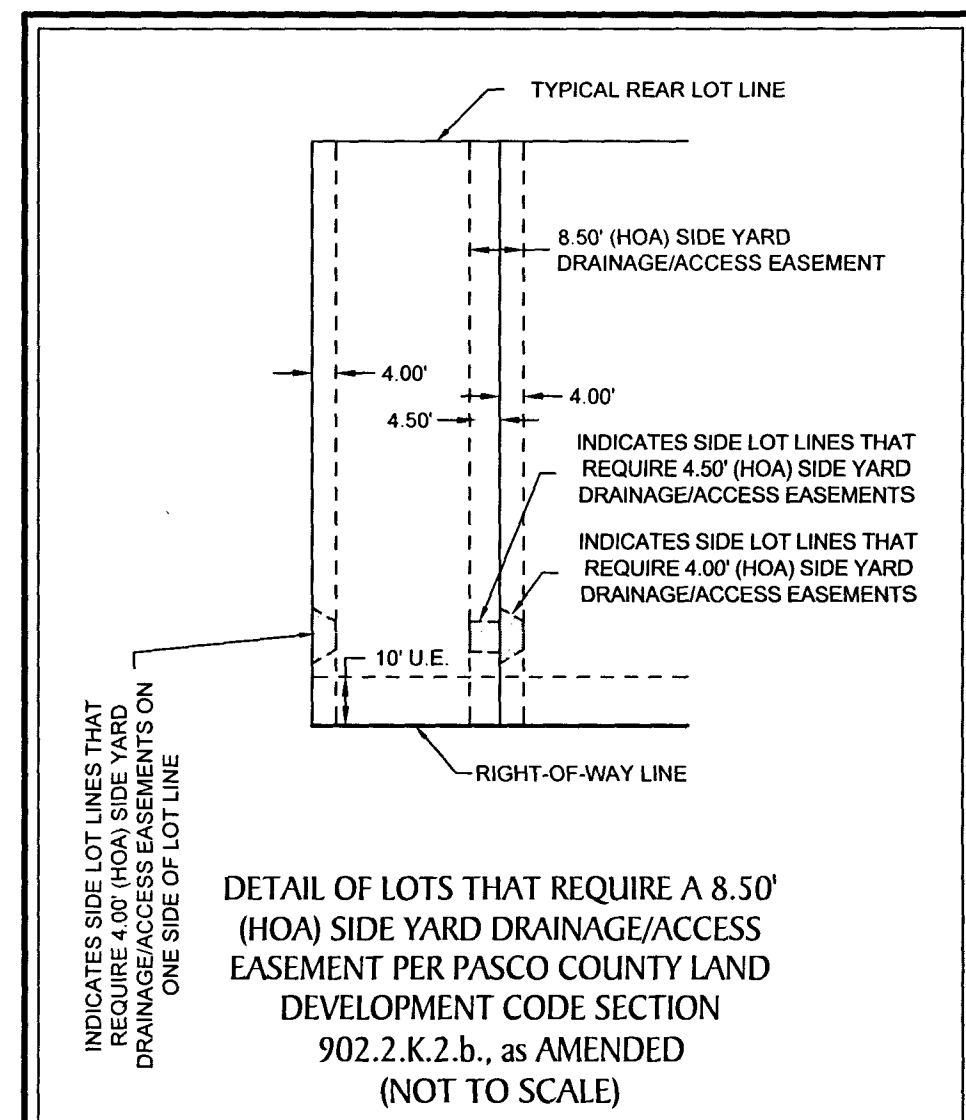


CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C13	75.00'	61°13'04"	80.13'	76.38'	N30°26'25"W
C14	60.00'	241°13'04"	252.60'	103.28'	S59°33'35"W
C15	25.00'	39°11'25"	17.10'	16.77'	N19°30'35"E
C16	200.00'	54°51'29"	191.49'	184.26'	S12°37'00"E
C17	75.00'	40°12'51"	52.64'	51.57'	N19°56'19"W
C18	50.00'	90°00'00"	78.54'	70.71'	N44°49'53"W
C19	75.00'	90°00'00"	117.81'	106.07'	N44°49'53"W
C20	25.00'	90°00'00"	39.27'	35.36'	N44°49'53"W
C21	25.00'	38°34'29"	16.83'	16.52'	S76°47'41"E
C22	2.19'	49°46'59"	1.90'	1.84'	S43°39'21"W
C23	5.00'	18°44'15"	1.64'	1.63'	S80°06'19"W
C24	210.00'	35°48'11"	131.23'	129.10'	S20°07'13"E
C25	8.03'	85°30'34"	11.99'	10.91'	S47°03'01"W
C26	60.00'	2°51'35"	2.99'	2.99'	N01°15'41"W
C27	60.00'	36°02'13"	37.74'	37.12'	N20°42'35"W
C28	60.00'	34°26'27"	36.07'	35.53'	N55°56'55"W
C29	60.00'	49°14'07"	51.56'	49.99'	S82°12'48"W
C30	60.00'	52°17'58"	54.77'	52.89'	S31°26'45"W
C31	60.00'	46°43'48"	48.94'	47.59'	S18°04'08"E
C32	60.00'	19°36'55"	20.54'	20.44'	S51°14'30"E
C33	75.00'	34°52'19"	45.65'	44.95'	N43°36'48"W
C34	75.00'	26°20'45"	34.49'	34.18'	N13°00'16"W
C35	200.00'	13°06'27"	45.75'	45.65'	S08°15'31"W
C36	200.00'	13°01'33"	45.47'	45.37'	S04°48'29"E
C37	200.00'	13°40'23"	47.73'	47.61'	S18°09'27"E
C38	200.00'	15°03'06"	52.54'	52.39'	S32°31'11"E
C39	75.00'	1°05'59"	1.44'	1.44'	N39°29'45"W
C40	75.00'	37°29'54"	49.09'	48.21'	N20°11'48"W
C41	75.00'	1°36'58"	2.12'	2.12'	N00°38'23"W
C42	75.00'	30°11'24"	39.52'	39.06'	N14°55'36"W
C43	75.00'	10°01'27"	13.12'	13.10'	N35°02'01"W
C44	75.00'	37°07'46"	48.60'	47.76'	N18°23'47"W
C45	75.00'	41°36'29"	54.46'	53.28'	N57°45'54"W
C46	75.00'	11°15'45"	14.74'	14.72'	N84°12'01"W
C540	15.46'	40°21'14"	10.89'	10.67'	N32°42'58"E

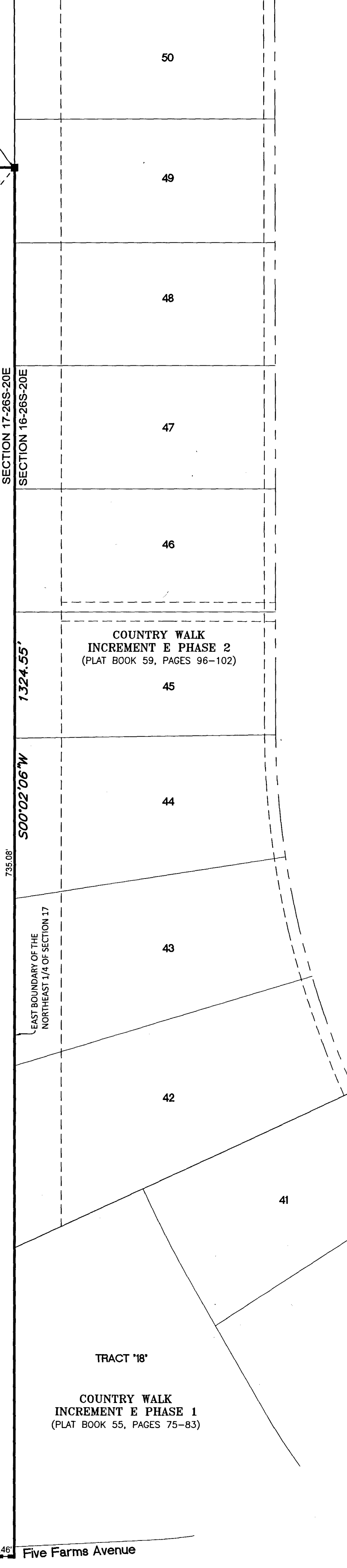
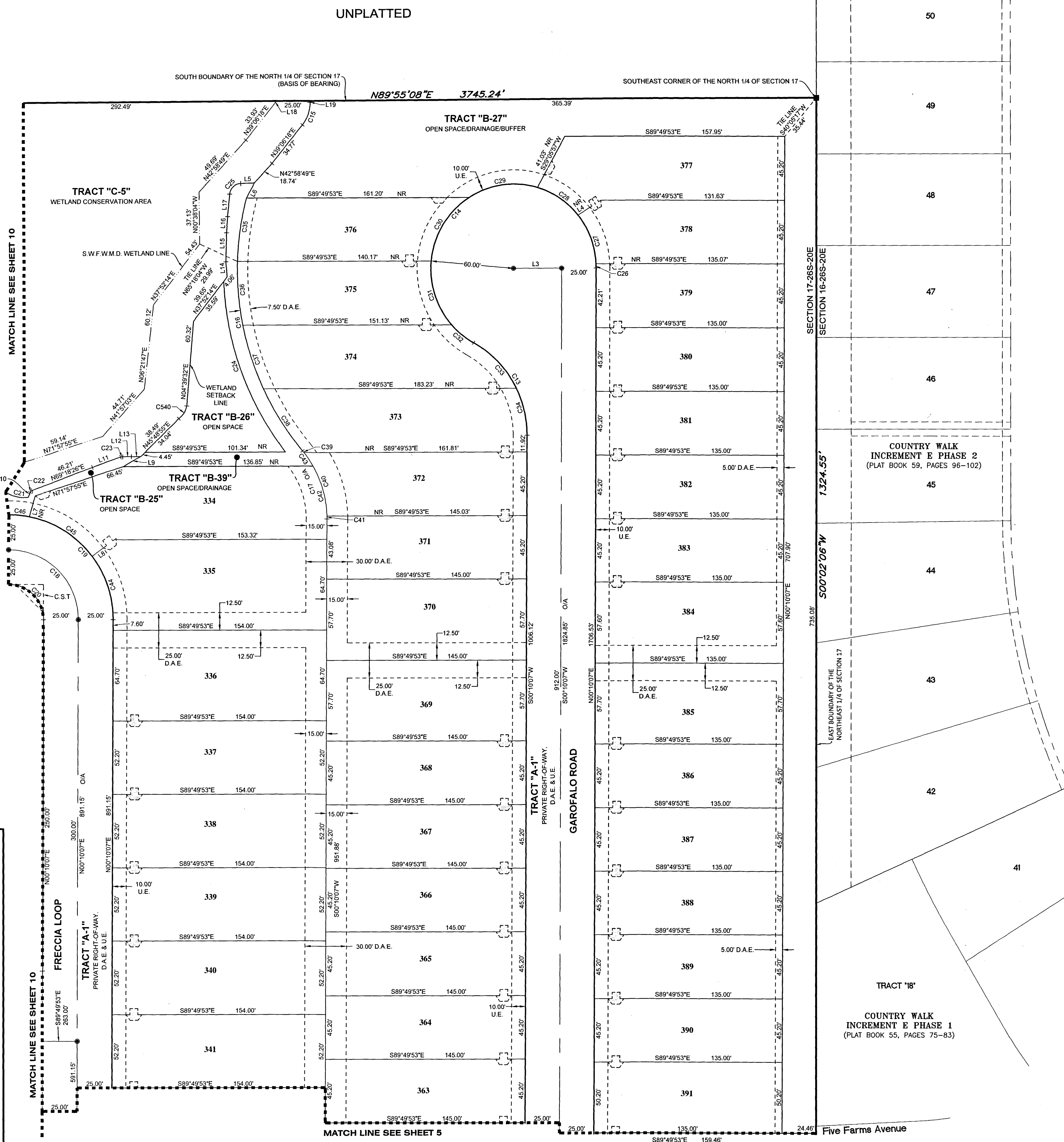
LINE DATA TABLE

NO.	BEARING	LENGTH
L3	S 89°49'53" E	35.00'
L4	N 57°55'28" E	19.71'
L5	N 87°59'18" E	9.87'
L6	S 28°17'33" W	12.15'
L7	N 15°50'55" E	15.57'
L8	S 53°29'43" W	19.81'
L9	N 61°12'32" E	14.23'
L10	N 24°05'05" E	3.87'
L11	N 70°44'11" E	21.39'
L12	N 89°28'26" E	6.22'
L13	S 89°21'31" E	6.66'
L14	N 04°55'47" W	10.72'
L15	N 01°30'56" E	20.65'
L16	N 03°33'46" E	11.95'
L17	N 05°32'10" E	16.19'
L18	N 00°05'08" W	1.10'
L19	N 00°05'08" W	1.10'



LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates 1/2" Iron Rod LB7768 P.R.M.
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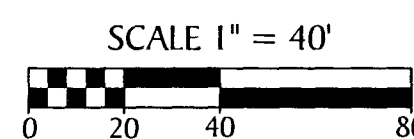
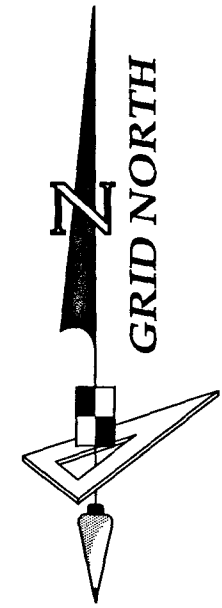
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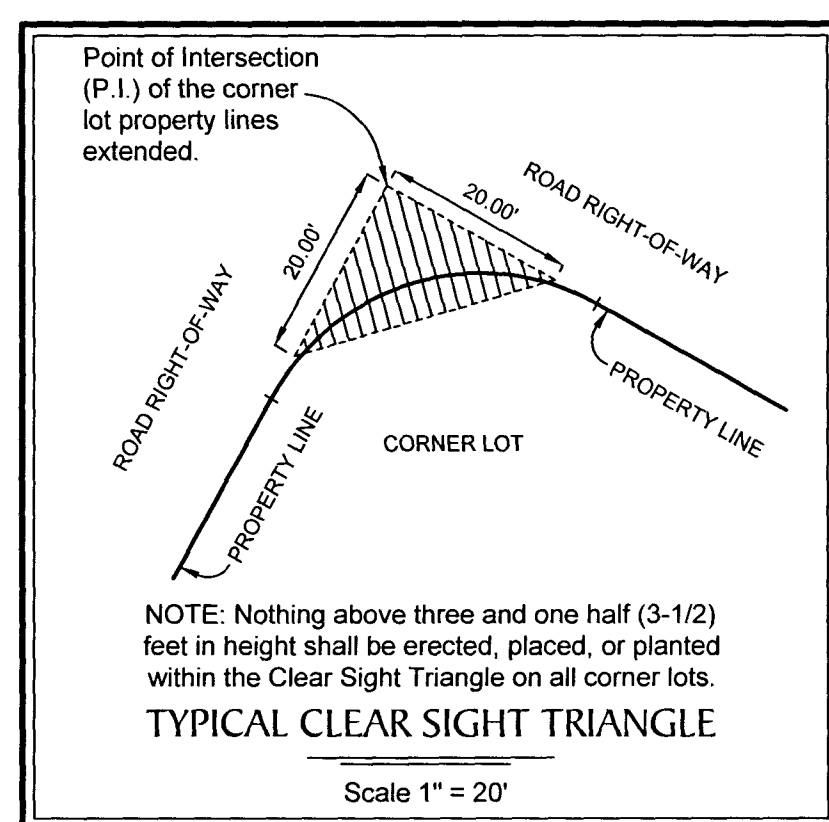
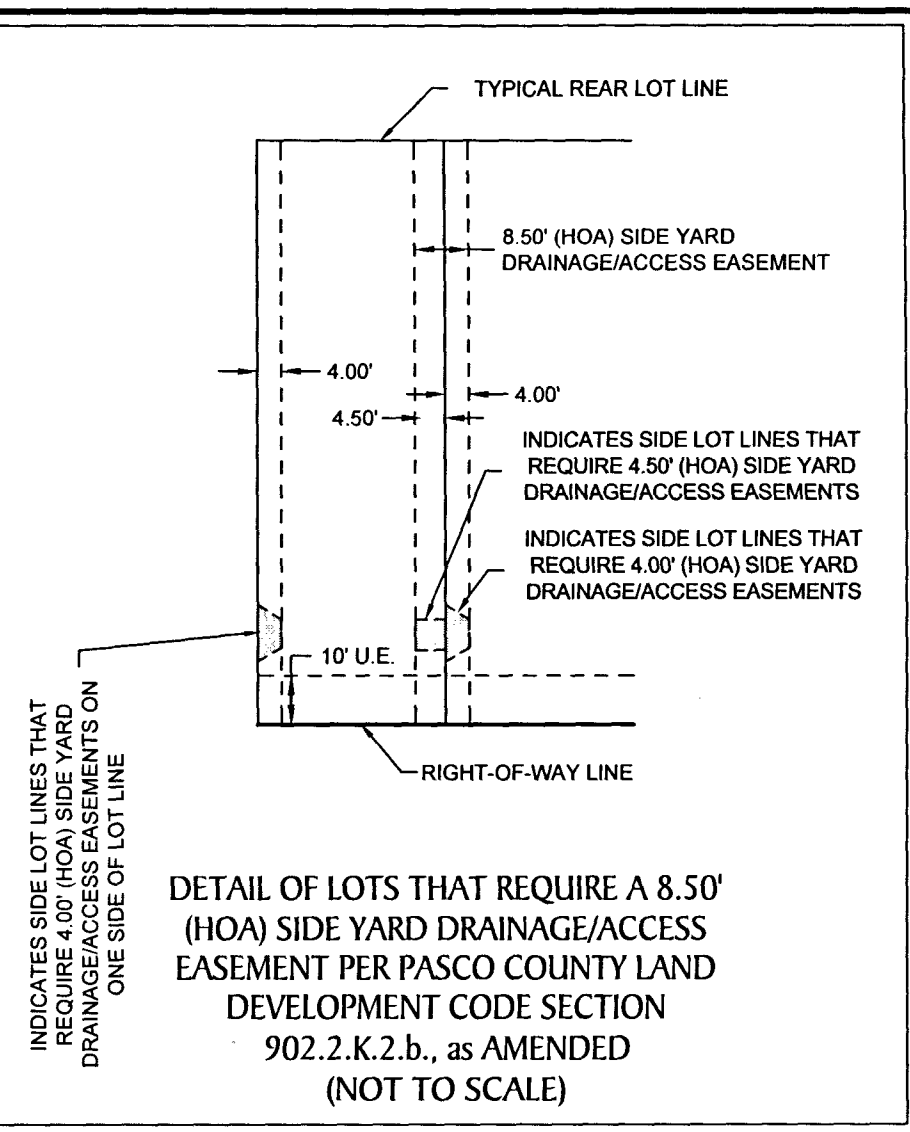
**SHEET 4 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 19 FOR BASIS OF BEARINGS

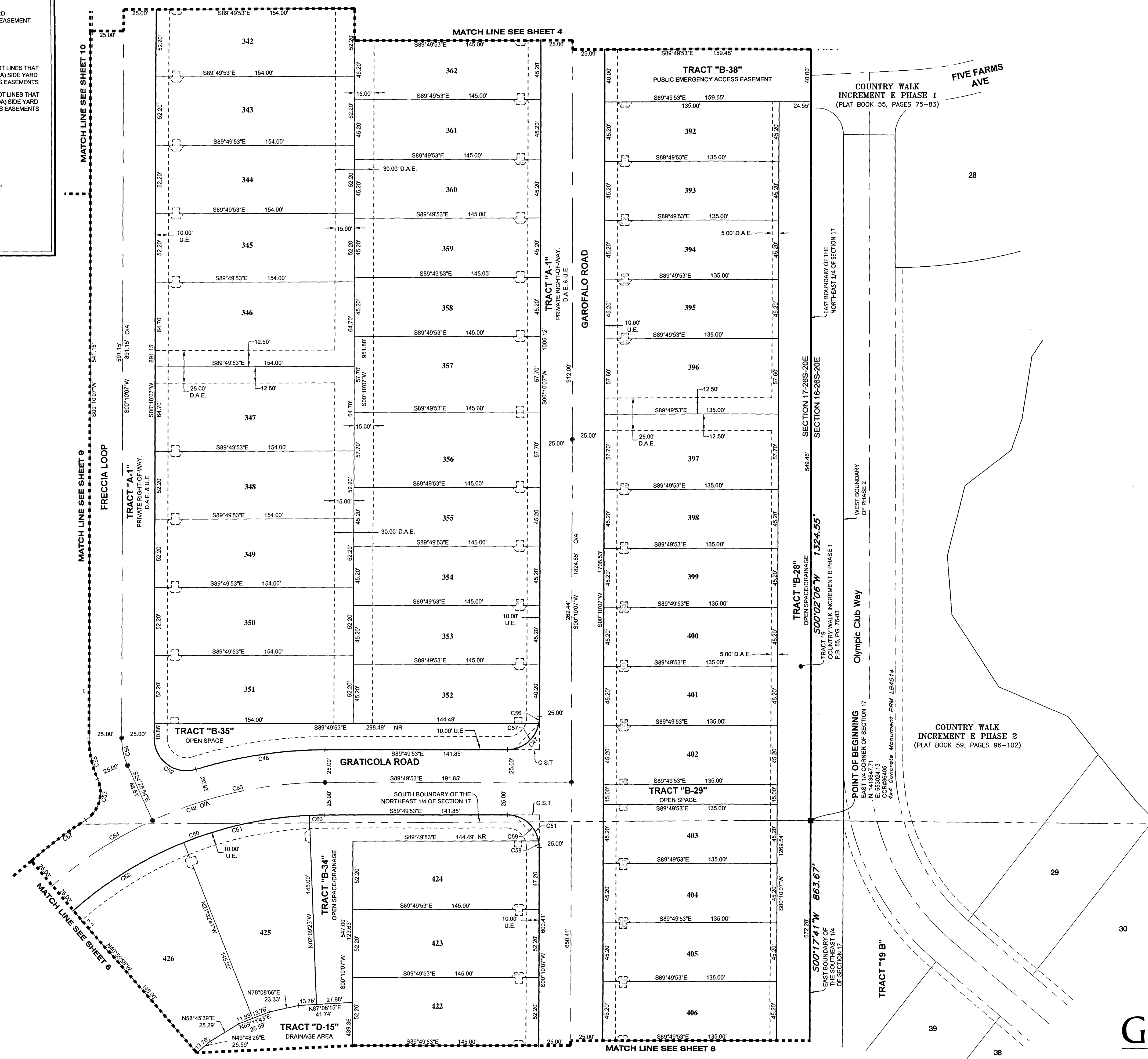


CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C47	25.00'	90°00'00"	39.27'	35.36'	N45°10'07"E
C48	345.00'	16°50'02"	101.36'	101.00'	S81°45'06"W
C49	320.00'	88°53'15"	496.44'	448.13'	S45°43'29"W
C50	295.00'	88°53'15"	457.66'	413.12'	S45°43'29"W
C51	25.00'	90°00'00"	39.27'	35.36'	N44°49'53"W
C52	25.00'	106°50'02"	46.62'	40.15'	S53°14'54"E
C53	25.00'	82°14'01"	35.88'	32.88'	N16°41'06"E
C54	50.00'	24°36'01"	21.47'	21.30'	S12°07'54"E
C55	75.00'	24°36'01"	32.20'	31.95'	S12°07'54"E
C56	25.00'	11°32'13"	5.03'	5.03'	N05°56'13"E
C57	25.00'	78°27'47"	34.24'	31.62'	N50°56'13"E
C58	25.00'	11°32'13"	5.03'	5.03'	N05°36'00"W
C59	25.00'	78°27'47"	34.24'	31.62'	N50°36'00"W
C60	295.00'	2°19'30"	11.97'	11.97'	S89°00'22"W
C61	295.00'	19°23'17"	99.82'	99.35'	S78°08'58"W
C62	295.00'	19°23'17"	99.82'	99.35'	S58°45'41"W
C63	320.00'	24°36'01"	137.39'	136.34'	S77°52'06"W
C64	320.00'	64°17'14"	359.05'	340.51'	S33°25'28"W
C67	345.00'	58°31'15"	340.33'	326.70'	S29°32'29"W

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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- C.S.T. — Clear Sight Triangle
- U.E. — Utility Easement
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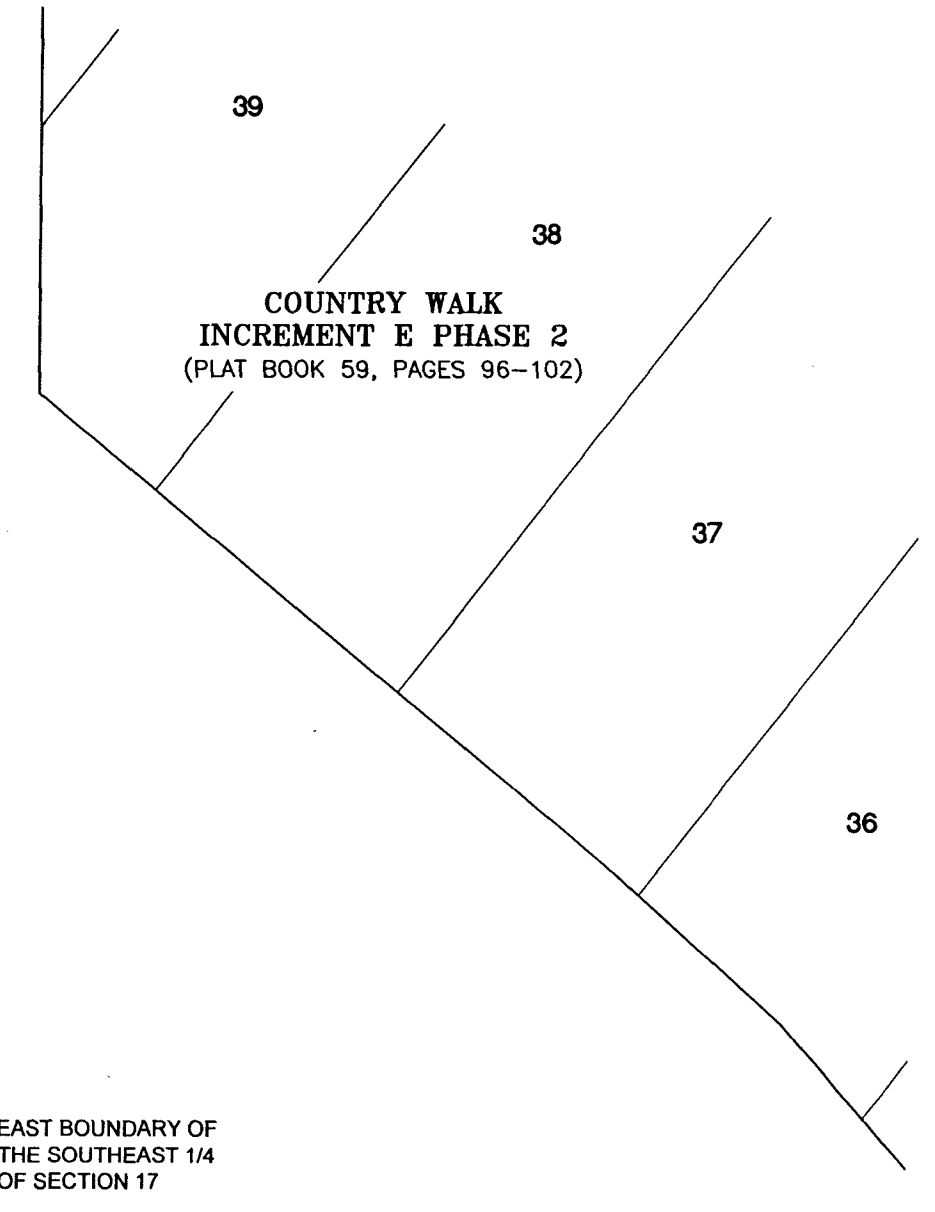
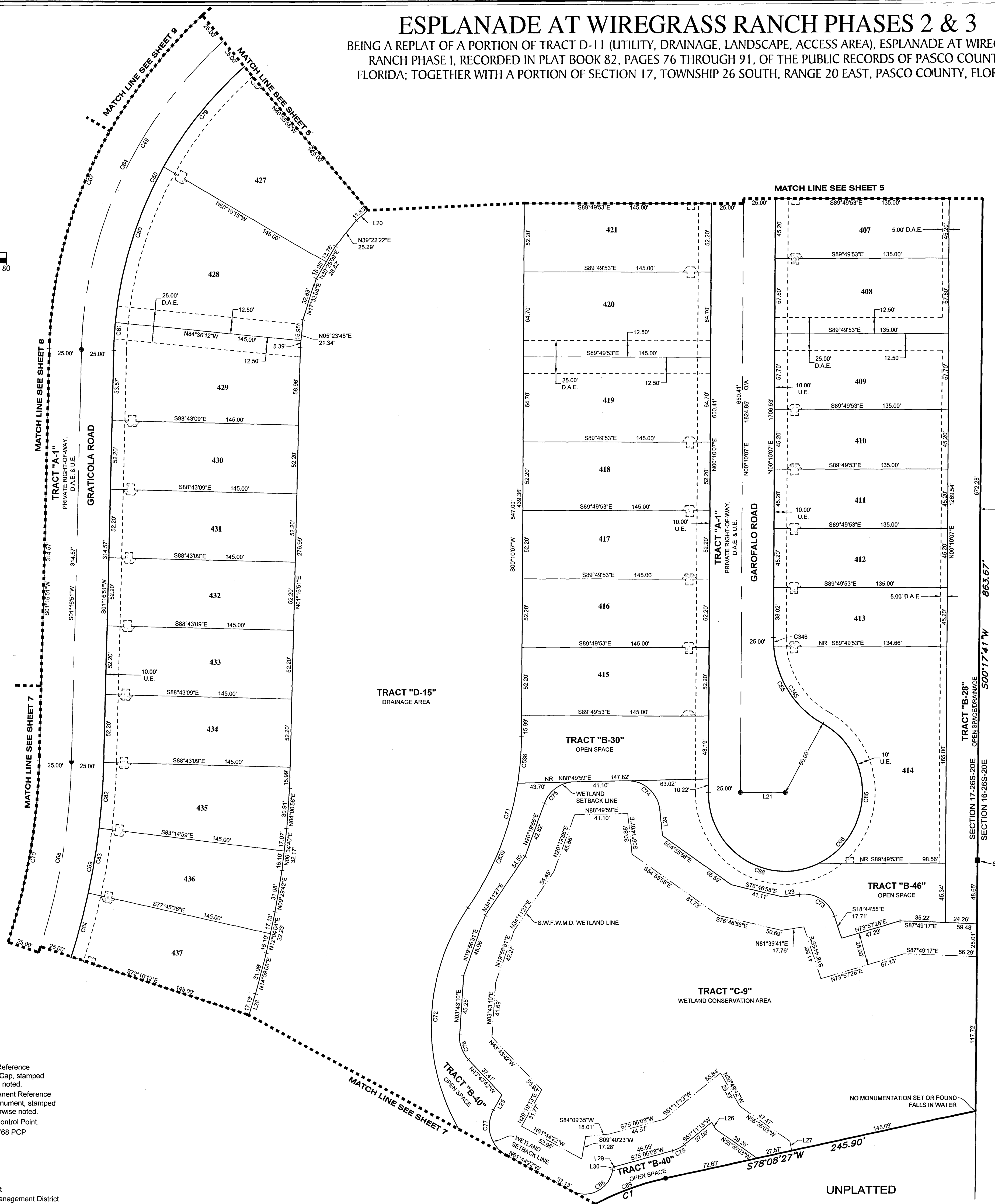
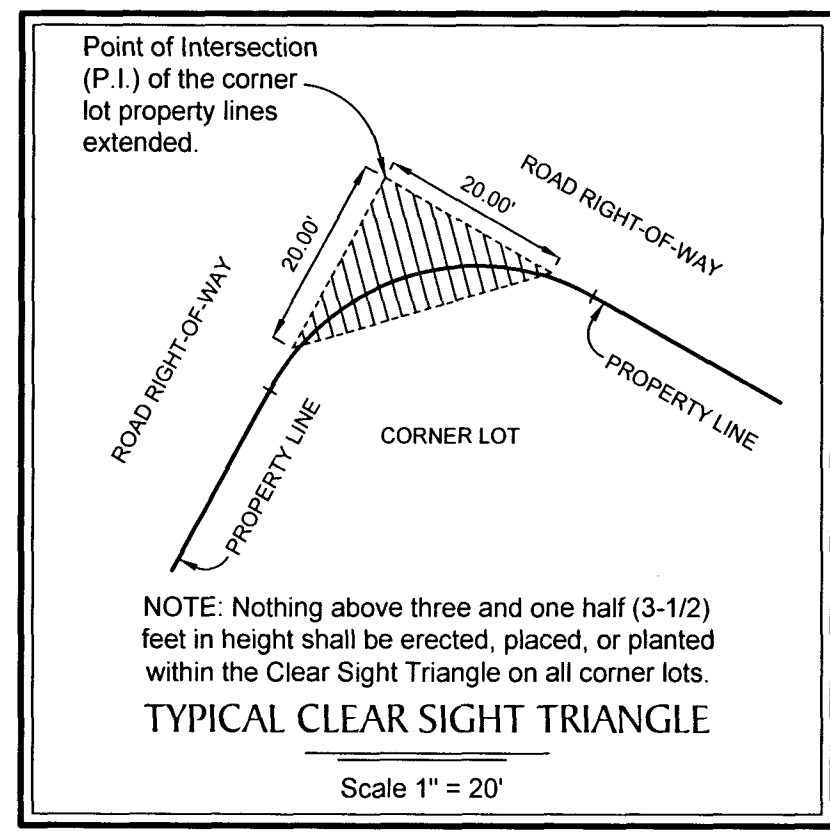
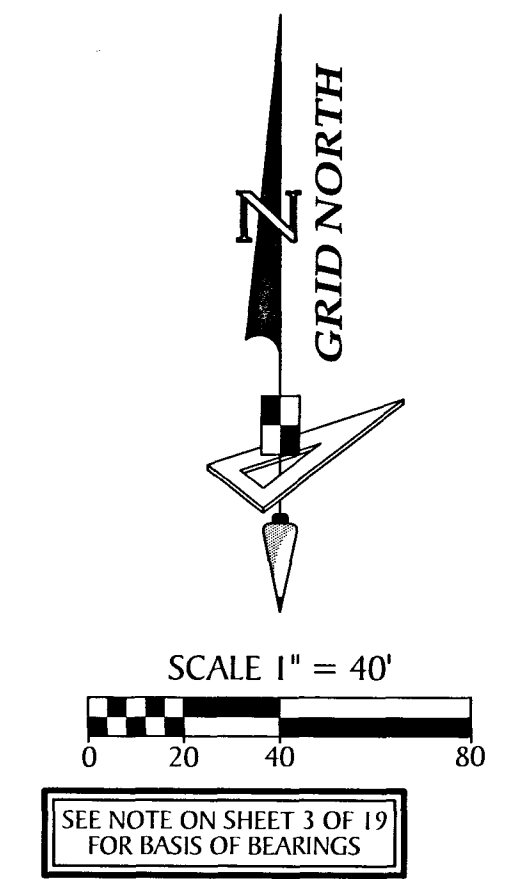
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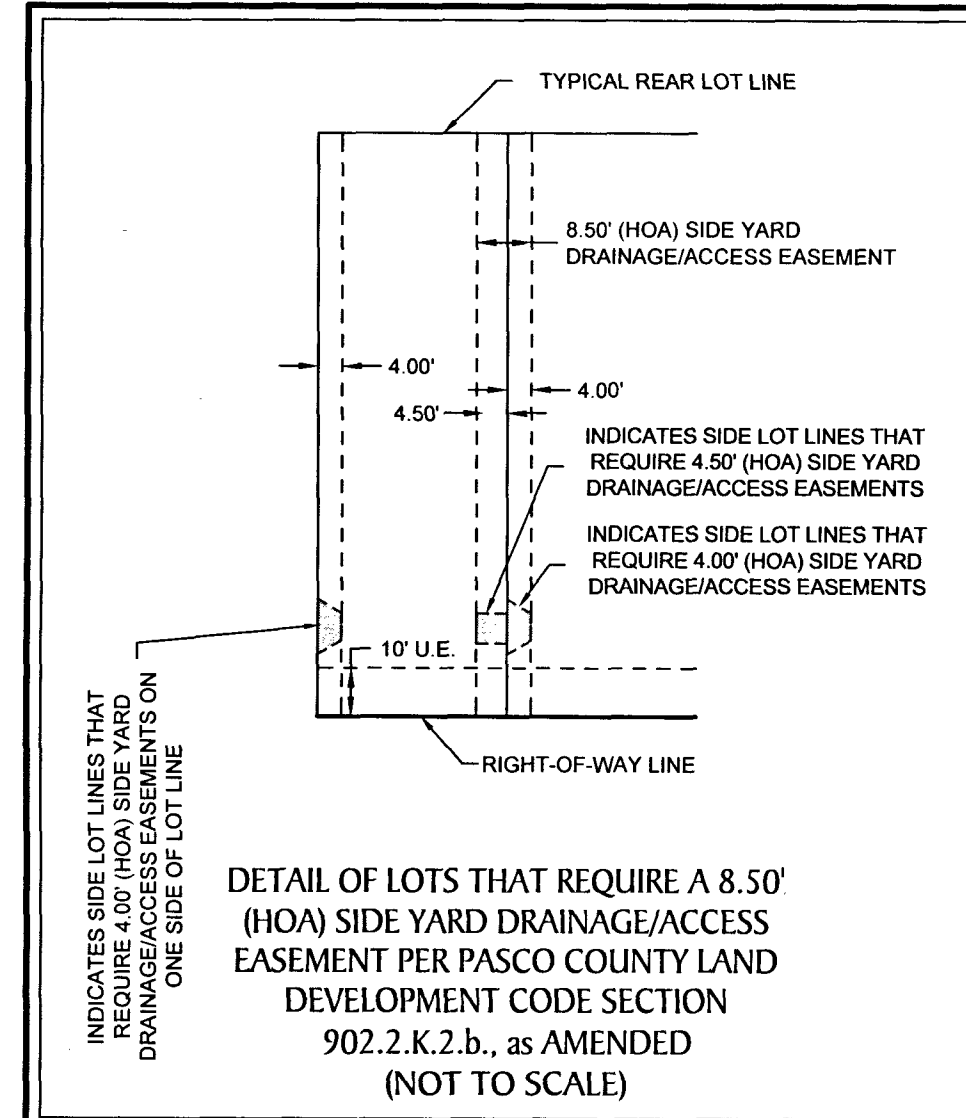
# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	N 49°48'28" E	25.59'
L21	N 89°49'53" W	35.00'
L23	N 81°39'41" E	13.00'
L24	S 06°14'07" E	19.57'
L25	N 29°19'13" E	13.26'
L26	N 30°49'42" W	6.07'
L27	N 11°51'33" W	7.34'
L28	N 17°33'27" E	32.23'
L29	S 84°09'35" W	0.99'
L30	S 09°40'23" W	2.45'



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	205.00'	41°27'51"	148.36'	145.14'	S57°24'31"W
C49	320.00'	88°53'15"	496.44'	448.13'	S45°43'29"W
C50	295.00'	88°53'15"	457.66'	413.12'	S45°43'29"W
C64	320.00'	64°17'14"	359.05'	340.51'	S33°25'28"W
C65	75.00'	61°13'04"	80.13'	76.38'	S30°26'25"E
C66	60.00'	241°13'04"	252.60'	103.28'	N59°33'35"E
C67	345.00'	56°31'15"	340.33'	326.70'	S29°32'29"W
C68	500.00'	34°16'33"	299.11'	284.67'	N18°25'08"E
C69	525.00'	34°16'33"	314.07'	309.41'	N18°25'08"E
C70	475.00'	34°16'33"	284.16'	279.94'	N18°25'08"E
C71	230.00'	34°37'22"	138.98'	136.88'	N17°28'47"E
C72	157.00'	90°37'48"	248.34'	223.25'	S10°31'26"E
C73	25.00'	79°35'24"	34.73'	32.00'	N58°32'37"W
C74	25.00'	84°55'54"	37.06'	33.76'	N48°42'04"W
C75	25.00'	68°30'03"	29.89'	28.14'	S54°34'58"W
C76	25.00'	47°26'52"	20.70'	20.12'	S20°00'16"E
C77	25.00'	91°03'35"	39.73'	35.68'	S16°12'35"E
C78	25.00'	23°54'55"	10.43'	10.36'	N63°06'41"E
C79	295.00'	19°23'17"	99.82'	99.35'	S39°22'24"W
C80	295.00'	24°16'57"	125.02'	124.09'	S17°32'17"W
C81	295.00'	4°06'57"	21.19'	21.19'	S03°20'20"W
C82	525.00'	5°28'09"	50.11'	50.10'	N04°00'56"E
C83	525.00'	5°29'24"	50.30'	50.28'	N09°29'42"E
C84	525.00'	5°29'24"	50.30'	50.28'	N14°59'06"E
C85	60.00'	125°04'00"	130.97'	106.47'	N01°29'03"E
C86	60.00'	116°09'04"	121.63'	101.85'	S57°54'25"E
C88	22.00'	108°35'14"	41.69'	35.73'	N63°58'01"E
C89	205.00'	30°14'06"	108.18'	106.93'	S63°01'24"W
C345	75.00'	55°43'28"	72.94'	70.10'	S33°11'13"E
C346	75.00'	5°29'36"	7.19'	7.19'	S02°34'41"E
C538	230.00'	8°55'02"	35.80'	35.76'	N04°37'37"E
C539	230.00'	25°42'20"	103.19'	102.33'	N21°56'18"E



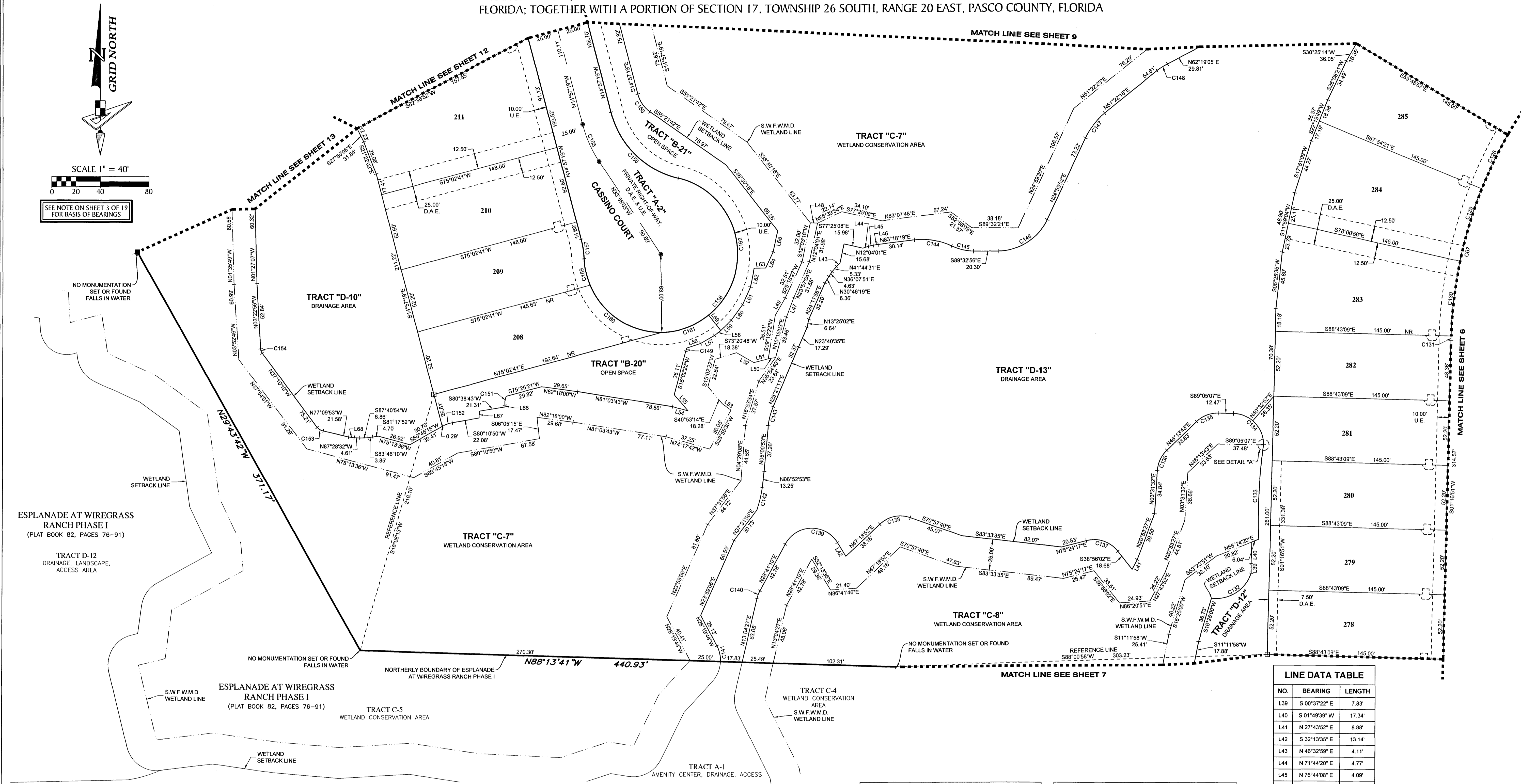
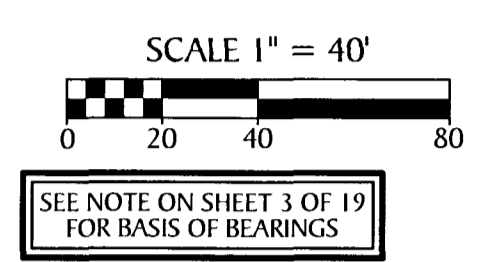
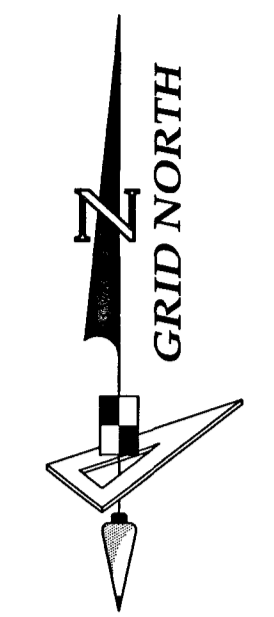
**LEGEND:**

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊕ — Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- — Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- NR — Non-Radial
- (TYP) — Typical
- OIA — Overall
- C.S.T. — Clear Sight Triangle
- U.E. — Utility Easement
- D.A.E. — Drainage and Access Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District



# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



**LINE DATA TABLE**

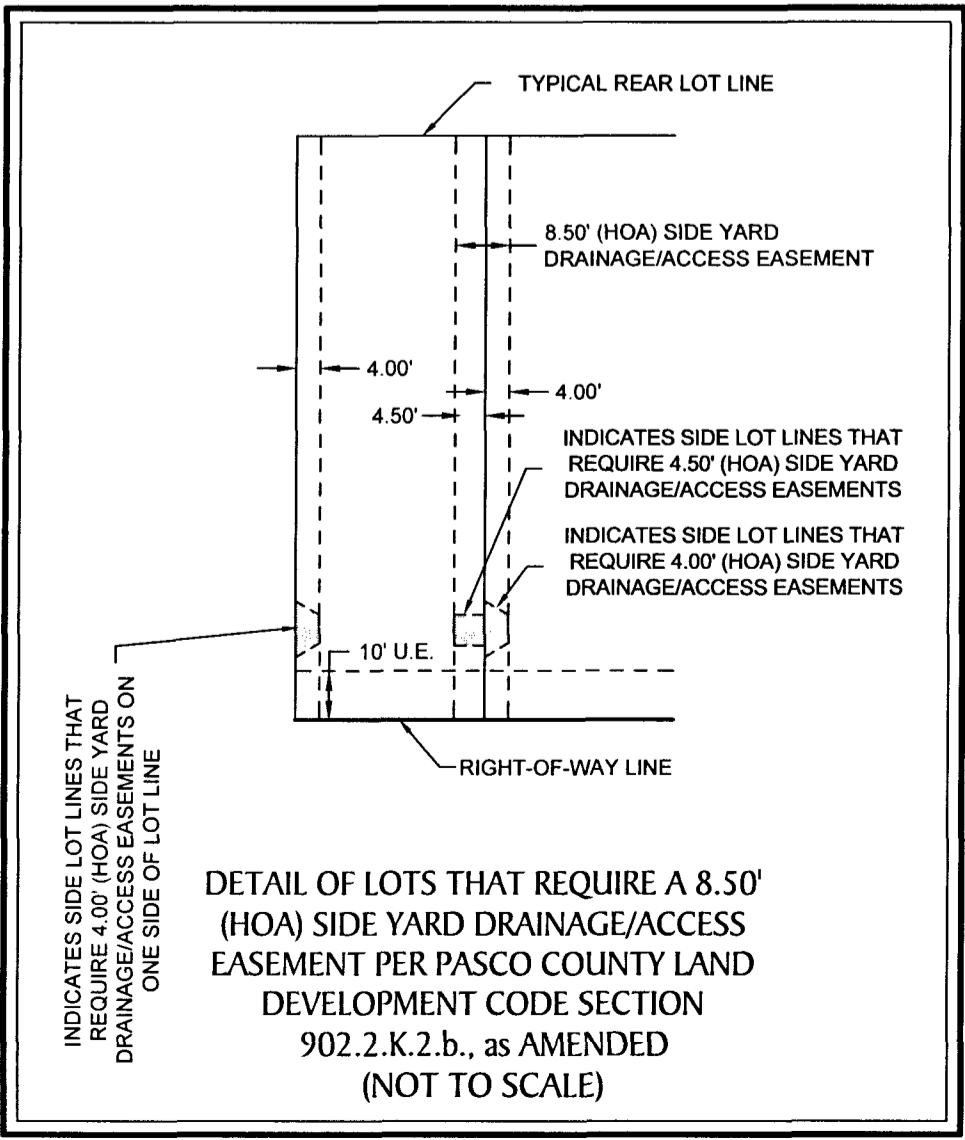
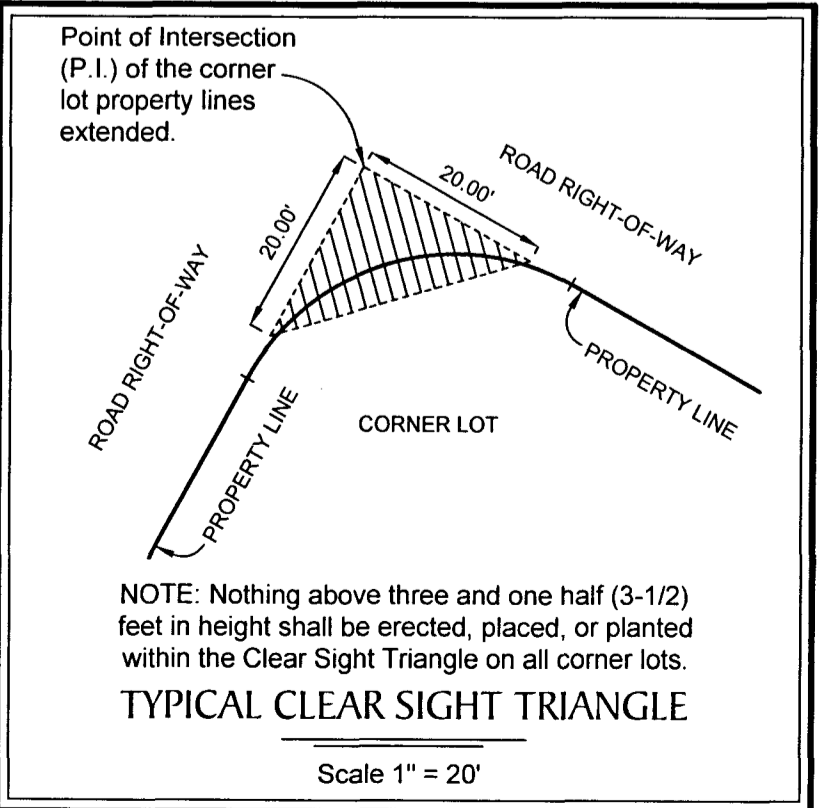
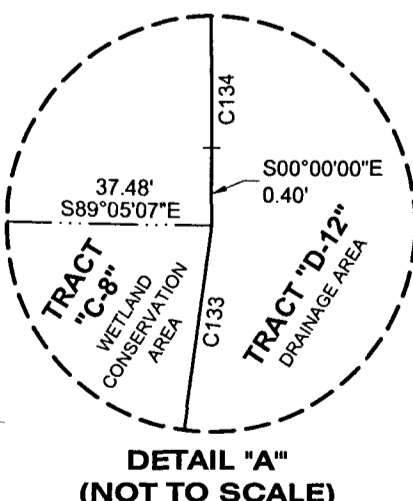
NO.	BEARING	LENGTH
L39	S 00°37'22" E	7.83'
L40	S 01°49'39" W	17.34'
L41	N 27°43'52" E	8.88'
L42	S 32°13'35" E	13.14'
L43	N 46°32'59" E	4.11'
L44	N 71°44'20" E	4.77'
L45	N 76°44'08" E	4.09'
L46	N 81°06'48" E	4.10'
L47	N 20°46'57" E	16.93'
L48	N 88°03'18" W	6.00'
L49	S 30°33'36" W	15.99'
L50	N 80°01'33" E	6.17'
L51	S 74°55'42" W	12.14'
L52	N 60°55'30" W	16.43'
L53	S 54°02'45" E	8.72'
L54	N 74°17'42" W	13.27'
L55	S 40°53'14" E	17.47'
L56	S 72°02'34" W	11.86'
L57	S 60°09'45" W	13.22'
L58	S 52°08'46" W	6.42'
L59	S 46°40'01" W	11.91'
L60	S 36°16'25" W	15.72'
L61	S 24°12'31" W	15.67'
L62	S 11°17'51" W	15.57'
L63	S 88°51'12" W	9.49'
L64	S 25°18'27" W	14.23'
L65	S 12°03'16" W	17.29'
L66	S 06°05'15" E	1.48'
L67	S 01°41'21" W	5.59'
L68	N 83°10'03" W	4.61'
L69	S 38°38'19" E	15.90'

**CURVE DATA TABLE**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C67	345.00'	58°31'15"	340.33'	326.70'	S29°32'29"W
C128	345.00'	8°05'24"	48.71'	48.67'	S28°08'21"W
C129	345.00'	10°06'34"	60.87'	60.79'	S17°02'22"W
C130	345.00'	10°04'00"	60.61'	60.54'	S06°57'05"W
C131	345.02'	0°38'13"	3.84'	3.84'	S01°35'58"W
C132	30.30'	42°42'11"	18.63'	18.20'	S24°52'37"W
C133	445.00'	9°49'34"	76.32'	76.22'	S02°45'38"W
C134	25.00'	89°05'07"	38.87'	35.07'	N44°32'33"W
C135	25.00'	44°41'10"	19.50'	19.01'	S68°34'18"W
C136	25.00'	42°42'11"	18.63'	18.20'	S24°52'37"W
C137	25.00'	65°39'41"	28.65'	27.11'	N71°45'52"W
C138	25.00'	61°43'28"	26.93'	25.65'	S78°10'36"W
C139	25.00'	119°05'15"	51.96'	43.10'	S88°13'47"W
C140	25.00'	15°36'42"	6.81'	6.79'	S20°52'48"W
C141	25.00'	30°06'03"	13.13'	12.98'	N13°16'42"W
C142	98.46'	10°52'30"	18.69'	18.66'	N13°24'51"E
C143	56.39'	16°08'50"	15.89'	15.84'	S14°40'28"W
C144	57.26'	31°37'20"	31.60'	31.20'	N80°36'41"W

**CURVE DATA TABLE**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C145	43.56'	24°39'24"	18.75'	18.61'	S77°12'08"E
C146	44.38'	64°21'26"	49.85'	47.27'	N57°39'44"E
C147	60.96'	23°46'40"	25.30'	25.12'	S38°09'43"W
C148	57.07'	10°11'27"	10.15'	10.14'	S59°00'49"W
C149	25.00'	6°13'10"	2.71'	2.71'	S18°08'57"W
C150	25.00'	40°24'24"	17.63'	17.27'	S35°09'31"E
C151	15.00'	28°03'06"	7.34'	7.27'	S07°56'18"W
C152	25.00'	19°25'32"	8.48'	8.44'	S70°28'04"W
C153	7.75'	43°16'59"	5.85'	5.71'	S58°56'20"E
C154	6.15'	36°28'18"	3.92'	3.85'	S20°22'39"E
C155	100.00'	19°00'44"	33.18'	33.03'	S24°27'41"E
C156	75.00'	61°53'59"	81.03'	77.14'	S45°54'18"E
C157	75.00'	11°58'07"	15.67'	15.64'	N08°58'15"W
C158	63.00'	25°52'07"	27.914'	100.71'	N50°04'45"E
C159	63.00'	20°05'18"	22.09'	21.98'	S13°01'50"E
C160	63.00'	67°45'57"	74.51'	70.24'	S56°57'28"E
C161	63.00'	37°47'52"	41.56'	40.81'	N70°15'37"E
C162	63.00'	128°12'59"	140.98'	113.35'	N12°44'48"W

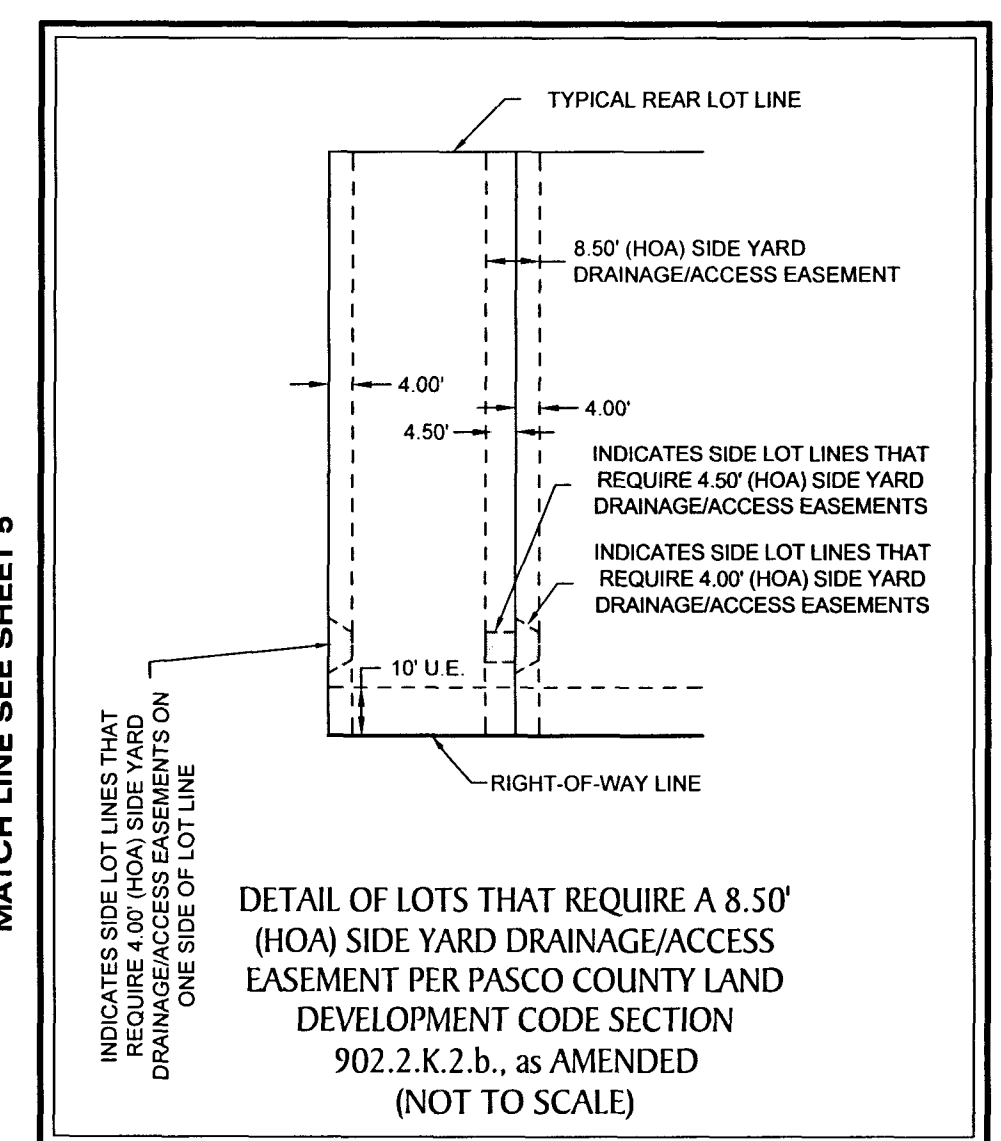
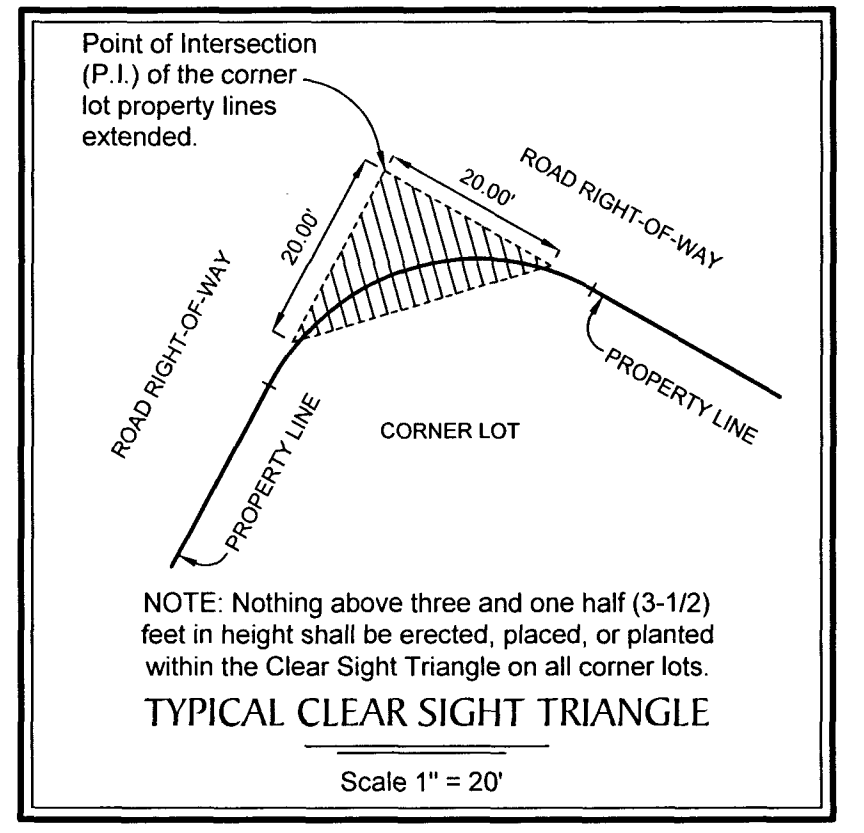
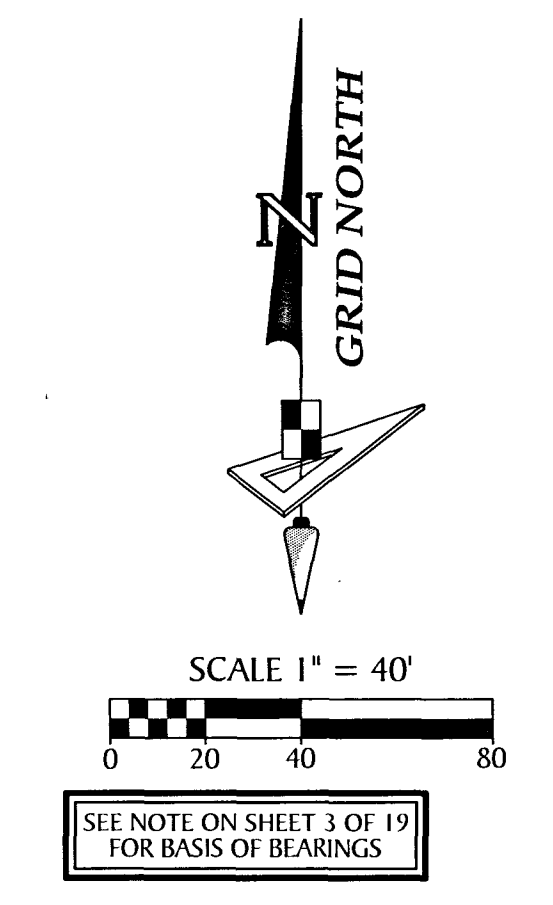


**LEGEND:**

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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- (TYP) --- Typical
- O/A --- Overall
- C.S.T. --- Clear Sight Triangle
- U.E. --- Utility Easement
- D.A.E. --- Drainage and Access Easement
- S.W.F.W.M.D. --- Southwest Florida Water Management District

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3


BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	BEARING	LENGTH
L70	N 59°04'33"E	19.00'
L71	S 63°33'31"W	19.00'
L74	N 54°15'37"E	5.61'
L75	N 63°09'13"E	13.62'
L76	N 73°01'01"E	10.01'
L78	N 81°21'11"E	2.14'
L79	N 87°27'24"E	1.48'
L80	N 76°19'46"E	16.09'
L83	N 90°00'00"E	2.77'
L84	N 04°22'48"E	17.40'
L85	N 06°34'17"E	14.39'
L86	S 42°15'59"E	4.64'
L87	S 50°26'20"W	15.11'
L88	S 49°08'18"W	2.45'

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR --- Non-Radial
  - (TYP) --- Typical
  - O/A --- Overall
  - C.S.T. --- Clear Sight Triangle
  - U.E. --- Utility Easement
  - D.A.E. --- Drainage and Access Easement
  - S.W.F.W.M.D. --- Southwest Florida Water Management District

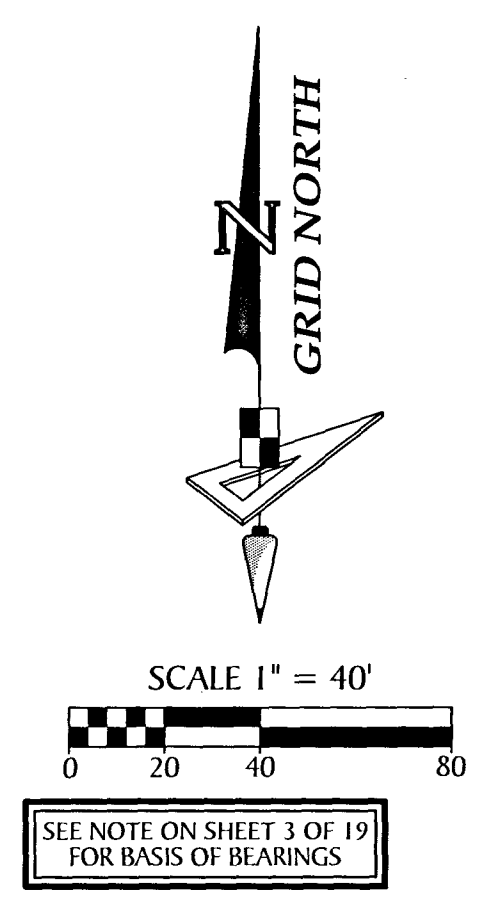
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C53	25.00'	82°14'01"	35.88'	32.88'	N16°41'06"E
C57	75.00'	24°36'01"	32.20'	31.95'	S12°07'54"E
C66	345.00'	56°31'15"	340.33'	326.70'	S29°32'29"W
C163	40.00'	62°42'19"	43.78'	41.62'	N59°11'15"W
C164	34.00'	8°05'24"	48.71'	48.67'	S34°13'45"W
C165	345.00'	19°31'39"	117.58'	117.01'	S48°02'17"W
C166	75.00'	8°27'43"	11.08'	11.07'	S20°12'03"E
C167	75.00'	16°08'18"	21.12'	21.06'	S07°54'02"E
C168	739.58'	14°37'42"	188.82'	188.31'	S80°06'05"E
C169	737.72'	7°15'41"	93.50'	93.43'	S72°28'49"E
C170	225.00'	4°10'44"	16.41'	16.41'	N17°02'41"W
C171	225.00'	11°59'07"	47.07'	46.98'	N25°07'36"W
C172	225.00'	11°59'07"	47.07'	46.98'	N37°06'42"W
C173	225.00'	11°59'07"	47.07'	46.98'	N49°05'49"W
C174	225.00'	11°59'07"	47.07'	46.98'	N61°04'56"W
C175	25.00'	87°35'45"	38.22'	34.61'	S28°50'34"W
C176	25.00'	14°13'31"	6.21'	6.19'	S79°45'11"W
C177	25.00'	51°20'49"	22.40'	21.66'	N67°27'39"W
C178	25.00'	22°45'47"	9.93'	9.87'	S60°48'05"E
C179	25.00'	18°11'13"	7.94'	7.90'	S50°39'19"E
C180	25.00'	52°05'51"	22.73'	21.96'	N71°33'27"E
C270	225.00'	57°37'59"	226.32'	216.90'	N43°46'18"W

  
**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 9 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

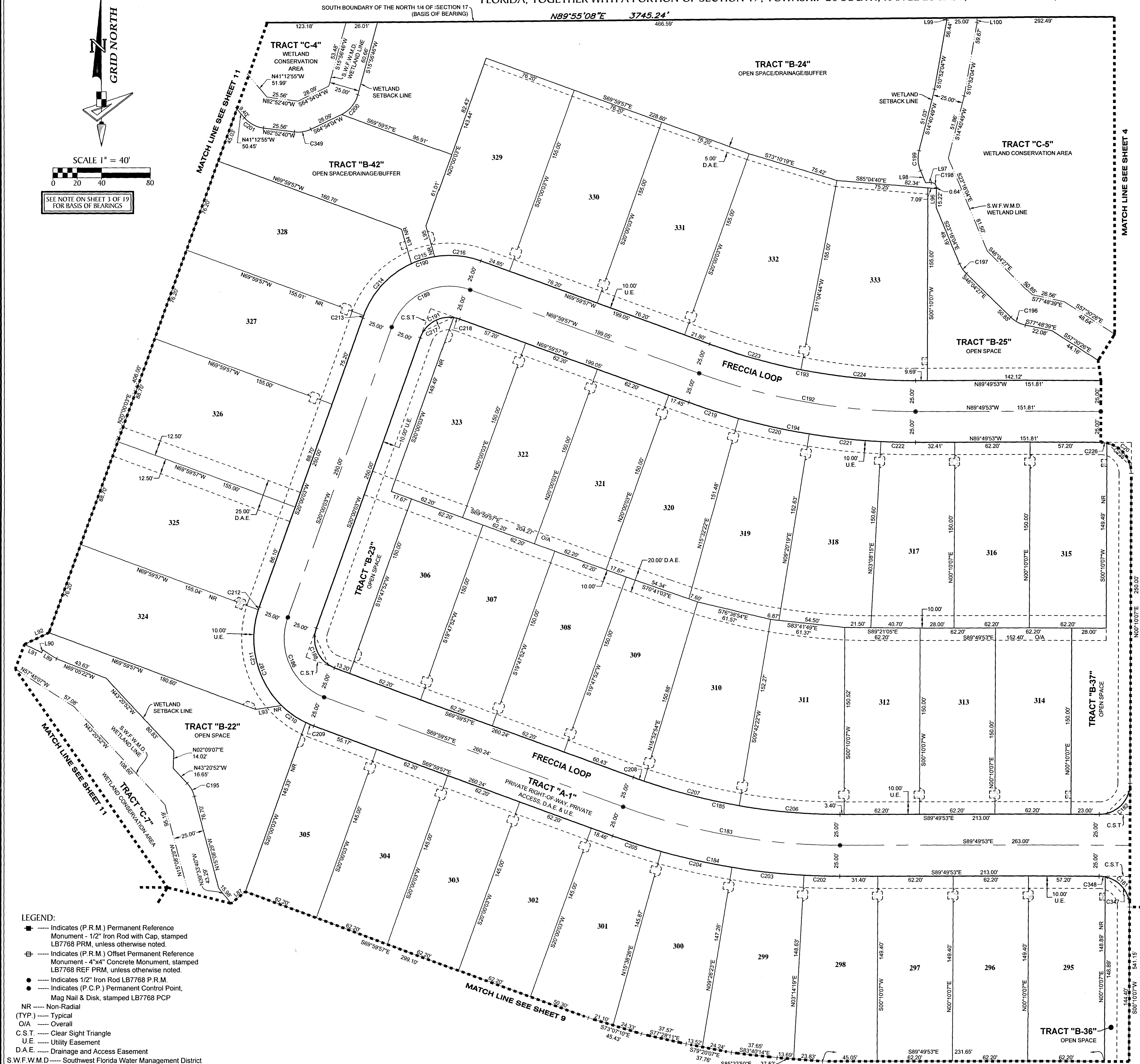
BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

UNPLATTED



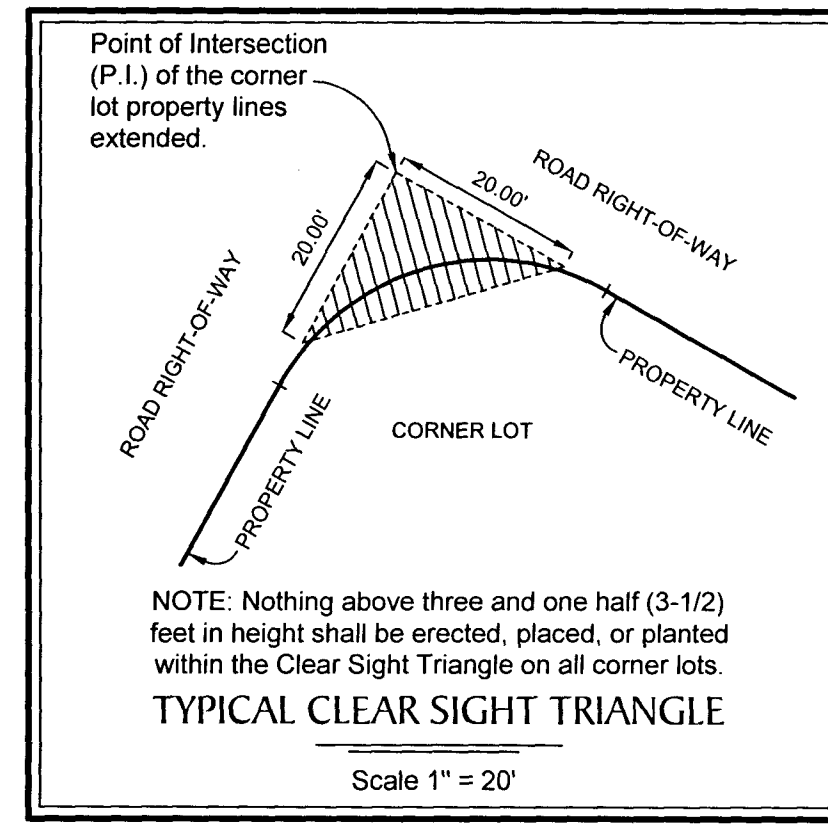
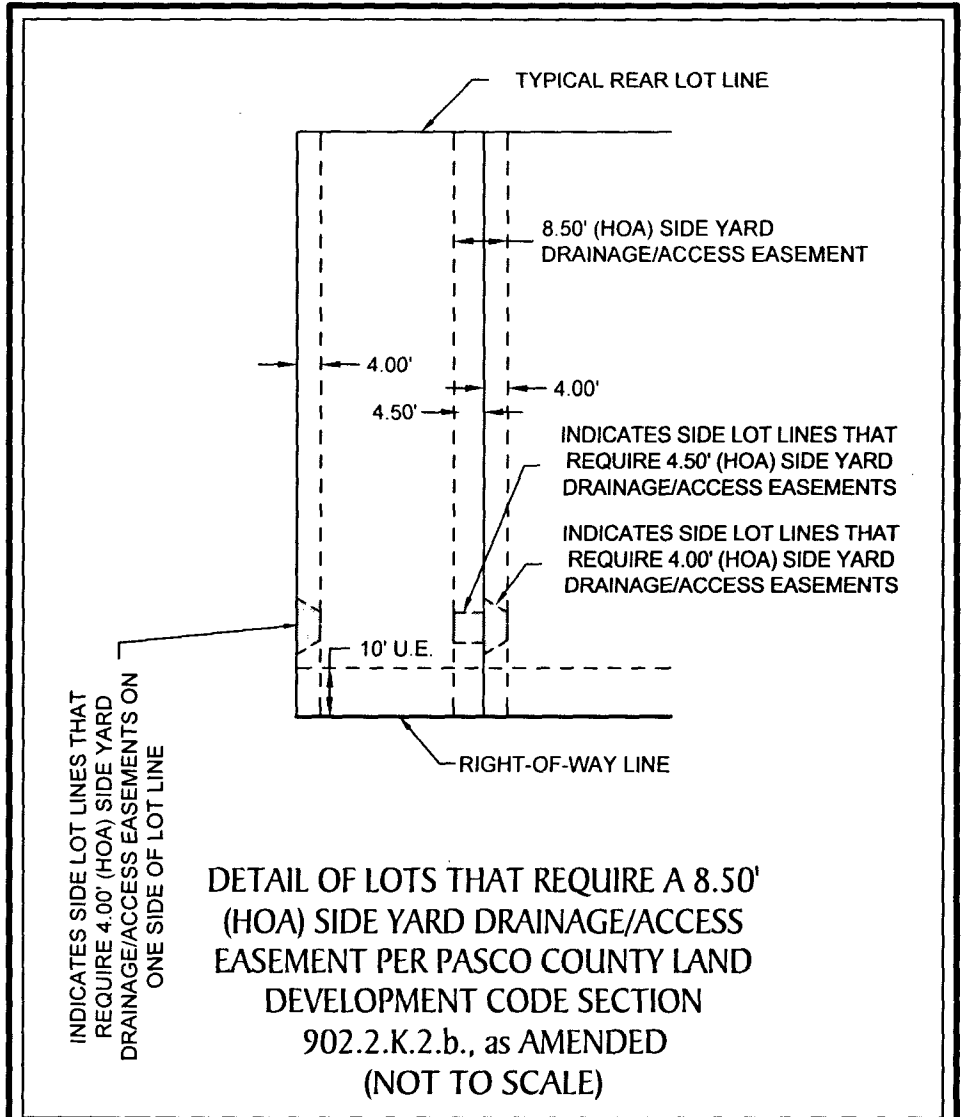
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C20	25.00'	90°00'00"	39.27'	35.36'	N44°49'53"W
C181	25.00'	90°00'00"	39.27'	35.36'	N44°49'53"W
C182	25.00'	90°00'00"	39.27'	35.36'	N45°10'07"E
C183	525.00'	19°49'56"	181.72'	180.82'	S79°54'55"E
C184	550.00'	19°49'56"	190.38'	189.43'	S79°54'55"E
C185	500.00'	19°49'56"	173.07'	172.21'	S79°54'55"E
C186	50.00'	90°00'00"	78.54'	70.71'	S24°59'57"E
C187	75.00'	90°00'00"	117.81'	106.07'	S24°59'57"E
C188	25.00'	90°00'00"	39.27'	35.36'	S24°59'57"E
C189	50.00'	90°00'00"	78.54'	70.71'	S65°00'03"W
C190	75.00'	90°00'00"	117.81'	106.07'	S65°00'03"W
C191	25.00'	90°00'00"	39.27'	35.36'	S65°00'03"W
C192	525.00'	19°49'56"	181.72'	180.82'	S79°54'55"E
C193	500.00'	19°49'56"	173.07'	172.21'	S79°54'55"E
C194	550.00'	19°49'56"	190.38'	189.43'	S79°54'55"E
C195	25.00'	28°12'23"	12.31'	12.18'	N29°14'40"W
C196	25.00'	31°44'11"	13.85'	13.67'	S61°56'33"E
C197	25.00'	22°48'23"	9.95'	9.89'	S34°40'16"E
C198	4.15'	92°00'54"	6.66'	5.96'	N44°46'20"W
C199	25.00'	37°56'53"	16.56'	16.26'	S04°17'37"E
C200	25.00'	48°57'17"	21.36'	20.72'	N40°25'25"E
C201	25.00'	41°39'46"	18.18'	17.78'	S62°02'47"E
C202	550.00'	3°04'13"	29.47'	29.47'	S88°17'47"E
C203	550.00'	6°12'03"	59.52'	59.50'	S83°39'39"E
C204	550.00'	6°12'03"	59.52'	59.50'	S77°27'36"E
C205	550.00'	4°21'37"	41.86'	41.85'	S72°10'46"E
C206	500.00'	9°32'15"	83.23'	83.14'	S85°03'46"E
C207	500.00'	9°14'29"	80.65'	80.56'	S75°40'24"E
C208	500.00'	1°03'12"	9.19'	9.19'	S70°31'33"E
C209	75.00'	5°22'34"	7.04'	7.03'	S67°16'40"E
C210	75.00'	18°46'25"	24.57'	24.48'	S55°14'11"E
C211	75.00'	63°51'58"	83.60'	79.34'	S13°54'59"E
C212	75.00'	1°59'03"	2.60'	2.60'	S19°00'31"W
C213	75.00'	0°45'59"	1.00'	1.00'	S20°23'03"W
C214	75.00'	45°11'25"	59.15'	57.63'	S43°21'45"W
C215	75.00'	15°19'28"	20.06'	20.00'	S73°37'12"W
C216	75.00'	28°43'07"	37.59'	37.20'	N84°21'31"W
C217	25.00'	78°27'47"	34.24'	31.62'	S59°13'56"W
C218	25.00'	11°32'13"	5.03'	5.03'	N75°46'04"W
C219	550.00'	4°27'41"	42.83'	42.81'	S72°13'47"E
C220	550.00'	6°12'03"	59.52'	59.50'	S77°33'40"E
C221	550.00'	6°12'03"	59.52'	59.50'	S83°45'43"E
C222	550.00'	2°58'09"	28.50'	28.50'	S88°20'49"E
C223	500.00'	8°55'19"	77.86'	77.78'	S74°27'37"E
C224	500.00'	10°54'37"	95.21'	95.07'	S84°22'35"E
C225	25.00'	78°27'47"	34.24'	31.62'	N39°03'47"W
C226	25.00'	11°32'13"	5.03'	5.03'	N84°03'47"W
C347	25.00'	78°27'47"	34.24'	31.62'	N39°03'47"W
C348	25.00'	11°32'13"	5.03'	5.03'	N84°03'47"W
C349	25.00'	32°13'16"	14.06'	13.87'	N81°00'42"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L87	S 50°26'20" W	15.11'
L89	N 57°45'07" W	13.41'
L90	S 20°00'03" W	2.41'
L91	N 64°17'46" W	15.66'
L92	S 64°46'55" W	22.12'
L93	S 81°02'20" W	21.40'
L94	S 16°22'48" E	28.93'
L95	N 16°22'48" W	25.82'
L96	S 00°59'40" W	15.86'
L97	N 89°11'37" E	4.68'
L98	S 23°16'04" E	10.51'
L99	S 00°05'08" E	1.73'
L100	S 00°05'08" E	4.12'



**LEGEND:**

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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**GeoPoint Surveying, Inc.**

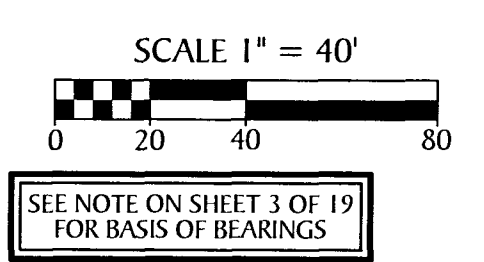
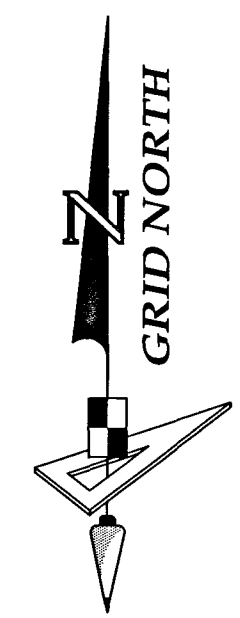
213 Hobbs Street  
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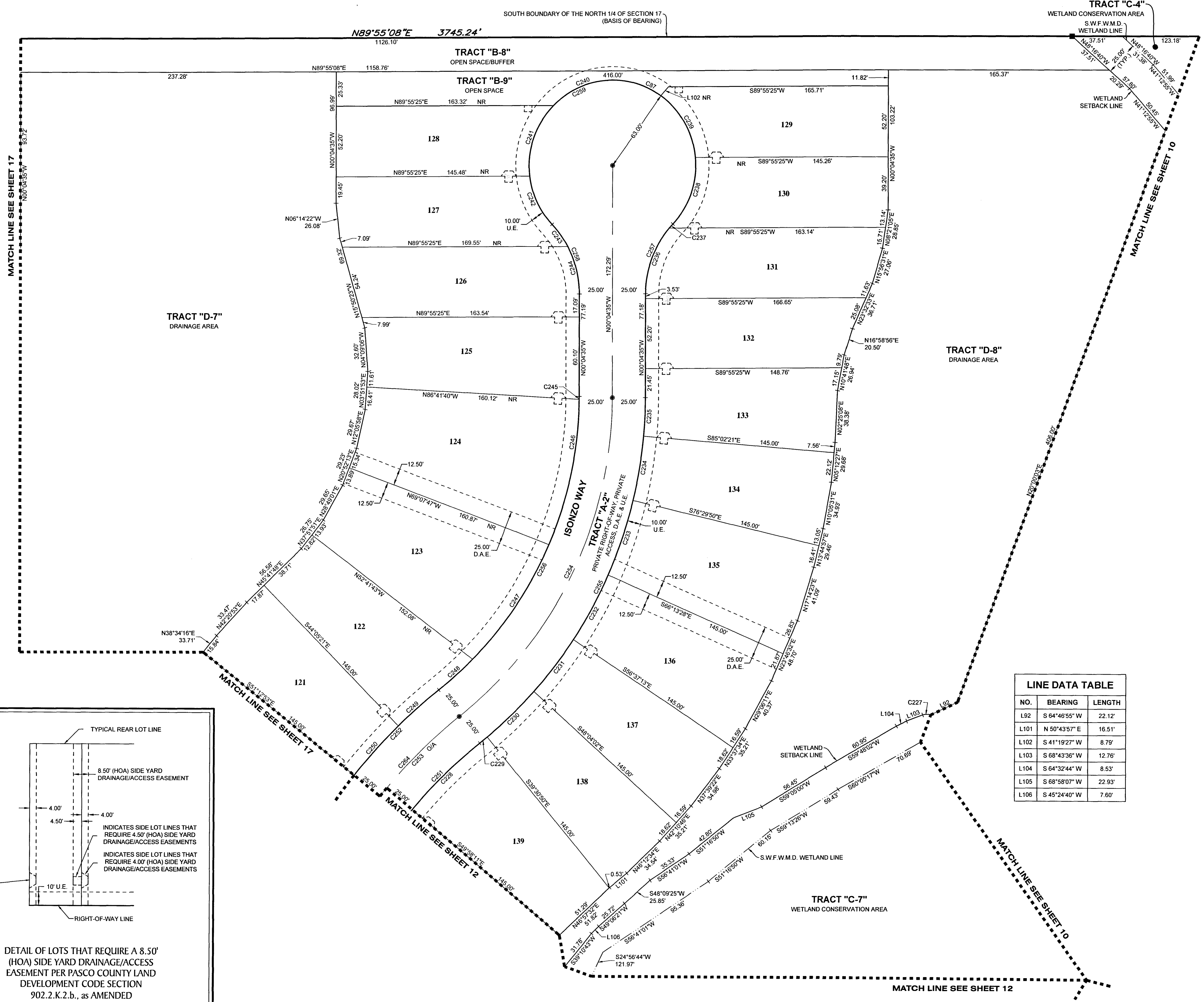
**SHEET 10 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE 1, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

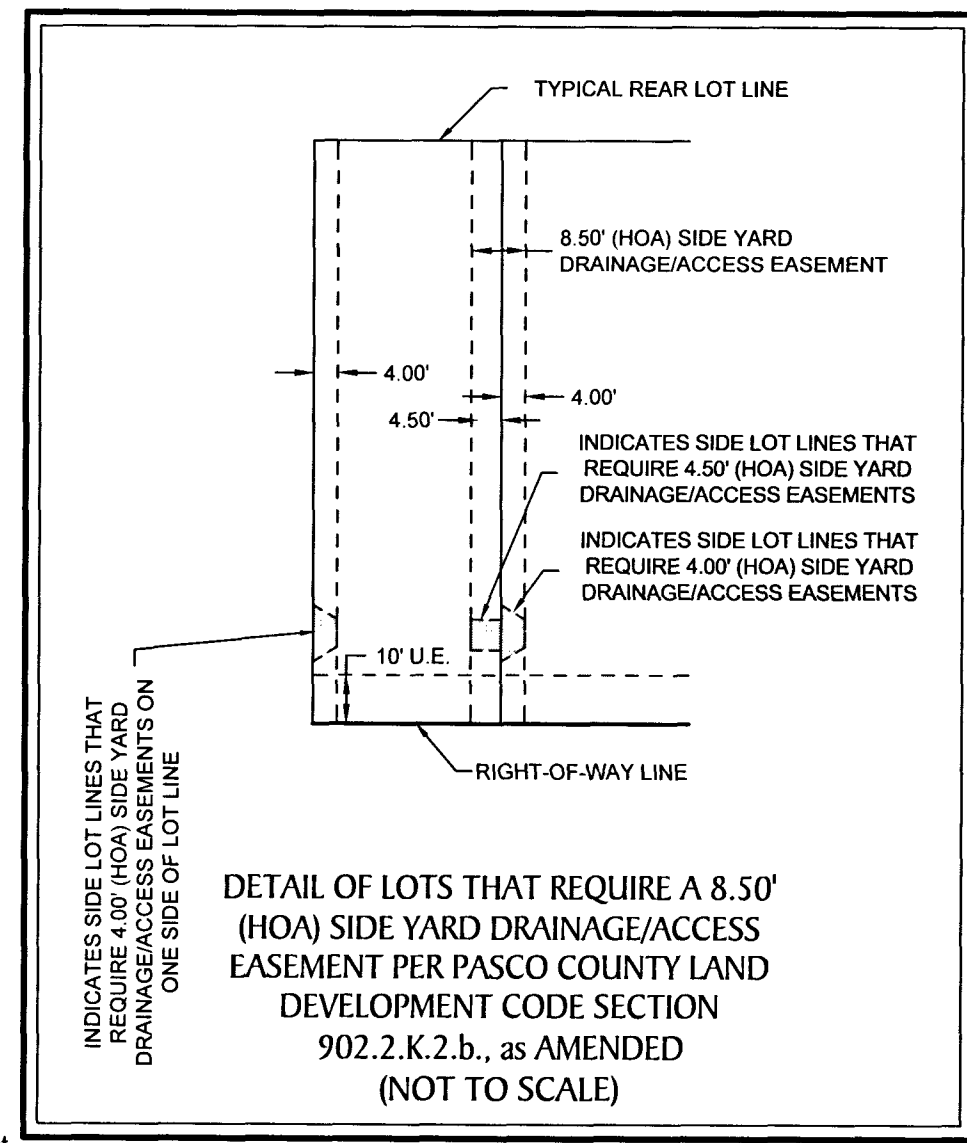
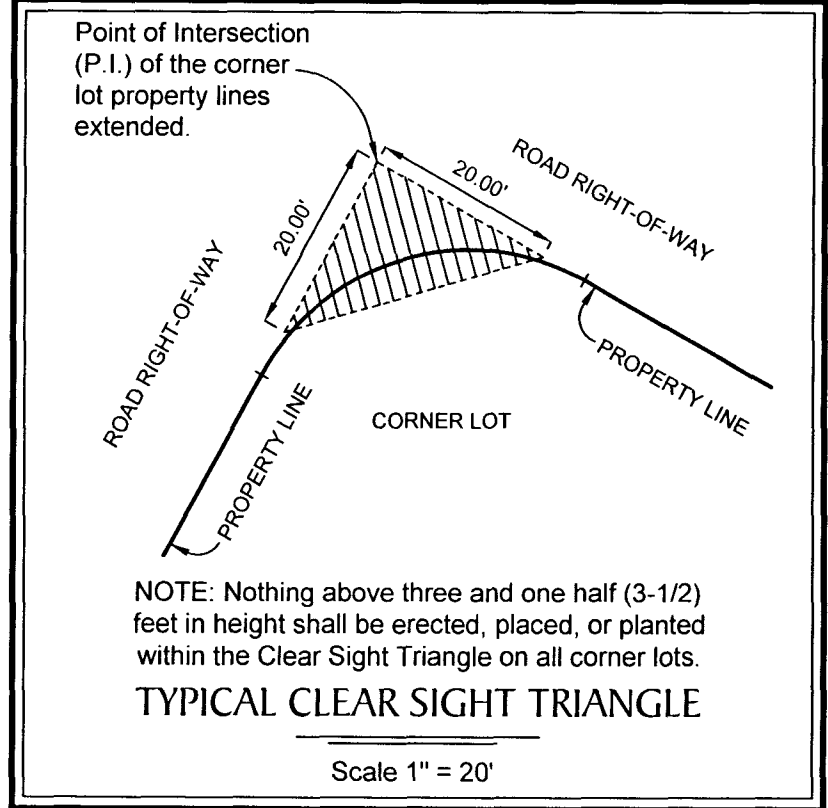


UNPLATTED



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C87	63.00'	35°22'47"	38.90'	N72°23'28"W
C227	9.45'	37°29'58"	6.19'	N89°40'56"W
C228	345.00'	11°43'48"	70.63'	S45°53'42"W
C229	325.00'	1°16'26"	7.23'	N51°07'23"E
C230	325.00'	8°33'12"	48.52'	N46°12'34"E
C231	325.00'	8°33'12"	48.52'	N37°39'23"E
C232	325.00'	9°36'15"	54.48'	N28°34'39"E
C233	325.00'	10°16'22"	58.27'	N18°38'21"E
C234	325.00'	8°32'31"	48.45'	N09°13'55"E
C235	325.00'	5°02'14"	28.57'	N02°26'32"E
C236	75.00'	40°27'31"	52.96'	S20°09'11"W
C237	75.00'	3°06'18"	4.06'	S41°56'05"W
C238	63.00'	48°48'45"	53.67'	N19°04'52"E
C239	63.00'	49°22'34"	54.29'	N30°00'48"W
C240	63.00'	45°10'19"	49.67'	S67°19'58"W
C241	63.00'	51°55'34"	57.10'	S18°47'03"W
C242	63.00'	36°27'23"	40.09'	S25°24'26"E
C243	75.00'	15°38'57"	20.48'	N35°48'39"W
C244	75.00'	27°54'35"	36.53'	N14°01'52"W
C245	275.00'	0°14'07"	1.13'	N00°02'29"E
C246	275.00'	23°05'31"	110.83'	N11°42'18"E
C247	275.00'	21°25'57"	102.87'	N33°58'02"E
C248	275.00'	7°04'36"	33.94'	N48°13'18"E
C249	395.00'	5°50'57"	40.32'	S48°50'08"W
C250	395.00'	7°07'32"	49.12'	S42°20'53"W
C251	345.00'	36°11'43"	217.95'	S33°39'45"W
C252	395.00'	19°31'20"	134.59'	S41°59'56"W
C253	370.00'	36°11'43"	233.74'	S33°39'45"W
C254	300.00'	51°50'11"	271.41'	N25°50'31"E
C255	325.00'	51°50'11"	294.03'	N25°50'31"E
C256	275.00'	51°50'11"	248.80'	N25°50'31"E
C257	75.00'	43°33'49"	57.02'	S21°42'20"W
C258	75.00'	43°33'32"	57.02'	N21°51'21"W
C259	63.00'	26°70'21"	293.72'	S89°55'34"W
C264	370.00'	26°21'33"	170.22'	S38°34'50"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L92	S 64°46'55" W	22.12'
L101	N 50°43'57" E	16.51'
L102	S 41°19'27" W	8.79'
L103	S 68°43'36" W	12.76'
L104	S 64°32'44" W	8.53'
L105	S 68°58'07" W	22.93'
L106	S 45°24'40" W	7.60'



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR — Non-Radial
  - (TYP.) — Typical
  - O/A — Overall
  - C.S.T. — Clear Sight Triangle
  - U.E. — Utility Easement
  - D.A.E. — Drainage and Access Easement
  - S.W.F.W.M.D. — Southwest Florida Water Management District

**GeoPoint**  
Surveying, Inc.

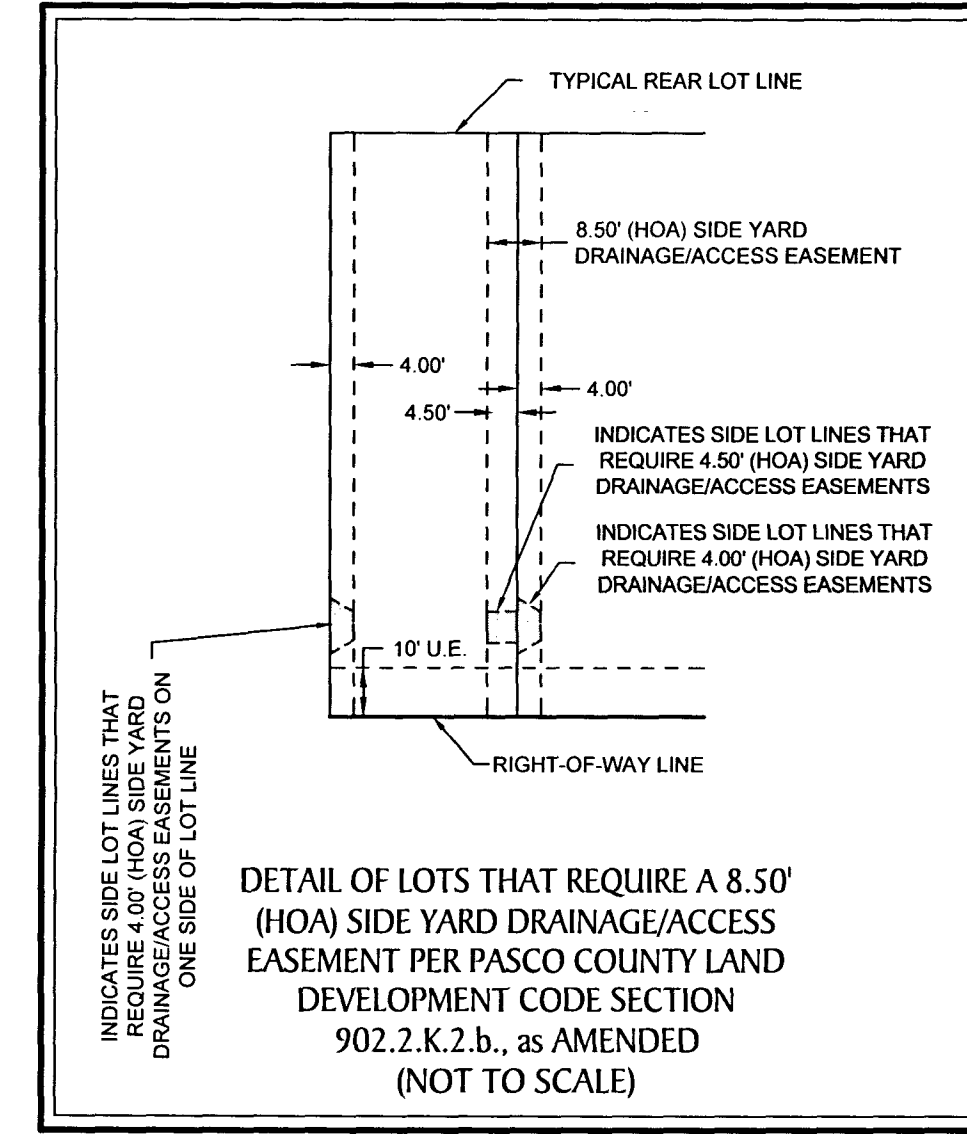
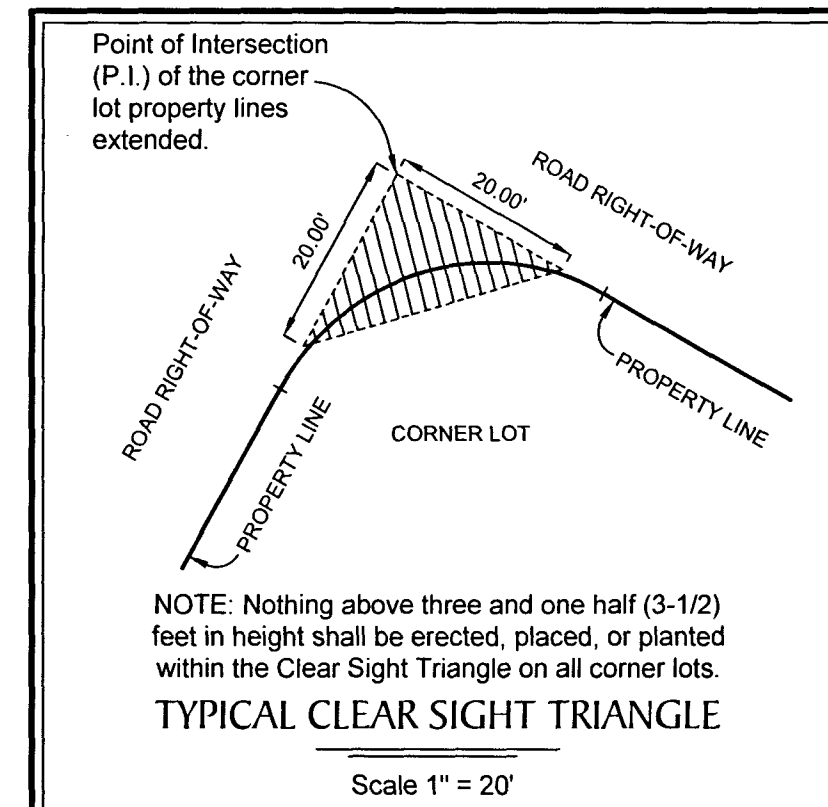
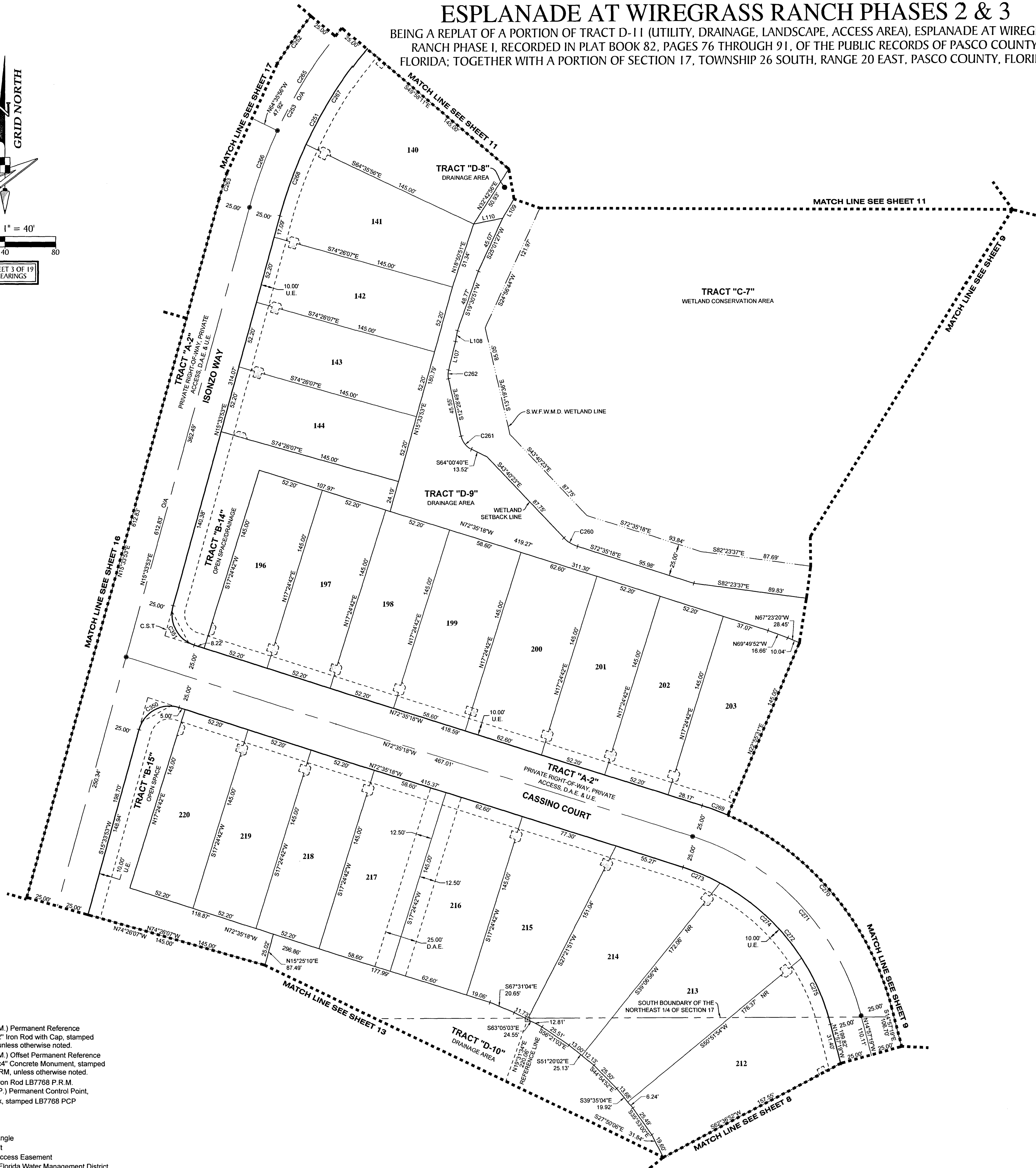
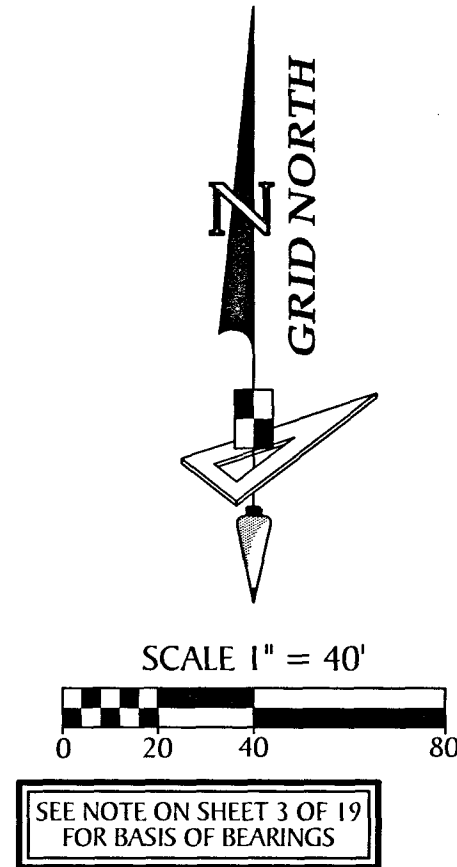
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2166  
Licensed Business Number 18 7768

**SHEET 11 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
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  - NR — Non-Radial
  - (TYP.) — Typical
  - O/A — Overall
  - C.S.T. — Clear Sight Triangle
  - U.E. — Utility Easement
  - D.A.E. — Drainage and Access Easement
  - S.W.F.W.M.D. — Southwest Florida Water Management District

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C251	345.00'	36°11'43"	217.95'	214.34'	S33°39'45"W
C252	395.00'	19°31'20"	134.59'	133.94'	S41°59'56"W
C253	370.00'	36°11'43"	233.74'	229.87'	S33°39'45"W
C260	25.00'	28°54'55"	12.62'	12.48'	S58°07'50"E
C261	15.00'	51°31'52"	13.49'	13.04'	S38°14'45"E
C262	15.00'	25°53'30"	6.78'	6.72'	S00°27'56"W
C263	395.00'	2°59'54"	20.67'	20.67'	S17°03'50"W
C265	370.00'	28°21'33"	170.22'	168.72'	S38°34'50"W
C266	370.00'	9°50'10"	63.52'	63.44'	S20°28'59"W
C267	345.00'	14°37'45"	88.09'	87.85'	S32°42'56"W
C268	345.00'	9°50'10"	59.23'	59.15'	S20°28'59"W
C269	225.00'	5°30'49"	21.65'	21.64'	N69°49'54"W
C270	225.00'	5°37'59"	226.32'	216.90'	N43°46'18"W
C271	200.00'	5°37'59"	201.18'	192.80'	N43°46'18"W
C272	175.00'	5°37'59"	176.03'	168.70'	N43°46'18"W
C273	175.00'	10°22'15"	31.68'	31.63'	N67°24'11"W
C274	175.00'	28°46'03"	87.87'	86.95'	N47°50'02"W
C275	175.00'	18°29'42"	56.49'	56.24'	N24°12'10"W
C350	25.00'	91°50'49"	40.08'	35.92'	S61°29'18"W
C351	25.00'	88°09'11"	38.46'	34.78'	S28°30'42"E

NO.	BEARING	LENGTH
L107	S 13°24'41" W	22.78'
L108	S 10°32'21" W	8.55'
L109	S 30°51'30" W	17.51'
L110	N 79°05'13" E	23.08'

**GeoPoint Surveying, Inc.**

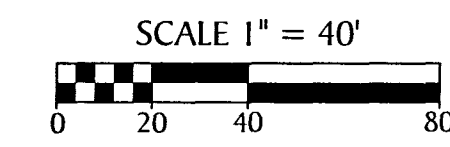
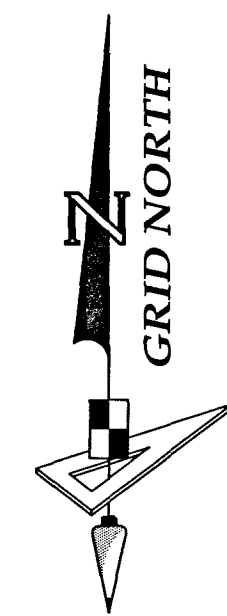
213 Hobbs Street  
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Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number: LB 7768

**SHEET 12 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

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SEE NOTE ON SHEET 3 OF 19 FOR BASIS OF BEARINGS

**CURVE DATA TABLE**

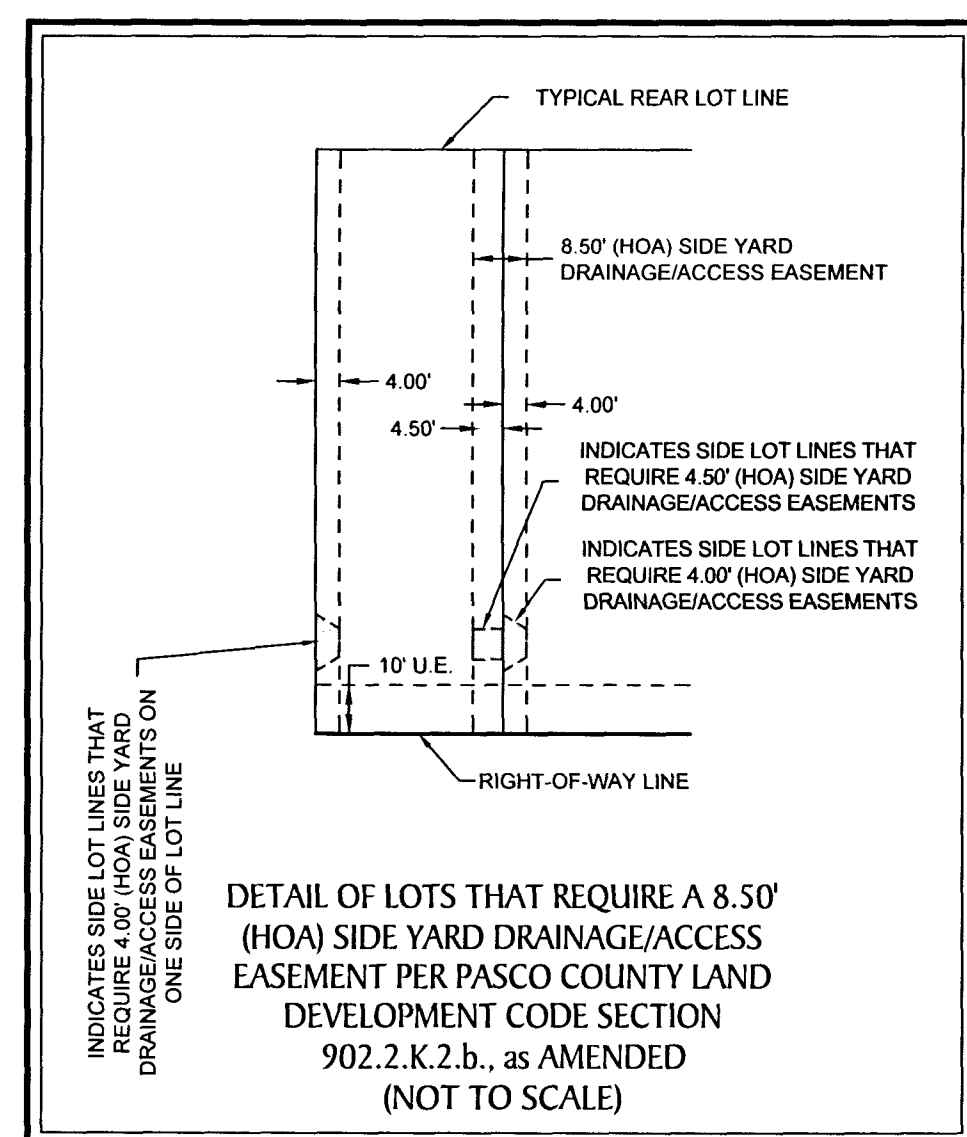
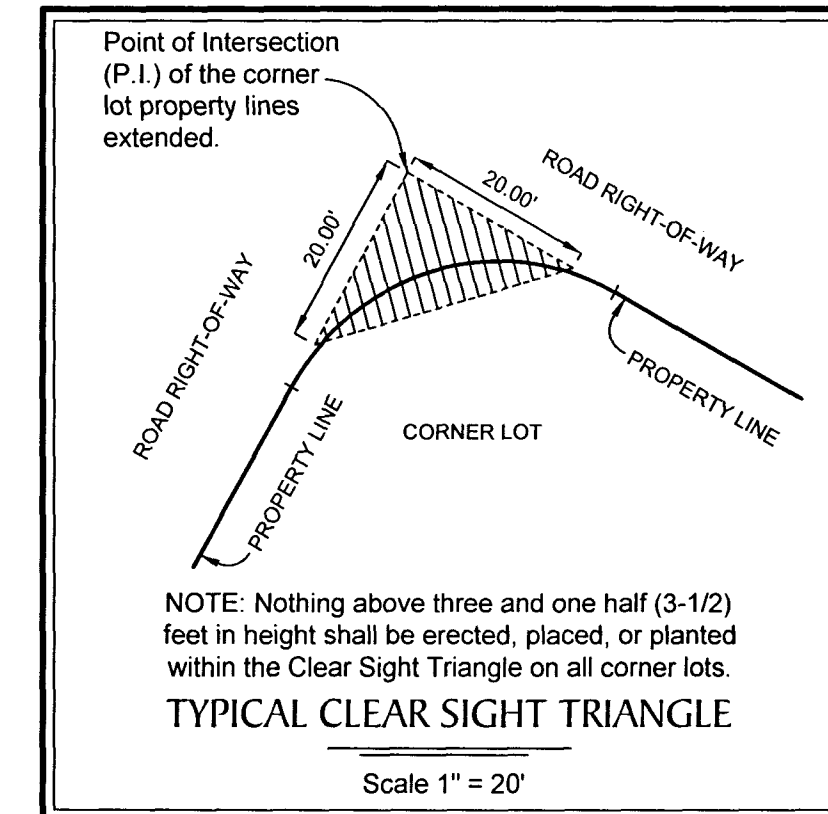
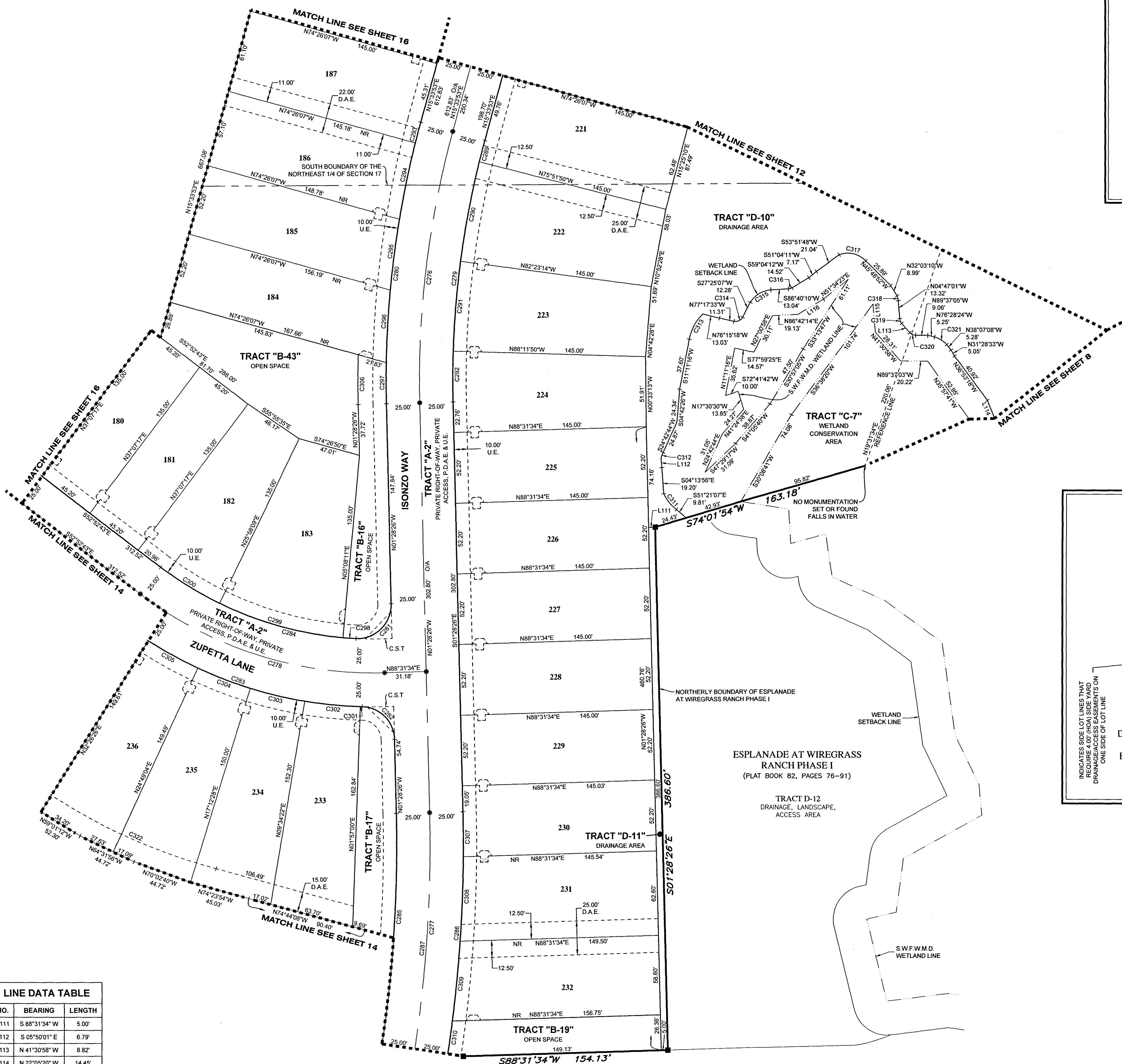
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C276	680.00'	17°02'20"	202.22'	201.48'	S07°02'44"W
C277	995.00'	16°44'18"	290.68'	289.65'	N06°53'43"E
C278	290.00'	38°35'43"	195.35'	191.68'	S72°10'35"E
C279	655.00'	17°02'20"	194.79'	194.07'	S07°02'44"W
C280	705.00'	17°02'20"	209.65'	208.88'	S07°02'44"W
C281	25.00'	94°29'47"	41.23'	36.72'	N45°46'28"E
C282	25.00'	86°49'40"	37.89'	34.36'	N44°53'16"W
C283	315.00'	35°25'23"	194.75'	191.66'	S07°35'24"E
C284	265.00'	34°05'56"	157.71'	155.39'	S69°55'41"E
C285	970.00'	12°47'18"	216.50'	216.05'	N04°55'13"E
C286	1020.00'	16°44'18"	297.98'	296.92'	N06°53'43"E
C287	995.00'	15°52'08"	275.58'	274.70'	N06°27'38"E
C288	655.00'	1°25'43"	16.33'	16.33'	S14°51'02"W
C290	655.00'	6°31'24"	74.57'	74.53'	S10°52'28"W
C291	655.00'	5°48'36"	66.42'	66.39'	S04°42'28"W
C292	655.00'	3°16'36"	37.46'	37.45'	S00°09'52"W
C293	705.00'	1°17'01"	15.79'	15.79'	S14°55'23"W
C294	705.00'	4°39'04"	57.23'	57.21'	S11°57'21"W
C295	705.00'	4°17'09"	52.74'	52.72'	S07°29'15"W
C296	705.00'	4°20'40"	53.46'	53.45'	S03°10'20"W
C297	705.00'	2°28'26"	30.44'	30.44'	S00°14'13"E
C298	265.00'	2°06'50"	9.76'	9.76'	S85°55'14"E
C299	265.00'	20°49'58"	96.35'	95.82'	S74°26'50"E
C300	265.00'	11°09'08"	51.58'	51.50'	S58°27'17"E
C301	315.00'	0°15'06"	1.38'	1.38'	S88°10'33"E
C302	315.00'	7°37'21"	41.91'	41.88'	S84°14'19"E
C303	315.00'	7°37'21"	41.91'	41.88'	S76°36'58"E
C304	315.00'	7°37'21"	41.91'	41.88'	S68°59'36"E
C305	315.00'	7°37'21"	41.91'	41.88'	S61°22'15"E
C306	726.15'	2°54'25"	36.84'	36.84'	S00°01'13"E
C307	1020.00'	1°51'45"	33.16'	33.16'	N00°32'33"W
C308	1020.00'	3°31'26"	62.74'	62.73'	N02°09'03"E
C309	1020.00'	3°19'02"	59.05'	59.05'	N05°34'17"E
C310	1020.00'	8°02'04"	143.03'	142.92'	N11°14'50"E
C311	35.00'	24°53'16"	15.20'	15.08'	S38°54'29"E
C312	35.00'	7°33'04"	4.61'	4.61'	S20°56'12"W
C313	35.00'	35°00'49"	21.39'	21.06'	S28°41'41"W
C314	5.79'	76°24'16"	7.73'	7.17'	N64°48'01"E
C315	20.31'	52°02'09"	18.44'	17.82'	S58°40'28"W
C316	5.77'	27°52'52"	2.81'	2.78'	N73°15'16"E
C317	18.37'	67°20'28"	21.59'	20.37'	N76°47'45"W
C318	27.14'	7°41'58"	3.65'	3.64'	N13°39'02"W
C319	6.00'	37°01'00"	3.88'	3.81'	S23°05'56"E
C320	5.97'	48°35'19"	5.07'	4.92'	S65°34'02"E
C321	18.62'	32°56'55"	10.71'	10.56'	N58°38'28"W
C322	450.00'	21°51'25"	171.66'	170.63'	S63°48'26"E

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L111	S 88°31'34"W	5.00'
L112	S 05°50'01"E	6.79'
L113	N 41°30'58"W	8.82'
L114	N 22°05'20"W	14.45'
L115	N 04°40'58"W	20.70'
L116	N 59°19'28"E	21.91'

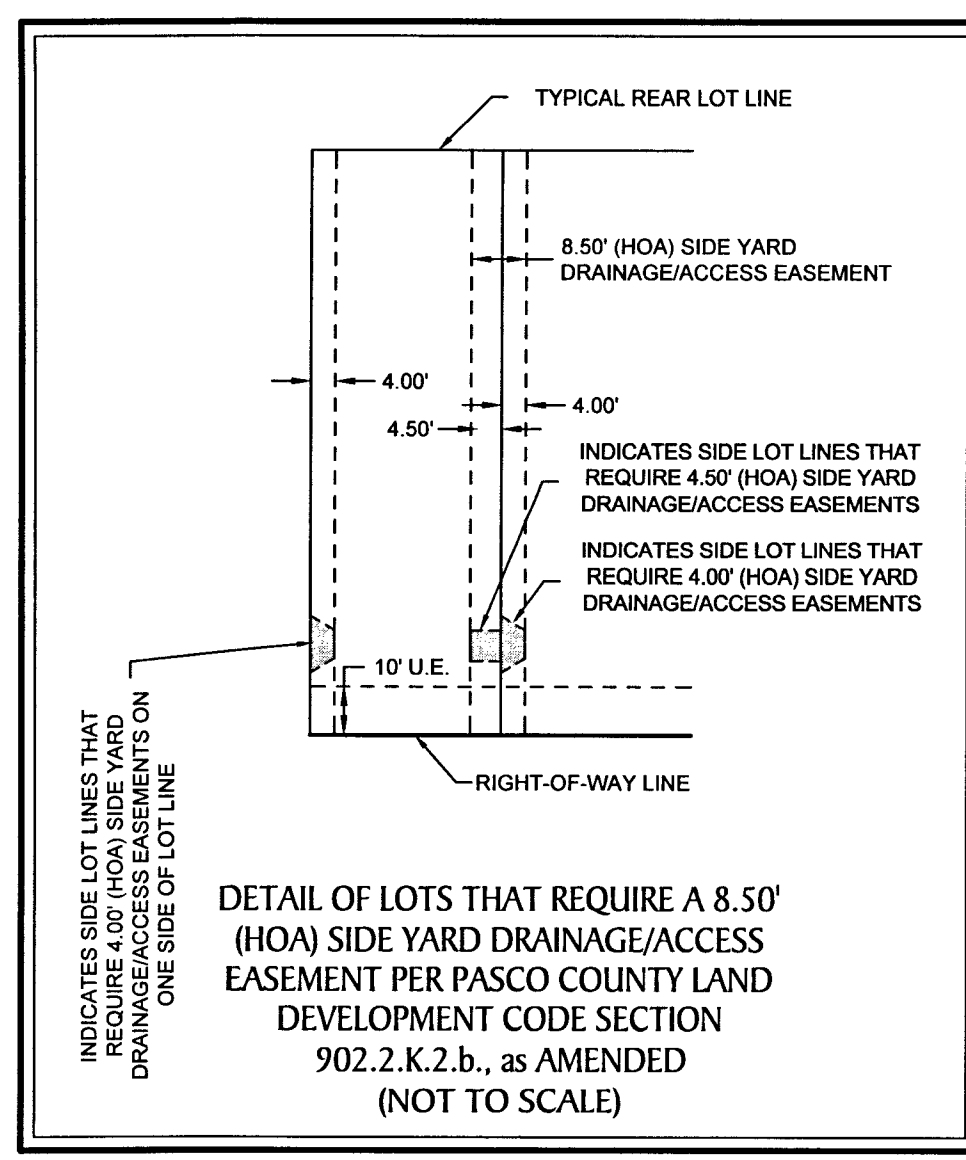
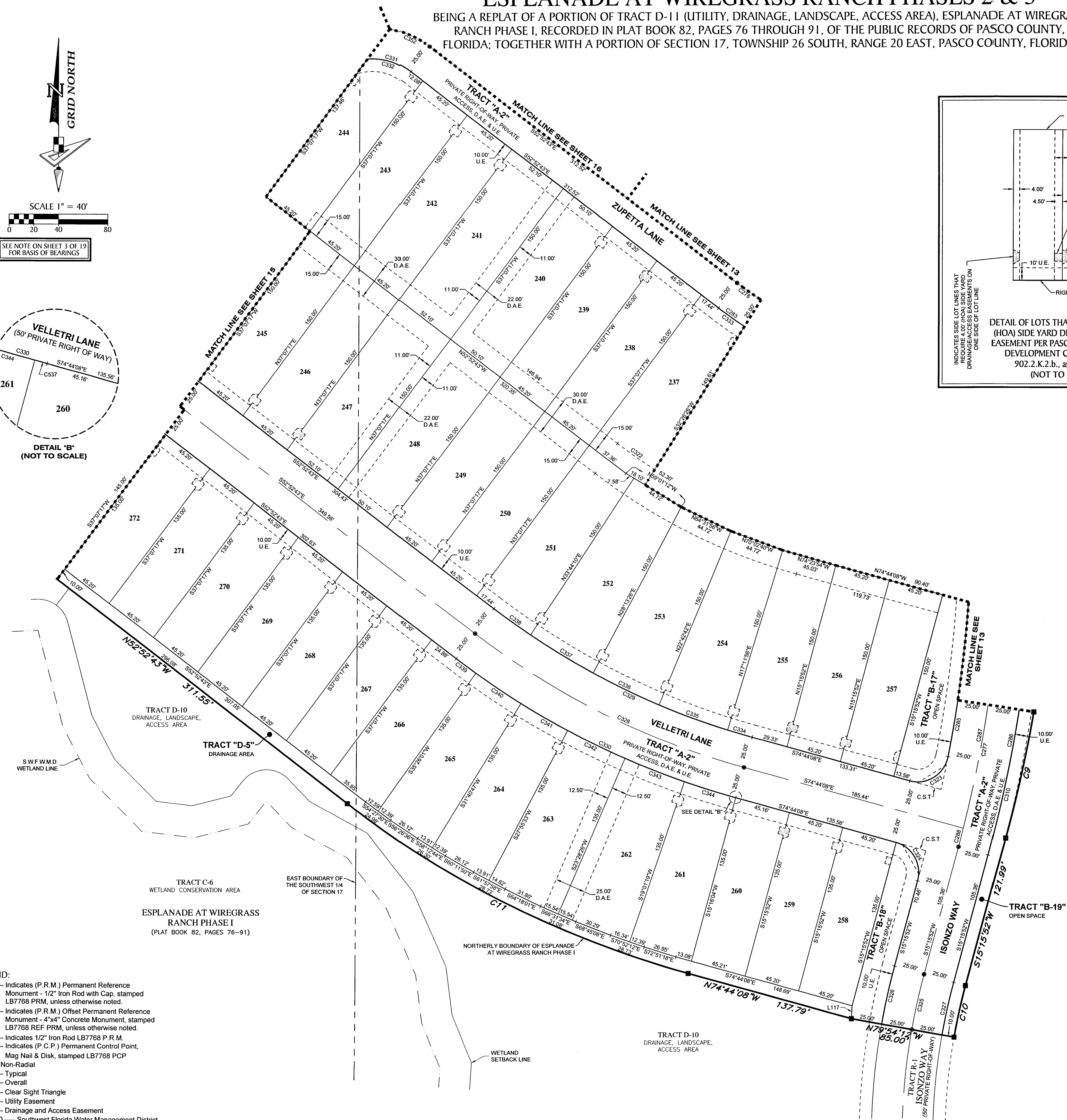
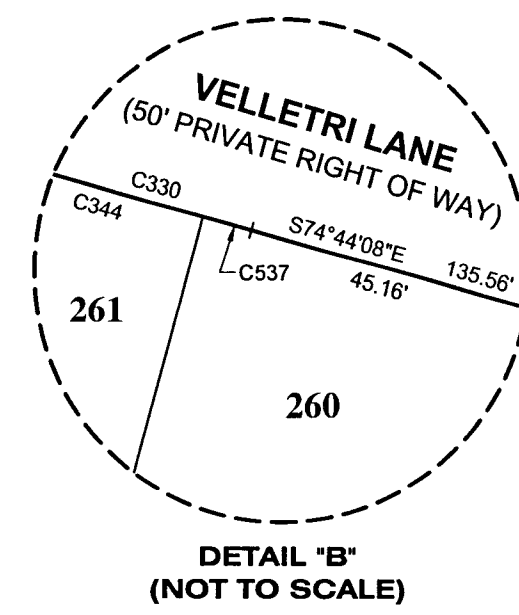
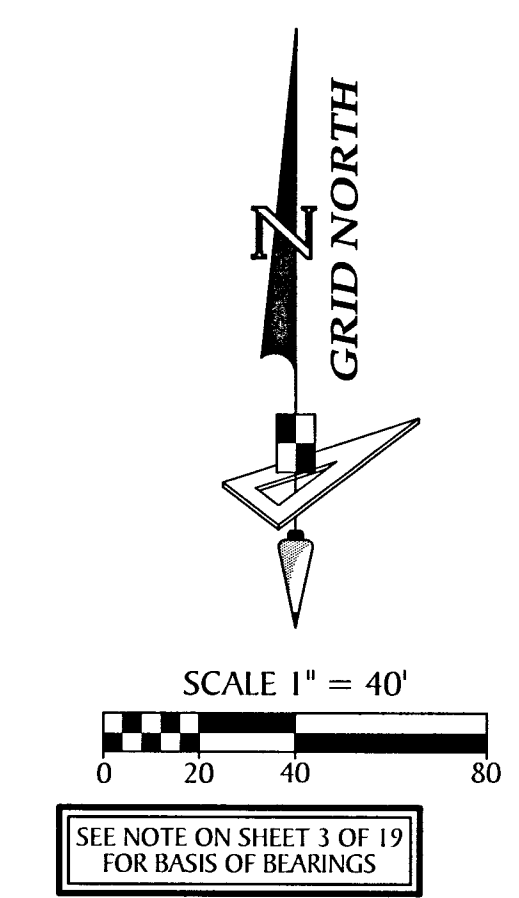
**LEGEND:**

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- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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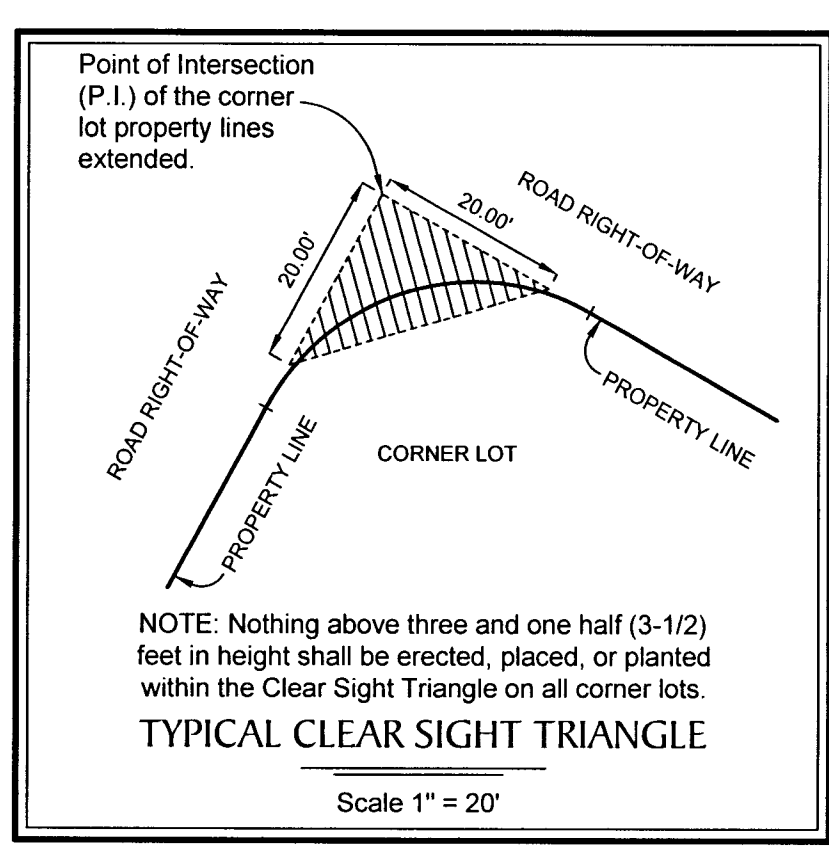


# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C9	1035.00'	5°42'20"	103.07'	103.02'	S12°24'42"W
C10	465.00'	5°10'03"	41.94'	41.93'	S12°40'50"W
C11	810.00'	21°51'25"	309.00'	307.13'	N53°48'26"W
C277	995.00'	16°44'18"	290.68'	289.65'	S06°53'43"W
C278	290.00'	38°35'43"	195.35'	191.68'	S72°10'35"E
C283	315.00'	35°25'23"	194.75'	191.66'	S70°35'24"E
C285	970.00'	12°47'18"	216.50'	216.05'	N04°55'13"E
C286	1020.00'	16°44'18"	297.98'	296.92'	N06°53'43"E
C287	995.00'	15°52'08"	275.58'	274.70'	N06°27'38"E
C288	995.00'	0°52'10"	15.10'	15.10'	N14°49'47"E
C310	1020.00'	8°02'04"	143.03'	142.92'	N11°45'02"E
C322	450.00'	21°51'25"	171.66'	170.63'	S63°48'26"E
C323	25.00'	93°57'00"	40.99'	36.65'	N58°17'22"E
C324	25.00'	90°00'00"	39.27'	35.36'	N29°44'08"W
C325	500.00'	5°10'03"	45.10'	45.08'	S12°40'50"W
C326	525.00'	5°10'03"	47.35'	47.33'	S12°40'50"W
C327	475.00'	5°10'03"	42.84'	42.83'	S12°40'50"W
C328	640.00'	21°51'25"	244.14'	242.67'	S63°48'26"E
C329	615.00'	21°51'25"	234.61'	233.19'	S63°48'26"E
C330	665.00'	21°51'25"	253.68'	252.15'	S63°48'26"E
C331	50.00'	52°43'38"	46.01'	44.41'	N79°14'32"W
C332	50.00'	41°29'09"	36.20'	35.42'	N73°37'18"W
C333	315.00'	4°40'51"	25.73'	25.73'	S55°13'09"E
C334	615.00'	1°56'06"	20.77'	20.77'	S73°46'05"E
C335	615.00'	5°30'44"	59.17'	59.14'	S70°02'40"E
C336	615.00'	5°30'44"	59.17'	59.14'	S64°31'56"E
C337	615.00'	5°30'44"	59.17'	59.14'	S59°01'12"E
C338	615.00'	3°23'07"	36.34'	36.33'	S54°34'17"E
C339	665.00'	1°41'16"	19.59'	19.59'	S53°43'21"E
C340	665.00'	3°45'14"	43.57'	43.56'	S56°26'36"E
C341	665.00'	3°45'14"	43.57'	43.56'	S60°11'50"E
C342	665.00'	4°27'07"	51.67'	51.66'	S64°18'01"E
C343	665.00'	4°27'07"	51.67'	51.66'	S68°45'08"E
C344	665.00'	3°45'14"	43.57'	43.56'	S72°51'18"E
C352	75.00'	52°43'38"	69.02'	66.61'	N79°14'32"W
C537	665.00'	0°00'13"	0.04'	0.04'	S74°44'02"E



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕—⊕— Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
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  - (TYP.) —•—•— Typical
  - O/A —•—•— Overall
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  - U.E. —•—•— Utility Easement
  - D.A.E. —•—•— Drainage and Access Easement
  - S.W.F.W.M.D. —•—•— Southwest Florida Water Management District

LINE DATA TABLE		
NO.	BEARING	LENGTH
L117	S 02°39'47" W	10.25'

**GeoPoint**  
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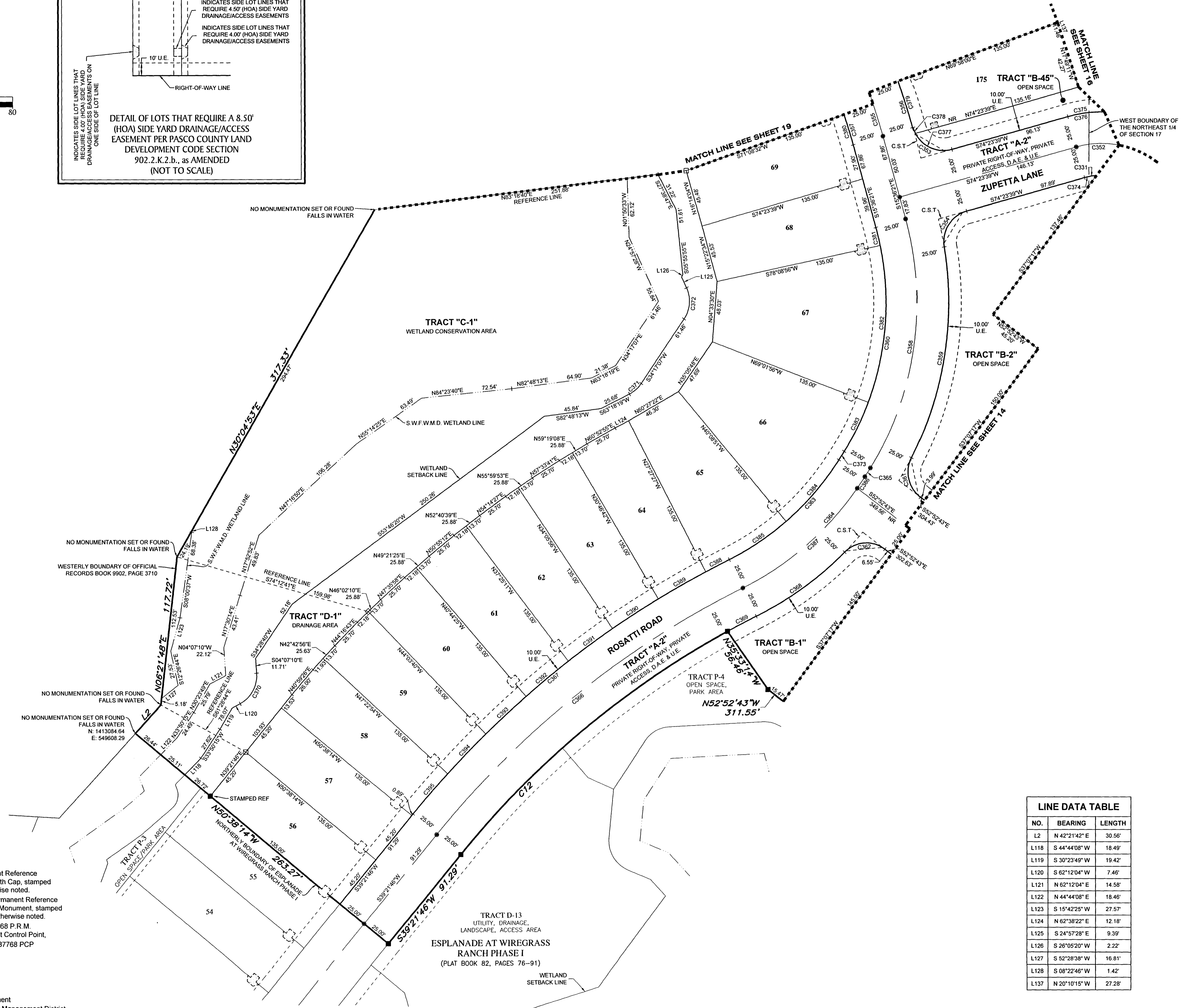
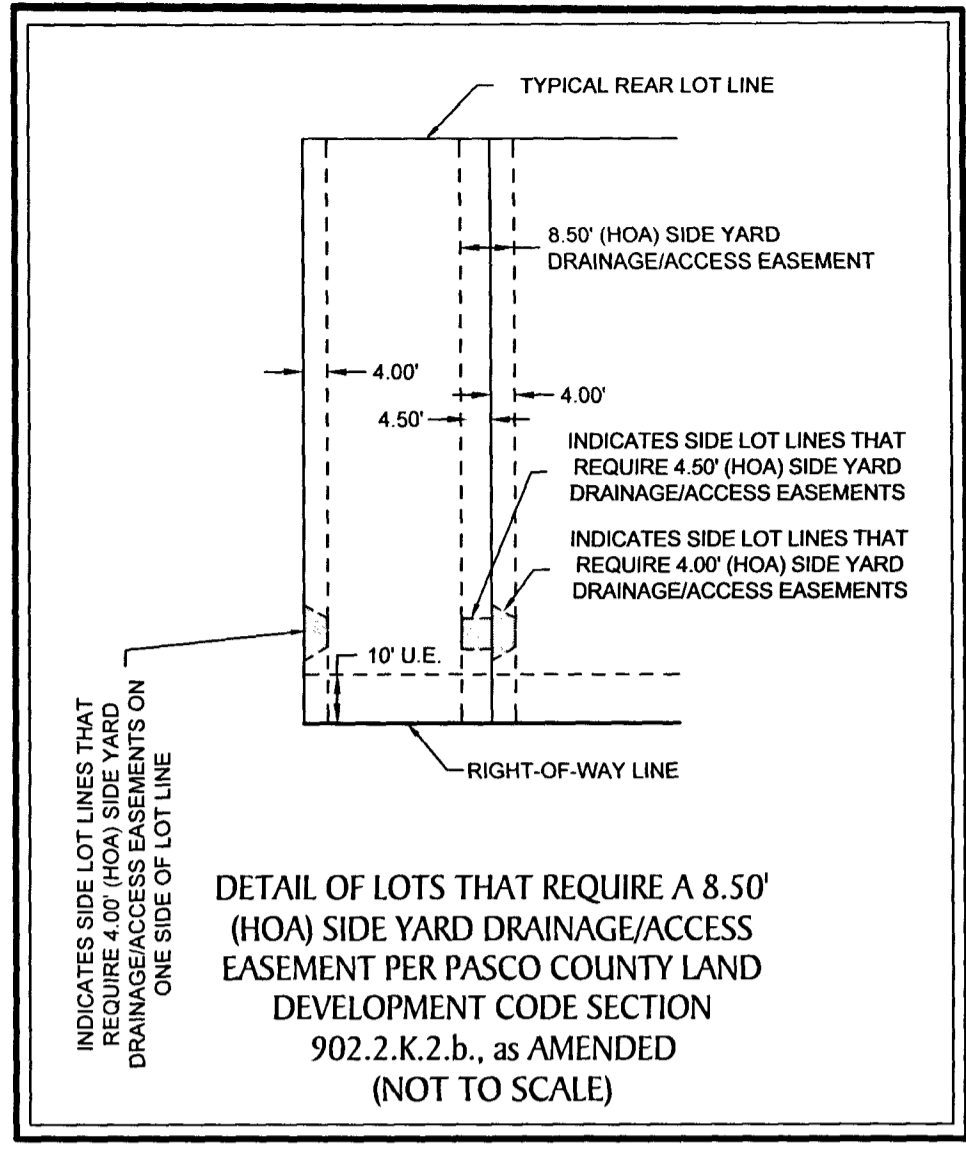
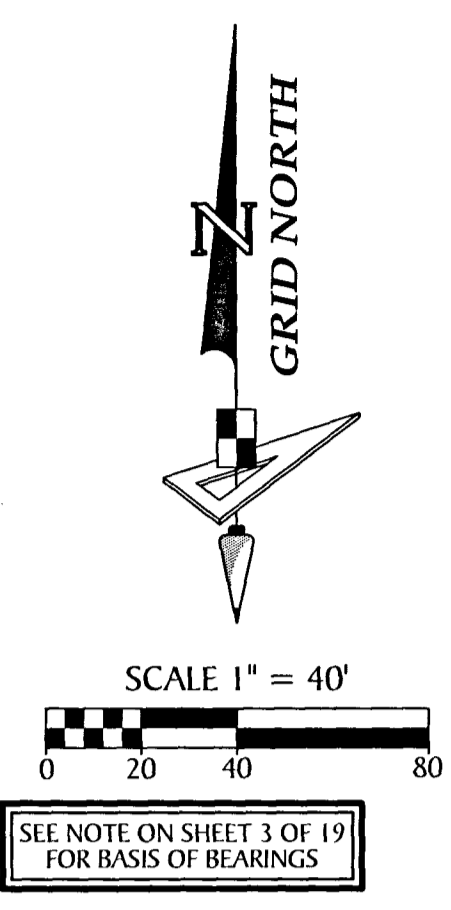
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**SHEET 14 OF 19 SHEETS**

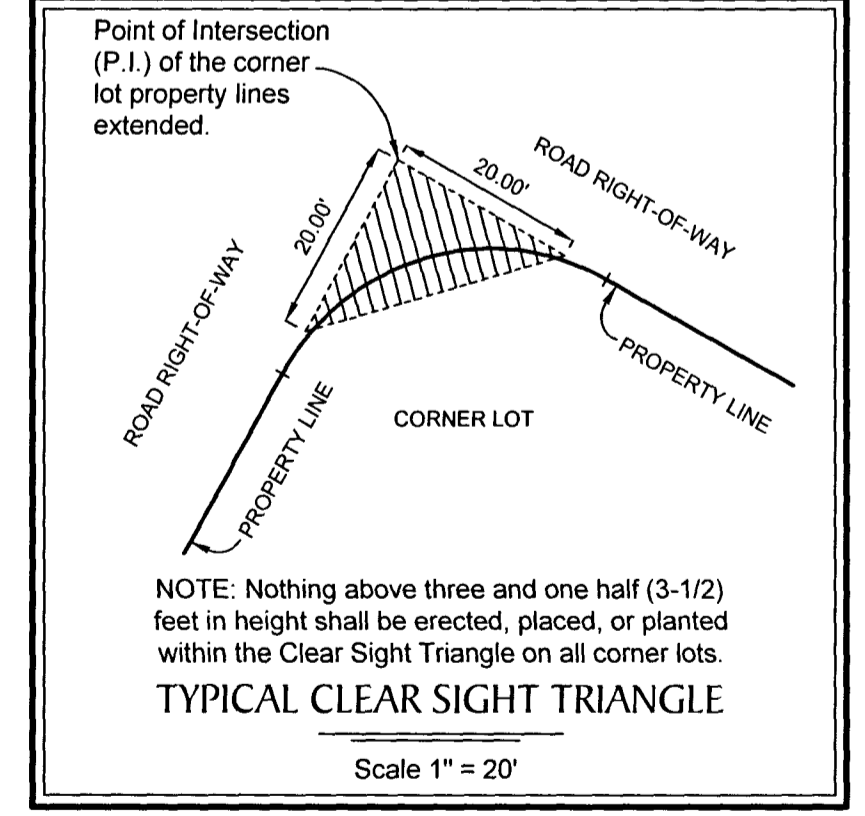
# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C12	705.00'	22°40'29"	279.00'	277.19'	S50°42'00"W
C331	50.00'	52°43'38"	46.01'	44.41'	N79°14'32"W
C352	75.00'	52°43'38"	69.02'	66.61'	N79°14'32"W
C353	25.00'	90°00'12"	39.27'	35.36'	S60°36'15"E
C354	25.00'	83°44'20"	36.54'	33.37'	S32°31'29"W
C355	470.00'	14°51'39"	121.90'	121.56'	N23°02'10"W
C356	495.00'	14°51'51"	128.42'	128.06'	N23°02'04"W
C357	445.00'	14°51'39"	115.42'	115.10'	N23°02'10"W
C358	245.00'	47°50'48"	204.60'	198.70'	N08°19'03"E
C359	270.00'	36°23'20"	171.48'	168.61'	N08°50'59"E
C360	220.00'	47°50'48"	183.72'	178.43'	N08°19'03"E
C361	25.00'	79°55'22"	34.87'	32.11'	S12°55'02"E
C362	25.00'	81°35'58"	35.60'	32.67'	S86°19'18"W
C363	220.00'	31°13'31"	119.90'	118.42'	N48°33'07"E
C364	245.00'	31°13'31"	133.52'	131.88'	N48°33'07"E
C365	680.00'	0°41'54"	8.29'	8.29'	N32°35'24"E
C366	730.00'	24°48'06"	316.00'	313.54'	S51°45'49"W
C367	755.00'	24°48'06"	326.82'	324.27'	S51°45'49"W
C368	270.00'	18°38'33"	87.85'	87.46'	N54°50'36"E
C369	705.00'	2°07'37"	26.17'	26.17'	S63°06'04"W
C370	25.00'	66°19'15"	28.94'	27.35'	N29°02'27"E
C371	25.00'	29°01'12"	12.66'	12.53'	N48°47'45"E
C372	25.00'	59°14'34"	25.85'	24.71'	N04°39'49"E
C373	655.00'	0°41'54"	7.98'	7.98'	N32°35'24"E
C374	50.00'	11°14'28"	9.81'	9.79'	S80°00'53"W
C375	100.00'	17°04'28"	29.80'	29.69'	S82°55'53"W
C376	100.00'	52°43'38"	92.03'	88.81'	N79°14'32"W
C377	25.00'	78°27'47"	34.24'	31.62'	S66°22'27"E
C378	25.00'	11°32'25"	5.04'	5.03'	S21°22'21"E
C379	495.00'	4°25'51"	38.28'	38.27'	N17°49'05"W
C380	445.00'	3°15'07"	25.26'	25.25'	N17°13'54"W
C381	220.00'	3°45'16"	14.42'	14.41'	N13°43'43"W
C382	220.00'	32°49'08"	126.02'	124.30'	N04°33'30"E
C383	220.00'	11°16'23"	43.29'	43.22'	N28°36'16"E
C384	220.00'	16°54'48"	64.94'	64.71'	N41°23'45"E
C385	220.00'	14°18'43"	54.95'	54.81'	N57°00'30"E
C386	245.00'	2°34'04"	10.98'	10.98'	N34°13'23"E
C387	245.00'	28°39'27"	122.54'	121.27'	N49°50'09"E
C388	755.00'	1°37'19"	21.37'	21.37'	S63°21'12"W
C389	755.00'	3°19'14"	43.76'	43.75'	S60°52'56"W
C390	755.00'	3°19'14"	43.76'	43.75'	S57°33'41"W
C391	755.00'	3°19'14"	43.76'	43.75'	S54°14'27"W
C392	755.00'	3°19'14"	43.76'	43.75'	S50°55'12"W
C393	755.00'	3°19'14"	43.76'	43.75'	S47°35'58"W
C394	755.00'	3°19'14"	43.76'	43.75'	S44°16'43"W
C395	755.00'	3°15'20"	42.90'	42.89'	S40°59'28"W

NO.	BEARING	LENGTH
L2	N 42°21'42" E	30.56'
L118	S 44°44'08" W	18.49'
L119	S 30°23'49" W	19.42'
L120	S 62°12'04" W	7.46'
L121	N 62°12'04" E	14.58'
L122	N 44°44'08" E	18.46'
L123	S 15°42'25" W	27.57'
L124	N 62°38'22" E	12.18'
L125	S 24°57'28" E	9.39'
L126	S 26°05'20" W	2.22'
L127	S 52°28'38" W	16.81'
L128	S 08°22'46" W	1.42'
L137	N 20°10'15" W	27.28'



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR — Non-Radial
  - (TYP.) — Typical
  - O/A — Overall
  - C.S.T. — Clear Sight Triangle
  - U.E. — Utility Easement
  - D.A.E. — Drainage and Access Easement
  - S.W.F.W.M.D. — Southwest Florida Water Management District

**GeoPoint**  
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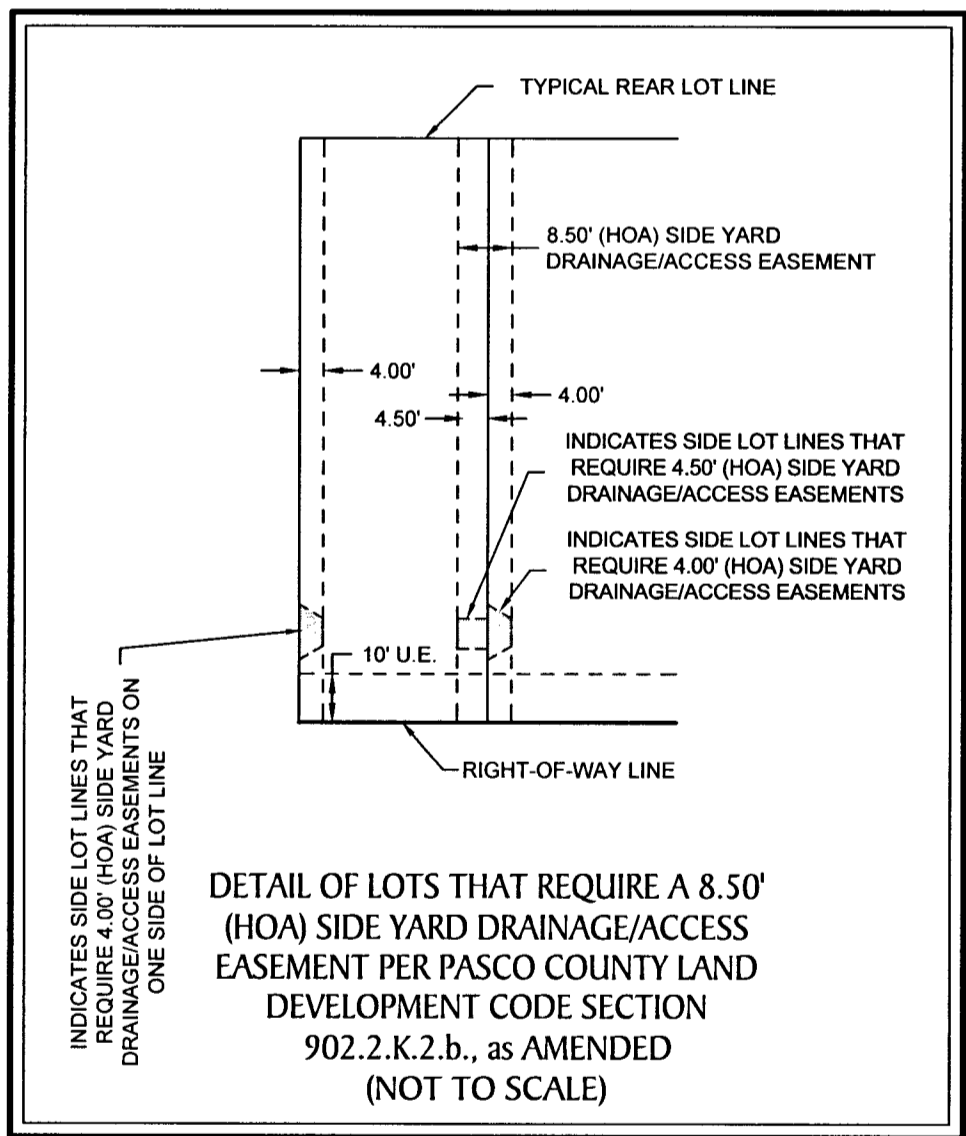
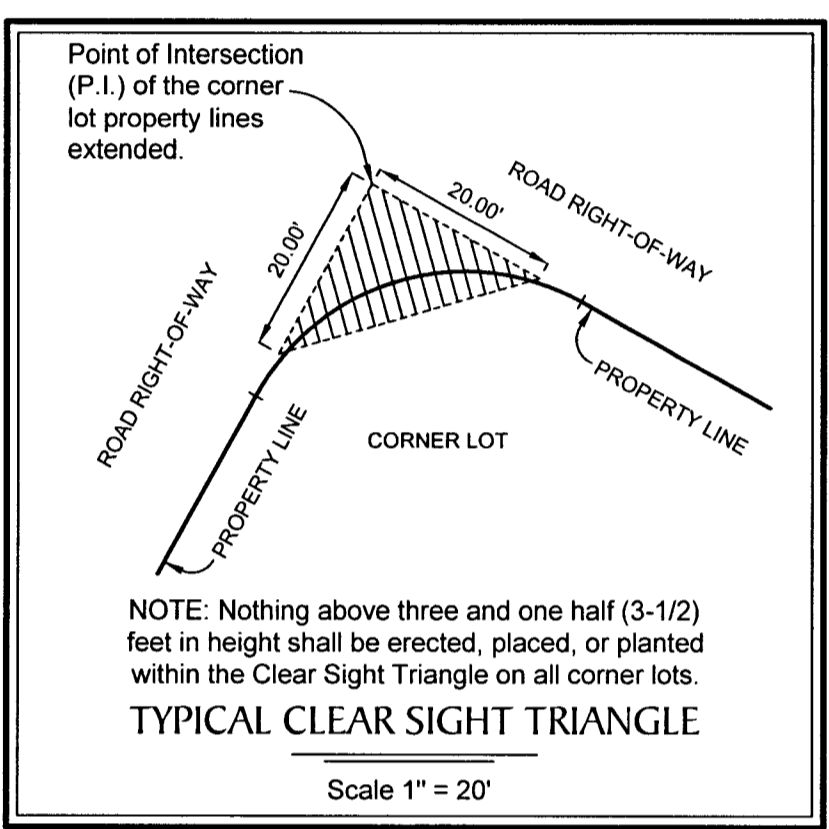
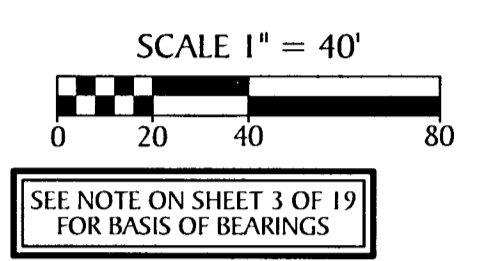
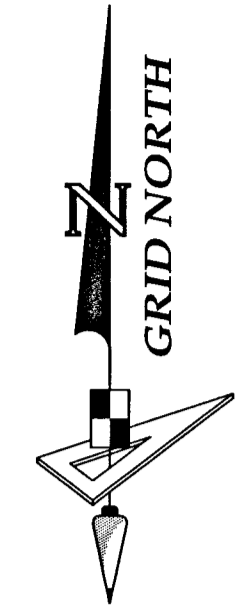
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**SHEET 15 OF 19 SHEETS**

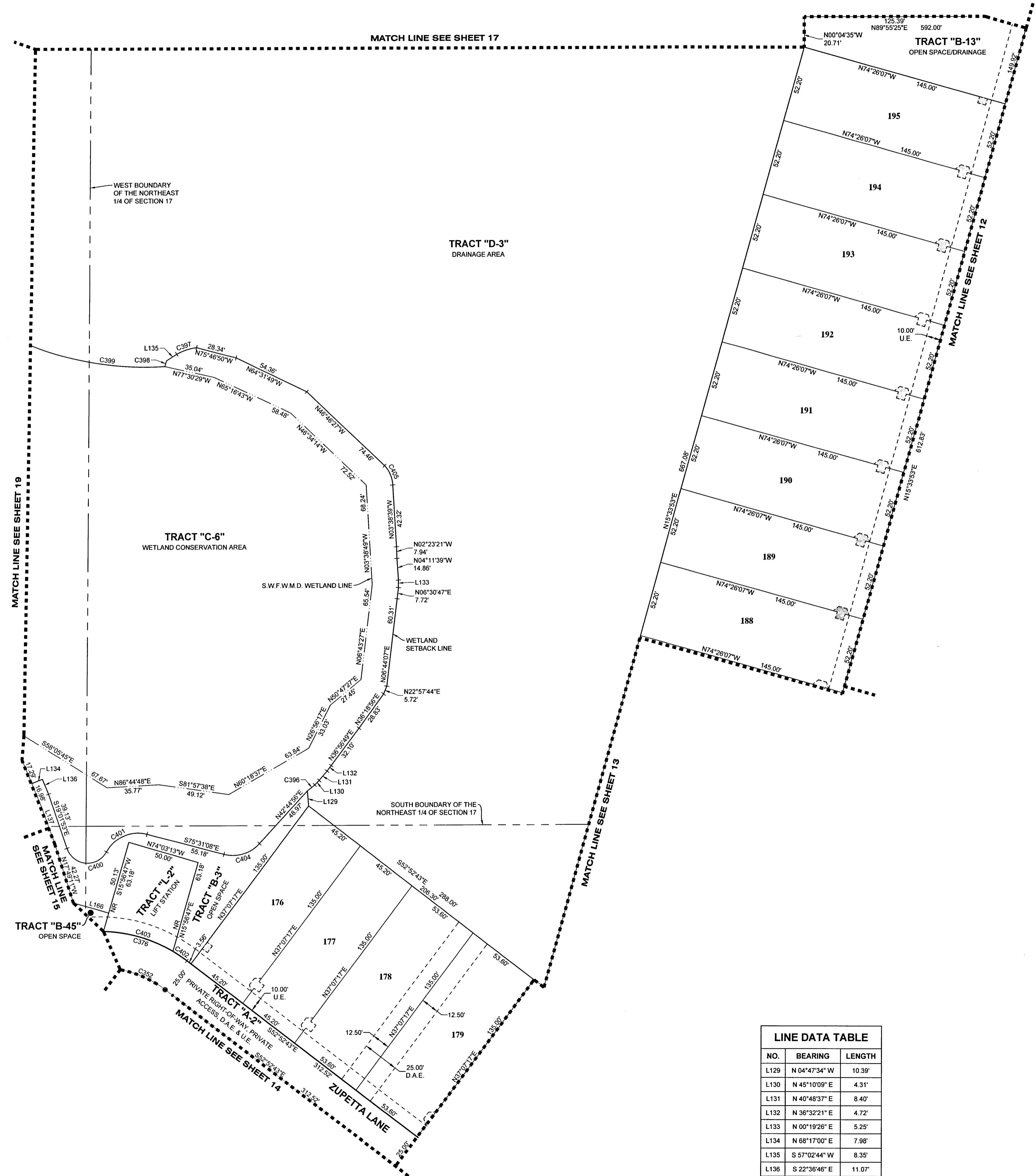
# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C352	75.00'	52°43'38"	69.02'	66.61'	N79°14'32"W
C376	100.00'	52°43'38"	92.03'	88.81'	N79°14'32"W
C396	61.92'	6°04'08"	6.56'	6.56'	N51°06'25"E
C397	36.40'	22°51'02"	14.52'	14.42'	S72°41'01"W
C398	25.00'	9°18'39"	4.06'	4.06'	S17°08'50"W
C399	221.44'	24°29'11"	94.64'	93.92'	S81°11'27"E
C400	15.00'	131°33'09"	34.44'	27.36'	S84°48'28"E
C401	25.00'	75°03'54"	32.75'	30.46'	S66°56'55"W
C402	100.00'	6°41'51"	11.66'	11.66'	N56°13'39"W
C403	100.00'	28°57'18"	50.54'	50.00'	N74°03'13"W
C404	25.00'	61°43'56"	26.94'	25.65'	N73°36'54"E
C405	20.93'	40°21'58"	14.75'	14.45'	N23°18'12"W

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR — Non-Radial (TYP.) — Typical
  - O/A — Overall
  - C.S.T. — Clear Sight Triangle
  - U.E. — Utility Easement
  - D.A.E. — Drainage and Access Easement
  - S.W.F.W.M.D. — Southwest Florida Water Management District



LINE DATA TABLE		
NO.	BEARING	LENGTH
L129	N 04°47'34" W	10.39'
L130	N 45°10'09" E	4.31'
L131	N 40°48'37" E	8.40'
L132	N 36°32'21" E	4.72'
L133	N 00°19'26" E	5.25'
L134	N 68°17'00" E	7.98'
L135	S 57°02'44" W	8.35'
L136	S 22°36'46" E	11.07'
L137	N 20°10'15" W	27.28'
L166	S 74°03'13" E	25.40'

**GeoPoint**  
Surveying, Inc.

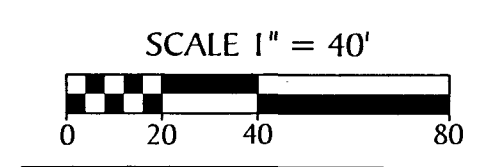
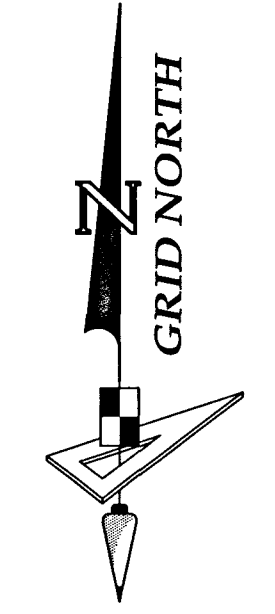
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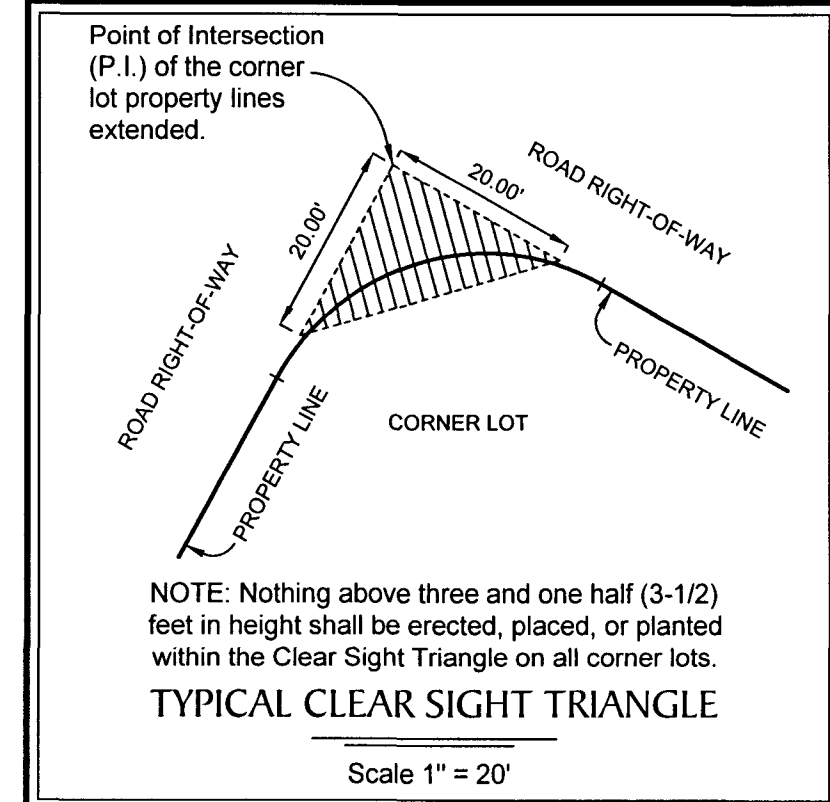
**SHEET 16 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

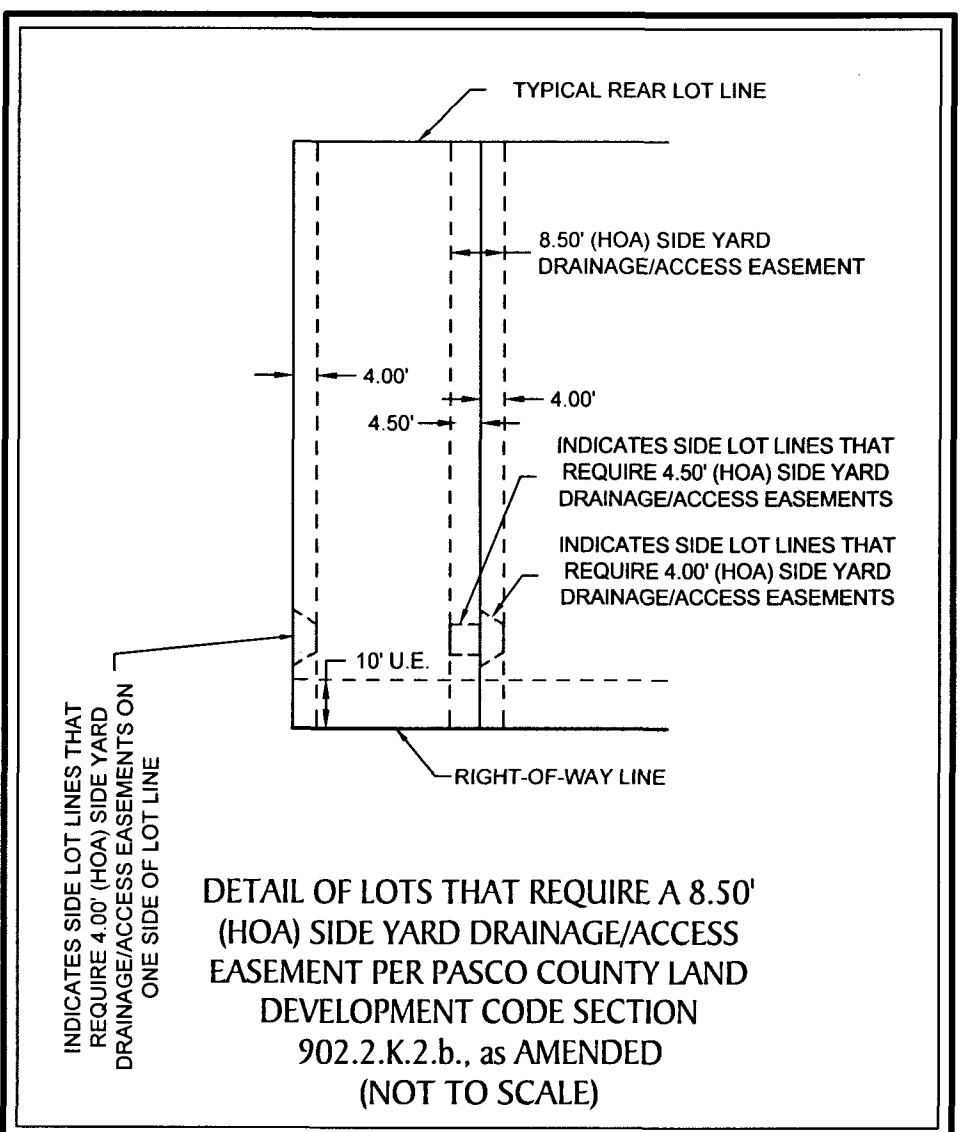
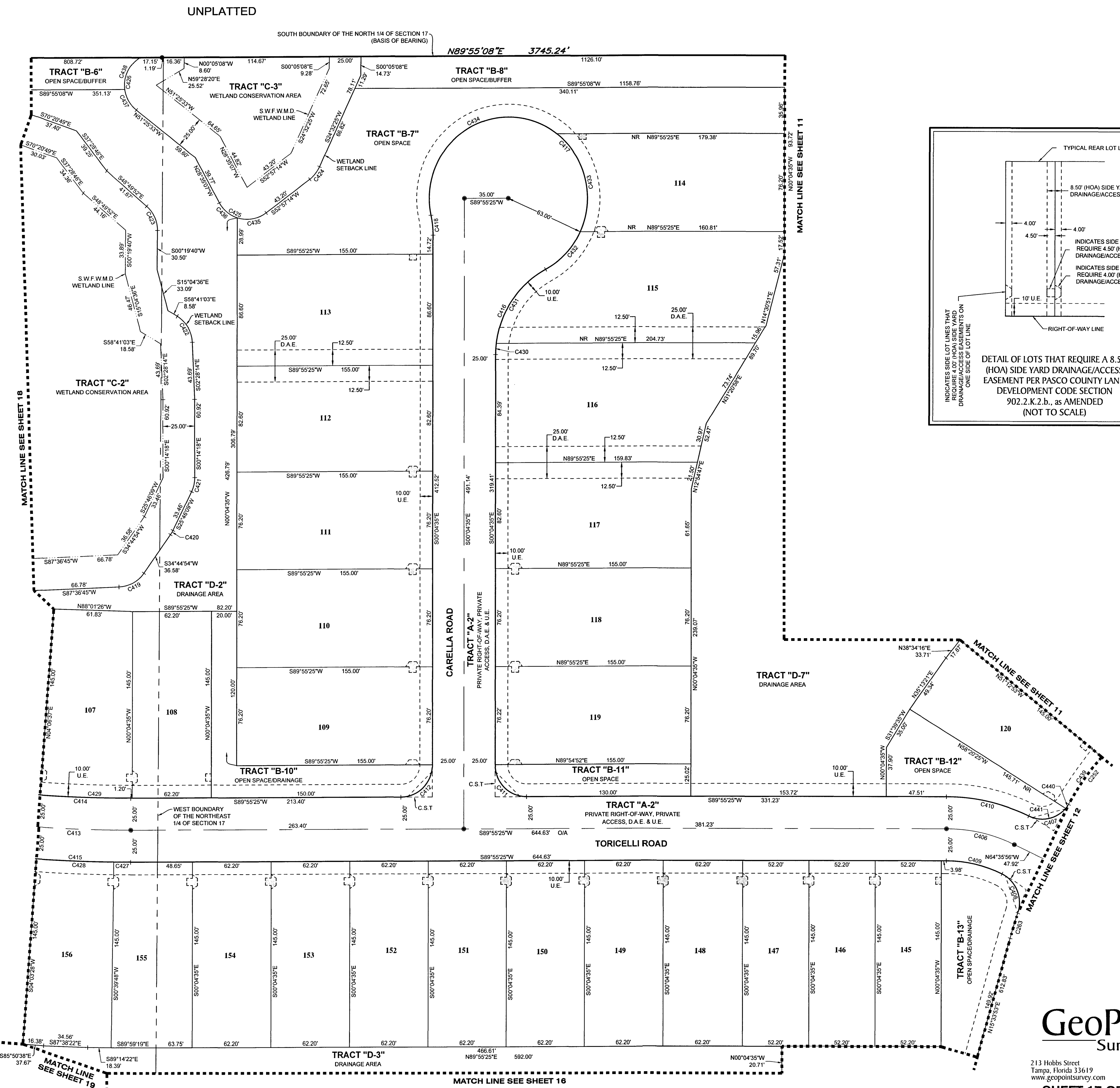
BEING A REPLAT OF A PORTION OF TRACT D-11 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 19 FOR BASIS OF BEARINGS



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C252	395.00'	19°31'20"	134.59'	133.94'
C263	395.00'	2°59'54"	20.67'	20.67'
C406	125.00'	25°28'38"	55.58'	55.13'
C407	25.00'	83°27'38"	36.42'	33.28'
C408	25.00'	82°28'04"	35.98'	32.96'
C409	100.00'	26°10'18"	45.68'	45.28'
C410	150.00'	25°46'29"	67.48'	66.91'
C411	25.00'	90°00'00"	39.27'	35.36'
C412	25.00'	90°00'00"	39.27'	35.36'
C413	1000.00'	14°26'33"	252.07'	251.40'
C414	975.00'	14°26'33"	245.77'	245.12'
C415	1025.00'	14°26'33"	258.37'	257.69'
C416	75.00'	61°53'59"	81.03'	77.14'
C417	63.00'	25°52'07"	279.14'	100.71'
C418	75.00'	11°58'07"	15.67'	15.64'
C419	25.00'	52°51'51"	23.07'	22.28'
C420	25.00'	8°58'45"	3.92'	3.91'
C421	25.00'	26°00'27"	11.35'	11.25'
C422	25.00'	56°12'48"	24.53'	23.56'
C423	25.00'	49°09'33"	21.45'	20.80'
C424	25.00'	28°24'48"	12.40'	12.27'
C425	25.00'	98°27'39"	42.96'	37.67'
C426	25.00'	110°47'49"	48.34'	41.16'
C427	1025.00'	0°44'22"	13.23'	13.23'
C428	1025.00'	3°23'41"	60.73'	60.72'
C429	975.00'	4°11'11"	71.24'	71.23'
C430	75.00'	6°40'12"	8.73'	8.73'
C431	75.00'	55°13'47"	72.30'	69.53'
C432	63.00'	37°08'12"	40.80'	40.09'
C433	63.00'	76°59'38"	84.66'	78.43'
C434	63.00'	139°46'17"	153.69'	118.32'
C435	25.00'	55°10'55"	24.08'	23.16'
C436	25.00'	43°16'44"	18.88'	18.44'
C437	25.00'	43°22'00"	18.92'	18.47'
C438	25.00'	67°25'49"	29.42'	27.75'
C439	395.00'	6°32'51"	45.14'	45.11'
C440	25.00'	9°10'56"	4.01'	4.00'
C441	25.00'	74°16'41"	32.41'	30.19'



- LEGEND:**
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  - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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**GeoPoint**  
Surveying, Inc.

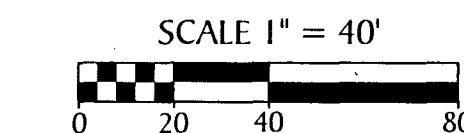
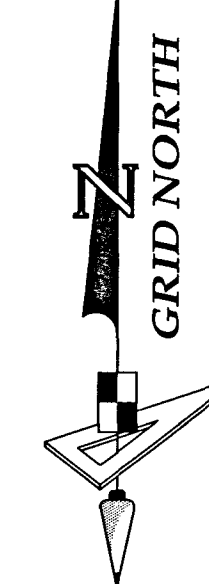
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**SHEET 17 OF 19 SHEETS**

# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

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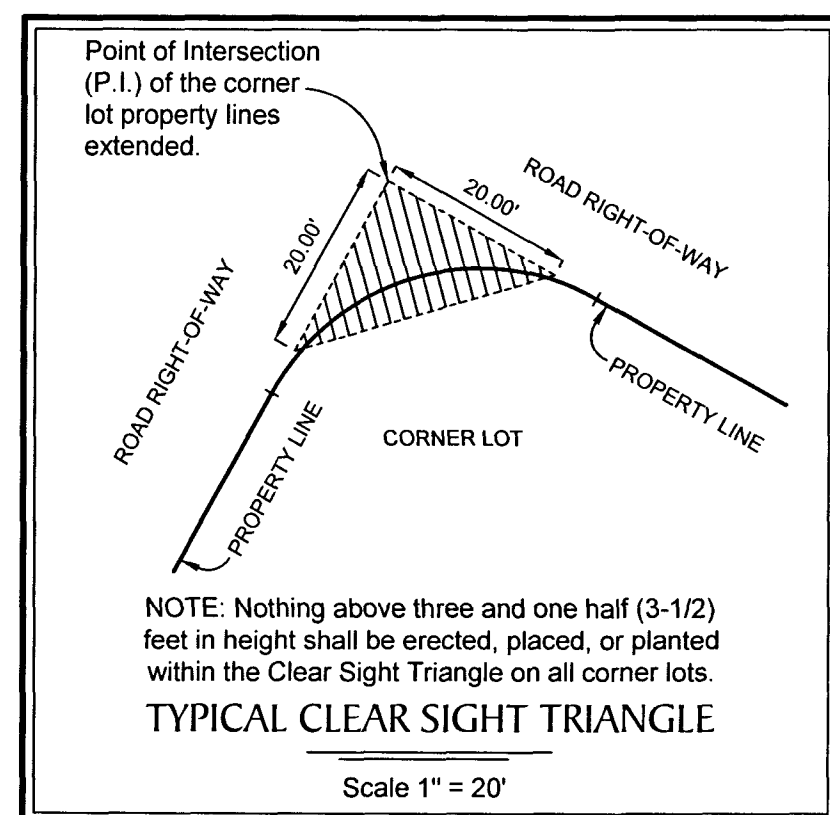
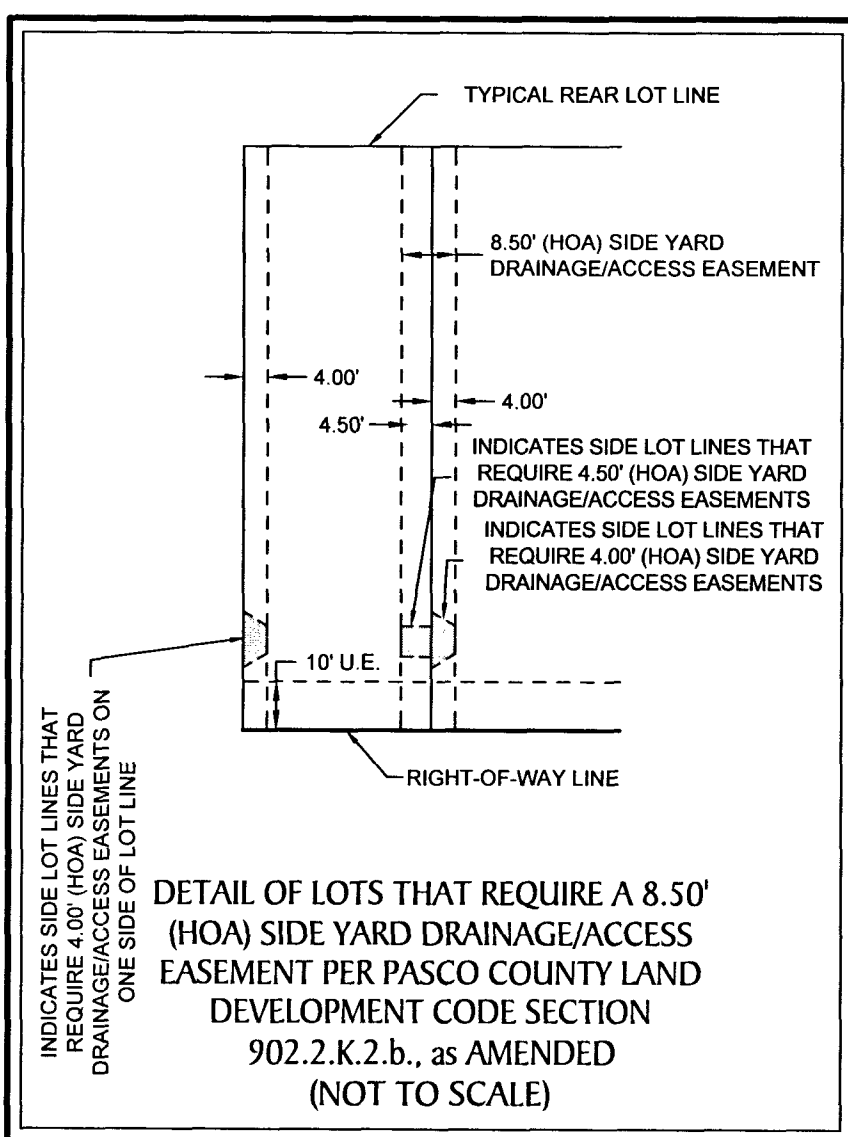
SEE NOTE ON SHEET 3 OF 19 FOR BASIS OF BEARINGS

NO.	BEARING	LENGTH
L138	N 82°33'31" E	7.99'
L139	S 82°33'31" W	2.73'
L140	S 70°31'05" W	8.36'
L141	S 70°31'05" W	13.97'
L142	N 77°21'07" W	17.18'
L143	N 00°31'30" E	9.33'
L144	N 52°50'40" E	2.73'
L145	N 01°19'54" E	9.25'
L146	N 31°48'51" E	7.22'
L147	N 17°05'38" E	15.19'
L148	N 70°13'43" E	7.32'
L149	N 16°25'02" E	7.23'
L161	S 29°20'23" E	6.02'

UNPLATTED

WESTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 9902, PAGE 3710

NO MONUMENTATION SET OR FOUND FALLS IN WATER



**LEGEND:**

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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- U.E. — Utility Easement
- D.A.E. — Drainage and Access Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C413	1000.00'	14°26'33"	252.07'	251.40'	S82°51'18"E
C414	975.00'	14°26'33"	245.77'	245.12'	S82°51'18"E
C415	1025.00'	14°26'33"	258.37'	257.69'	S82°51'18"E
C442	500.00'	21°48'28"	190.31'	189.16'	N86°32'16"W
C443	525.00'	21°48'28"	199.82'	198.62'	N86°32'16"W
C444	475.00'	21°48'28"	180.79'	179.70'	N86°32'16"W
C445	25.00'	89°30'31"	39.06'	35.20'	S37°48'15"W
C446	25.00'	85°33'29"	37.33'	33.96'	S54°39'45"E
C447	650.00'	17°55'45"	203.40'	202.57'	N02°00'52"E
C448	625.00'	22°51'45"	249.39'	247.74'	N00°27'08"W
C449	600.00'	22°51'45"	239.42'	237.83'	N00°27'08"W
C450	75.00'	27°01'15"	35.37'	35.04'	N25°23'38"W
C451	63.00'	263°04'24"	289.26'	94.32'	N87°22'04"W
C452	75.00'	56°03'09"	73.37'	70.48'	N16°08'34"W
C453	975.00'	4°16'08"	72.65'	72.63'	S83°45'19"E
C454	975.00'	4°16'08"	72.65'	72.63'	S79°29'11"E
C455	975.00'	1°43'05"	29.24'	29.23'	S76°29'34"W
C456	525.00'	3°30'47"	32.19'	32.18'	N77°23'25"W
C457	525.00'	6°28'59"	59.40'	59.37'	N82°23'18"W
C458	525.00'	6°28'59"	59.40'	59.37'	N88°52'17"W
C459	525.00'	5°19'42"	48.82'	48.81'	S85°13'22"W
C460	1025.00'	3°57'45"	70.89'	70.87'	S83°57'40"E
C461	1025.00'	3°44'38"	66.98'	66.97'	S80°06'28"E
C462	1025.00'	2°36'07"	46.55'	46.54'	S76°56'05"E
C463	475.00'	1°50'56"	15.33'	15.33'	N76°33'30"W
C464	475.00'	10°32'48"	87.44'	87.31'	N82°45'22"W
C465	475.00'	9°24'43"	78.03'	77.94'	S87°15'52"W
C466	25.00'	3°20'31"	1.46'	1.46'	S80°53'15"W
C467	25.00'	86°10'00"	37.60'	34.15'	S36°08'00"W
C468	25.00'	7°06'22"	3.10'	3.10'	N86°06'42"E
C469	25.00'	78°27'06"	34.23'	31.62'	S11°06'34"E
C470	625.00'	22°28'37"	245.18'	243.62'	N00°15'34"W
C471	625.00'	0°23'08"	4.21'	4.21'	N11°41'26"W
C472	650.00'	11°26'34"	129.81'	129.60'	N01°13'43"W
C473	600.00'	6°30'19"	68.12'	68.09'	N01°26'42"W
C474	600.00'	6°30'19"	68.12'	68.09'	N07°57'01"W
C475	600.00'	0°40'50"	7.13'	7.13'	N11°32'36"W
C476	75.00'	13°26'19"	17.59'	17.55'	N18°36'10"W
C477	75.00'	13°34'56"	17.78'	17.74'	N32°06'48"W
C478	63.00'	37°01'07"	40.70'	40.00'	S20°23'42"E
C479	63.00'	62°32'46"	68.77'	65.41'	S29°23'14"W
C480	63.00'	64°51'30"	71.32'	67.57'	N86°54'38"W
C481	63.00'	64°25'50"	70.85'	67.17'	N22°15'58"W
C482	63.00'	34°13'11"	37.63'	37.07'	N27°03'33"E
C483	75.00'	26°17'43"	34.42'	34.12'	S31°01'17"W
C484	75.00'	29°45'26"	38.95'	38.52'	S02°59'42"W
C485	25.00'	7°03'42"	3.08'	3.08'	S88°51'24"E
C486	25.00'	15°36'18"	6.81'	6.79'	S76°13'12"E
C487	25.00'	62°21'39"	27.21'	25.89'	S78°18'05"E
C488	5.00'	52°19'10"	4.57'	4.41'	S26°41'05"W
C489	5.00'	51°30'45"	4.50'	4.35'	N27°05'17"E
C490	5.00'	30°28'57"	2.66'	2.63'	S16°34'23"W
C492	5.00'	53°48'41"	4.70'	4.53'	S43°19'23"W
C493	5.00'	53°48'41"	4.70'	4.53'	N43°19'23"E
C494	25.00'	24°21'45"	10.63'	10.55'	S28°35'55"W
C495	25.00'	8°24'52"	3.67'	3.67'	S26°40'02"W
C496	25.00'	32°26'29"	14.16'	13.97'	S47°05'43"W
C497	25.00'	29°55'36"	13.06'	12.91'	N85°18'36"W
C498	30.00'	132°16'57"	69.26'	54.87'	S23°46'24"W
C499	35.00'	50°19'36"	30.74'	29.76'	N17°12'16"W
C500	45.00'	35°57'46"	28.24'	27.78'	S10°01'21"E
C501	15.00'	131°53'47"	34.53'	27.40'	S87°36'56"E
C502	25.00'	40°43'17"	17.77'	17.40'	N65°52'55"E

MATCH LINE SEE SHEET 17

MATCH LINE SEE SHEET 19

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
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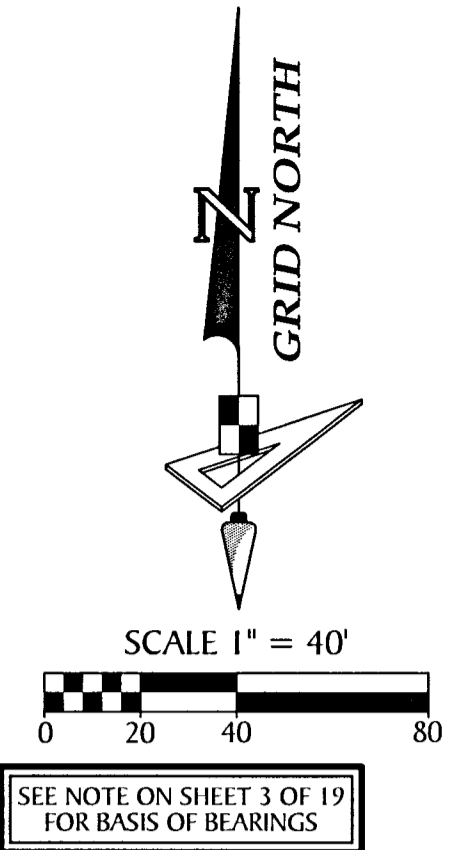
Phone: (813) 248-8888  
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**SHEET 18 OF 19 SHEETS**

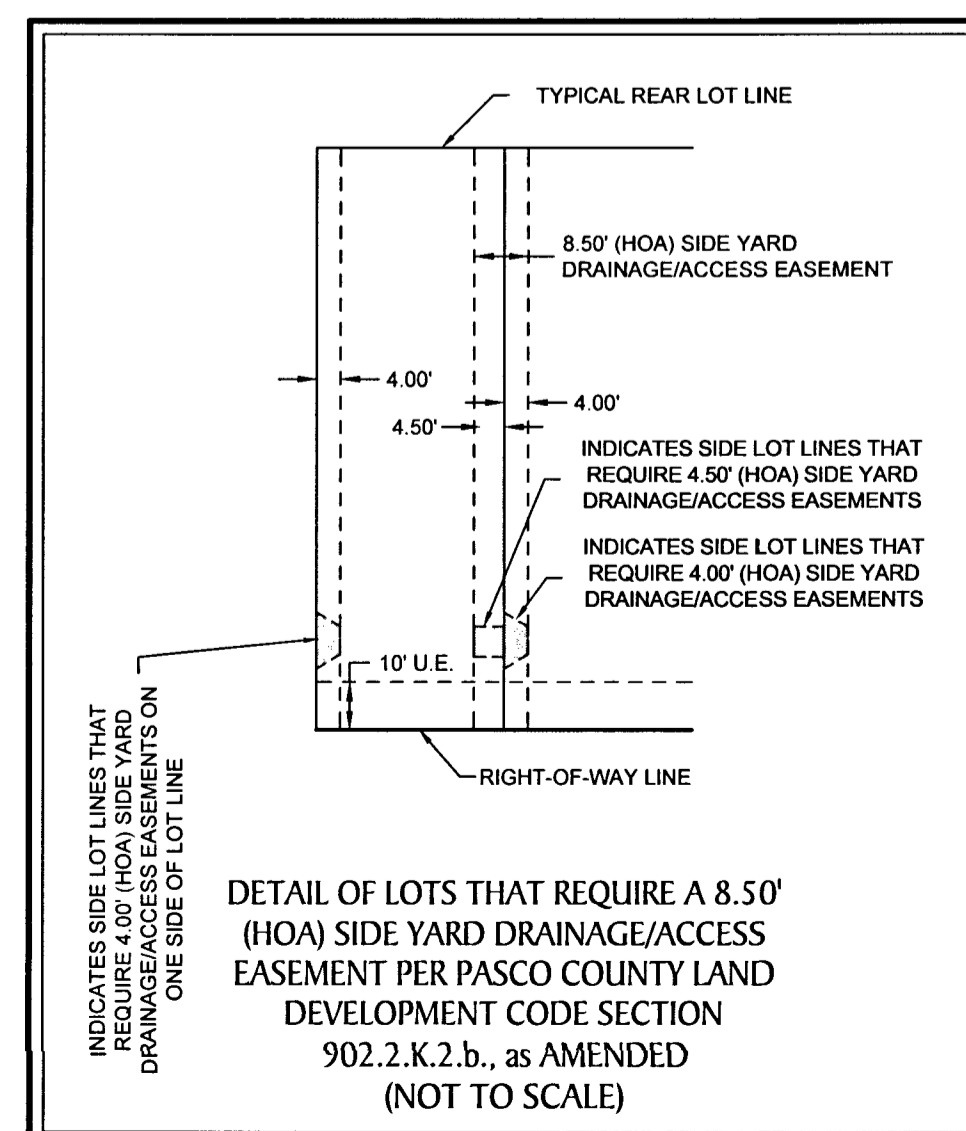
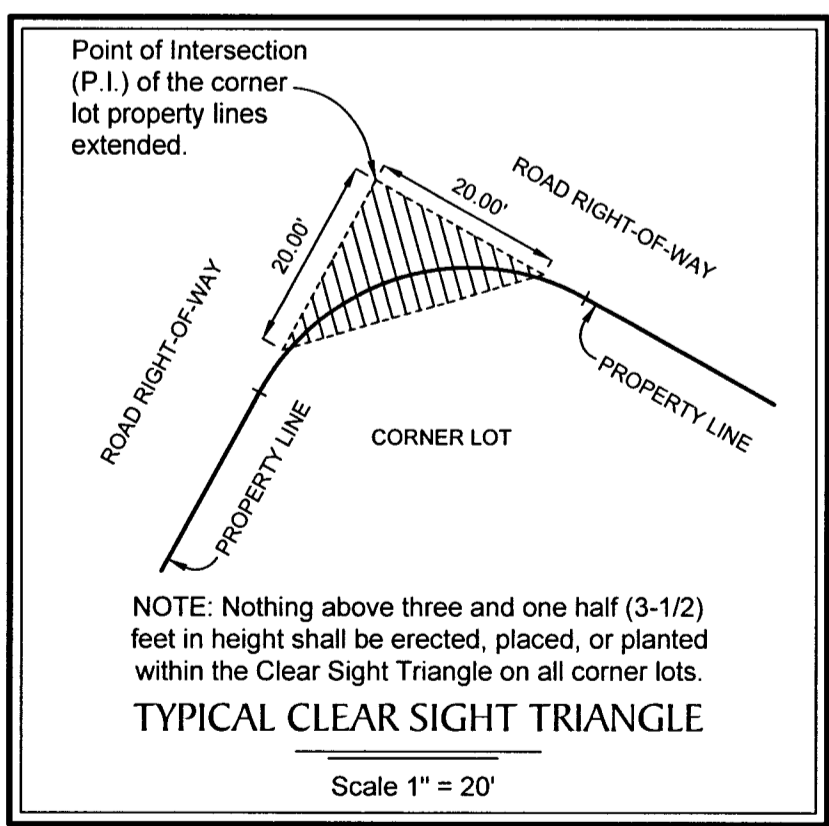
# ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3

BEING A REPLAT OF A PORTION OF TRACT D-1 (UTILITY, DRAINAGE, LANDSCAPE, ACCESS AREA), ESPLANADE AT WIREGRASS RANCH PHASE I, RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

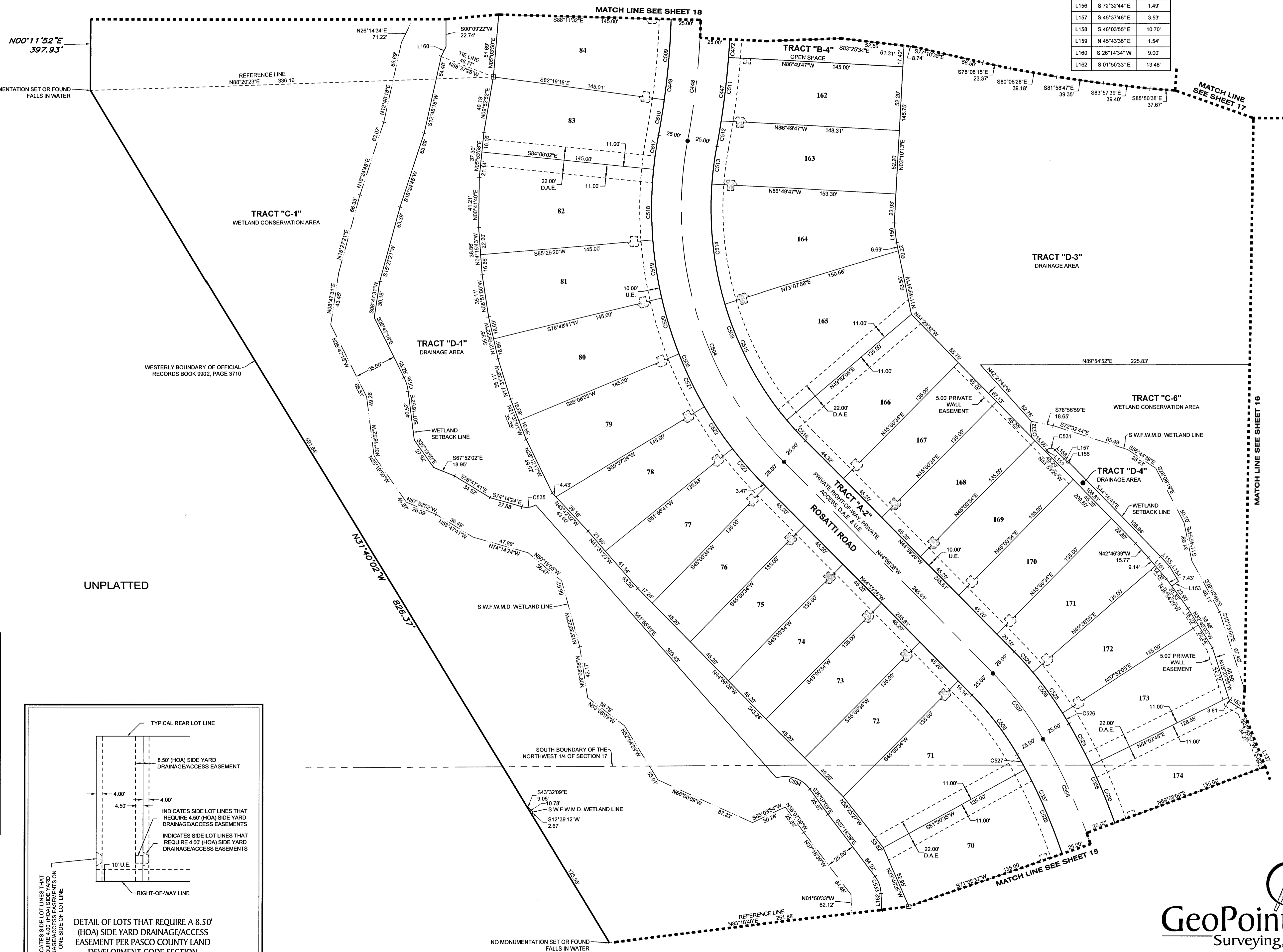
LINE DATA TABLE		
NO.	BEARING	LENGTH
L137	N 20°10'15" W	27.28'
L150	N 06°44'56" W	16.33'
L151	N 40°46'03" W	23.40'
L152	N 58°05'45" W	13.27'
L153	S 54°26'40" W	6.94'
L154	S 31°03'16" E	14.20'
L155	S 42°38'16" E	11.22'
L156	S 72°32'44" E	1.49'
L157	S 45°37'46" E	3.53'
L158	S 46°03'55" E	10.70'
L159	N 45°43'36" E	1.54'
L160	S 26°14'34" W	9.00'
L162	S 01°50'33" E	13.48'



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C355	470.00'	14°51'39"	121.90'	121.56'	N23°02'10"W
C356	495.00'	14°51'51"	128.42'	128.06'	N23°02'04"W
C357	445.00'	14°51'39"	115.42'	115.10'	N23°02'10"W
C447	650.00'	17°55'45"	203.40'	202.57'	N02°00'52"E
C448	625.00'	22°51'45"	249.39'	247.74'	N00°27'08"W
C449	600.00'	22°51'45"	239.42'	237.83'	N00°27'08"W
C472	650.00'	11°26'34"	129.81'	129.60'	N01°13'43"W
C503	270.00'	55°58'11"	263.75'	253.39'	N17°00'21"W
C504	295.00'	55°58'11"	288.17'	276.85'	S17°00'21"E
C505	320.00'	55°58'11"	312.59'	300.31'	S17°00'21"E
C506	295.00'	14°31'27"	74.78'	74.58'	N37°43'43"W
C507	270.00'	14°31'27"	68.44'	68.26'	N37°43'43"W
C508	245.00'	14°31'27"	62.11'	61.94'	N37°43'43"W
C509	600.00'	6°21'26"	66.57'	66.54'	N04°59'11"E
C510	600.00'	2°48'51"	29.47'	29.47'	N09°34'19"E
C511	650.00'	4°36'42"	52.32'	52.30'	N06°47'54"E
C512	650.00'	1°52'29"	21.27'	21.27'	N10°02'30"E
C513	270.00'	6°37'14"	31.20'	31.18'	S07°40'07"W
C514	270.00'	21°13'32"	100.02'	99.45'	S06°15'16"E
C515	270.00'	23°15'52"	109.63'	108.88'	S28°29'58"E
C516	270.00'	4°51'32"	22.90'	22.89'	S42°33'40"E
C517	320.00'	5°04'47"	28.37'	28.36'	S08°26'21"W
C518	320.00'	10°24'38"	58.14'	58.06'	S00°41'39"W
C519	320.00'	8°40'39"	48.46'	48.42'	S08°50'59"E
C520	320.00'	8°40'39"	48.46'	48.42'	S17°31'38"E
C521	320.00'	8°40'39"	48.46'	48.42'	S26°12'17"E
C522	320.00'	7°30'43"	41.99'	41.92'	S34°17'58"E
C523	320.00'	6°56'07"	38.73'	38.71'	S41°31'23"E
C524	295.00'	4°25'32"	22.79'	22.78'	N42°46'40"W
C525	295.00'	8°05'59"	41.70'	41.67'	N36°30'55"W
C526	295.00'	1°59'55"	10.29'	10.29'	N31°27'58"W
C527	445.00'	1°48'35"	14.06'	14.06'	N29°33'42"W
C528	445.00'	9°47'57"	76.11'	76.01'	N23°45'26"W
C529	495.00'	4°30'48"	38.99'	38.98'	N28°12'36"W
C530	495.00'	5°55'11"	51.14'	51.12'	N22°59'36"W
C531	5.00'	88°12'29"	7.70'	6.96'	S89°49'51"W
C532	25.00'	30°02'25"	13.11'	12.96'	S03°58'11"E
C533	25.00'	35°28'07"	15.48'	15.23'	N19°34'36"W
C534	25.00'	70°53'09"	30.93'	28.99'	N71°33'44"W
C535	15.00'	45°18'06"	11.86'	11.55'	N83°06'34"E
C536	35.00'	19°30'26"	11.92'	11.86'	N17°02'05"W



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
  - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
  - Indicates 1/2" Iron Rod LB7768 P.R.M.
  - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
  - NR --- Non-Radial
  - (TYP) --- Typical
  - O/A --- Overall
  - C.S.T. --- Clear Sight Triangle
  - U.E. --- Utility Easement
  - D.A.E. --- Drainage and Access Easement
  - S.W.F.W.M.D. --- Southwest Florida Water Management District



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SHEET 19 OF 19 SHEETS