

PASADENA POINT PHASE I  
LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of Section 31, run thence along the West boundary thereof, N 00°23'58" E, a distance of 109.30 feet, thence Northeasterly, 776.46 feet along the arc of a non-tangent curve to the left having a radius of 1993.00 feet and a central angle of 22°19'19" (chord bearing N 48°32'16" E., 771.55 feet), thence N 37°22'37" E a distance of 720.05 feet, thence Northeasterly, 176.18 feet along the arc of a tangent curve to the right having a radius of 2004.75 feet and a central angle of 05°02'06" (chord bearing N 39°53'40" E., 176.12 feet) to a point on the North boundary of aforesaid Southwest 1/4 of the Northwest 1/4 of Section 31, thence along said North boundary, N 89°57'22" E, a distance of 271.65 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 31; thence along the East boundary thereof, S 00°19'57" W, a distance of 343.63 feet, thence S 89°59'08" E, a distance of 1286.64 feet to a point on the Westerly right-of-way of HANDCART ROAD, as described in Official Records Book 4693, Page 457, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way, S 00°10'45" W, a distance of 984.42 feet to a point on the South boundary of the Northwest 1/4 of said Section 31; thence along said South boundary, N 89°59'08" W, a distance of 936.51 feet to the Southeast corner of a LESS AND EXCEPT PARCEL, as described in Official Records Book 9972, Page 2709, of the Public Records of Pasco County, Florida; thence along the East, North, and West boundary of said lands, in respective order, the following three (3) courses: 1) N 00°20'59" E, a distance of 376.70 feet, 2) N 89°57'52" W, a distance of 352.88 feet; 3) S 00°19'57" W, a distance of 378.83 feet to a point on aforesaid South boundary of the Northwest 1/4 of Section 31; thence along said South boundary, N 89°59'08" W, a distance of 1392.97 feet to the POINT OF BEGINNING.

Containing 50.985 acres, more or less.

OWNER

CF GTIS PASADENA POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: Beth Braddburn CFO (WITNESS SIGNATURE)  
Timothy Green (WITNESS SIGNATURE)  
BETH BRADBURN, CFO (WITNESS NAME-PRINTED)  
TIMOTHY GREEN (WITNESS NAME-PRINTED)

CERTIFICATE OF TITLE

STATE OF FLORIDA }  
COUNTY OF Orange } SS

I, DAVID P. BARKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATED, OR COMMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS THE 31<sup>st</sup> DAY OF January, 2022.

David P. Barker  
DAVID P. BARKER, ATTORNEY-AT-LAW  
LICENCE # 856266

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CF GTIS PASADENA POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA (REFERRED TO AS THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL THE LANDS REFERRED TO AS "PASADENA POINT PHASE 1", 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"), TRACT "Z-1" (PUBLIC) LIFT STATION SITE, 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 TRACT "Z-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "Z-1" 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 A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A-1" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.

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, 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 DOES FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY TRACT "R-1" (ADDITIONAL RIGHTS-OF-WAY FOR HANDCART ROAD) AS SHOWN AND DEPICTED HEREON AND WHICH SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.

OWNER HEREBY RESERVES TRACTS "A-1", "B-1", "B-2", "B-4", "B-6", "B-7", "B-8", "P-1" AND "P-2" AS SHOWN HEREON FOR CONVEYANCE TO THE PASADENA POINT COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACTS SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

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 EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

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, 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 GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES, 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 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 TELECOMMUNICATION 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-1" AND ALL LANDS, EASEMENTS AND OTHER INTERESTS NOT SPECIFICALLY DEDICATED ABOVE TO PASCO COUNTY OR THE ASSOCIATION.

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.

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 1<sup>st</sup> DAY OF February, 2022 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BETH BRADBURN, CFO OF CF GTIS PASADENA POINT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, KNOWN TO ME OR WHO HAS PRODUCED P. Johnson AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF 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: 9/23/2023  
P. Johnson  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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 1<sup>st</sup> DAY OF February, 2022.

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 THE 8<sup>th</sup> DAY OF February, 2022, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Kathryn Starkey  
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 ON THIS 10<sup>th</sup> DAY OF February, 2022 IN PLAT BOOK 88, PAGES 29-33.

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

CERTIFICATE OF ACCEPTANCE

PASADENA POINT COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCE TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: Timothy Green PRESIDENT (WITNESS SIGNATURE)  
Heather Mattiza (WITNESS SIGNATURE)  
TIMOTHY GREEN (WITNESS NAME-PRINTED)  
HEATHER MATTIZA (WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 1<sup>st</sup> DAY OF February, 2022 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE TIMOTHY GREEN, PRESIDENT OF THE PASADENA POINT COMMUNITY ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED P. Johnson AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE 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.

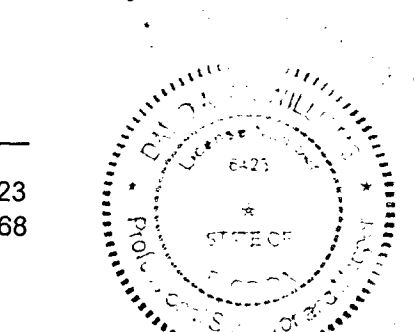
MY COMMISSION EXPIRES: 9/23/2023  
P. Johnson  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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 28<sup>th</sup> DAY OF January, 2022

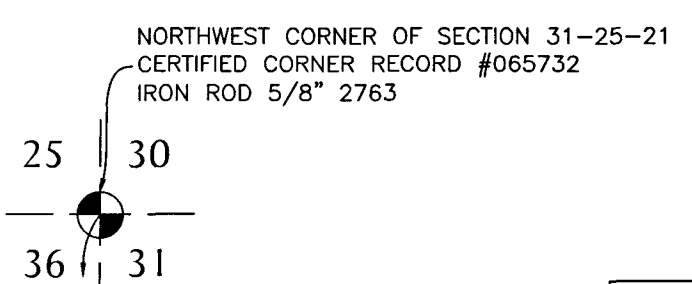
David A. Williams  
DAVID A. WILLIAMS  
PROFESSIONAL LAND SURVEYOR NO. LS6423  
CERTIFICATE OF AUTHORIZATION NO. LB7768



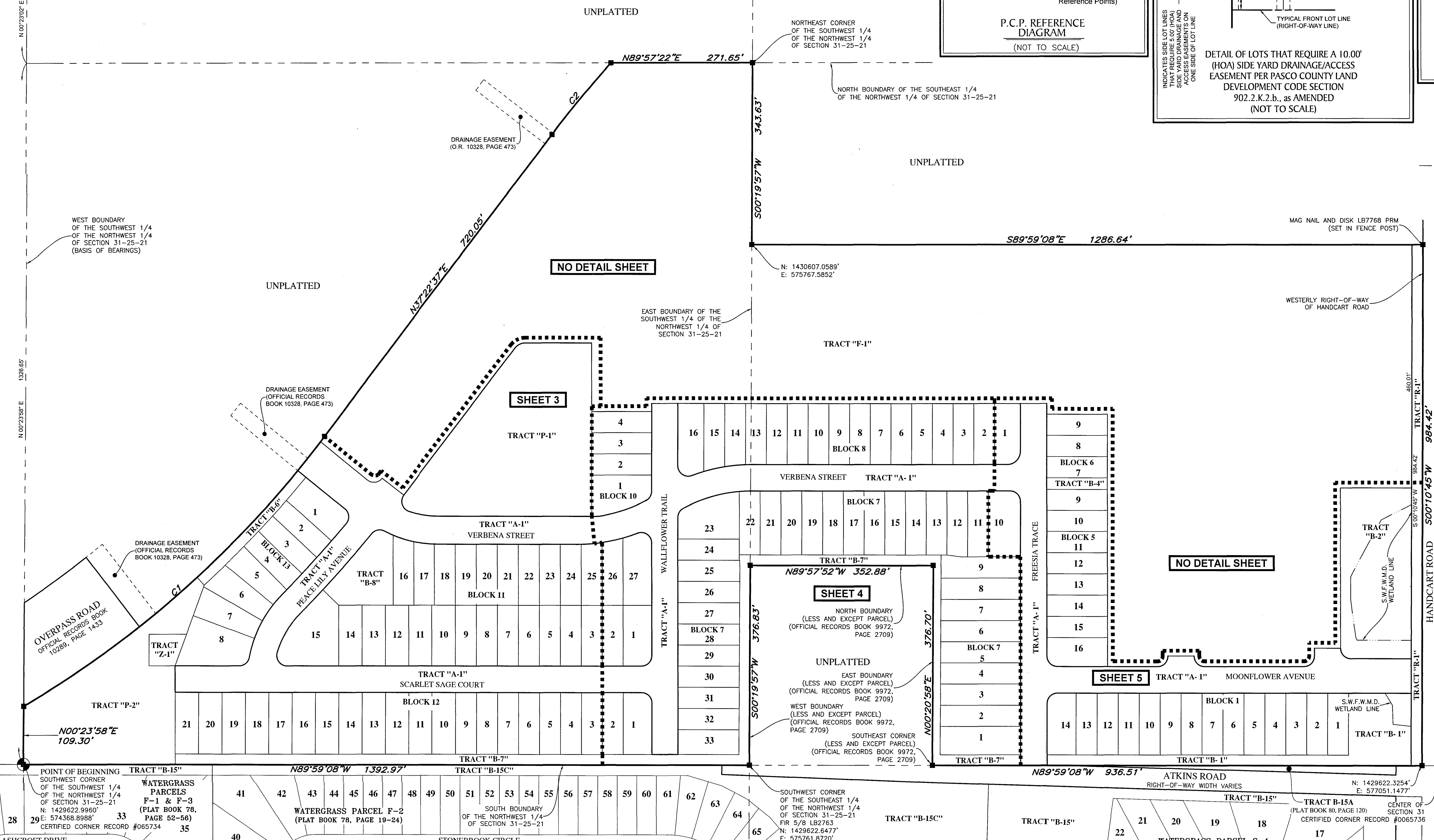
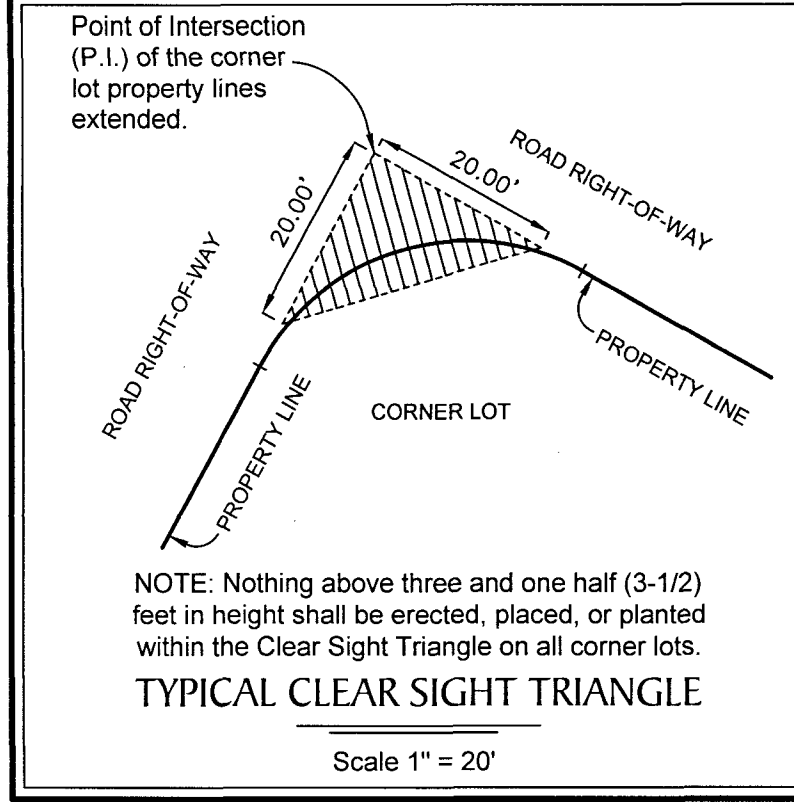
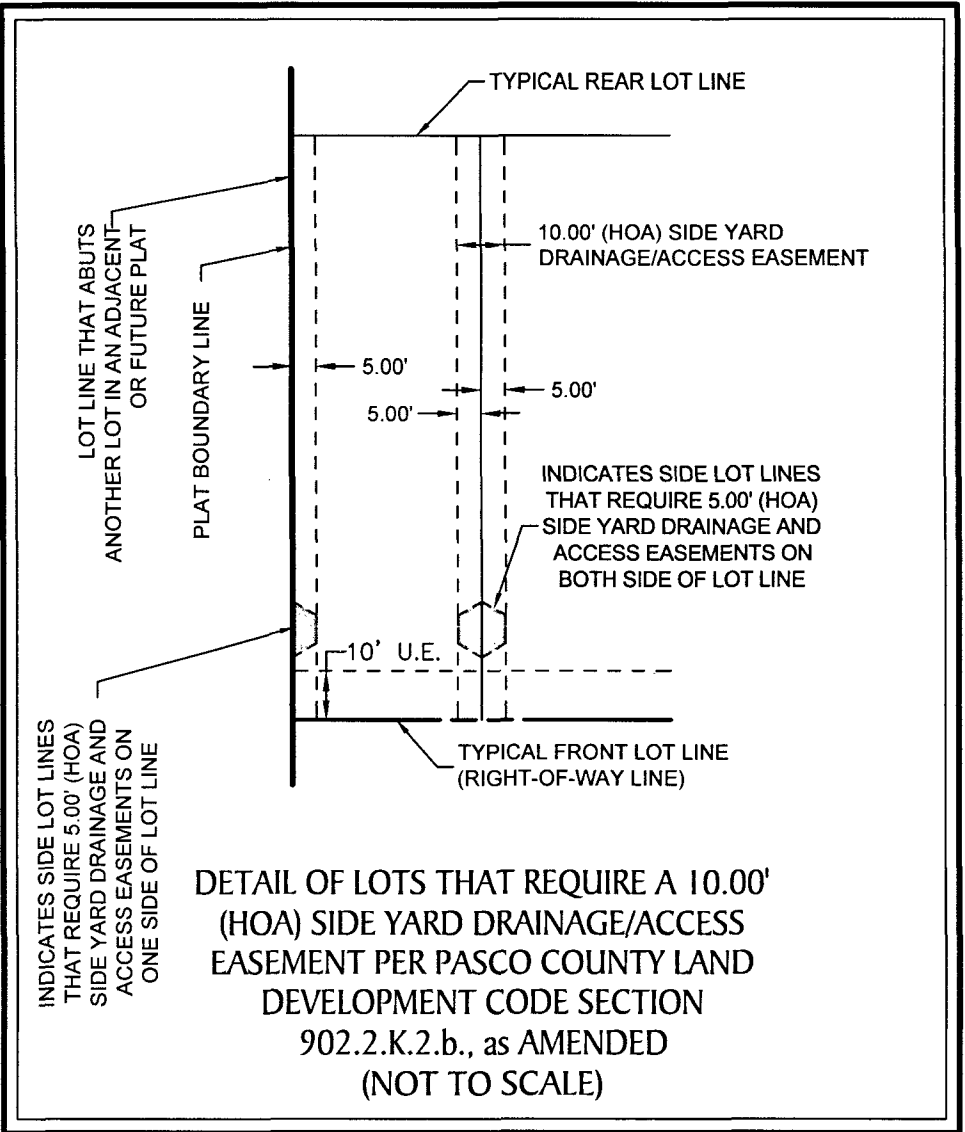
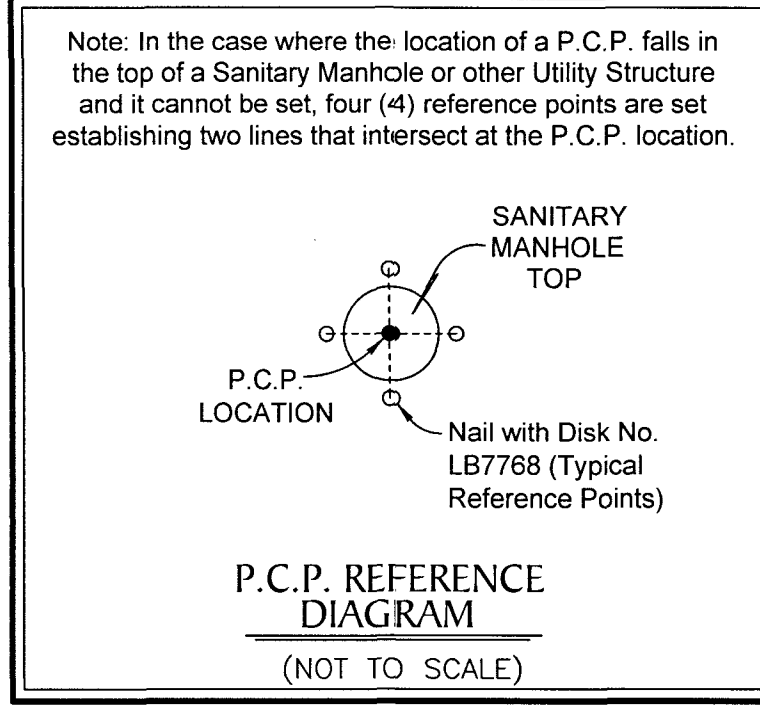
GeoPoint Surveying, Inc.  
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurveying.com  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

# PASADENA POINT PHASE I

LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1993.00'	22°19'19"	776.46'	771.55'	N 48°32'16" E
C2	2004.75'	5°02'06"	176.18'	176.12'	N 39°53'40" E



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768, 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
  - ⊖ Indicates (HOA) Side Yard Drainage and Access Easement (See Detail on this Sheet)
  - (NR) Non-Radial
  - C/A Central Angle
  - 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

**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.

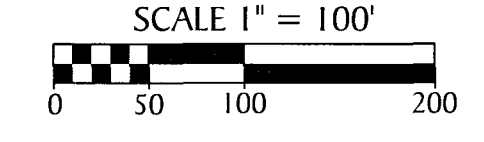
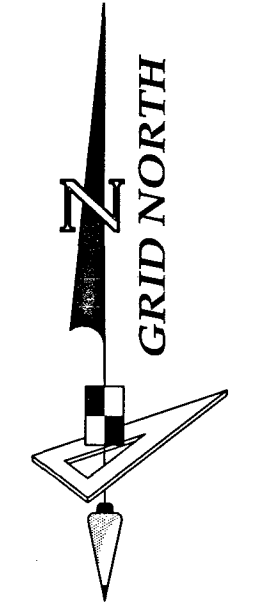
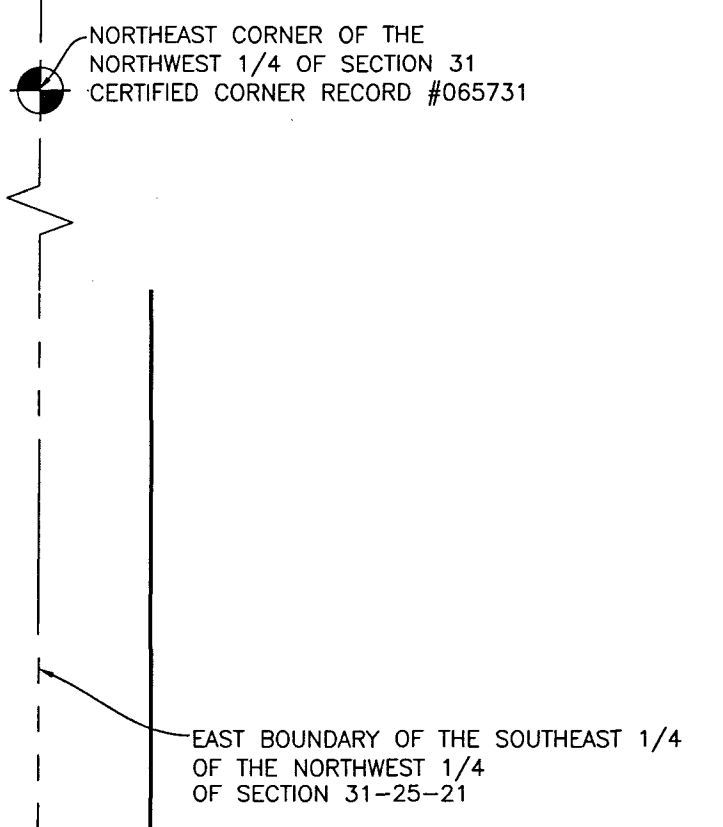
**NOTE:**  
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

TRACT DESIGNATION TABLE		
TRACT	ACREAGE	USE
A-1	5.651	INGRESS AND EGRESS EASEMENT; DRAINAGE EASEMENT; UTILITY EASEMENT
B-1	0.640	OPEN SPACE; OPEN SPACE AND DRAINAGE AREA
B-2	1.007	DRAINAGE AREA; WETLAND CONSERVATION AREA
B-4	0.058	OPEN SPACE
B-6	0.130	OPEN SPACE
B-7	1.049	OPEN SPACE
B-8	0.296	OPEN SPACE
P-1	1.975	NEIGHBORHOOD PARK
P-2	1.388	NEIGHBORHOOD PARK
R-1	0.475	ADDITIONAL PUBLIC RIGHT-OF-WAY FOR HANDCART ROAD
Z-1	0.084	PUBLIC LIFT STATION SITE (PASCO COUNTY)
F-1	22.338	FUTURE DEVELOPMENT AREA

**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.

**WETLAND CONSERVATION AREA NOTE:**  
WETLAND CONSERVATION AREA 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.

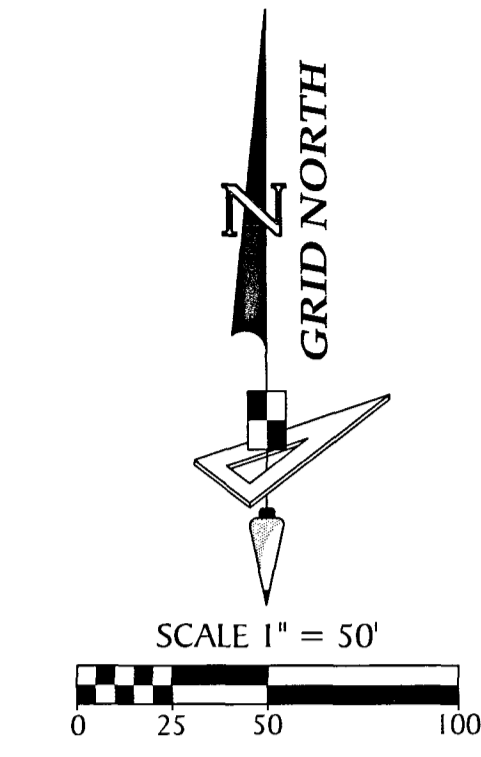
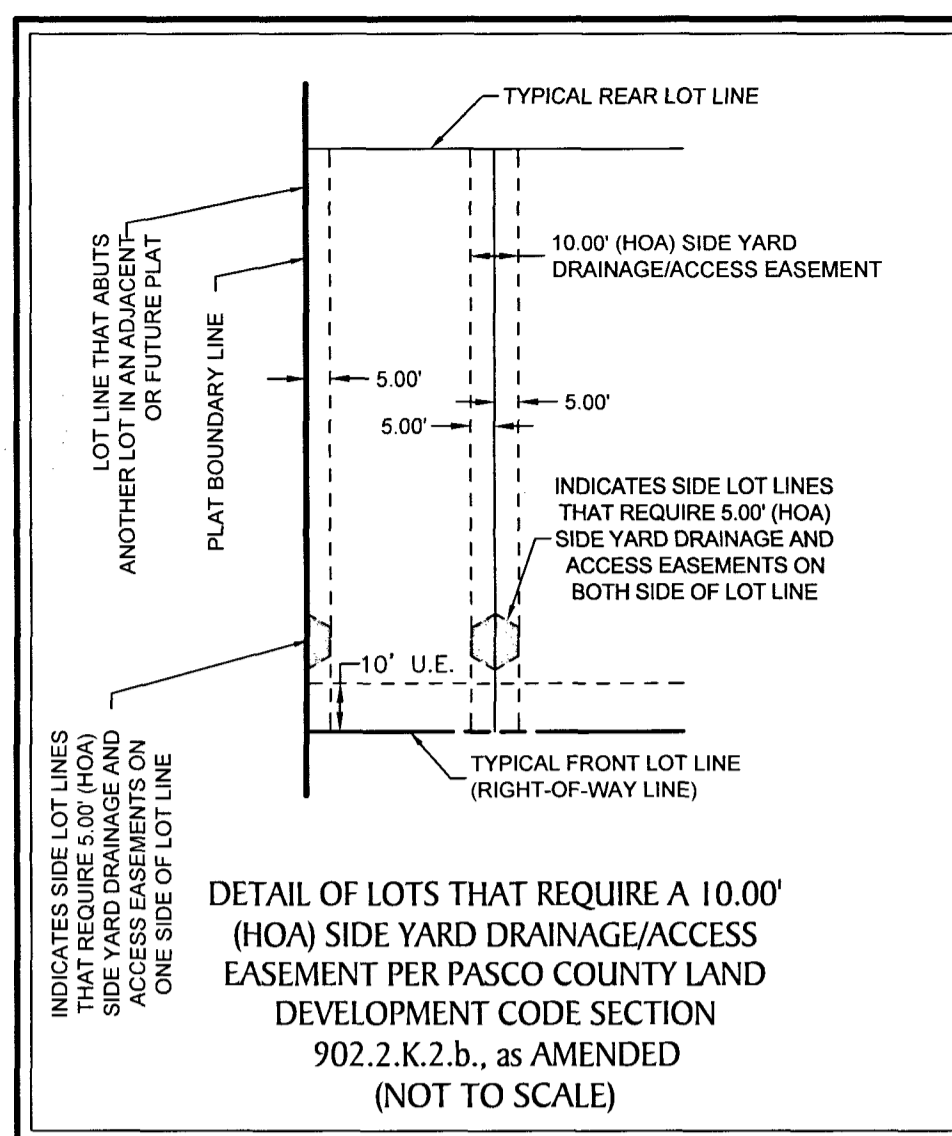
**NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



**BASIS OF BEARINGS**  
WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31-25-21, HAVING A GRID BEARING OF N 00°23'58"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.

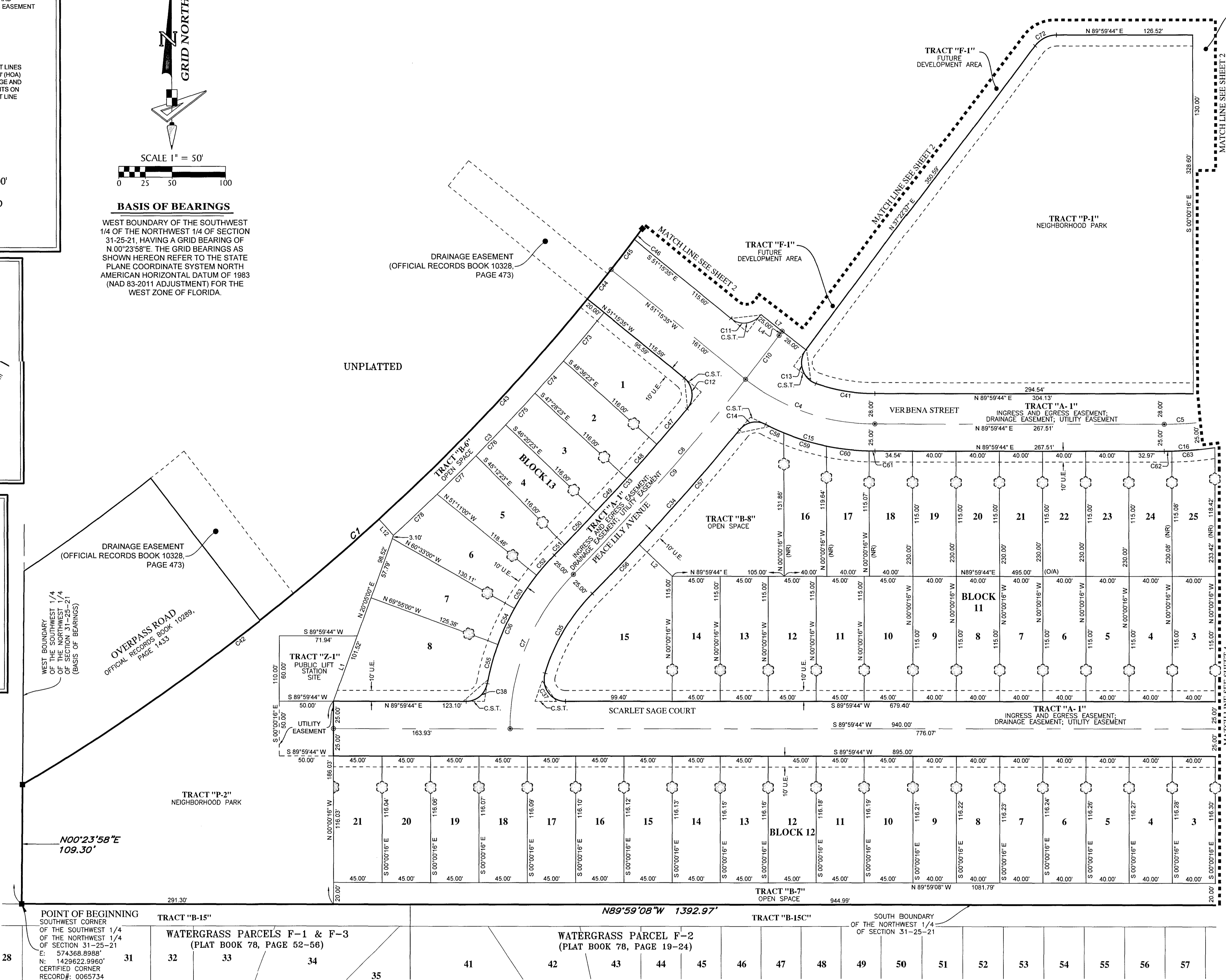
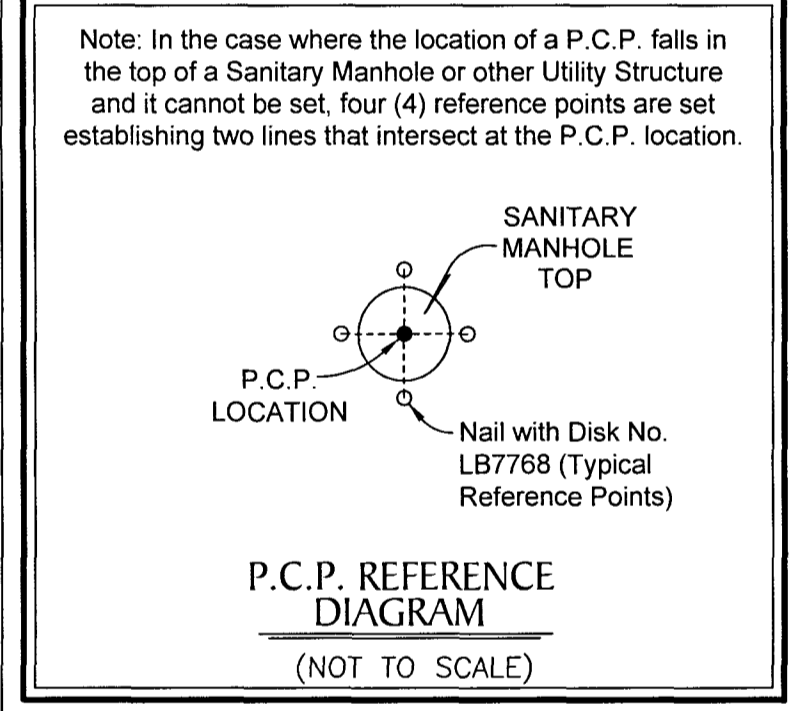
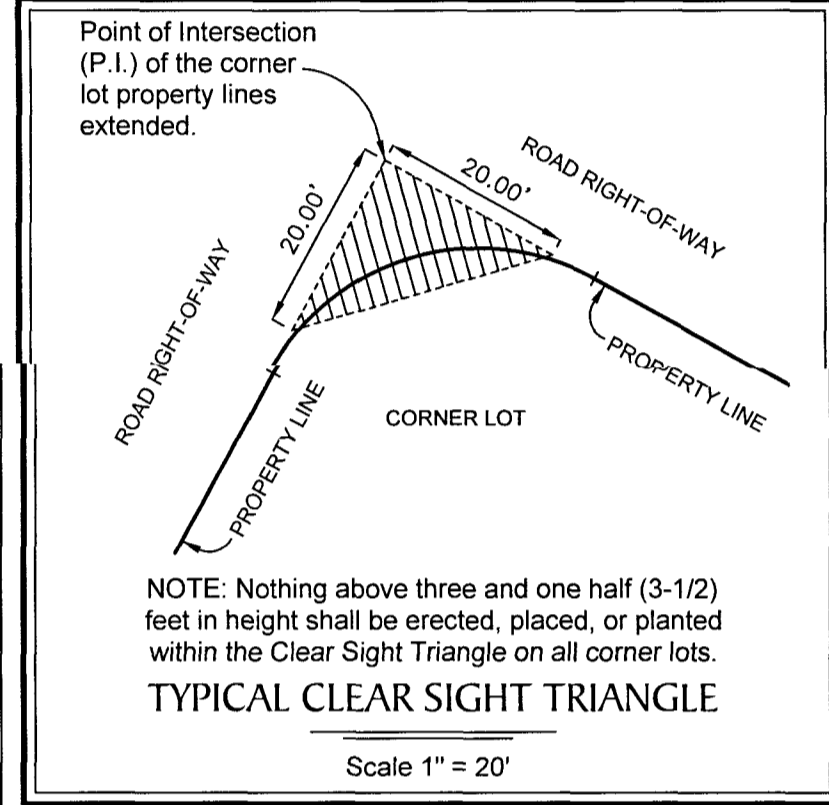
# PASADENA POINT PHASE I

LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



**BASIS OF BEARINGS**

WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31-25-21, HAVING A GRID BEARING OF N.00°23'58"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.



**CURVE DATA TABLE**

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1993.00'	22°19'19"	776.46'	771.55'	N 48°32'16" E
C3	2013.00'	8°04'33"	283.73'	283.50'	N 43°46'28" E
C4	200.00'	37°22'53"	130.49'	128.18'	S 71°16'50" E
C5	300.00'	33°49'57"	177.15'	174.58'	N 73°04'45" E
C7	200.00'	45°09'35"	157.64'	153.59'	S 22°34'31" W
C8	2154.00'	7°46'43"	292.43'	292.20'	N 41°15'58" W
C9	2154.00'	6°24'54"	241.17'	241.04'	N 41°56'52" E
C10	2154.00'	1°21'49"	51.26'	51.26'	N 38°03'31" E
C11	20.00'	91°21'49"	31.89'	28.62'	N 83°03'31" E
C12	20.00'	91°29'40"	31.94'	28.65'	N 05°30'45" W
C13	20.00'	108°39'03"	37.93'	32.49'	S 16°56'55" E
C14	20.00'	77°19'33"	26.99'	24.99'	S 78°26'46" W
C15	225.00'	27°06'49"	106.47'	105.48'	S 76°26'52" E
C16	325.00'	20°42'52"	117.50'	116.86'	N 79°38'18" E
C33	2129.00'	4°55'14"	182.84'	182.78'	N 42°41'42" E
C34	2179.00'	5°22'19"	204.30'	204.23'	N 42°28'10" E
C35	175.00'	28°16'57"	86.38'	85.51'	S 31°00'51" W
C36	225.00'	34°34'34"	135.78'	133.73'	S 27°52'02" W
C37	20.00'	106°52'38"	37.31'	32.13'	S 36°33'57" E
C38	20.00'	79°24'58"	27.72'	25.56'	N 50°17'15" E
C41	172.00'	18°43'49"	56.23'	55.96'	S 80°38'22" E
C42	1993.00'	8°44'24"	304.01'	303.72'	N 52°10'57" E
C43	1993.00'	8°03'57"	280.57'	280.33'	N 43°46'46" E
C44	1993.00'	1°00'22"	35.00'	35.00'	N 39°14'37" E
C45	1993.00'	1°00'22"	35.00'	35.00'	N 38°14'14" E
C46	1993.00'	0°21'26"	12.43'	12.43'	N 37°33'20" E
C47	2129.00'	1°09'32"	43.06'	43.06'	N 40°48'51" E
C48	2129.00'	1°08'00"	42.11'	42.11'	N 41°57'37" E
C49	2129.00'	1°08'00"	42.11'	42.11'	N 43°05'37" E
C50	2129.00'	1°08'00"	42.11'	42.11'	N 44°13'37" E
C51	2129.00'	0°21'43"	13.45'	13.45'	N 44°58'28" E
C52	225.00'	6°20'19"	24.89'	24.88'	S 41°59'10" W
C53	225.00'	9°22'00"	36.78'	36.74'	S 34°08'00" W
C54	225.00'	9°22'00"	36.78'	36.74'	S 24°46'00" W
C55	225.00'	9°30'14"	37.32'	37.28'	S 15°19'53" W
C56	2179.00'	1°39'06"	82.82'	82.82'	N 44°19'46" E
C57	2179.00'	3°43'13"	141.48'	141.46'	N 41°38'36" E
C58	225.00'	4°47'25"	18.81'	18.81'	S 65°17'09" E
C59	225.00'	10°39'58"	41.89'	41.83'	S 73°00'51" E
C60	225.00'	10°15'58"	40.31'	40.28'	S 83°28'49" E
C61	225.00'	1°23'28"	5.46'	5.46'	S 89°18'32" E
C62	325.00'	1°14'22"	7.03'	7.03'	N 89°22'33" E
C63	325.00'	7°04'51"	40.17'	40.14'	N 85°12'56" E
C72	25.00'	52°37'07"	22.96'	22.16'	S 63°41'10" W
C73	2013.00'	1°39'25"	58.21'	58.21'	N 40°33'54" E
C74	2013.00'	1°08'00"	39.82'	39.82'	N 41°57'37" E
C75	2013.00'	1°08'00"	39.82'	39.82'	N 43°05'37" E
C76	2013.00'	1°08'00"	39.82'	39.82'	N 44°13'37" E
C77	2013.00'	1°26'28"	50.63'	50.63'	N 45°30'51" E
C78	2013.00'	1°34'40"	55.43'	55.43'	N 47°01'25" E

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	N 20°05'00" E	63.89'
L2	N 46°29'47" W	42.15'
L4	S 37°22'37" W	4.77'
L7	S 52°31'34" E	53.00'
L12	N 42°11'15" W	20.00'

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768, 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
  - Indicates (HOA) Side Yard Drainage and Access Easement (See Detail on this Sheet)
  - (NR) --- Non-Radial
  - C/A --- Central Angle
  - 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

**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.

**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' = 5.000' (IE: 7.5' = 7.500'))

**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.



