

UNION PARK PHASES 7F1 & 7F2

PLAT BOOK **88** PAGE **73**

BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N 61°41'44" W, A DISTANCE OF 25.52 FEET; THENCE N 52°03'34" W, A DISTANCE OF 158.39 FEET; THENCE N 51°54'37" W, A DISTANCE OF 458.02 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PEZ LANDING LANE AND RANCHETTE ROAD OF SAID UNION PARK PHASE 7B; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 (FIVE) COURSES: (1) S 86°10'37" E, A DISTANCE OF 131.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.00 FEET AND A CHORD WHICH BEARS N 89°08'21" E, A DISTANCE OF 147.08 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 147.52 FEET; (3) N 78°27'19" E, A DISTANCE OF 8.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS N 84°22'57" E, A DISTANCE OF 103.26 FEET; (4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 103.45 FEET; (5) S 89°41'26" E, A DISTANCE OF 651.73 FEET; THENCE N 00°06'55" E, A DISTANCE OF 50.00 FEET TO A POINT LYING ON THE SOUTH BOUNDARY LINE OF TRACT C OF SAID UNION PARK PHASE 7B; THENCE N 89°54'19" E ALONG SAID SOUTHERN BOUNDARY, A DISTANCE OF 208.86 FEET; THENCE S 00°18'34" W, A DISTANCE OF 50.00 FEET; THENCE N 89°54'28" E, A DISTANCE OF 51.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND A CHORD WHICH BEARS N 67°24'18" E, A DISTANCE OF 172.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 176.72 FEET; THENCE S 45°05'42" E, A DISTANCE OF 500.00 FEET; THENCE S 34°46'24" E, A DISTANCE OF 258.21 FEET; THENCE S 89°54'18" W, A DISTANCE OF 286.91 FEET; THENCE S 01°52'11" W, A DISTANCE OF 186.02 FEET; THENCE S 00°01'29" E, A DISTANCE OF 160.00 FEET; THENCE S 89°54'18" W, A DISTANCE OF 630.00 FEET; THENCE S 00°07'15" W, A DISTANCE OF 229.55 FEET; THENCE N 45°58'17" W, A DISTANCE OF 96.10 FEET; THENCE N 63°28'24" W, A DISTANCE OF 74.58 FEET; THENCE N 32°24'34" W, A DISTANCE OF 89.20 FEET; THENCE N 01°03'51" E, A DISTANCE OF 48.90 FEET; THENCE N 88°13'15" W, A DISTANCE OF 20.58 FEET; THENCE N 27°42'17" W, A DISTANCE OF 144.03 FEET; THENCE N 12°59'36" W, A DISTANCE OF 57.73 FEET; THENCE N 11°21'10" W, A DISTANCE OF 24.76 FEET; THENCE N 08°34'13" E, A DISTANCE OF 13.48 FEET; THENCE N 15°57'20" W, A DISTANCE OF 35.64 FEET; THENCE N 18°42'12" W, A DISTANCE OF 48.78 FEET; THENCE N 30°52'43" W, A DISTANCE OF 61.94 FEET; THENCE N 70°11'03" W, A DISTANCE OF 72.05 FEET; THENCE N 45°57'33" W, A DISTANCE OF 29.81 FEET; THENCE N 55°02'03" W, A DISTANCE OF 66.55 FEET; THENCE N 61°41'44" W, A DISTANCE OF 60.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 24.75 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

GOLDENRANCH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS UNION PARK PHASE 7F, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS.

- ALL STREETS AND RIGHTS-OF-WAY, AS SHOWN HEREON, ARE HEREBY DEDICATED BY THE "OWNER" TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (THE "COUNTY") FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.
- TRACTS "A", "B", AND "C" AS SHOWN AND DEPICTED HEREON, ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE "DISTRICT" ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS AND OTHER TRACTS FOR THE PURPOSES WHICH THEY WERE INTENDED.
- THE "OWNER" FURTHER DOES:
 - GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" ALL UTILITY EASEMENTS, IMPROVEMENTS AND FACILITIES 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".
 - GRANT, CONVEY, AND DEDICATE TO THE "COUNTY" STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES, AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, WATER, SEWER, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENTS," 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.
 - THE "OWNER" FURTHER DOES HEREBY GRANT, CONVEY, WARRANT, AND DEDICATE TO THE "COUNTY," A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH, AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT, IN THE EVENT THE "DISTRICT" FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE "COUNTY" SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
 - THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "DISTRICT," ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT, SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS, AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH FS 177.091(28).
 - THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "DISTRICT," ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FS 177.085(1).
 - THE "OWNER" FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE "DISTRICT" ALL (CDD) DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATE HEREON, AS EVIDENCED BY THE EXECUTION OF THIS PLAT THE "DISTRICT" ACCEPTS THE DEDICATION AND AGREES TO MAINTAIN THE FORGOING EASEMENTS FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

OWNER:

GOLDENRANCH PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

[Signature]
JOHN M. RYAN, MANAGER

WITNESS

[Signature]
KARESSA BOYD
(PRINT)

[Signature]
AIMEE WALKER HODGE

WITNESS AIMEE WALKER HODGE
(PRINT)

ACKNOWLEDGEMENT:
STATE OF FLORIDA)

SS:)
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 18th DAY OF February, 2022, BEFORE ME PERSONALLY APPEARED JOHN M. RYAN BY MEANS OF PHYSICAL PRESENCE, AS MANAGER OF GOLDENRANCH PROPERTY, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT

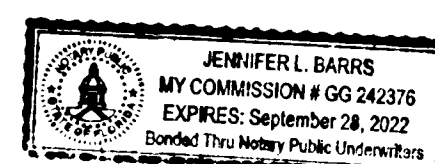
Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

[Signature]
JENNIFER L. BARRS
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: 9/28/22

COMMISSION NUMBER: GG242376 (GG242376)



CERTIFICATE OF ACCEPTANCE

OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT

SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ACCEPTED AT AN OPEN MEETING OF THE UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF

SUPERVISORS THIS 18th DAY OF February, 2022, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS HEREON.

BY: *[Signature]*
MICHAEL LAWSON
CHAIRMAN OF THE BOARD OF SUPERVISORS

WITNESS

[Signature]
KARESSA BOYD
(PRINT)

[Signature]
AIMEE WALKER HODGE

WITNESS AIMEE WALKER HODGE
(PRINT)

ACKNOWLEDGEMENT:
STATE OF FLORIDA)

SS:)
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 18th DAY OF February, 2022, BEFORE ME PERSONALLY APPEARED MICHAEL LAWSON, BY MEANS OF PHYSICAL PRESENCE, AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT

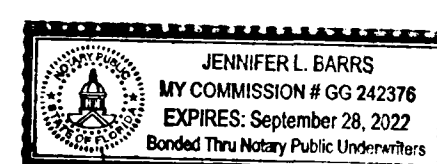
Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

[Signature]
JENNIFER L. BARRS
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: 9/28/22

COMMISSION NUMBER: GG242376



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FUTURE FILING, RECORDED ON NOVEMBER 2, 2021 IN OFFICIAL RECORDS BOOK 10480, PAGE 190 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN FAVOR OF DR HORTON, INC., A DELAWARE CORPORATION, AND A SEPARATE JOINDER AND CONSENT TO DR HORTON, INC., A DELAWARE CORPORATION, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

PROPERTY INFORMATION
STATE OF FLORIDA)

SS:)
COUNTY OF Hillsborough

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), 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. 2061-5552430) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN GOLDENRANCH PROPERTY, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-5552430.

FIRST AMERICAN TITLE INSURANCE COMPANY

[Signature]
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY THE REGISTERED SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

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 18th DAY OF February, 2022

[Signature]
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF March, 2022, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
CHARMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 18th DAY OF March, 2022, IN PLAT BOOK 88, PAGE(S) 73-77.

[Signature]
NIKKI ALVAREZ-SOWLES, ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1 AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET THE 18TH DAY OF MARCH, 2021, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 17th DAY OF February, 2022

[Signature]
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB #7013

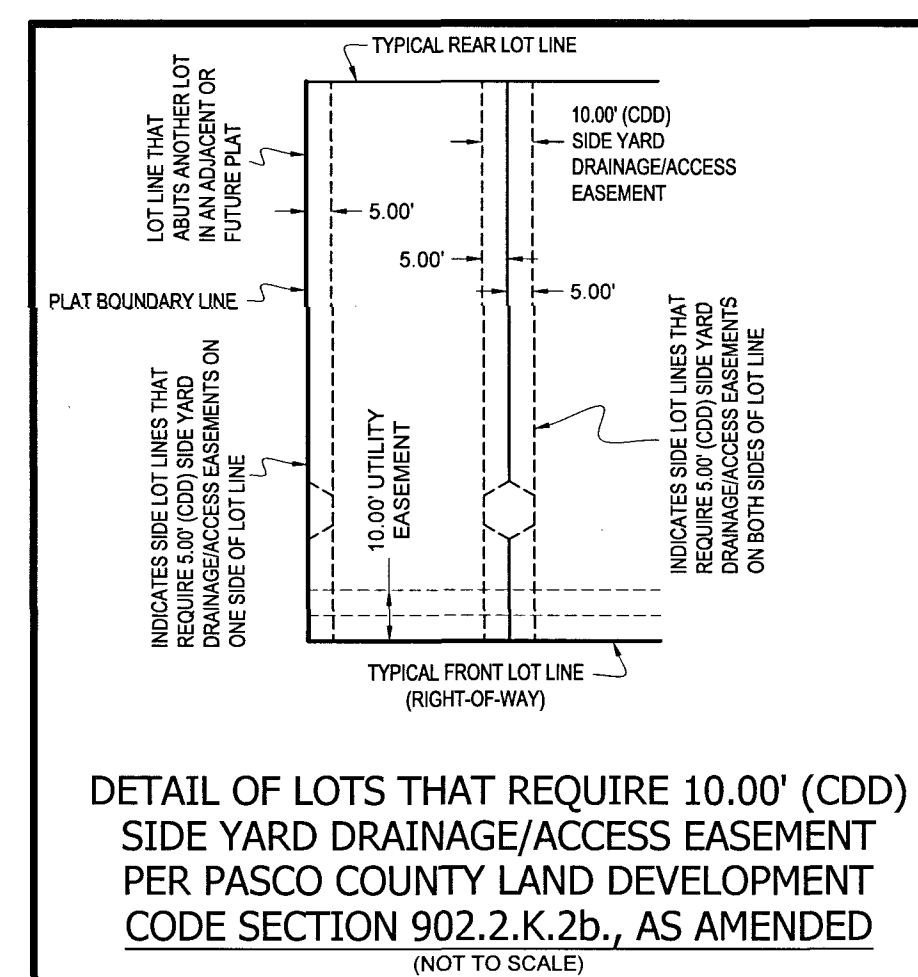
UNION PARK PHASES 7F1 & 7F2

BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

SURVEYOR'S NOTES

- 1 THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED
2 TO THIRD ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE
3 FEDERAL GEODETIC COMMISSION DATED SEPTEMBER 1984 OR LATEST EDITION". (PCPLCD 306 10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC
4 SURVEY MONUMENT 233 132.
- 5
6
- 7 BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WESTVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2703
8 ADJUSTMENT), THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 35 HAVING A BEARING OF S 00°06'55" W.
- 9
10
- 11 SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES
12 OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING, THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND
13 RESTRICTIONS ON DEVELOPMENT.
- 14
15
- 16 ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION
17 MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
18 OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 19
20
- 21 WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT
22 CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS
23 OF ENGINEERS (C.O.E.) PERMIT.
- 24
25
- 26 DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER,
27 PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR
28 CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND
29 LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE
30 EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES,
31 FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF
32 SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON
33 EACH AFFECTED SHEET.

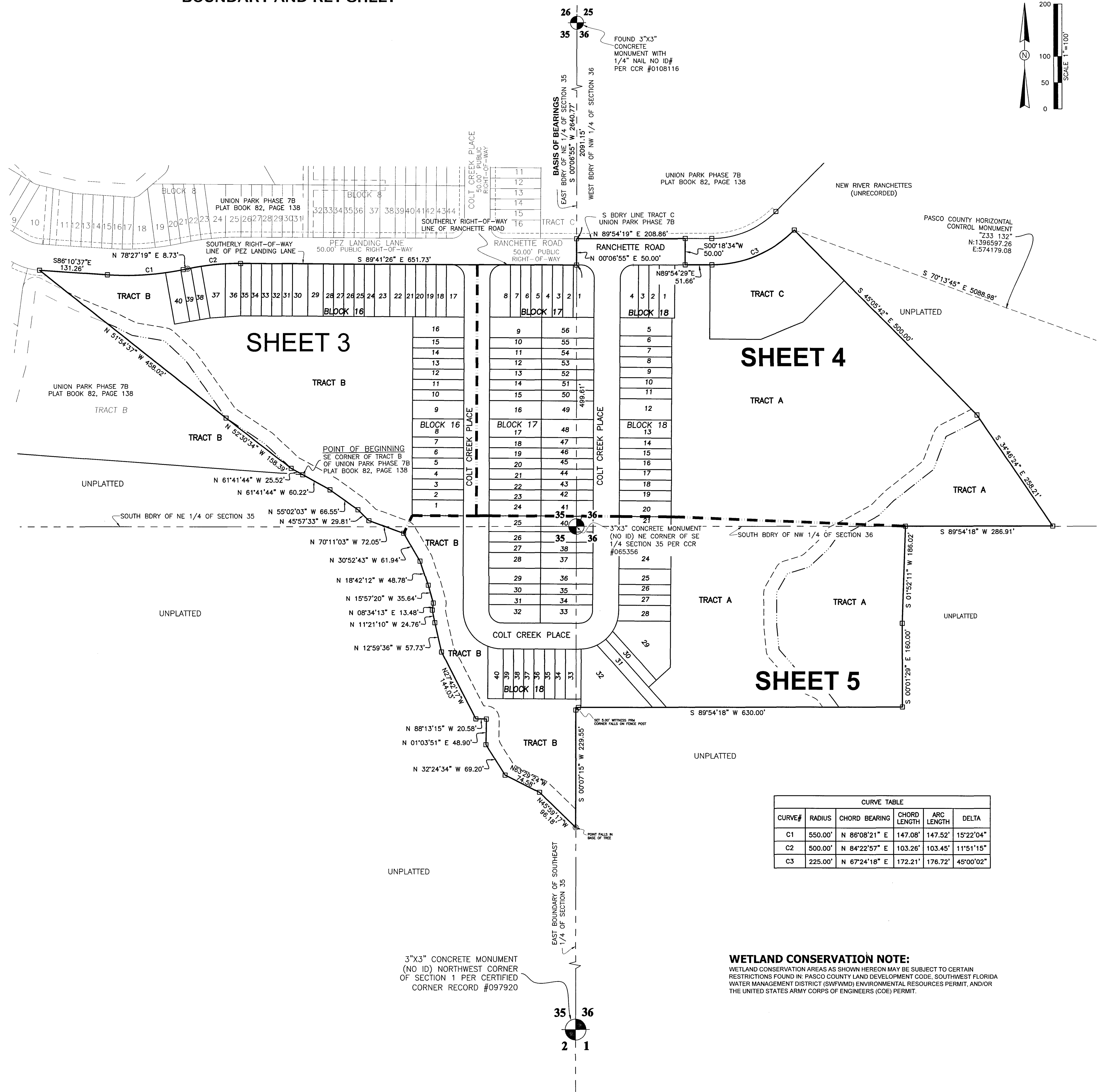
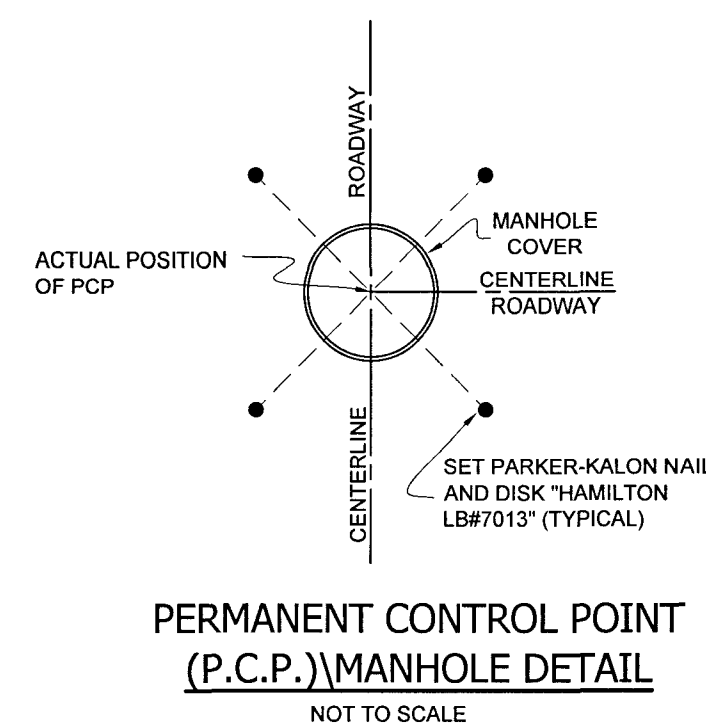
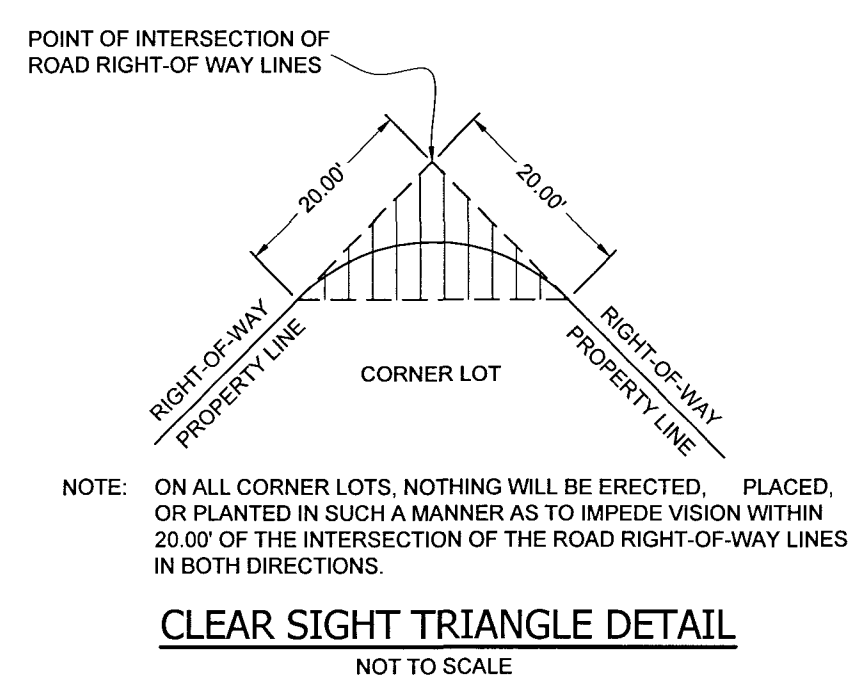
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



TRACT TABULATION	
TRACT A -	WETLAND CONSERVATION AREA, DRAINAGE AREA, COMMON AREA, AND PUBLIC UTILITY EASEMENT
TRACT B -	WETLAND CONSERVATION AREA, DRAINAGE AREA, AND UTILITY EASEMENT
TRACT C -	AMENITY AREA (PRIVATE)

NOTE:
A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER
LB7013 WILL BE SET AT EACH LOT CORNER, POINTS OF
INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN
THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE
FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.091(9).

- LEGEND
- = INDICATES SET (PRM) PERMANENT REFERENCE
MONUMENT "4X4" CONCRETE MONUMENT L8B7013
- = INDICATES FOUND "4X4" CONCRETE MONUMENT L8B7013
- = INDICATES SET (PCP) PERMANENT CONTROL POINT
PARKER-KALON NAIL AND DISC "HAMILTON L8B7013"
- ◎ = INDICATES SET (PRM) 5/8" CAPPED IRON ROD "PRM L8B7013"
- ~ = BOUNDARY
- BLVD = BOULEVARD
- DE = DRAINAGE EASEMENT
- LB = LICENSE BUSINESS
- (NR) = NON-RADIAL LINE
- O/A = OVERLAP
- ORB = OFFICIAL RECORDS BOOK
- UE = UTILITY EASEMENT
- (R) = RADIAL LINE
- SFWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- WCA = WETLAND CONSERVATION AREA
- WSB = WETLAND SETBACK LINE



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	550.00'	N 86°08'21" E	147.08'	147.52'	15°22'04"
C2	500.00'	N 84°22'57" E	103.26'	103.45'	11°51'15"
C3	225.00'	N 67°24'18" E	172.21'	176.72'	45°00'02"

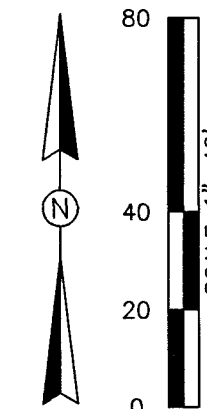
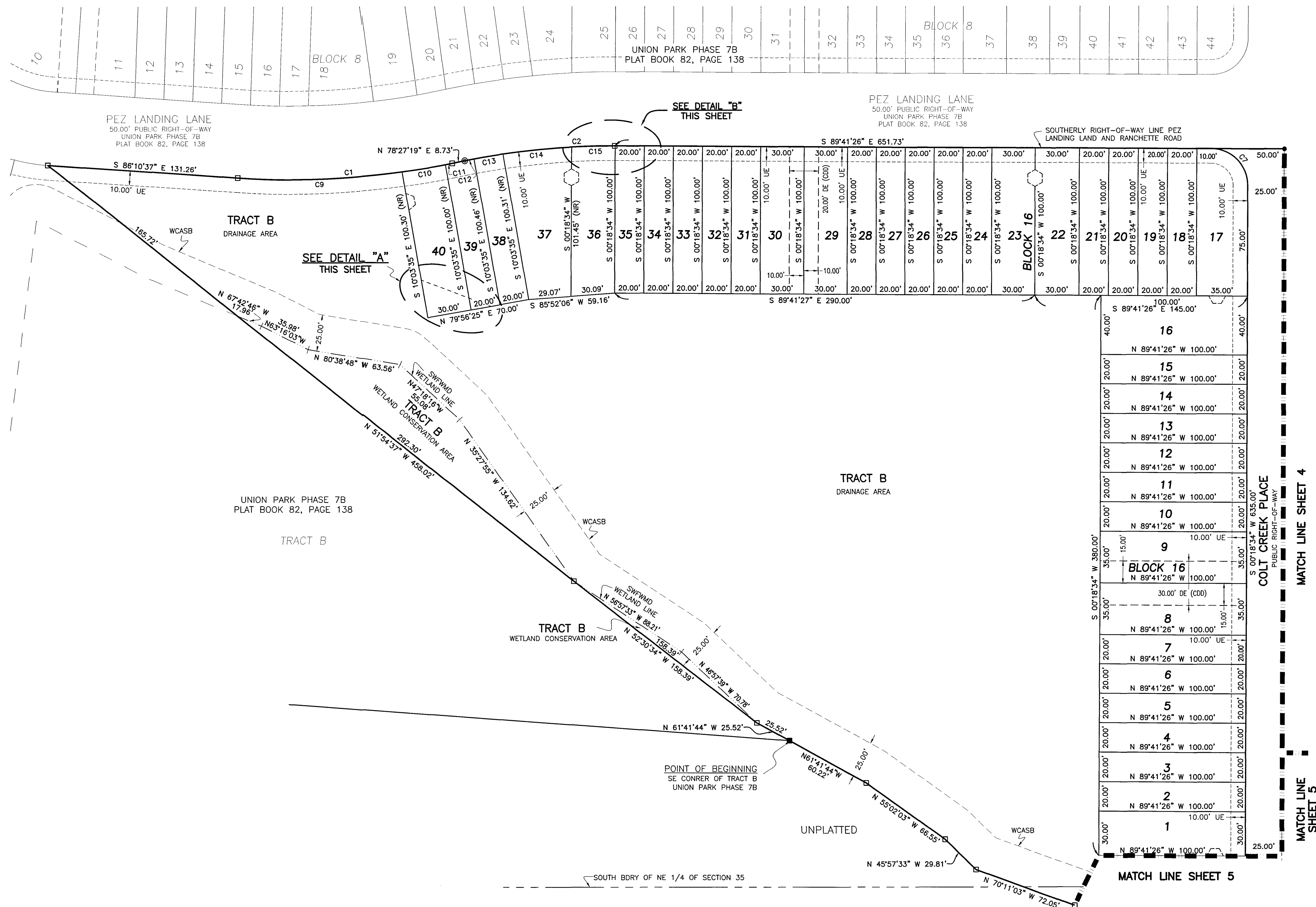
WETLAND CONSERVATION NOTE:
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.



UNION PARK PHASES 7F1 & 7F2

BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 82 PAGE 75



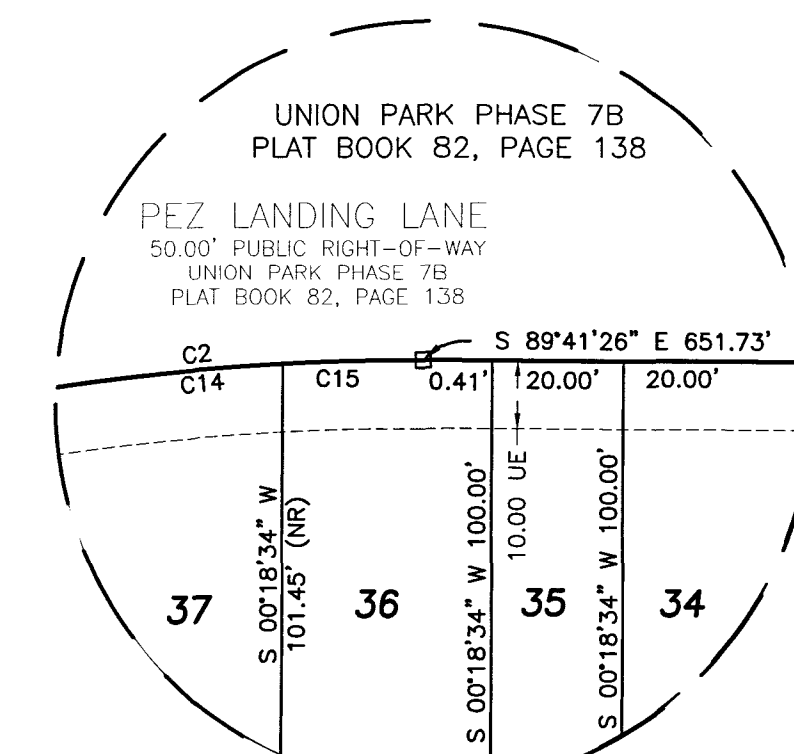
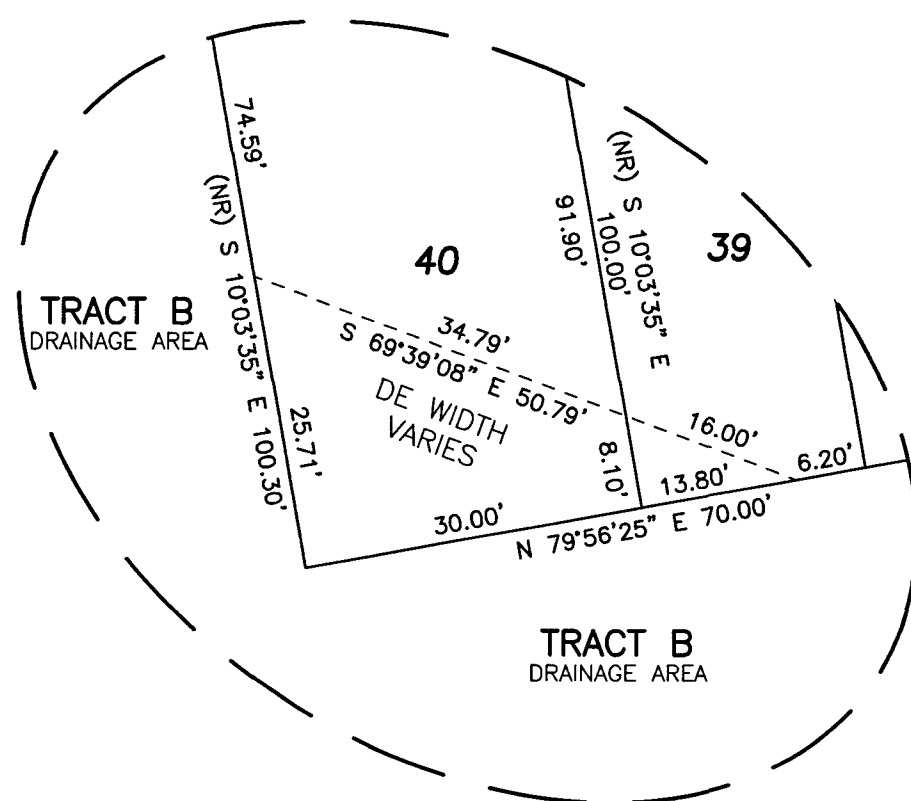
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WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	550.00'	N 86°08'21" E	147.08'	147.52'	15°22'04"
C2	500.00'	N 84°22'57" E	103.26'	103.45'	11°51'15"
C7	25.00'	N 44°41'26" W	35.36'	39.27'	90°00'00"
C9	550.00'	N 87°57'00" E	112.56'	112.76'	11°44'46"
C10	550.00'	S 80°30'51" W	30.00'	30.01'	3°07'33"
C11	550.00'	S 78°42'12" W	4.76'	4.76'	0°29'45"
C12	500.00'	S 78°49'44" W	6.52'	6.52'	0°44'49"
C13	500.00'	S 80°20'54" W	20.00'	20.00'	2°17'31"
C14	500.00'	S 84°12'21" W	47.31'	47.32'	5°25'22"
C15	500.00'	S 88°36'48" W	29.60'	29.60'	3°23'32"

NOTE:
A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB#7013 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.09(19).

LEGEND

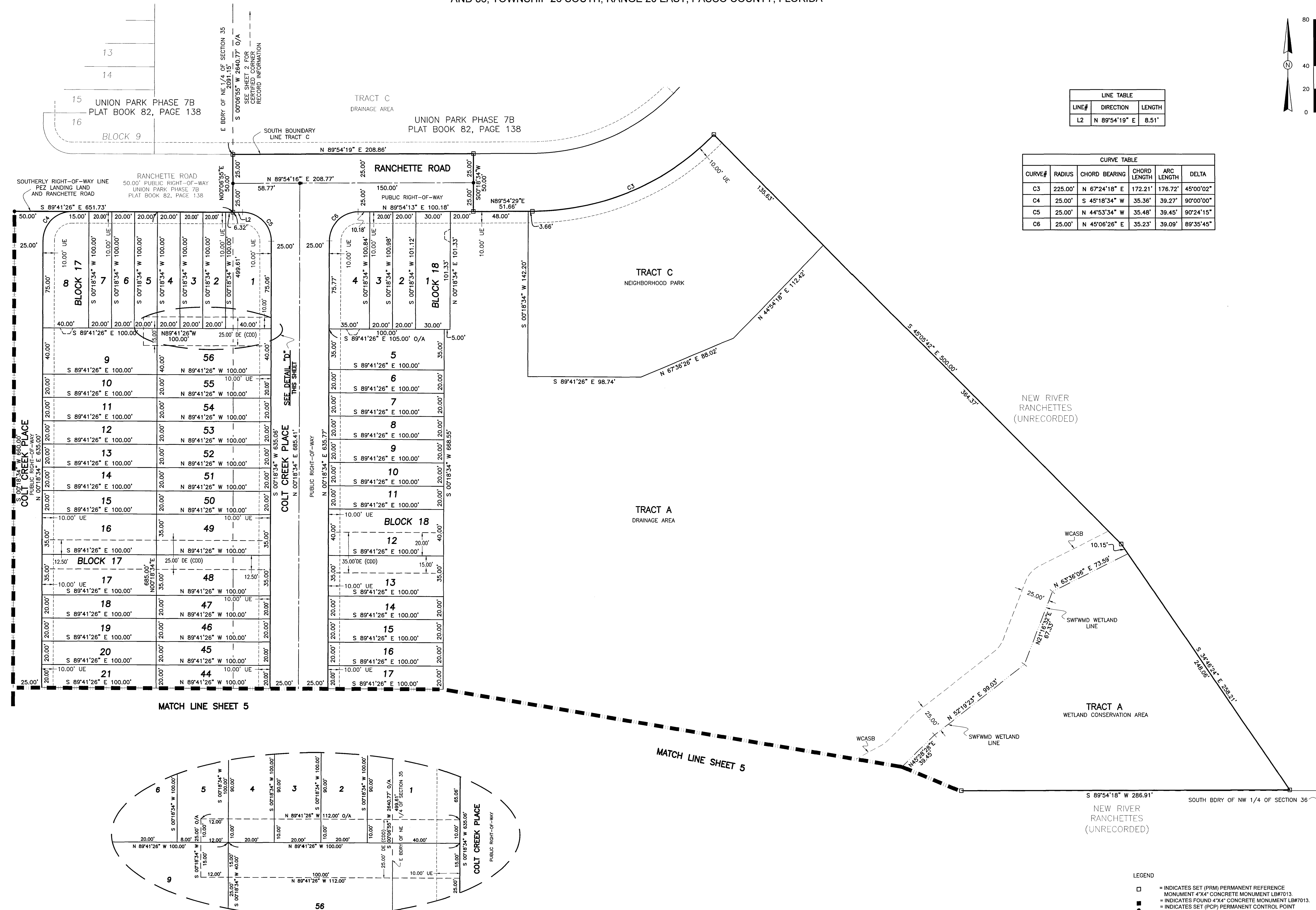
- = INDICATES SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB#7013
- = INDICATES FOUND 4"x4" CONCRETE MONUMENT LB#7013
- = INDICATES SET (PCP) PERMANENT CONTROL POINT PARKER-KALON NAIL AND DISC "HAMILTON LB#7013"
- = INDICATES SET (PRM) 5/8" CAPPED IRON ROD "PRM LB#7013"
- = BOUNDARY
- = BOULEVARD
- = DRAINAGE EASEMENT
- = LICENSE BUSINESS
- (NR) = NON-RADIAL LINE
- (O/A) = OVERALL
- (ORB) = OFFICIAL RECORDS BOOK
- (UE) = UTILITY EASEMENT
- (R) = RADIAL LINE
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- WCASB = WETLAND CONSERVATION AREA SETBACK LINE



UNION PARK PHASES 7F1 & 7F2

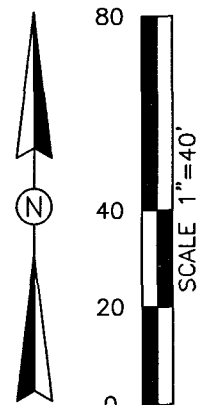
BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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LINE TABLE		
LINE#	DIRECTION	LENGTH
L2	N 89°54'19" E	8.51'

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	225.00'	N 67°24'18" E	172.21'	176.72'
C4	25.00'	S 45°18'34" W	35.36'	39.27'
C5	25.00'	N 44°53'34" W	35.48'	39.45'
C6	25.00'	N 45°06'26" E	35.23'	39.09'



- LEGEND**
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 - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - WCASB = WETLAND CONSERVATION AREA SETBACK LINE

WETLAND CONSERVATION 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 RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE:
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HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813 250 3535

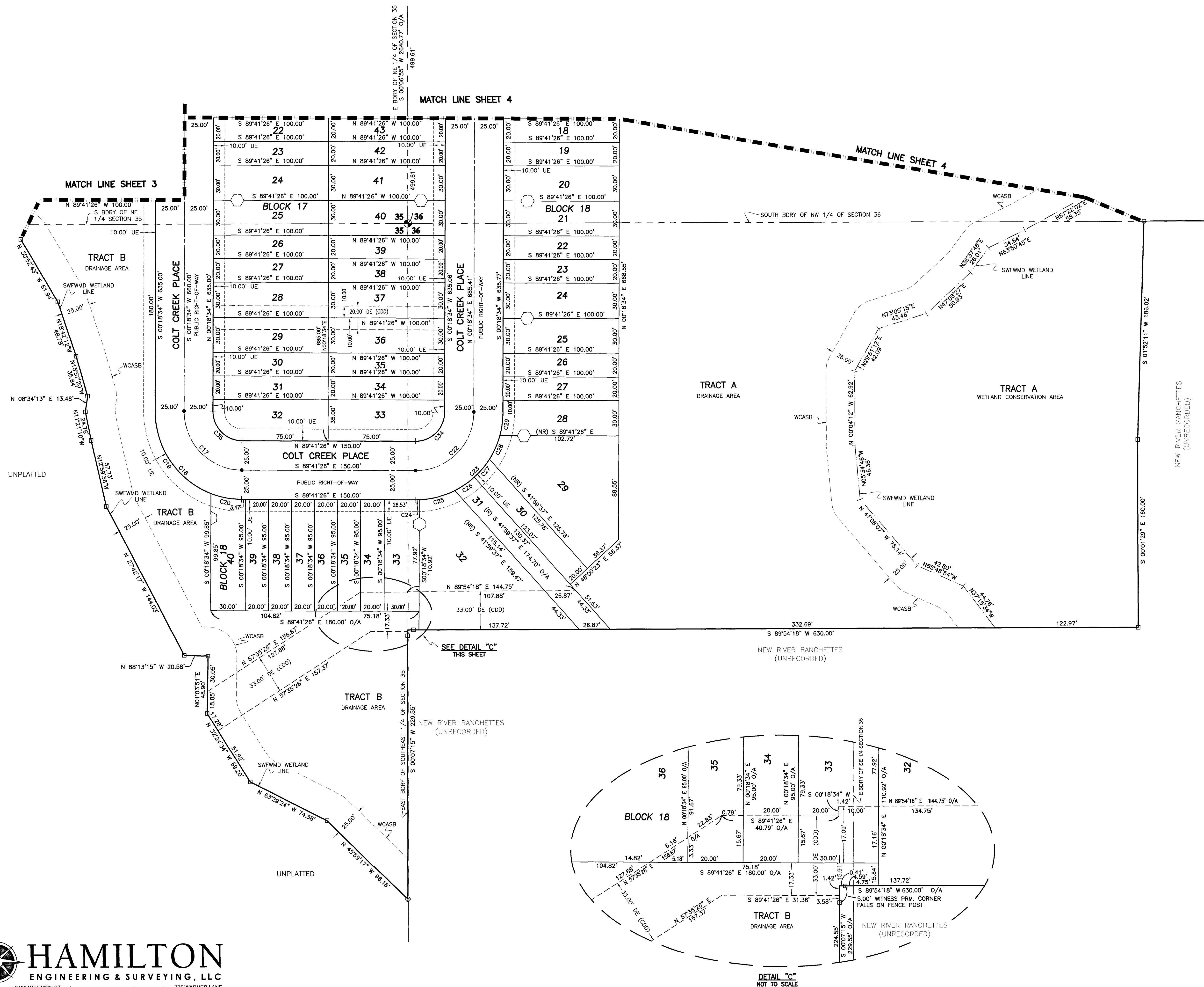
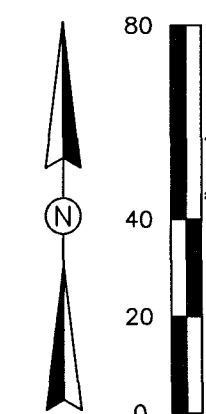
LB #7013 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407 362 5929

UNION PARK PHASES 7F1 & 7F2

BEING A PARTIAL REPLAT OF TRACT B OF UNION PARK PHASE 7B AS RECORDED IN PLAT BOOK 82, PAGE 138 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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WETLAND CONSERVATION NOTE:
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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C17	50.00'	S 44°41'26" E	70.71'	78.54'	90°00'00"
C18	75.00'	S 44°41'26" E	106.07'	117.81'	90°00'00"
C19	75.00'	N 34°20'04" W	85.27'	90.70'	69°17'17"
C20	75.00'	N 79°20'04" W	26.96'	27.11'	20°42'43"
C22	50.00'	N 45°18'34" E	70.71'	78.54'	90°00'00"
C23	75.00'	N 45°18'34" E	106.07'	117.81'	90°00'00"
C24	75.00'	S 88°58'54" W	3.48'	3.48'	2°39'20"
C25	75.00'	S 75°33'48" W	31.42'	31.65'	24°10'54"
C26	75.00'	S 55°44'22" W	20.18'	20.24'	15°27'58"
C27	75.00'	S 40°16'24" W	20.18'	20.24'	15°27'58"
C28	75.00'	S 24°09'29" W	21.87'	21.95'	16°45'54"
C29	75.00'	S 08°02'33" W	20.18'	20.24'	15°27'58"
C34	25.00'	N 45°18'34" E	35.36'	39.27'	90°00'00"
C35	25.00'	S 44°41'26" E	35.36'	39.27'	90°00'00"

NOTE:
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LEGEND

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