

PASADENA POINT PHASE 2

BEING A REPLAT OF TRACT "F-1" OF PASADENA POINT PHASE I, AS RECORDED IN PLAT BOOK 88, PAGES 29 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A replat of Tract "F-1" of PASADENA POINT PHASE I, as recorded in Plat Book 88, Pages 29 through 33, of the Public Records of Pasco County, lying in 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 Tract "F-1"; thence along the Westerly, Northerly, and Easterly boundary of said TRACT "F-1" and PASADENA POINT PHASE 1, respectively, the following five (5) courses: 1) N.37°22'47"E., a distance of 732.48 feet; 2) Northeasterly, 176.18 feet along the arc of a non-tangent curve to the right having a radius of 2004.75 feet and a central angle of 05°02'08" (chord bearing N.39°53'40"E., 176.12 feet) to the Northwest corner of said TRACT "F-1" and PASADENA POINT PHASE I; 3) N.83°57'22"E., a distance of 271.65 feet; 4) S.00°19'57"W., a distance of 343.63 feet; 5) S.89°59'08"E., a distance of 1265.64 feet to the Northeast corner of said TRACT "F-1"; thence along the Easterly and Southerly boundary of said TRACT "F-1", the following twenty-four (24) courses: 1) S.00°10'45"W., a distance of 460.01 feet; 2) S.89°59'44"W., a distance of 136.63 feet; 3) S.00°00'16"E., a distance of 303.00 feet; 4) S.89°59'44"W., a distance of 50.00 feet; 5) S.00°00'16"E., a distance of 15.00 feet; 6) Southwesterly, 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°59'44"W., 28.28 feet); 7) S.89°59'44"W., a distance of 190.00 feet; 8) Northwesterly, 31.42 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'16"W., 28.28 feet); 9) S.89°59'44"W., a distance of 50.00 feet; 10) Southwesterly, 31.42 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°59'44"W., 28.28 feet); 11) S.89°59'44"W., a distance of 95.00 feet; 12) N.00°00'16"W., a distance of 477.00 feet; 13) S.89°59'44"W., a distance of 115.00 feet; 14) N.00°00'16"W., a distance of 20.00 feet; 15) S.89°59'44"W., a distance of 760.00 feet; 16) S.00°00'16"E., a distance of 15.00 feet; 17) S.89°59'44"W., a distance of 115.00 feet; 18) N.00°00'16"W., a distance of 130.00 feet; 19) S.89°59'44"W., a distance of 126.52 feet; 20) Southwesterly, 22.96 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 52°37'07" (chord bearing S.63°41'0"W., 22.16 feet); 21) S.37°22'37"W., a distance of 350.59 feet; 22) N.52°31'34"W., a distance of 53.00 feet; 23) Westerly, 31.89 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 91°21'49" (chord bearing S.83°03'31"W., 28.62 feet); 24) N.51°15'35"W., a distance of 115.60 feet to the POINT OF BEGINNING.

Containing 22.338 acres, more or less.

CERTIFICATE OF OWNERSHIP AND RECORDING:

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 2", AND AS DESCRIBED IN THE DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES 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, UNOBTSTRUCTED 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.

PASADENA POINT COMMUNITY ASSOCIATION "A-1", "B-2", "B-3", "B-4", "B-5", "B-8" AND "P-1" 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 OWNER OR 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 177.091(28), FLORIDA STATUTES, PROVIDED THAT 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.

OWNER

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

BY: [Signatures] BETH BRADBURN, CFO (WITNESS SIGNATURE) PARKER HIRONS (WITNESS NAME-PRINTED) DALE S JONES, JR. (WITNESS SIGNATURE) DALE S JONES, JR. (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 23 DAY OF MAY, 2023.

DEAN MEAD BY: [Signature] DAVID P. BARKER, ATTORNEY-AT-LAW LICENSE # 856266

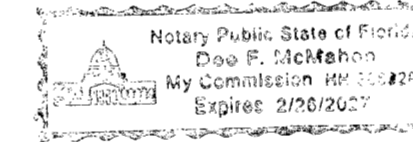
OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 22nd DAY OF May, 2023, 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 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: 2-26-2027 COMMISSION NUMBER: HH 346328 [Signature] 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 23rd DAY OF May, 2023.

[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 6th DAY OF June, 2023, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[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 ON THIS 24th DAY OF June, 2023 IN PLAT BOOK 92, PAGES 86-89.

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

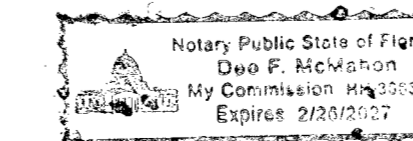
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 22nd DAY OF May, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE PARKER HIRONS, PRESIDENT OF THE PASADENA POINT COMMUNITY ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND 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: 2-26-2027 COMMISSION NUMBER: HH 346328 [Signature] NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

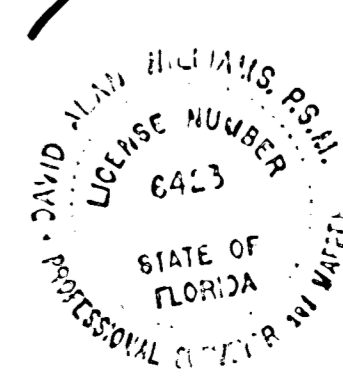


CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED IN 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 18th DAY OF May, 2023.

[Signature] DAVID A. WILLIAMS PROFESSIONAL LAND SURVEYOR NO. LS6423 CERTIFICATE OF AUTHORIZATION NO. LB7768



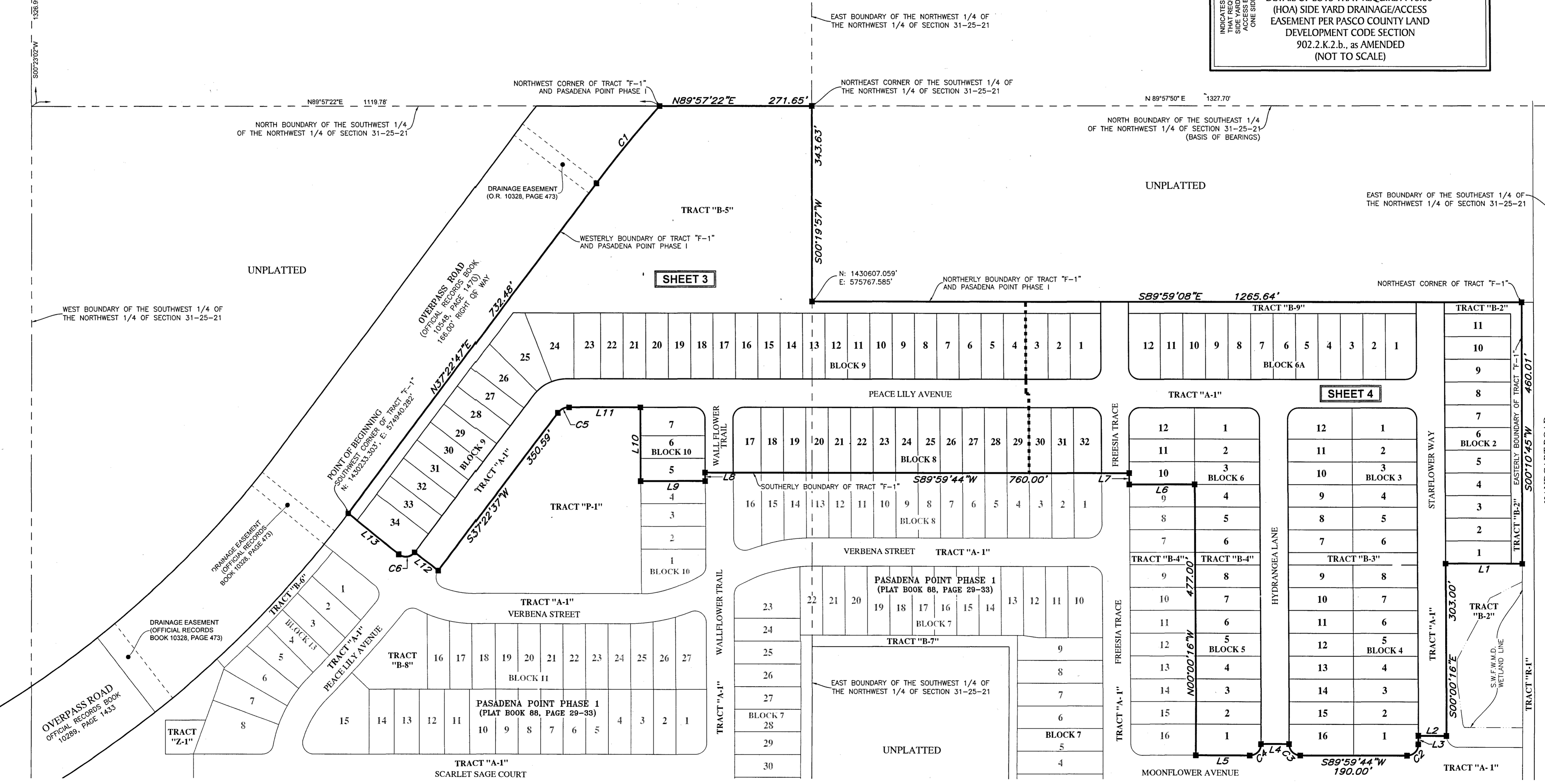
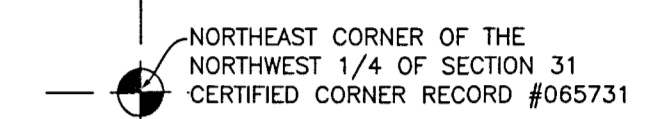
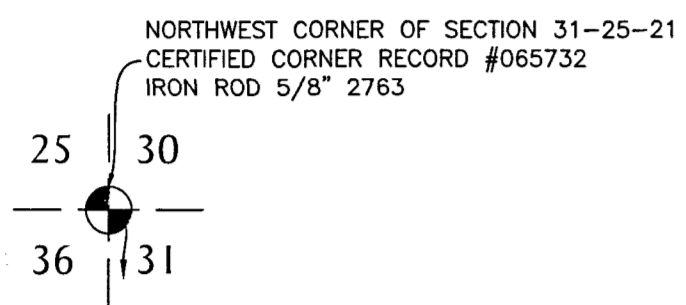
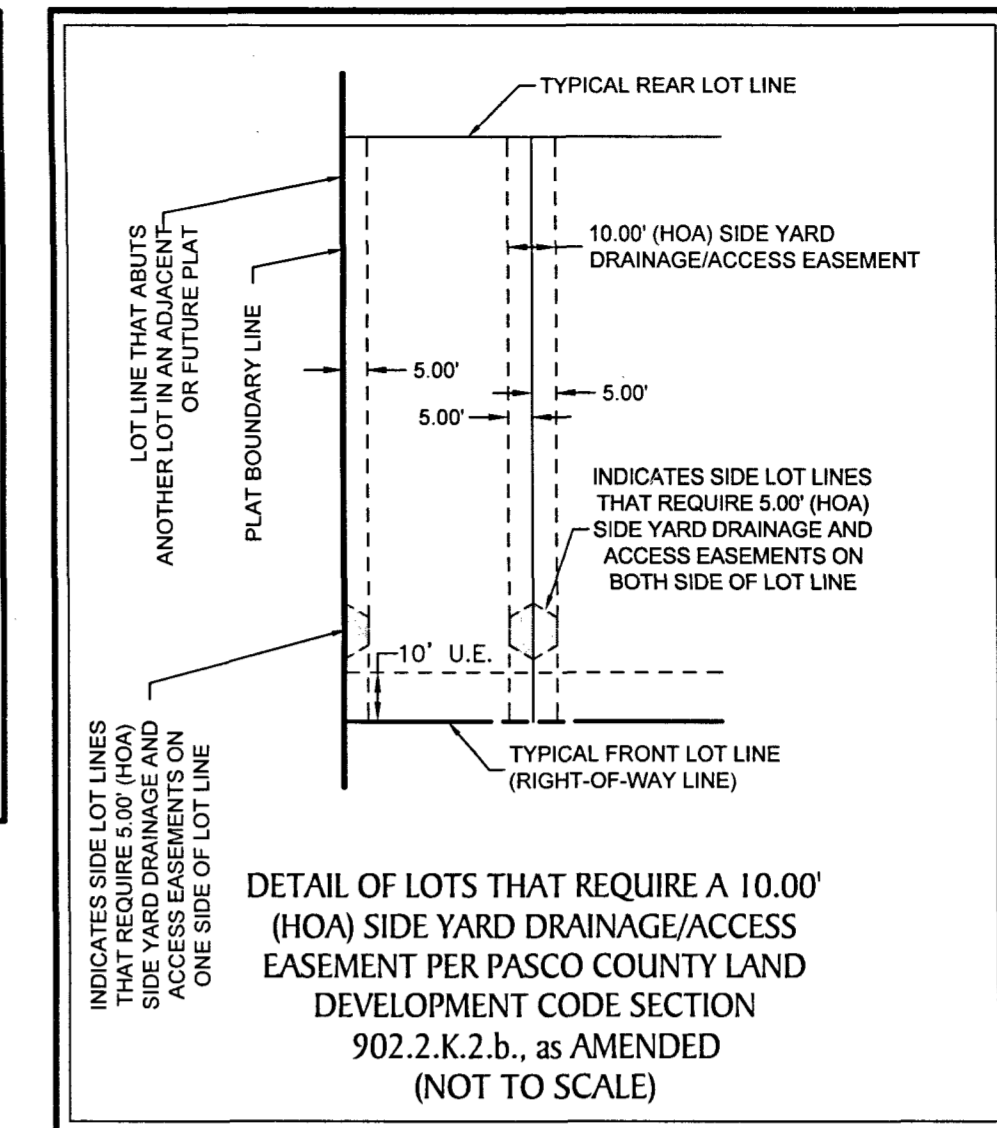
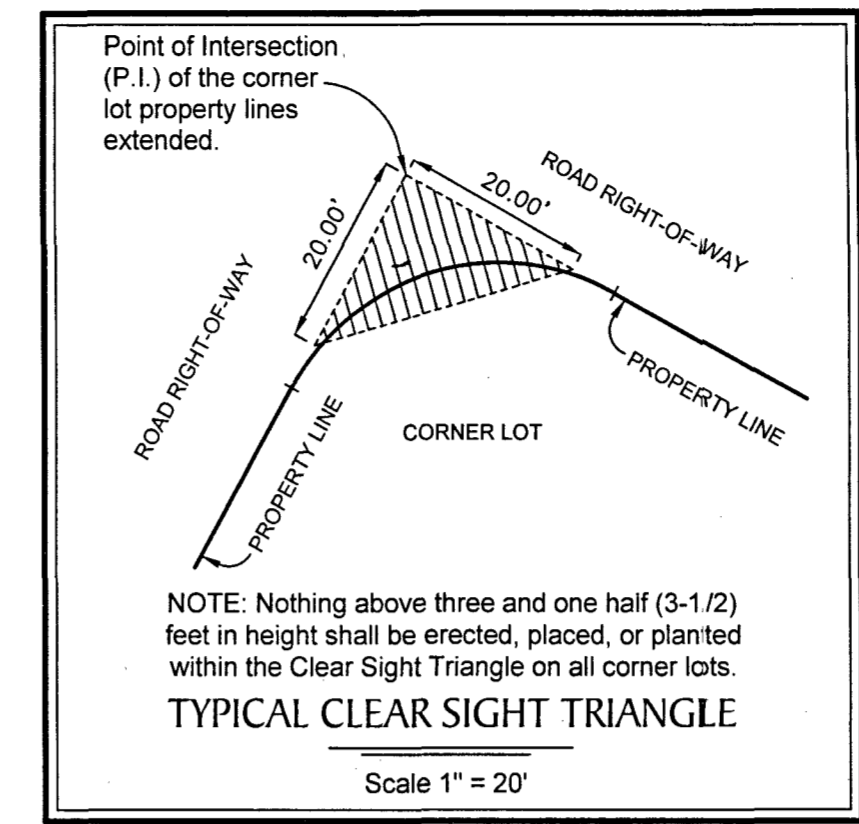
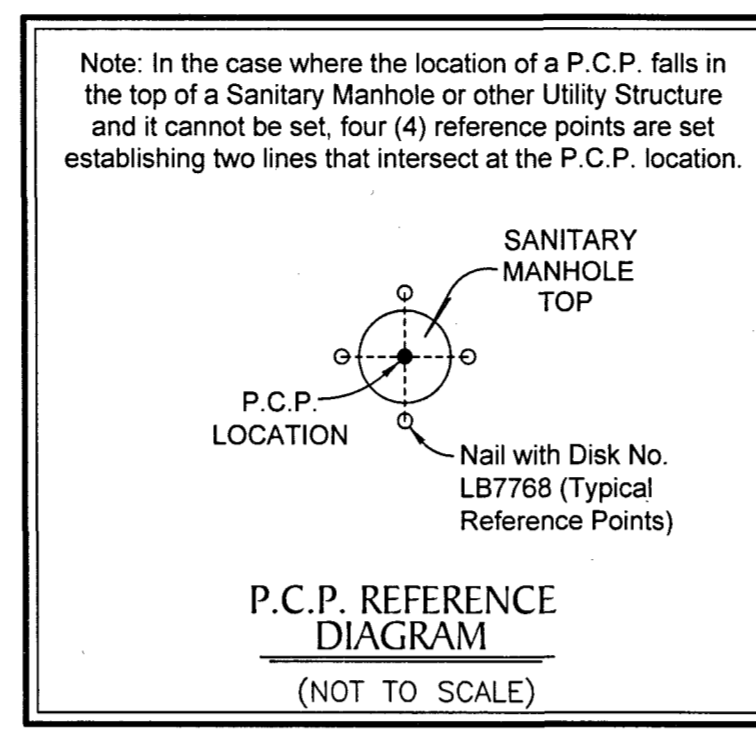
GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 33619 www.geopointsurvey.com Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768 SHEET 1 OF 4 SHEETS

PASADENA POINT PHASE 2

BEING A REPLAT OF TRACT "F-1" OF PASADENA POINT PHASE I, AS RECORDED IN PLAT BOOK 88, PAGES 29 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

NO.	BEARING	LENGTH
L1	S89°59'44"W	136.63'
L2	S89°59'44"W	50.00'
L3	S00°00'16"E	15.00'
L4	S89°59'44"W	50.00'
L5	S89°59'44"W	95.00'
L6	S89°59'44"W	115.00'
L7	N00°00'16"W	20.00'
L8	S00°00'16"E	15.00'
L9	S89°59'44"W	115.00'
L10	N00°00'16"W	130.00'
L11	S89°59'44"W	126.52'
L12	N62°31'34"W	53.00'
L13	N51°15'35"W	115.60'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2004.75'	5°02'06"	176.18'	176.12'	N39°53'40"E
C2	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C3	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C4	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C5	25.00'	52°37'07"	22.96'	22.16'	S63°41'10"W
C6	20.00'	91°21'49"	31.89'	28.62'	S83°03'31"W



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument, stamped LB7768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, stamped LB7768 PCP.
 - Indicates (HOA) Side Yard Drainage and Access Easement (See Detail on this Sheet)
 - (NR) --- Non-Radial
 - C.S.T. --- Clear Sight Triangle
 - U.E. --- Utility Easement
 - O/A --- Overall
 - 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).

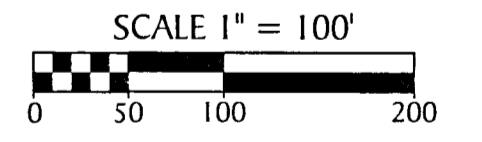
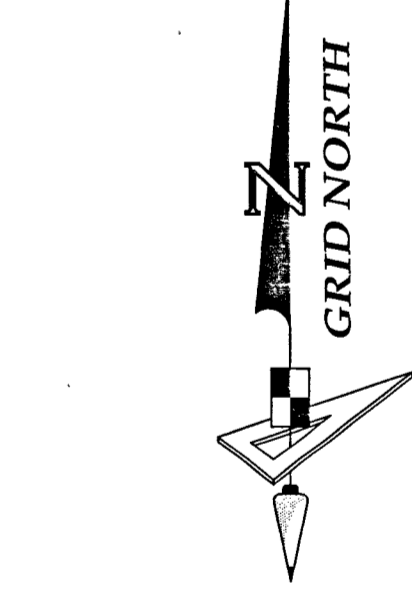
TRACT	ACREAGE	USE
A-1	4.187	INGRESS AND EGRESS EASEMENT; DRAINAGE EASEMENT; UTILITY EASEMENT
B-2	0.265	OPEN SPACE
B-3	0.116	OPEN SPACE
B-4	0.058	OPEN SPACE
B-5	3.943	DRAINAGE AREA AND OPEN SPACE
B-9	0.236	OPEN SPACE
P-1	0.025	NEIGHBORHOOD PARK

NOTE:
ALL PLATTED EASEMENTS 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 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.

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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

UNPLATTED

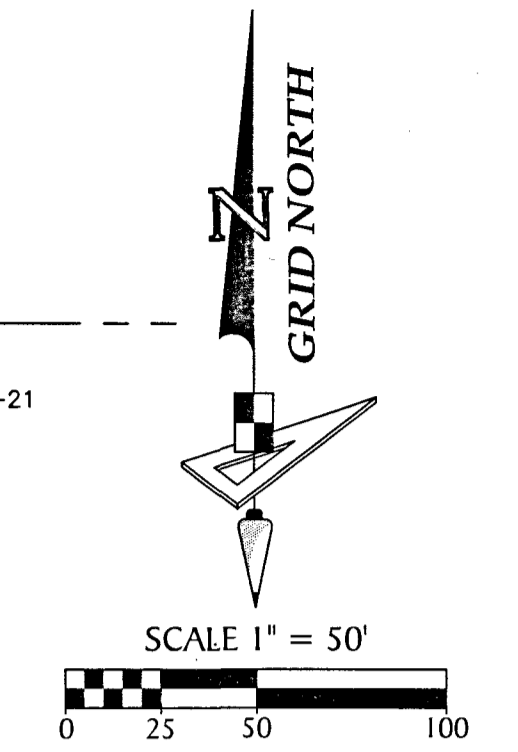


BASIS OF BEARINGS
NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31-25-21, HAVING A GRID BEARING OF N 89°57'50"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

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

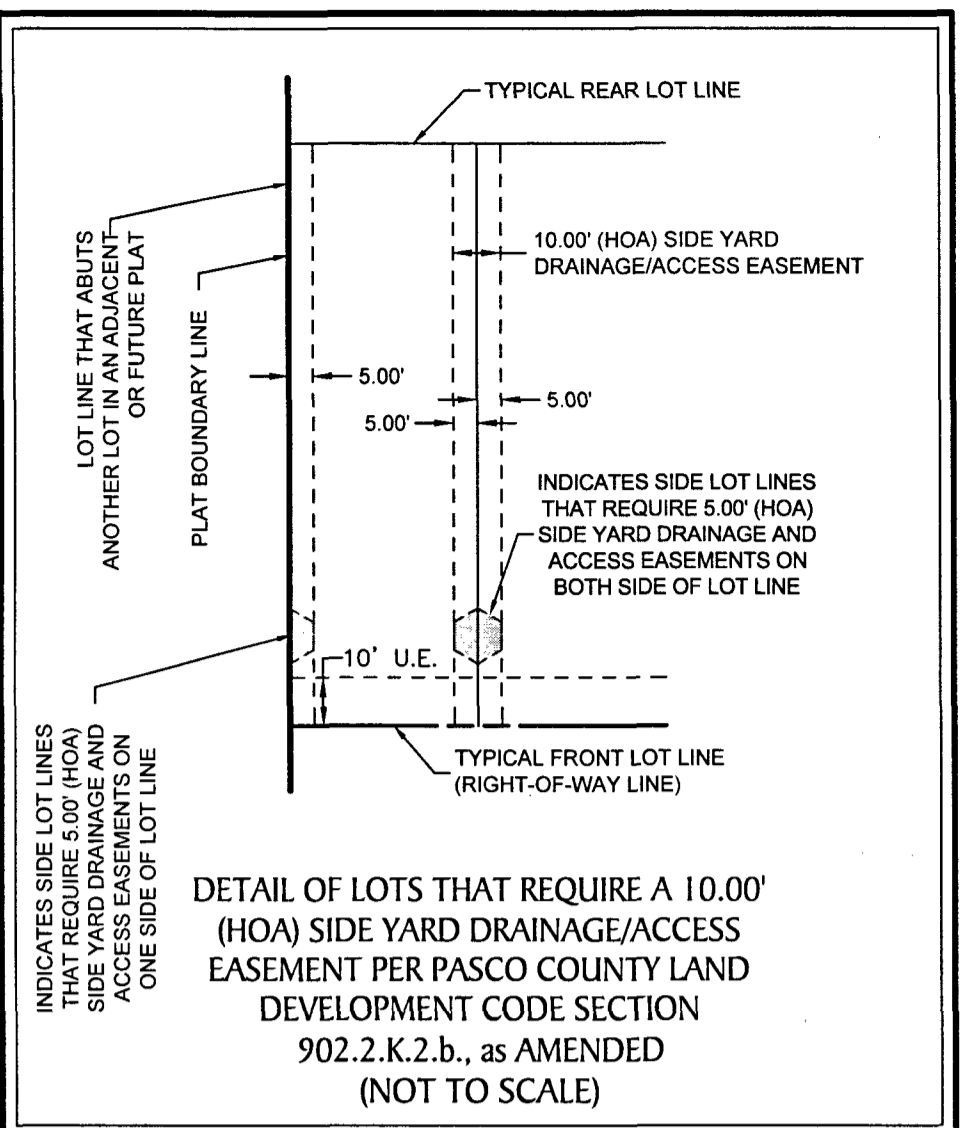
PASADENA POINT PHASE 2

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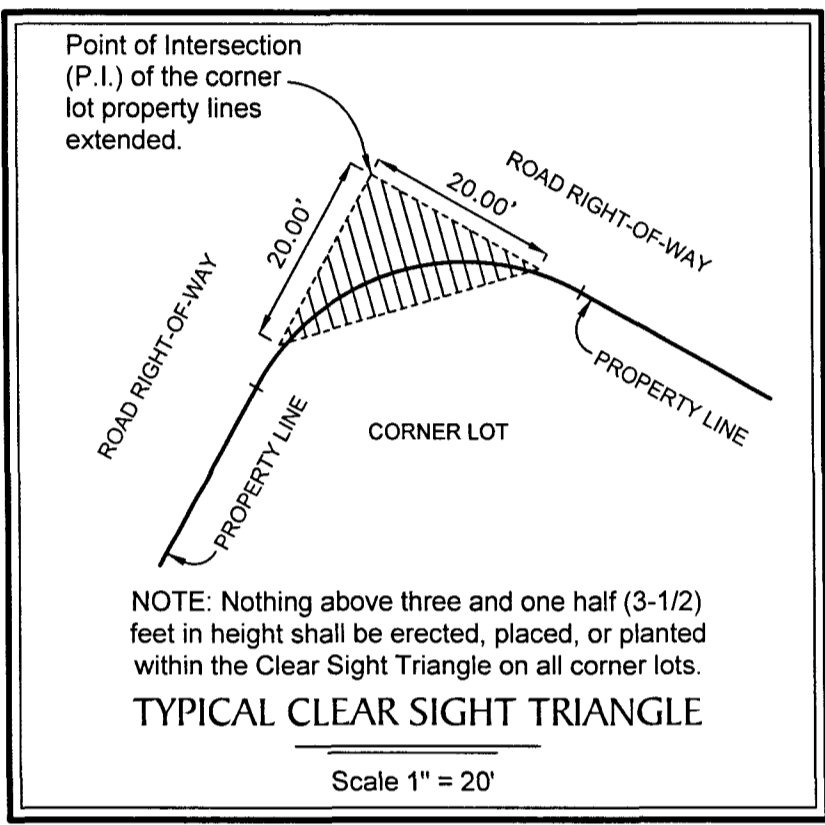


BASIS OF BEARINGS

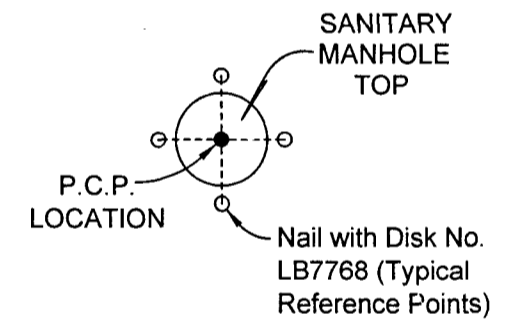
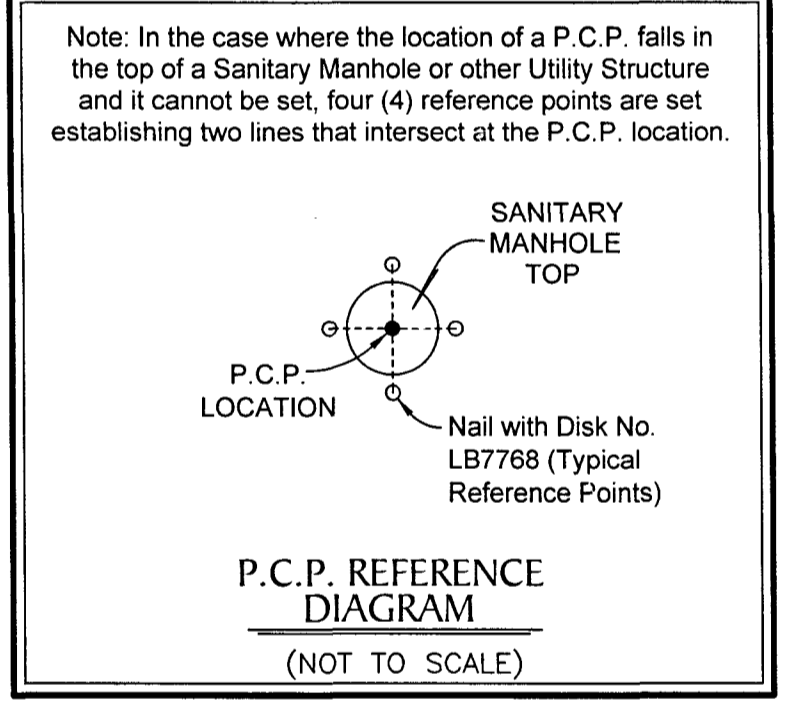
NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31-25-21, HAVING A GRID BEARING OF N 89°57'50"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



DETAIL OF LOTS THAT REQUIRE A 10.00' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b, as AMENDED (NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.
TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'



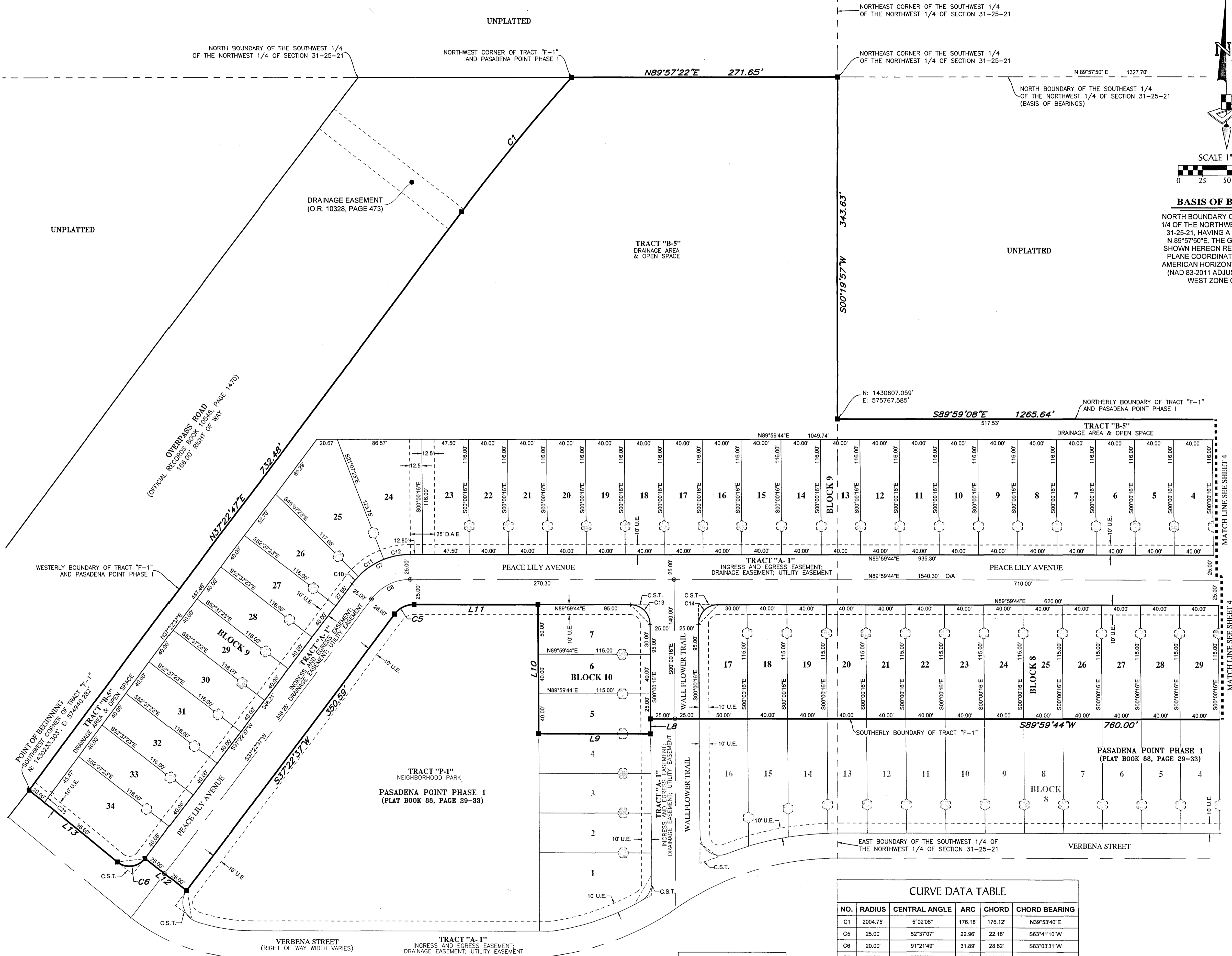
P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

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

- LEGEND:**
- Concrete (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.S.T. — Clear Sight Triangle
 - U.E. — Utility Easement
 - O/A — Overall
 - D.A.E. — Drainage and Access Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District



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.

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")

LINE DATA TABLE

NO.	BEARING	LENGTH
L8	S00°00'16"E	15.00'
L9	S89°59'44"W	115.00'
L10	N00°00'16"W	130.00'
L11	S89°59'44"W	126.52'
L12	N52°31'34"W	53.00'
L13	N51°15'35"W	115.60'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2004.75'	5°02'06"	176.18'	176.12'	N39°53'40"E
C5	25.00'	52°37'07"	22.96'	22.16'	S63°41'10"W
C6	20.00'	91°21'46"	31.89'	28.62'	S83°03'31"W
C7	75.00'	52°37'07"	68.88'	66.48'	S63°41'10"W
C8	50.00'	52°37'07"	45.92'	44.32'	S63°41'10"W
C10	75.00'	7°30'00"	9.82'	9.81'	S41°07'37"W
C11	75.00'	24°00'00"	31.42'	31.19'	S56°52'37"W
C12	75.00'	21°07'07"	27.64'	27.49'	S79°26'10"W
C13	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C14	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C23	2013.00'	0°22'02"	12.90'	12.90'	N37°33'38"E

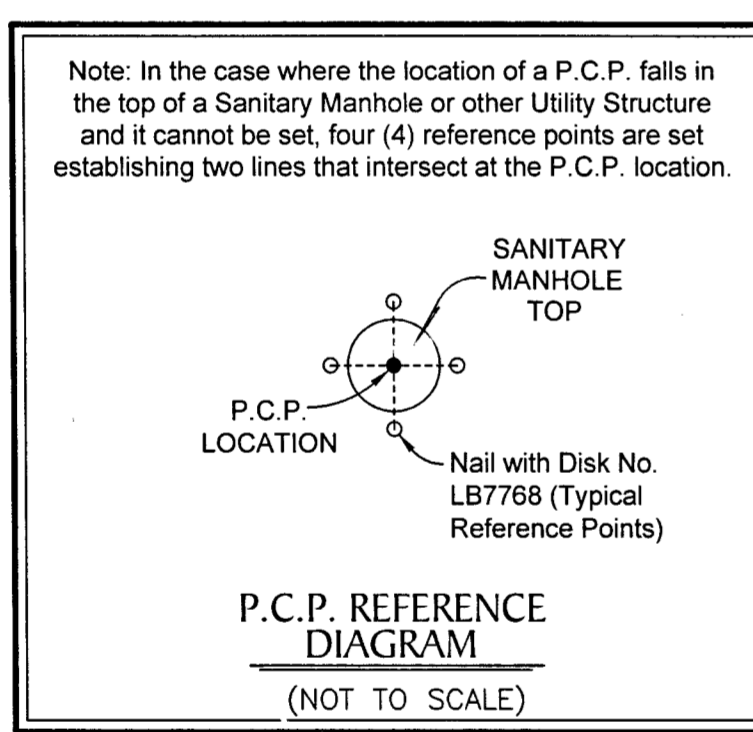
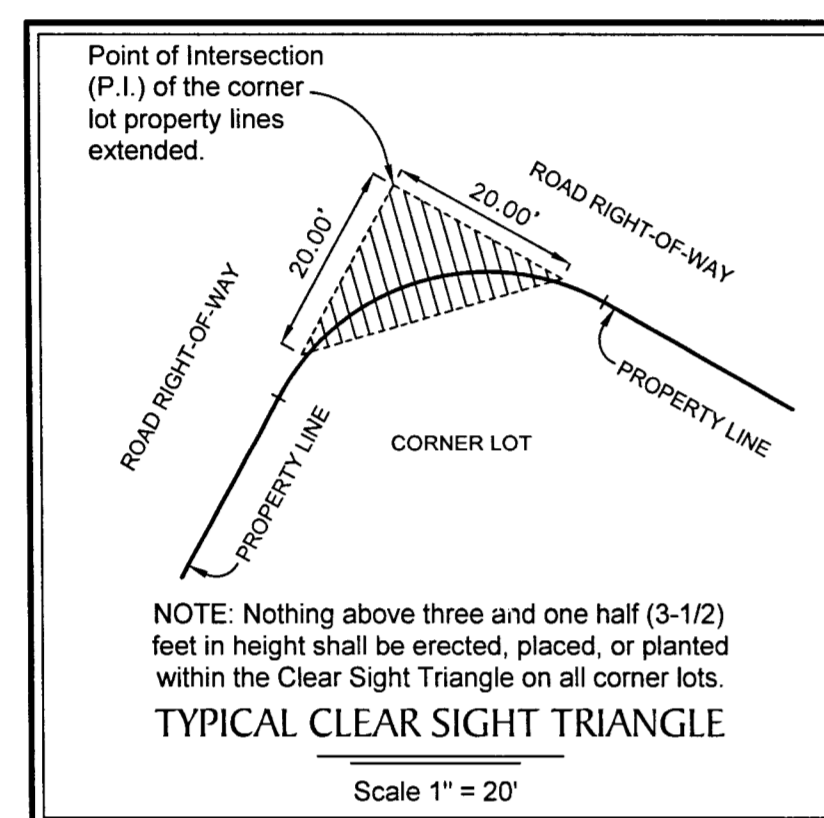
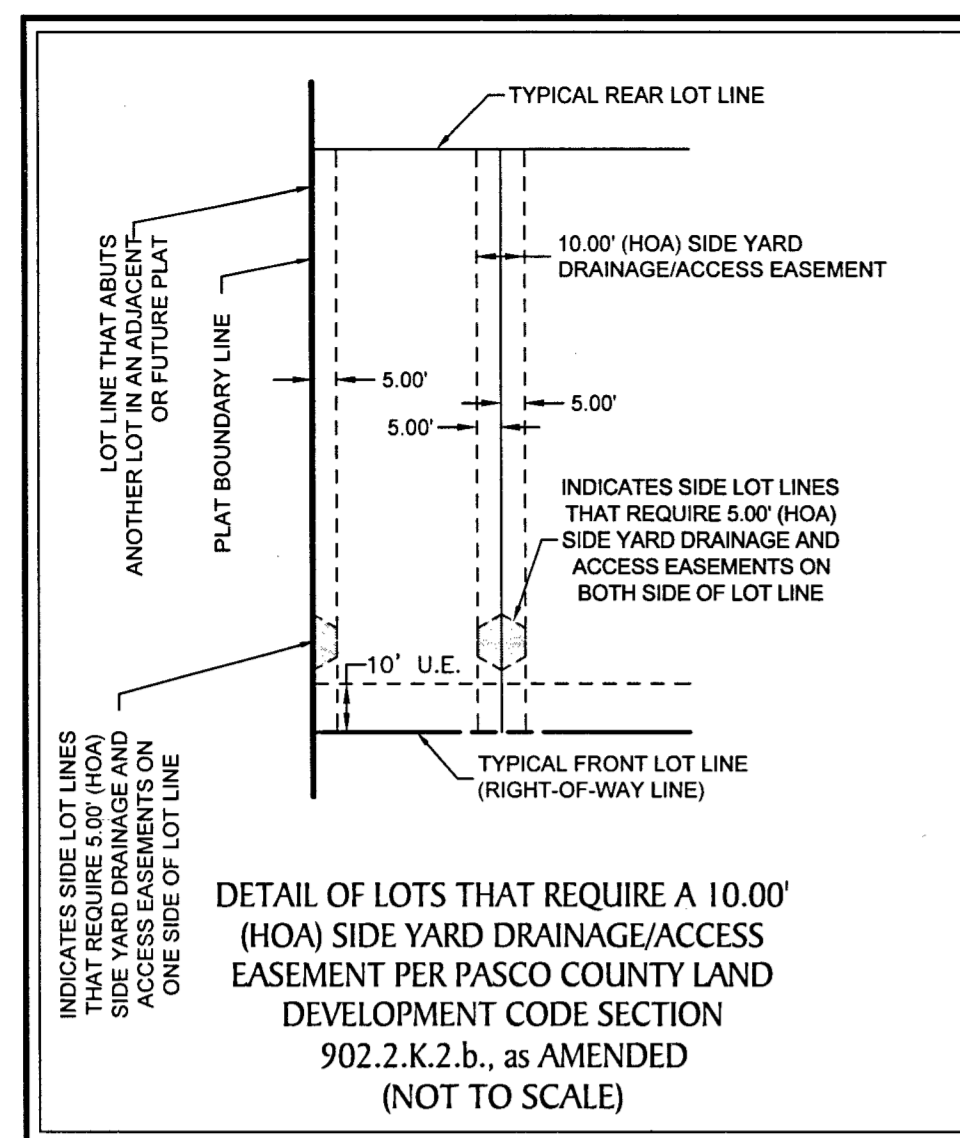
GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
SHEETS 3 OF 4 SHEETS

PASADENA POINT PHASE 2

BEING A REPLAT OF TRACT "F-1" OF PASADENA POINT PHASE I, AS RECORDED IN PLAT BOOK 88, PAGES 29 THROUGH 33, OF THE PUBLIC RECORDS OF PASCO COUNTY, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

UNPLATTED



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

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C3	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C4	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C15	20.00'	90°00'00"	31.42'	28.28'	N44°59'44"E
C16	20.00'	90°00'00"	31.42'	28.28'	S45°00'16"E
C17	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C18	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C19	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C20	20.00'	90°00'00"	31.42'	28.28'	S44°59'44"W
C21	20.00'	90°00'00"	31.42'	28.28'	N45°00'16"W
C22	20.00'	90°00'00"	31.42'	28.28'	N44°59'44"E

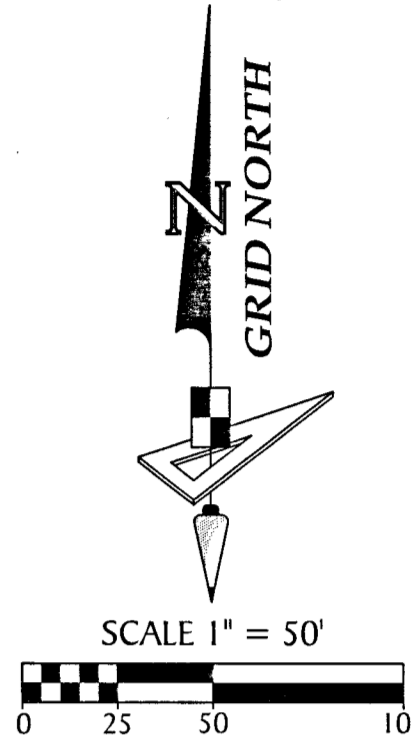
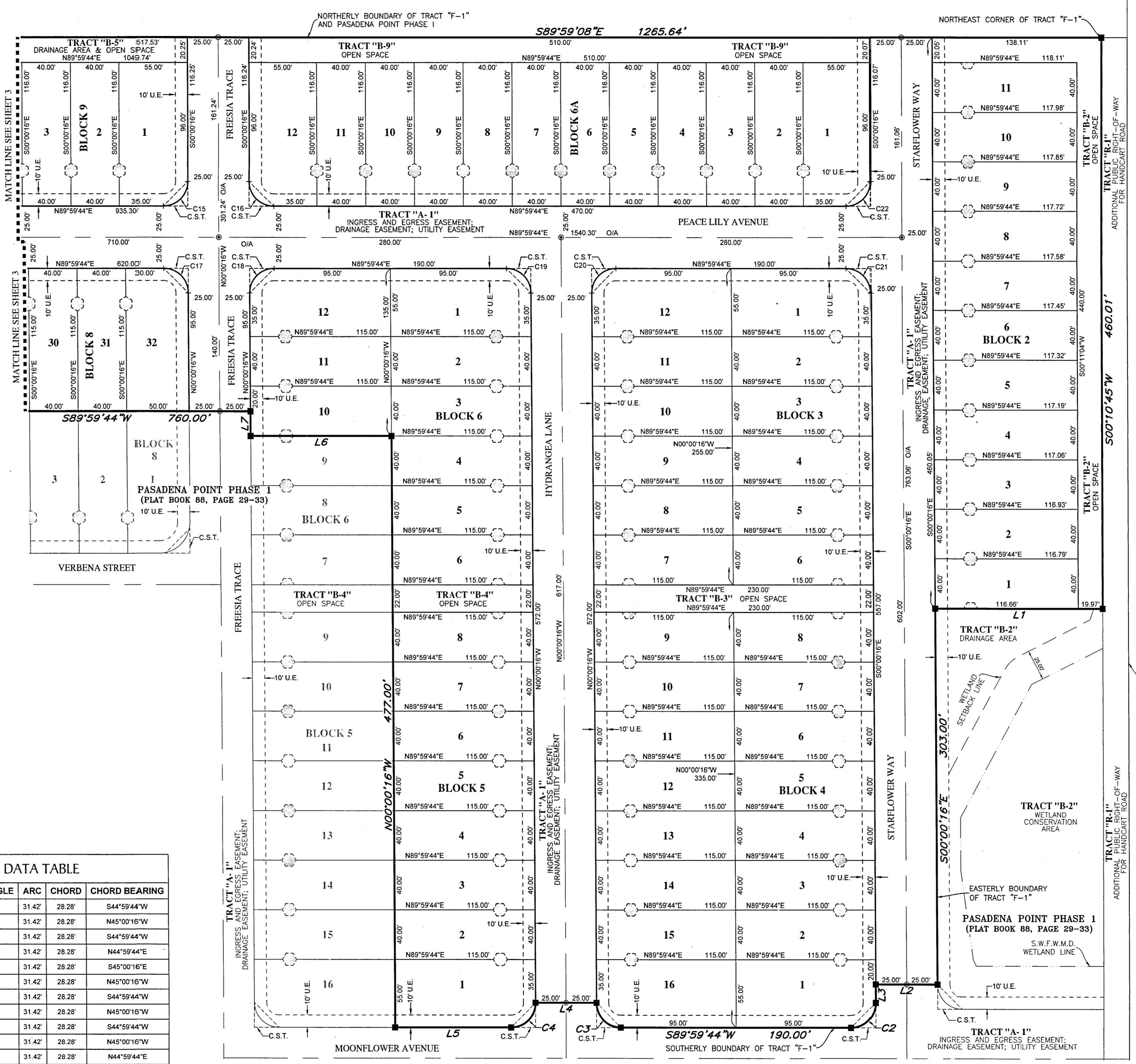
NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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



BASIS OF BEARINGS

NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 31-25-21, HAVING A GRID BEARING OF N 89°57'50"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.

NO.	BEARING	LENGTH
L1	S89°59'44"W	136.63'
L2	S89°59'44"W	50.00'
L3	S00°00'16"E	15.00'
L4	S89°59'44"W	50.00'
L5	S89°59'44"W	95.00'
L6	S89°59'44"W	115.00'
L7	N00°00'16"W	20.00'

HANDICRAFT ROAD (ROAD PLAT BOOK 2, PAGE 279) RIGHT-OF-WAY WIDTH VARIES COUNTY ROAD 579 OFFICIAL RECORDS BOOK 4893, PAGE 457

EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31-25-21

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SHEET 4 OF 4 SHEETS