

MIRADA ACTIVE ADULT PHASE 2F

A REPLAT OF TRACT 2F OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **93** PAGE **108**

LEGAL DESCRIPTION:

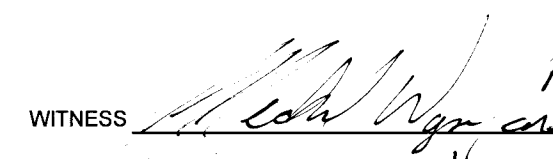
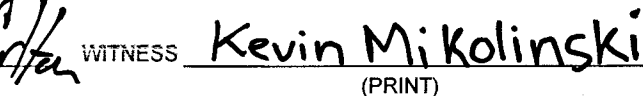
A REPLAT OF TRACT 2F OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINING 27.48 ACRES, MORE OR LESS.

OWNER:

CRGO TWO LP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
BY: CRGP, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER


JOHN RYAN, PRESIDENT AND TREASURER

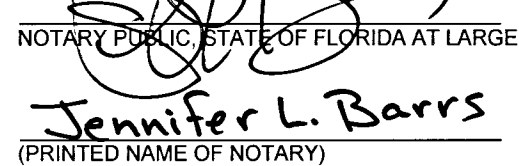
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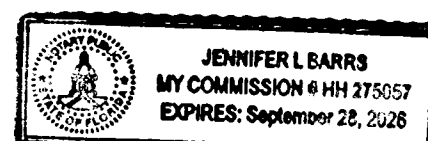
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 19 DAY OF January, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN RYAN, AS PRESIDENT AND TREASURER OF CRGP, INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF CRGO TWO LP, A DELAWARE LIMITED PARTNERSHIP, 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer L. Barrs
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 9/28/26

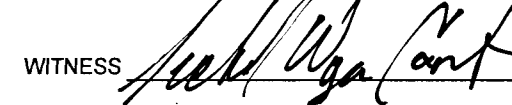
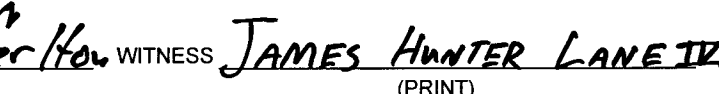
COMMISSION NUMBER: HH275057

CERTIFICATE OF ACCEPTANCE

MEDLEY AT MIRADA COMMUNITY ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION

MEDLEY AT MIRADA COMMUNITY ASSOCIATION HEREBY ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

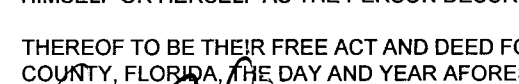
BY: 
LORI CAMPAGNA, PRESIDENT

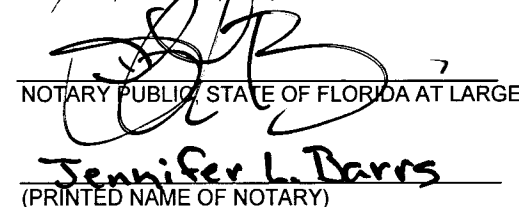
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ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 17 DAY OF January, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE LORI CAMPAGNA, PRESIDENT, OF MEDLEY AT MIRADA COMMUNITY ASSOCIATION, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF OR HERSELF 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.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE


Jennifer L. Barrs
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: HH 275057

COMMISSION NUMBER: 9/28/26

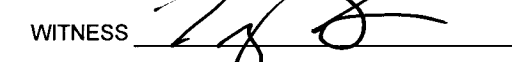
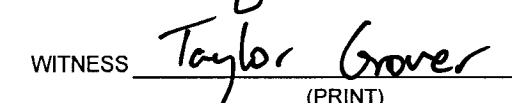
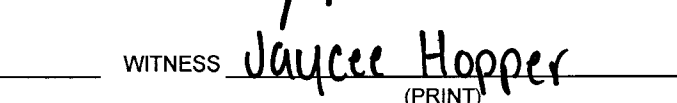
CERTIFICATE OF ACCEPTANCE

THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, THE DEDICATION TO MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA

STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 11 DAY OF

January, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATION SHOWN HEREON.

BY: 
MICHAEL LAWSON, CHAIRMAN OF THE BOARD

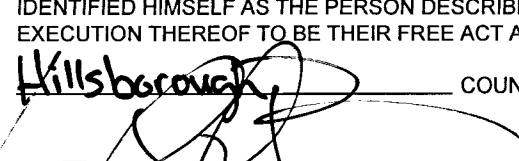
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WITNESS  WITNESS 
(PRINT) (PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 11 DAY OF January, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MICHAEL LAWSON, CHAIRMAN, OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, 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 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer L. Barrs
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 9/28/26

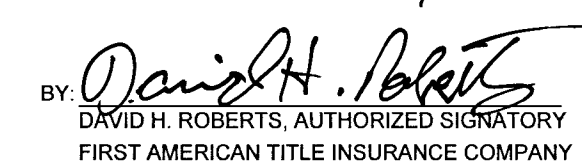
COMMISSION NUMBER: HH275057

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

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. 7222-6444339) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CRGO TWO LP, A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6444339

THIS 12 DAY OF January, 2024

BY: 
DAVID H. ROBERTS, AUTHORIZED SIGNATORY
FIRST AMERICAN TITLE INSURANCE COMPANY

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

PURSUANT TO SECTION 177.08(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 14th DAY OF January, 2024


ALEX W. BARNES, 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 6th DAY OF February, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.


THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

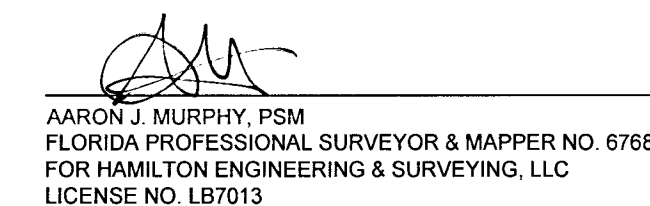
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 7th DAY OF February, 2024, IN PLAT BOOK 93, PAGE(S) 108-112.

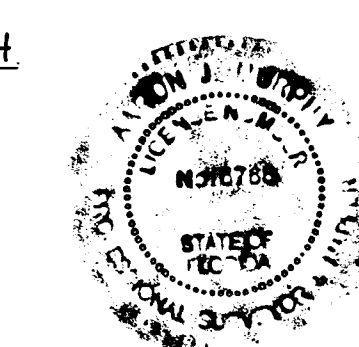
BY: 
NIKKI ALVAREZ-SOWLES, ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

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 OCTOBER, 2023, 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 177.081(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 11th DAY OF January, 2024


AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB7013

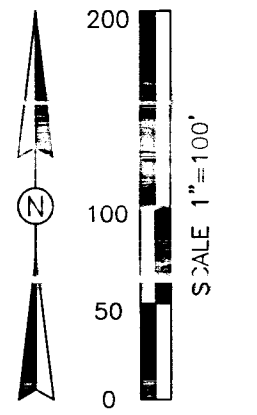


MIRADA ACTIVE ADULT PHASE 2F

PLAT BOOK **93** PAGE **109**

A REPLAT OF TRACT 2F OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



SURVEYOR'S NOTES

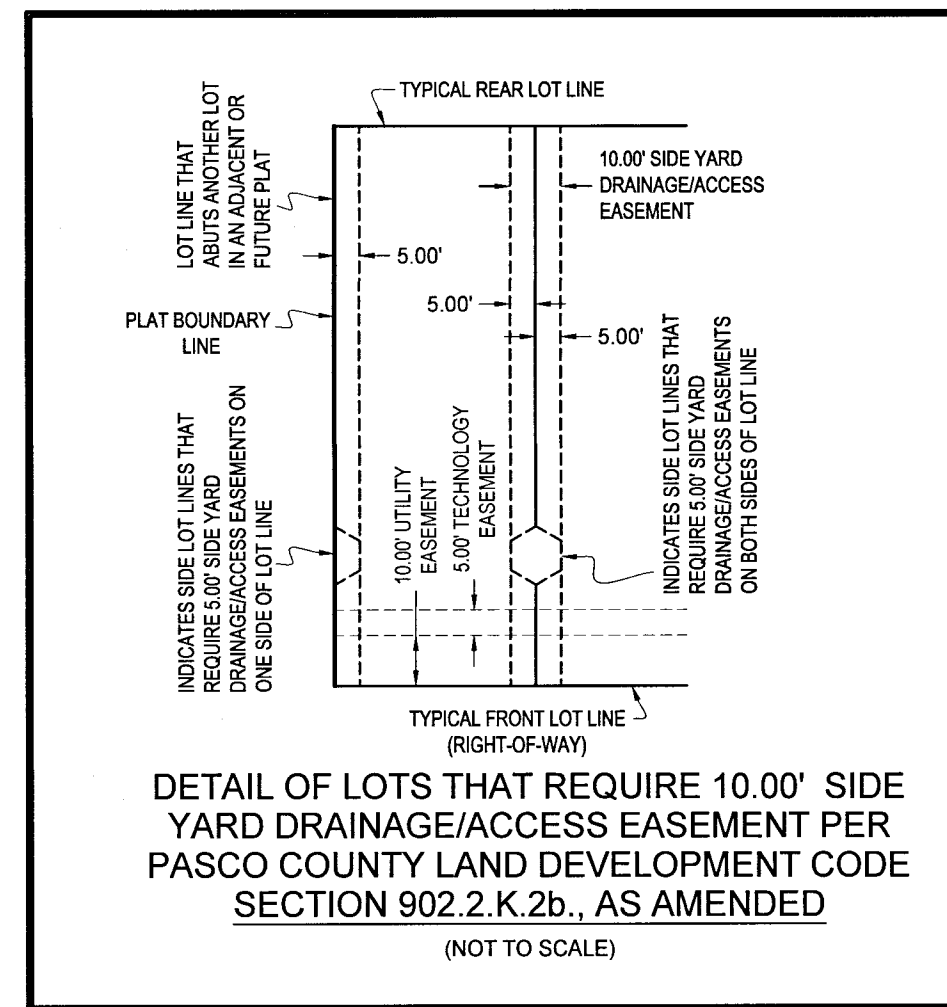
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER, CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL MEASUREMENTS AS SUPPLEMENTARY TO THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION, (PGLDC 305.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT S36-151.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT-OF-WAY OF TYNDALL ROAD AS SHOWN HAVING A BEARING OF SOUTH 89°50'56" WEST.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING, THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURES AND PIPES, PERMANENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS, THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER, HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

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:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

NOTE:
FOR ANY UNITS THAT HAVE SIDE YARD ACCESS ABUTTING A DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO RECONSTRUCT THE SIDEWALK IF DAMAGED DUE TO STORMWATER REPAIRS.

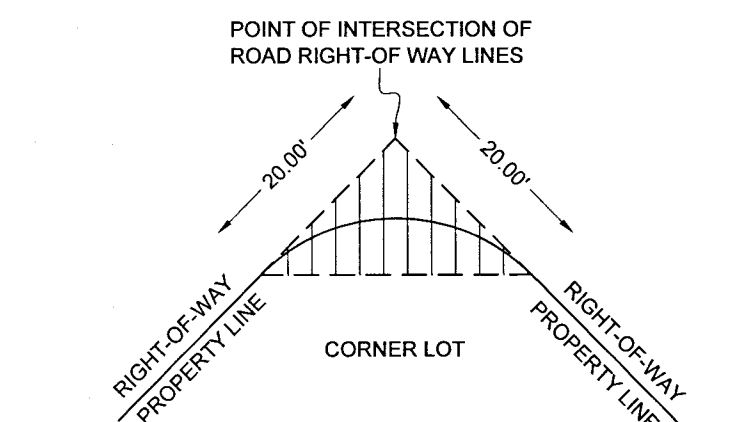


TRACT TABULATION

- TRACT A-1 - ACCESS, DRAINAGE, LANDSCAPE EASEMENT (ASSOCIATION), AND UTILITY EASEMENT (PUBLIC)
- TRACT B-1 - DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD) AND UTILITY EASEMENT (PUBLIC)
- TRACT B-3 - DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD) AND UTILITY EASEMENT (PUBLIC)
- TRACT B-4 - DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD) AND UTILITY EASEMENT (PUBLIC)
- TRACT P-5 - PARK AREA (CDD)
- TRACT P-6 - PARK AREA (CDD)
- TRACT Z-2 - PUMP STATION (PUBLIC)

LEGEND

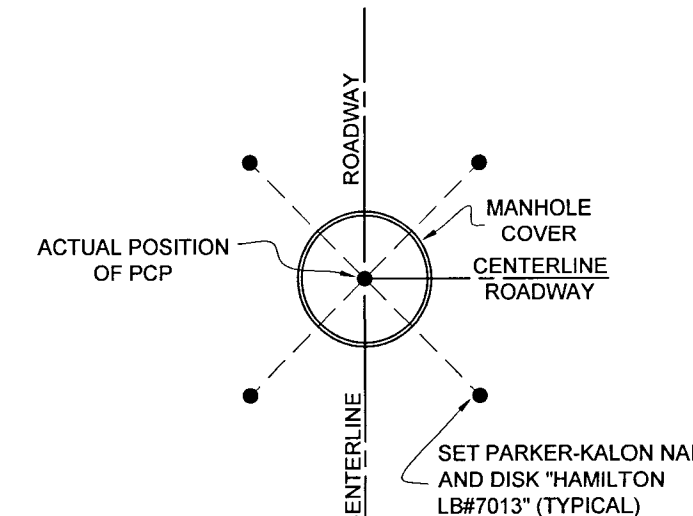
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013"
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CD = COMMUNITY DEVELOPMENT DISTRICT
- DE = DRAINAGE EASEMENT
- DMCLATU = DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- LB = LICENSE BUSINESS
- MCA = MITIGATION / CONSERVATION AREA
- (NR) = NON-RADIAL LINE
- OIA = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PRMRO = PERMANENT REFERENCE MONUMENT (PRM) REFERENCE LINE ONLY
- (R) = RADIAL LINE
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT



NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

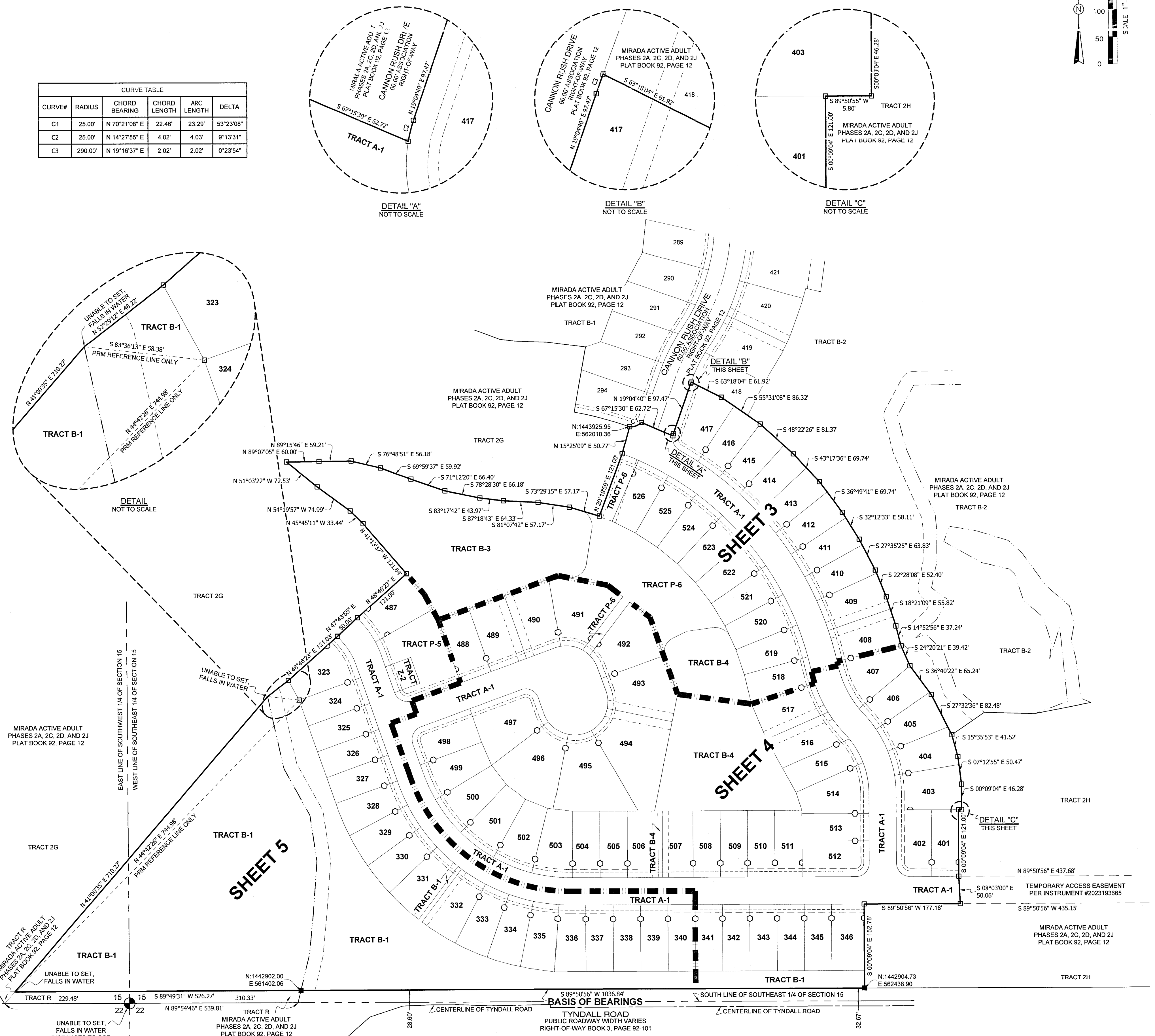
CLEAR SIGHT TRIANGLE DETAIL

(NOT TO SCALE)



PERMANENT CONTROL POINT (P.C.P.) MANHOLE DETAIL

(NOT TO SCALE)



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. (FSS 177.091(27))

MIRADA ACTIVE ADULT PHASE 2F

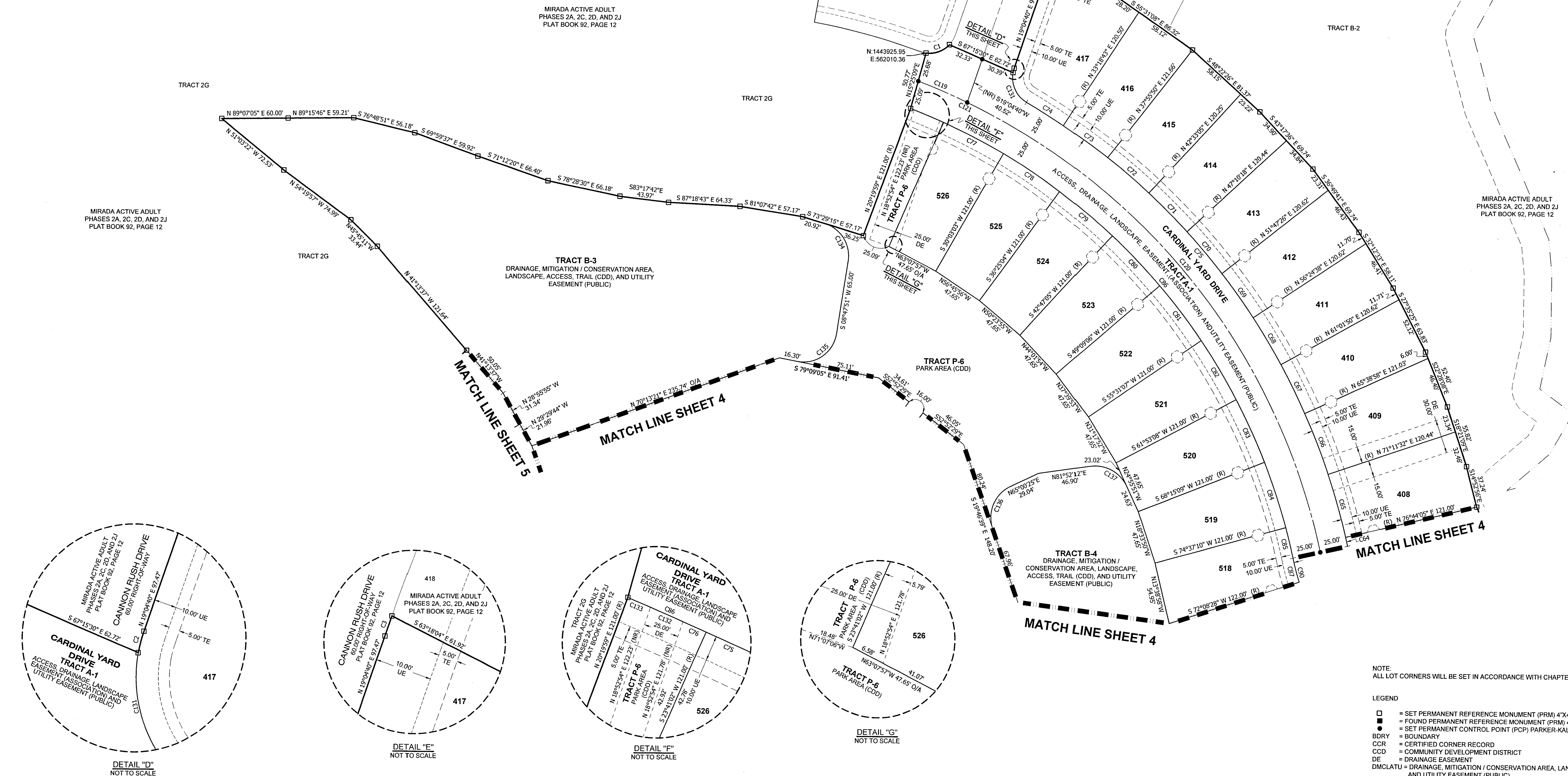
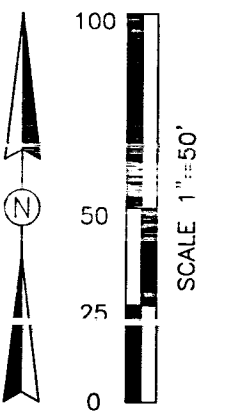
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PLAT BOOK 93 PAGE 110

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 70°21'08" E	22.46'	23.29'	53°23'08"
C2	25.00'	N 14°27'55" E	4.02'	4.03'	9°13'31"
C3	290.00'	N 19°16'37" E	2.02'	2.02'	0°23'54"
C64	600.00'	N 12°52'52" W	6.04'	6.04'	0°46'05"
C65	600.00'	N 16°02'12" W	58.02'	58.04'	5°32'34"
C66	600.00'	N 21°34'45" W	58.02'	58.04'	5°32'34"
C67	600.00'	N 26°39'36" W	48.36'	48.37'	4°37'08"
C68	600.00'	N 31°16'46" W	48.37'	48.38'	4°37'12"
C69	600.00'	N 35°53'58" W	48.37'	48.38'	4°37'12"
C70	600.00'	N 40°31'08" W	48.36'	48.37'	4°37'08"
C71	600.00'	N 45°08'18" W	48.37'	48.38'	4°37'12"
C72	600.00'	N 49°45'32" W	48.38'	48.39'	4°37'16"
C73	600.00'	N 54°22'43" W	48.35'	48.36'	4°37'07"

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C74	600.00'	N 58°34'09" W	39.39'	39.40'	3°45'44"
C75	600.00'	S 36°28'25" E	487.64'	502.16'	47°57'11"
C76	550.00'	N 66°30'17" W	3.62'	3.62'	0°22'39"
C77	550.00'	N 63°07'57" W	61.09'	61.12'	6°22'01"
C78	550.00'	N 56°45'56" W	61.09'	61.12'	6°22'01"
C79	550.00'	N 50°23'55" W	61.09'	61.12'	6°22'01"
C80	550.00'	N 44°01'54" W	61.09'	61.12'	6°22'01"
C81	550.00'	N 37°39'53" W	61.09'	61.12'	6°22'01"
C82	550.00'	N 31°17'52" W	61.09'	61.12'	6°22'01"
C83	550.00'	N 24°55'51" W	61.09'	61.12'	6°22'01"
C84	550.00'	N 18°33'50" W	61.09'	61.12'	6°22'01"
C85	550.00'	N 13°56'20" W	27.68'	27.68'	2°53'00"
C86	550.00'	N 41°04'55" W	526.31'	548.79'	57°10'11"

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C87	235.00'	N 15°10'41" W	21.98'	21.99'	5°21'43"
C90	235.00'	N 28°12'25" W	127.26'	128.87'	31°25'12"
C119	575.00'	S 67°28'38" E	48.24'	48.25'	4°48'29"
C120	575.00'	S 38°47'08" E	509.32'	527.63'	52°34'34"
C121	575.00'	S 41°11'21" E	552.12'	575.89'	57°23'02"
C131	25.00'	S 25°17'56" E	28.79'	30.68'	70°18'10"
C132	550.00'	N 67°59'52" W	25.04'	25.04'	2°36'30"
C133	550.00'	N 69°29'04" W	3.50'	3.50'	0°21'54"
C134	30.00'	N 32°20'42" W	39.48'	43.08'	82°17'05"
C135	30.00'	N 54°49'23" E	43.18'	48.20'	92°03'04"
C136	31.00'	S 21°08'56" W	40.62'	44.29'	81°51'10"
C137	31.00'	N 61°31'50" W	36.97'	39.60'	73°11'57"



- NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES
- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - = BOUNDARY
 - CCR = CERTIFIED CORNER RECORD
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - DE = DRAINAGE EASEMENT
 - DMCLATU = DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
 - LB = LICENSE BUSINESS
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 - TE = TECHNOLOGY EASEMENT
 - UE = UTILITY EASEMENT

HAMILTON

ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #5474
www.HamiltonEngineering.US

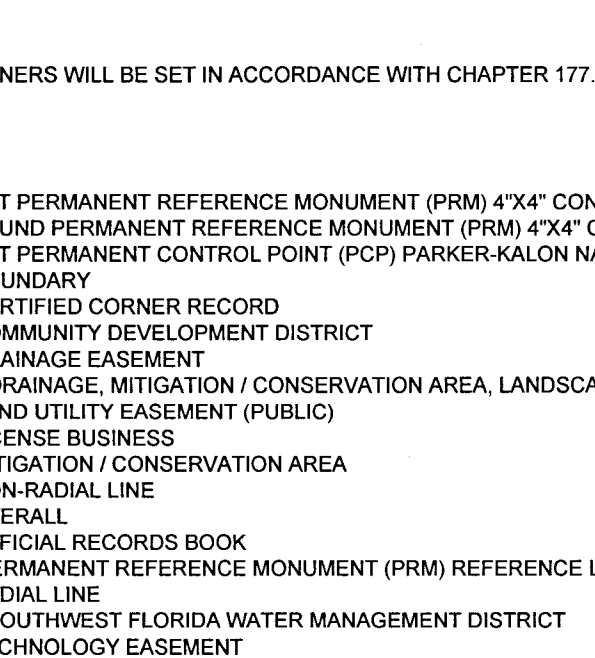
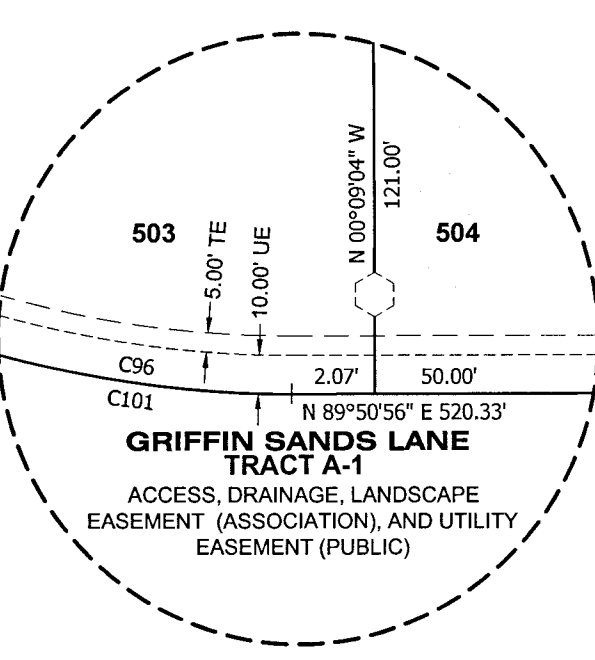
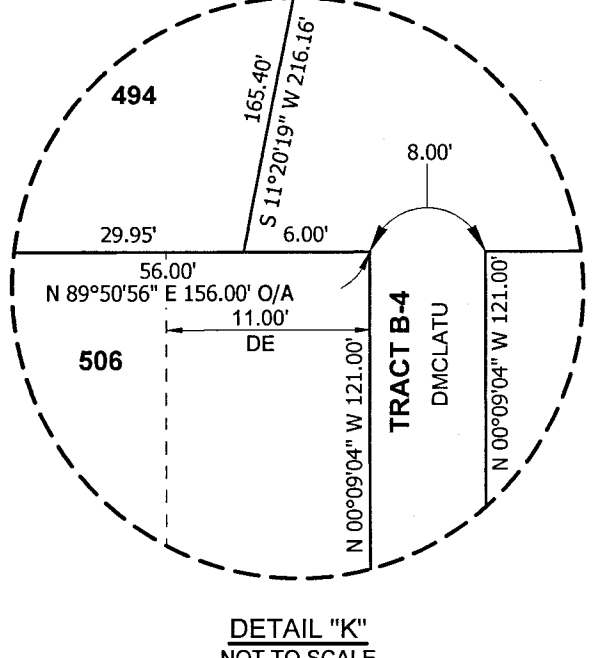
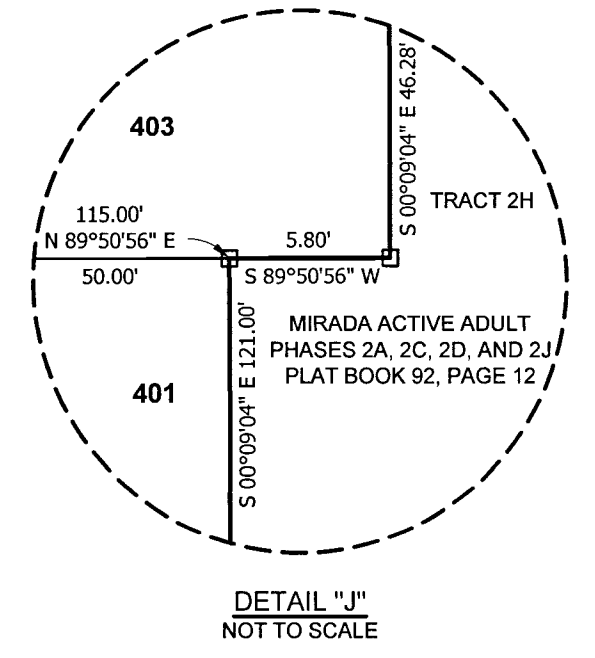
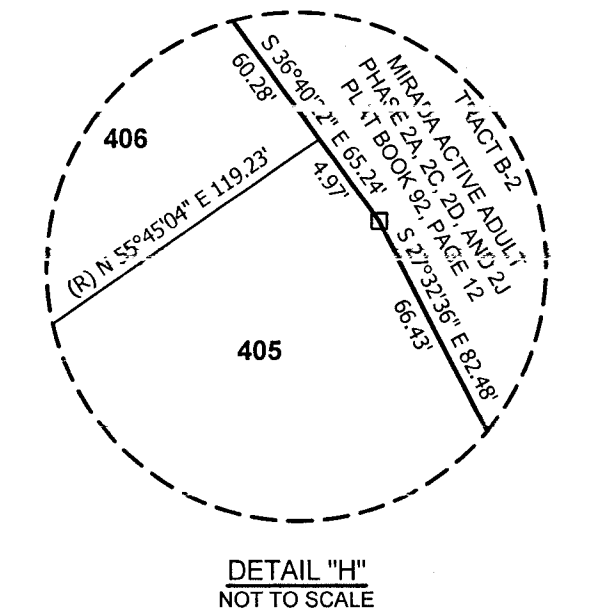
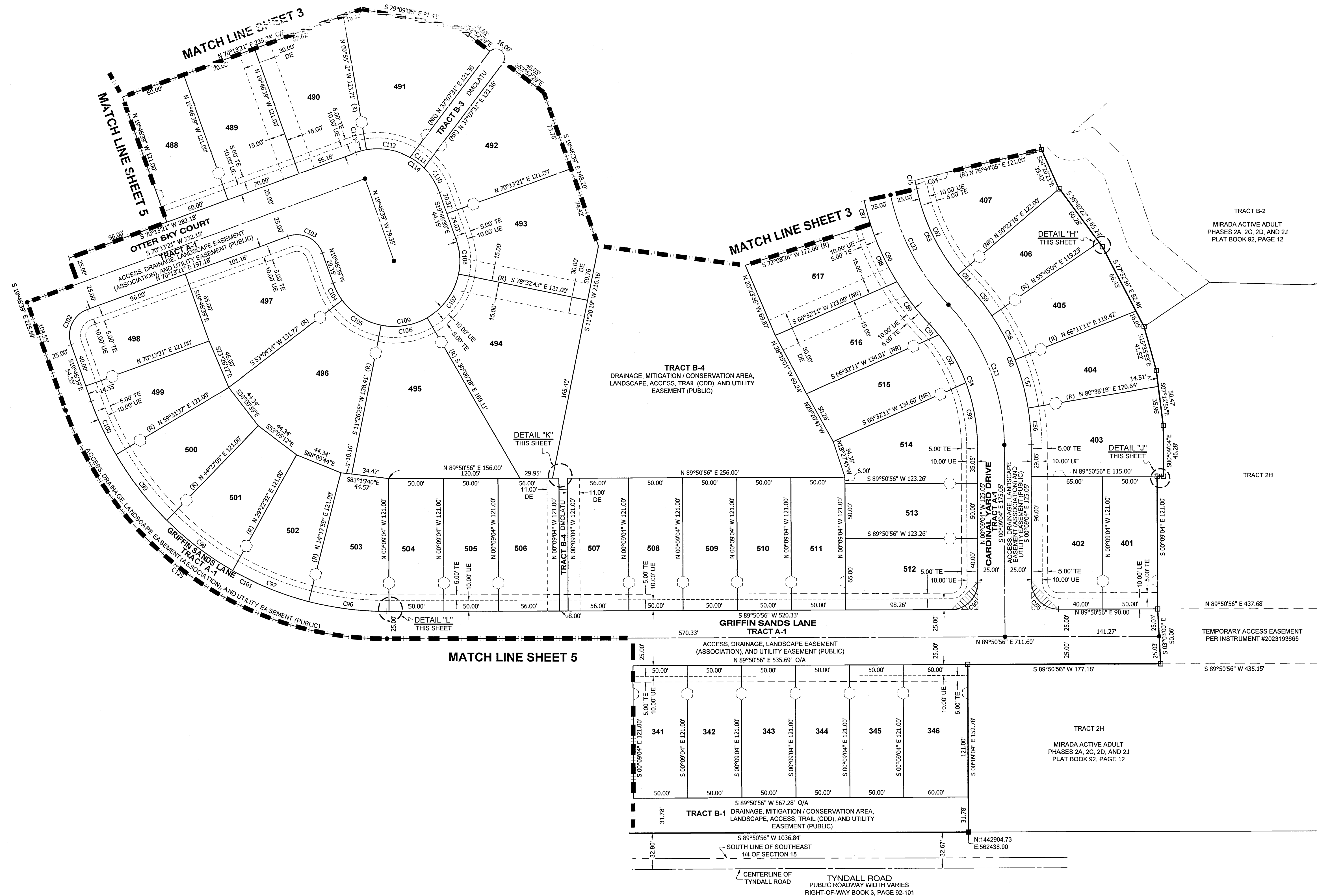
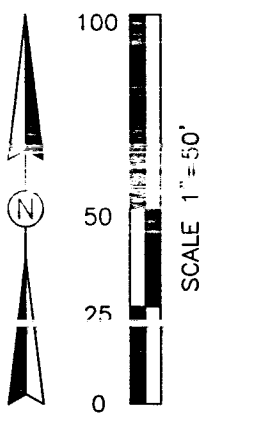
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

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. (PSS 177.091(2))

MIRADA ACTIVE ADULT PHASE 2F

A REPLAT OF TRACT 2F OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 93 PAGE 111



CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C55	25.00'	S 45°09'04" E	35.36'	90°00'00"
C56	210.00'	N 04°45'23" W	33.72'	9°12'38"
C57	210.00'	N 15°35'15" W	45.55'	12°27'07"
C58	210.00'	N 28°01'52" W	45.49'	12°26'07"
C59	210.00'	N 39°04'58" W	35.39'	9°40'06"
C60	210.00'	S 22°02'02" E	156.54'	43°45'58"
C61	185.00'	N 41°48'19" W	13.63'	4°13'25"
C62	185.00'	N 26°05'43" W	86.99'	27°11'47"
C63	185.00'	S 28°12'25" E	100.18'	31°25'12"
C64	600.00'	N 12°52'52" W	8.04'	0°46'05"
C75	600.00'	S 36°28'25" E	487.64'	47°57'11"

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C87	235.00'	N 15°10'41" W	21.98'	5°21'43"
C88	235.00'	N 24°56'38" W	57.97'	14°10'12"
C89	235.00'	N 37°58'23" W	48.67'	11°53'17"
C90	235.00'	N 28°12'25" W	127.28'	31°25'12"
C91	160.00'	N 41°29'28" W	13.55'	4°51'07"
C92	160.00'	N 30°00'58" W	50.33'	18°05'52"
C93	160.00'	N 10°33'33" W	57.81'	20°48'58"
C94	160.00'	N 22°02'02" W	119.27'	43°45'58"
C95	25.00'	N 44°50'56" E	35.36'	90°00'00"
C96	290.00'	N 82°55'32" W	72.95'	14°27'03"
C97	290.00'	N 68°09'44" W	76.09'	15°04'33"

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C98	290.00'	N 53°06'12" W	76.09'	15°04'33"
C99	290.00'	N 38°00'39" W	76.09'	15°04'33"
C100	290.00'	N 25°07'31" W	54.06'	10°41'43"
C101	290.00'	S 54°57'51" E	334.22'	70°22'24"
C102	25.00'	S 25°13'21" W	35.36'	90°00'00"
C103	25.00'	N 64°46'39" W	35.36'	90°00'00"
C104	60.00'	S 28°21'13" E	17.89'	17°09'07"
C105	60.00'	S 57°44'41" E	42.64'	43°60'00"
C106	60.00'	N 80°39'58" E	42.66'	43°51'11"
C107	60.00'	N 35°40'24" E	49.23'	48°26'15"
C108	60.00'	N 04°09'41" W	32.30'	31°13'56"

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C109	60.00'	S 70°13'21" W	120.00'	180°00'00"
C110	60.00'	S 32°29'42" E	26.42'	26°42'00"
C111	60.00'	S 52°52'29" E	16.00'	16°05'19"
C112	60.00'	S 80°13'52" E	40.44'	41°25'39"
C113	60.00'	N 75°08'55" E	10.30'	9°51'08"
C114	60.00'	S 64°46'39" E	84.85'	94°25'00"
C122	210.00'	S 28°12'25" E	113.72'	31°25'12"
C123	185.00'	S 22°02'02" E	137.90'	43°45'58"
C125	315.00'	S 54°57'51" E	383.03'	70°22'24"

NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(1) OF THE FLORIDA STATUTES

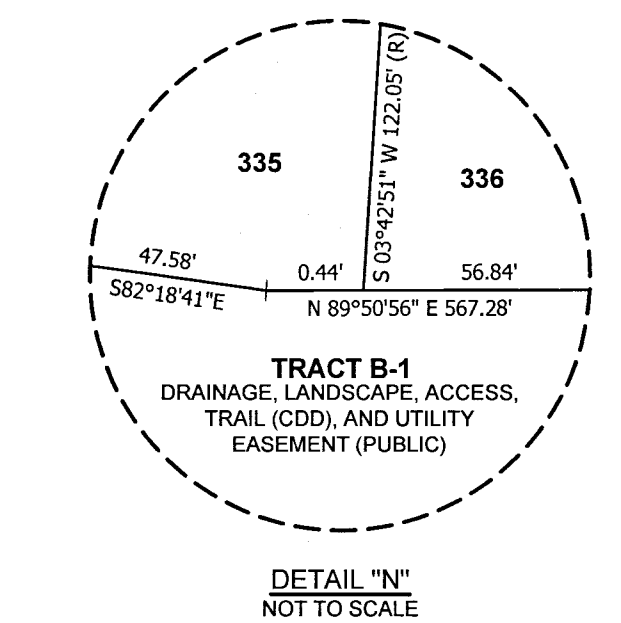
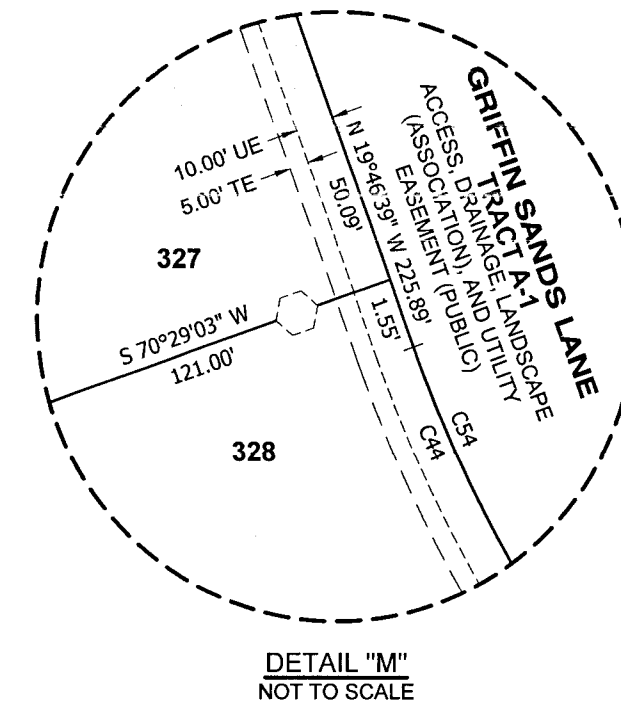
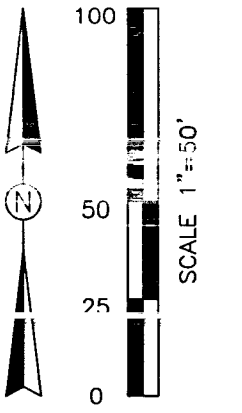
LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
- = BOUNDARY.
- CCR = CERTIFIED CORNER RECORD.
- CD = COMMUNITY DEVELOPMENT DISTRICT.
- DE = DRAINAGE EASEMENT.
- DMCLATU = DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC).
- LB = LICENSE BUSINESS.
- MCA = MITIGATION / CONSERVATION AREA.
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MIRADA ACTIVE ADULT PHASE 2F

A REPLAT OF TRACT 2F OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 93 PAGE 112

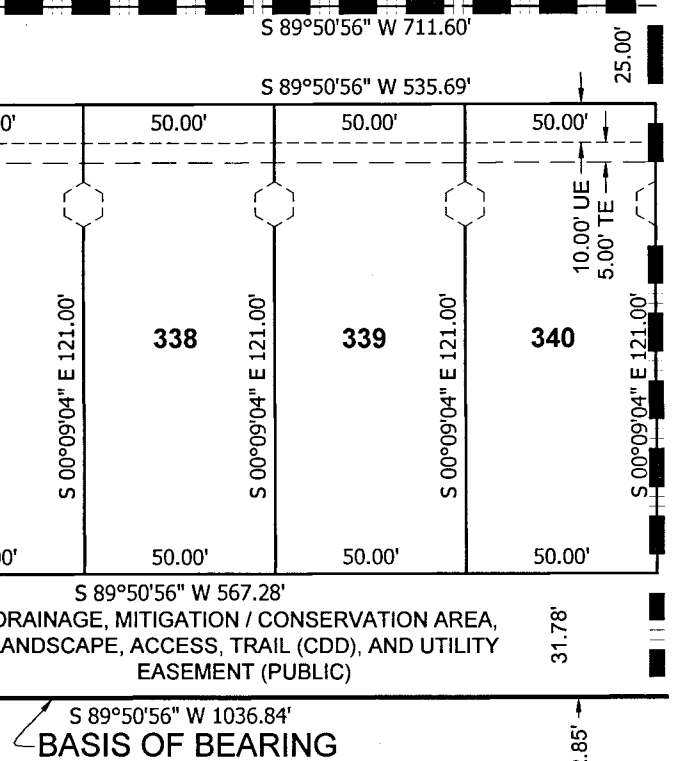


CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C43	120.00'	N 30°30'08" W	44.66'	21°26'57"
C44	340.00'	S 23°37'16" E	45.58'	7°41'13"
C45	340.00'	S 31°28'20" E	47.13'	7°56'56"
C46	340.00'	S 39°23'16" E	47.13'	7°56'56"
C47	340.00'	S 47°47'40" E	52.55'	8°51'52"
C48	340.00'	S 52°54'03" E	52.55'	8°51'52"
C49	340.00'	S 58°00'26" E	52.55'	8°51'52"
C50	340.00'	S 66°24'50" E	47.13'	7°56'56"
C51	340.00'	S 74°21'45" E	47.13'	7°56'56"
C52	340.00'	S 82°18'41" E	47.13'	7°56'56"
C53	340.00'	S 88°13'06" E	22.93'	3°51'55"
C54	340.00'	N 54°57'51" W	391.85'	70°22'24"
C115	25.00'	S 64°46'39" E	35.36'	90°00'00"
C116	170.00'	S 24°21'17" E	27.13'	9°09'16"
C117	170.00'	S 35°04'46" E	36.41'	12°17'42"
C118	170.00'	S 30°30'08" E	63.27'	21°26'57"
C125	315.00'	S 54°57'51" E	363.03'	70°22'24"
C126	145.00'	S 30°30'08" E	53.97'	21°26'57"

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.

MATCH LINE SHEET 4



NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

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