

MIRADA PARCEL 15B-1
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

93 129

LEGAL DESCRIPTION:

A parcel of land lying in Sections 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 16, run thence along the South boundary of the Southeast 1/4 of said Section 16, S.89°57'49"W., 1334.34 feet to the Southwest corner of the East 1/4 of said Section 16; thence along the West boundary of said East 1/4 of Section 16, N.00°13'57"W., 1196.23 feet to the Southwesterly corner of the Special Warranty Deed for the (Public) Right-of-Way of KENTON ROAD, as recorded in Official Records Book 10449, Page 2278, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said (Public) Right-of-Way of KENTON ROAD, the following eight (8) courses: 1) N.48°59'08"E., 509.64 feet to the **POINT OF BEGINNING**; 2) continue N.48°59'08"E., 200.00 feet to a point of curvature; 3) Northeastly, 424.53 feet along the arc of a curve to the right having a radius of 2240.00 feet and a central angle of 10°51'32" (chord bearing N.54°24'54"E., 423.90 feet) to a point of tangency; 4) N.59°50'40"E., 253.18 feet to a point of curvature; 5) Northeastly, 670.59 feet along the arc of a curve to the left having a radius of 1210.00 feet and a central angle of 31°45'14" (chord bearing N.43°58'03"E., 662.04 feet) to a point of reverse curvature; 6) Northeastly, 542.83 feet along the arc of a curve to the right having a radius of 1090.00 feet and a central angle of 28°32'01" (chord bearing N.42°21'27"E., 537.24 feet) to a point of tangency; 7) N.56°37'27"E., 321.03 feet to a point of curvature; 8) Northeastly, 128.96 feet along the arc of a curve to the right having a radius of 1190.00 feet and a central angle of 06°12'33" (chord bearing N.59°43'44"E., 128.90 feet) to the Northwest corner of MIRADA ACTIVE ADULT PHASE 1F, according to the plat thereof, as recorded in Plat Book 86, Pages 38 through 41 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said MIRADA ACTIVE ADULT PHASE 1F, the following three (3) courses: 1) S.06°43'43"E., 313.05 feet; 2) S.27°28'11"E., 766.86 feet; 3) S.54°30'38"E., 601.95 feet to the Westerlymost corner of MIRADA ACTIVE ADULT PHASE 1E, according to the plat thereof, as recorded in Plat Book 86, Pages 1 through 6 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said MIRADA ACTIVE ADULT PHASE 1E, continue S.54°30'38"E., 571.99 feet to the Southerlymost corner of said MIRADA ACTIVE ADULT PHASE 1E; thence S.77°06'17"W., 1834.83 feet; thence S.32°00'00"W., 23.43 feet; thence N.87°27'00"W., 186.60 feet to a point on a curve; thence Southerly, 14.25 feet along the arc of a curve to the right having a radius of 892.00 feet and a central angle of 00°54'54" (chord bearing S.03°00'27"W., 14.24 feet) to a point of compound curvature; thence Southerly, 66.96 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 11°48'15" (chord bearing S.09°22'01"W., 66.84 feet) to a point of reverse curvature; thence Southeasterly, 27.93 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 80°00'26" (chord bearing S.24°44'05"E., 25.71 feet); thence S.25°15'42"W., 50.00 feet to a point on a curve; thence Westerly, 226.72 feet along the arc of a curve to the left having a radius of 775.00 feet and a central angle of 16°45'42" (chord bearing N.73°07'09"W., 225.92 feet) to a point of tangency; thence N.81°30'00"W., 45.35 feet to a point of curvature; thence Southwesterly, 29.96 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 85°50'16" (chord bearing S.55°34'52"W., 27.24 feet); thence N.77°20'16"W., 50.00 feet to a point on a curve; thence Northerly, 28.92 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 03°00'44" (chord bearing N.11°09'22"E., 28.91 feet); thence N.80°21'00"W., 324.90 feet; thence N.59°00'00"W., 476.40 feet; thence N.41°00'52"W., 300.00 feet to the **POINT OF BEGINNING**.

Containing 75.301 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

JEN Tampa 5, LLC, a Florida limited liability company (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as MIRADA PARCEL 15B-1, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner hereby reserves fee title to TRACTS "A-1", "B-3", "B-4" and "P-1" as shown hereon, for conveyance by the Owner to the Mirada 15B Neighborhood Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACTS "A-1", "B-3", "B-4" and "P-1", 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 hereby grants, conveys and dedicates to Mirada II Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District"), TRACTS "B-1" and "B-1A", as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby dedicates to the District, its assigns or legal representatives a perpetual easement over and across TRACT "A-1" and all lands shown and depicted hereon as Drainage and Access Easements for the purpose of maintaining, repairing, replacing and accessing the stormwater drainage facilities lying therein. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements for the purposes for which they were intended.
- Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), TRACT "Z-1" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves 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 hereby grants, conveys and dedicates to the County, a perpetual warranty for ingress and egress over and across TRACT "A-1", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-1" as shown hereon.
- Owner hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the Emergency Access Easement as shown hereon for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services provider, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all Public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner 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 Owner or 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.
- Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. 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.
- Owner does hereby grant and reserve unto the District, 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 Section 177.085(1), Florida Statutes.
- Owner does hereby grant to Gig Fiber, LLC, its respective heirs, assigns or legal representatives a non-exclusive easement located in the Technology Easement (T.E.) over and across the front of all lots on this plat. Said non-exclusive easement is for the installation, operation and maintenance and/or maintenance of underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install within said conduit.

OWNER: JEN Tampa 5, LLC, a Florida limited liability company

By: Matt O'Brien
Matt O'Brien, as Vice President

Witness
Heather Meyer
Heather Meyer
Printed Name

Witness
Alexandra Maley
Alexandra Maley
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

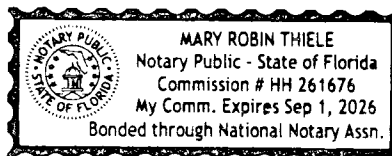
I hereby certify on this 24th day of January, 2024, before me personally appeared by means of physical presence, Matt O'Brien, as Vice President of JEN Tampa 5, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced LLA as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Mary Robin Thiele
Notary Public, State of Florida at Large
Mary Robin Thiele
(Printed Name of Notary)

My Commission expires: September 1, 2026

Commission Number: HA 261676



CERTIFICATE OF ACCEPTANCE:

of MIRADA II COMMUNITY DEVELOPMENT DISTRICT

The dedications to Mirada II Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of Mirada II Community Development District by their Board of Supervisors this 25 day of January, 2024, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: Michael Lawson
Michael Lawson, as Chairman

Witness
Michael Lawson
Printed Name

Witness
Kyandra H. Hild
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 25 day of January, 2024, before me personally appeared by means of physical presence, Michael Lawson, as Chairman of Mirada II Community Development District, [X] personally known to me or [] who has produced LLA 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.

Jennifer L. Baris
Notary Public, State of Florida at Large
Jennifer L. Baris
(Printed Name of Notary)

My Commission expires: 9/28/26

Commission Number: HH 275057



CERTIFICATE OF ACCEPTANCE

of the Mirada 15B Neighborhood Association, Inc.

Mirada 15B Neighborhood Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown hereon.

By: Allison Martin
Allison Martin, as President

Witness
Heather Meyer
Printed Name

Witness
Alexandra Maley
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

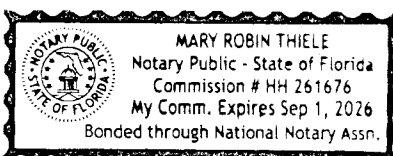
I hereby certify on this 25th day of January, 2024, before me personally appeared by means of physical presence, Allison Martin, as President of Mirada 15B Neighborhood Association, Inc., [X] personally known to me or [] who has produced LLA as identification, who has identified himself as the person 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.

Mary Robin Thiele
Notary Public, State of Florida at Large
Mary Robin Thiele
(Printed Name of Notary)

My Commission expires: September 1, 2026

Commission Number: HA 261676



PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report for Platting, FATIC File No. 110070942 and, based on said report find that the title of the property is vested in JEN Tampa 5, LLC, a Florida limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 110070942.

This the 26 day of February, 2024.

First American Title Insurance Company

By: David H. Roberts
David H. Roberts, Authorized Signatory

REVIEW OF PLAT BY PROFESSIONAL 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 26th day of February, 2024.

Alex W. Parhes
Alex W. Parhes, 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 the 12th day of March, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald E. O'Brien
Chairman 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 the 13th day of March, 2024, in Plat Book 93, Page(s) 129-131.

By: Heather Brimus, D.C.
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 (P.R.M.'s) were set on the 18th, day of November, 2022, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

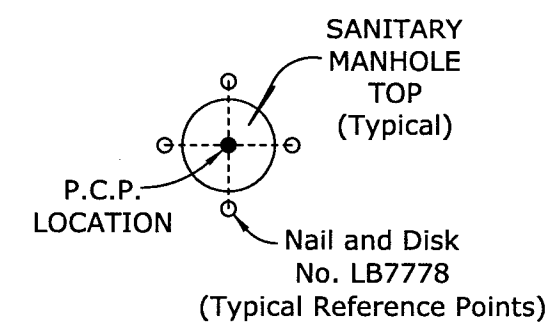
Signed and Sealed this 25th day of January, 2024

AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

DeW. Merritt
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM-HWB-M-001
File: P:\Mirada\Parcel 15B-1\Mirada 15B-1-01

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



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

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 Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

Originating Coordinates: Stations "T31-122", "T34-135" and "N30124"

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778,
OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778,
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.

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.

NOTE:
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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

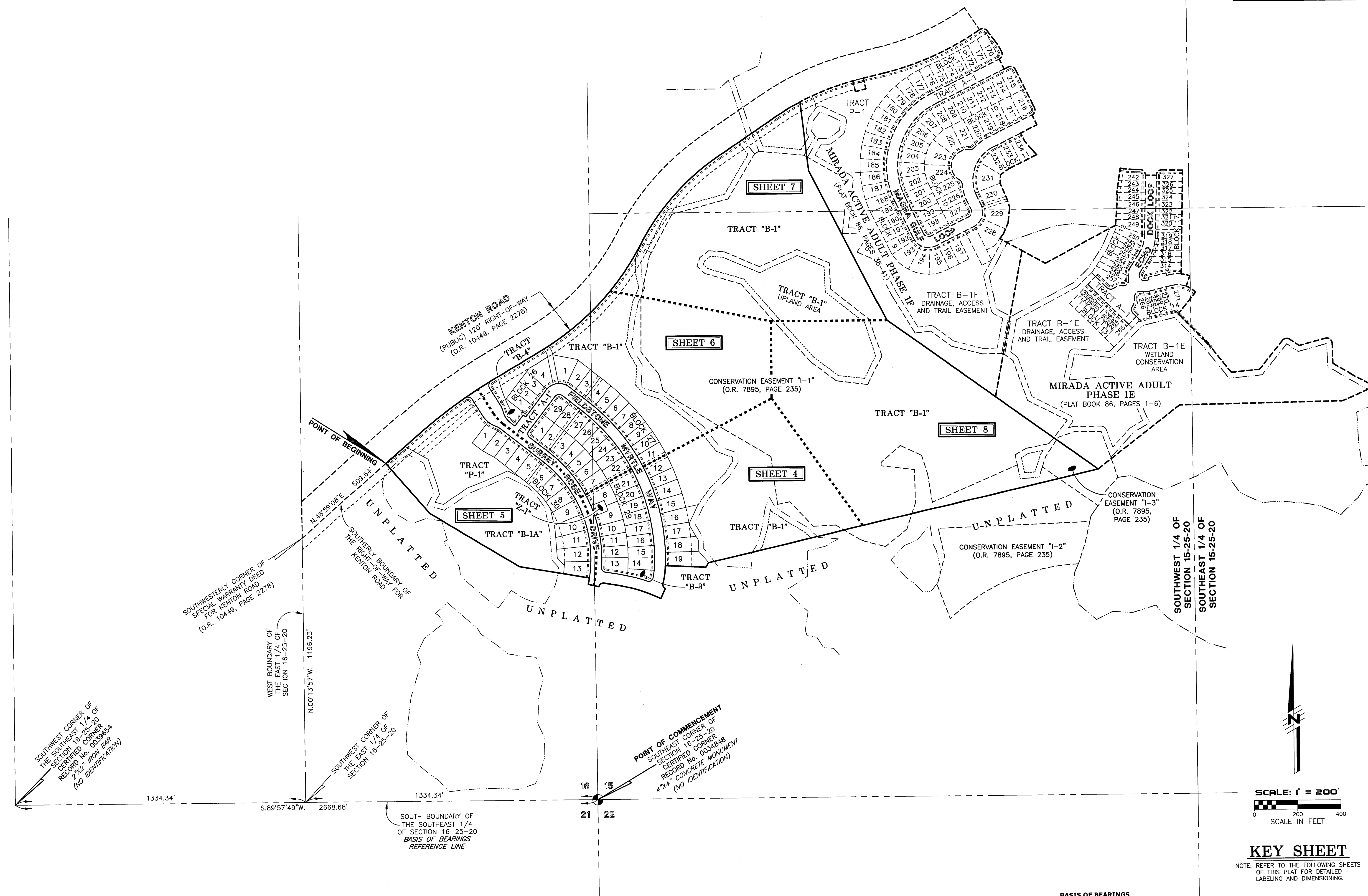
NOTE: EASEMENTS, BUFFERS AND OTHER
SUCH LABELS AND DIMENSIONS OF A
PARALLEL NATURE AS SHOWN HEREON AND
INDICATED TO THE NEAREST FOOT (IE: 5'
UTILITY EASEMENT) ARE ASSUMED TO BE
THE SAME DIMENSION EXTENDED TO THE
NEAREST HUNDREDTH OF A FOOT WITH NO
GREATER OR LESSER VALUE (IE: 5' = 5.00')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(HOA) INGRESS-EGRESS EASEMENT AND DRAINAGE EASEMENT; UTILITY EASEMENT	3.329 Ac.±
TRACT "B-1"	(CDD) DRAINAGE/LANDSCAPE AREA; UPLAND AREA; WETLAND CONSERVATION AREA; CONSERVATION EASEMENTS "I-1" & "I-3"	53.582 Ac.±
TRACT "B-1A"	(CDD) OPEN SPACE/LANDSCAPE AREA; WETLAND CONSERVATION AREA	4.428 Ac.±
TRACT "B-3"	(HOA) OPEN SPACE/LANDSCAPE AREA	0.116 Ac.±
TRACT "B-4"	(HOA) OPEN SPACE/LANDSCAPE AREA	0.165 Ac.±
TRACT "P-1"	(HOA) PARK SITE	2.454 Ac.±
TRACT "Z-1"	(PUBLIC) PUMP STATION SITE	0.075 Ac.±

MIRADA PARCEL 15B-1
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
93 131



LEGEND
1. O.R. - Official Records Book

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

BASIS OF BEARINGS
The South boundary of the Southeast 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.89°57'49"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

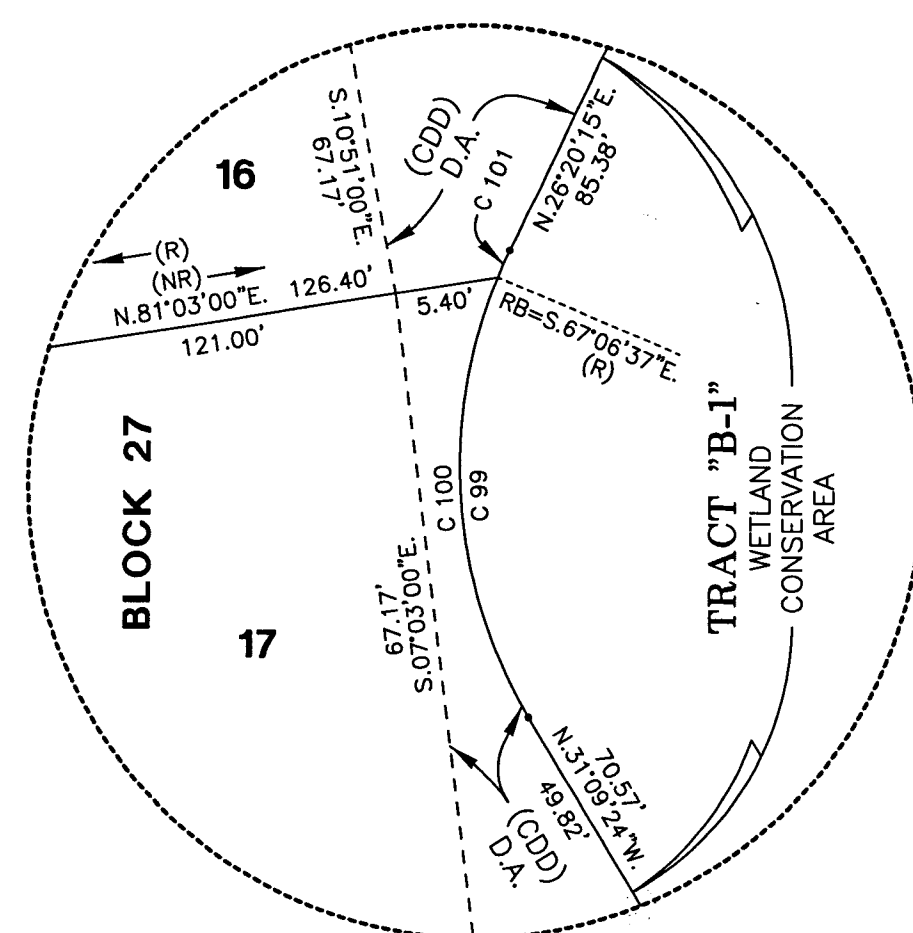
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
SHEET 3 OF 9 SHEETS

MIRADA PARCEL 15B-1

LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

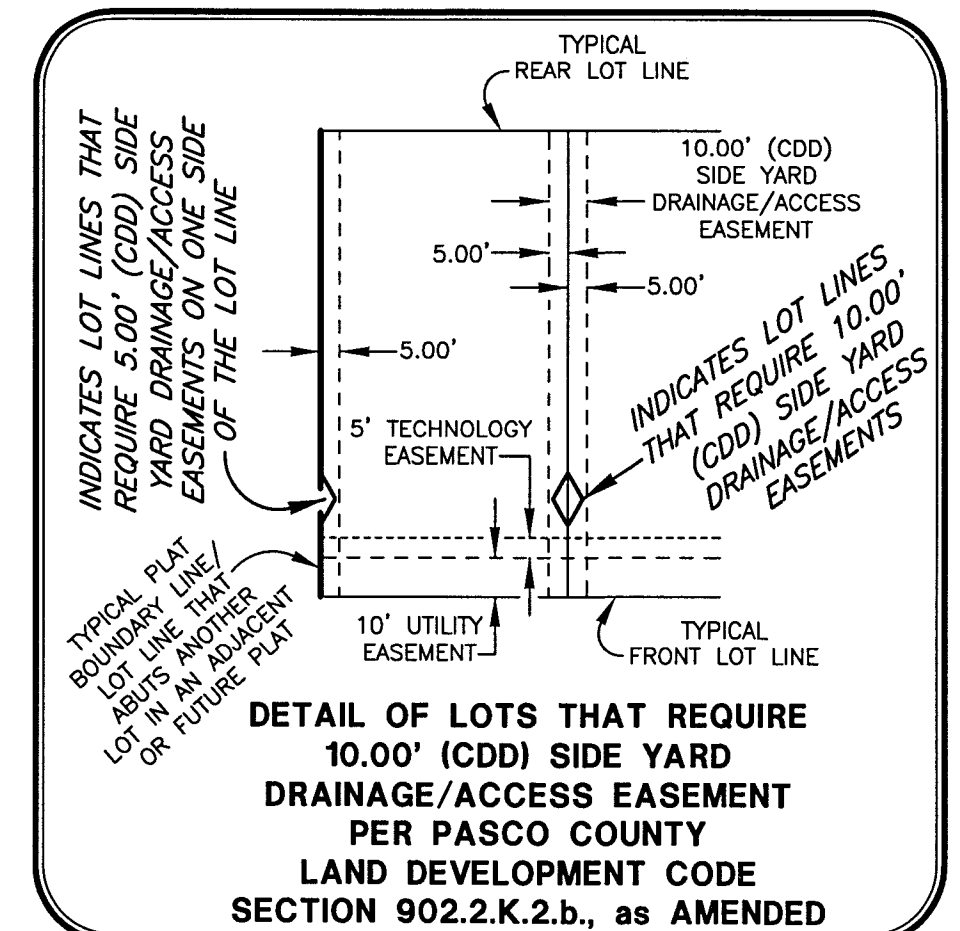
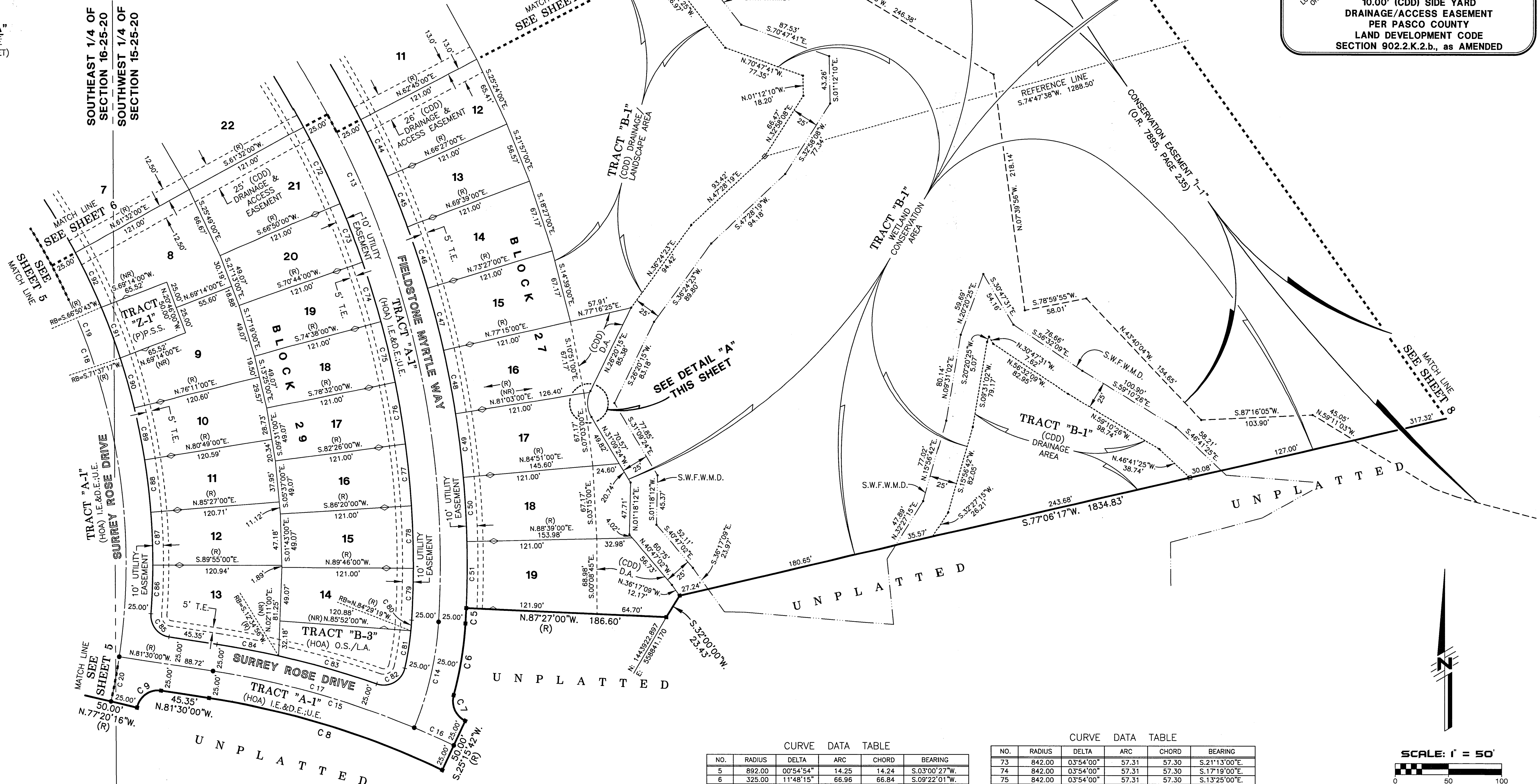
PLAT BOOK PAGE NO.

93 132



DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

SOUTHEAST 1/4 OF
SECTION 16-25-20
SOUTHWEST 1/4 OF
SECTION 15-25-20



LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. - Official Records Book
- (CDD) - Mirada II Community Development District
- (HOA) - Mirada 15B Neighborhood Association, Inc.
- T.E. - Technology Easement
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
- (P.P.S.S.) - (Public) Pump Station Site
- D.A. - Drainage Area
- O.S./L.A. - Open Space/Landscape Area
- I.E.&D.E.U.E. - Ingress-Egress Easement and Drainage Easement; Utility Easement

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	892.00	00°54'54"	14.25	14.24	S.03°00'27"W.
6	325.00	11°48'15"	66.96	66.84	S.09°22'01"W.
7	20.00	80°00'26"	27.93	25.71	S.24°44'06"E.
8	775.00	16°45'42"	226.72	225.92	N.73°07'09"W.
9	20.00	80°33'13"	29.96	27.24	S.55°34'52"W.
13	867.00	55°31'07"	840.11	807.62	S.24°17'39"E.
14	300.00	19°08'55"	100.26	99.80	S.13°02'22"W.
15	800.00	16°45'42"	234.04	233.20	N.73°07'09"W.
16	800.00	02°52'20"	40.10	40.10	N.66°10'28"W.
17	800.00	13°53'22"	193.93	193.46	N.74°33'19"W.
18	575.00	64°42'57"	649.46	615.49	S.19°41'44"E.
19	575.00	60°33'13"	607.69	579.80	S.21°46'36"E.
20	575.00	04°09'44"	41.77	41.76	S.10°34'52"W.
44	892.00	03°42'00"	57.60	57.59	S.25°24'00"E.
45	892.00	03°12'00"	49.82	49.81	S.21°57'00"E.
46	892.00	03°48'00"	59.16	59.15	S.18°27'00"E.
47	892.00	03°48'00"	59.16	59.15	S.14°39'00"E.
48	892.00	03°48'00"	59.16	59.15	S.10°51'00"E.
49	892.00	03°48'00"	59.16	59.15	S.07°03'00"E.
50	892.00	03°48'00"	59.16	59.15	S.03°15'00"E.
51	892.00	03°54'00"	60.72	60.70	S.00°36'00"W.
72	842.00	05°18'00"	77.89	77.86	S.25°49'00"E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
73	842.00	03°54'00"	57.31	57.30	S.21°13'00"E.
74	842.00	03°54'00"	57.31	57.30	S.17°19'00"E.
75	842.00	03°54'00"	57.31	57.30	S.13°25'00"E.
76	842.00	03°54'00"	57.31	57.30	S.09°31'00"E.
77	842.00	03°54'00"	57.31	57.30	S.05°37'00"E.
78	842.00	03°54'00"	57.31	57.30	S.01°43'00"E.
79	842.00	03°13'54"	47.49	47.49	S.01°50'57"W.
80	275.00	02°02'47"	9.82	9.82	S.04°29'18"W.
81	275.00	07°18'00"	35.04	35.01	S.09°09'41"W.
82	20.00	96°17'03"	33.61	29.79	S.60°57'12"W.
83	825.00	06°30'47"	93.78	93.73	N.74°09'40"W.
84	825.00	04°04'56"	58.78	58.77	N.79°27'32"W.
85	20.00	85°50'16"	29.96	27.24	N.38°34'52"W.
86	600.00	04°15'16"	44.55	44.54	N.02°12'38"E.
87	600.00	04°38'00"	48.52	48.51	N.02°14'00"W.
88	600.00	04°38'00"	48.52	48.51	N.06°52'00"W.
89	600.00	04°38'00"	48.52	48.51	N.11°30'00"W.
90	600.00	04°33'43"	47.77	47.76	N.16°05'52"W.
91	600.00	04°46'34"	50.01	50.00	N.20°46'00"W.
92	600.00	05°18'43"	55.63	55.61	N.25°48'38"W.
99	25.00	57°29'39"	25.09	24.05	N.02°24'35"W.
100	25.00	54°02'47"	23.58	22.72	N.04°08'01"W.
101	25.00	03°26'52"	1.50	1.50	N.24°36'49"E.

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 9
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

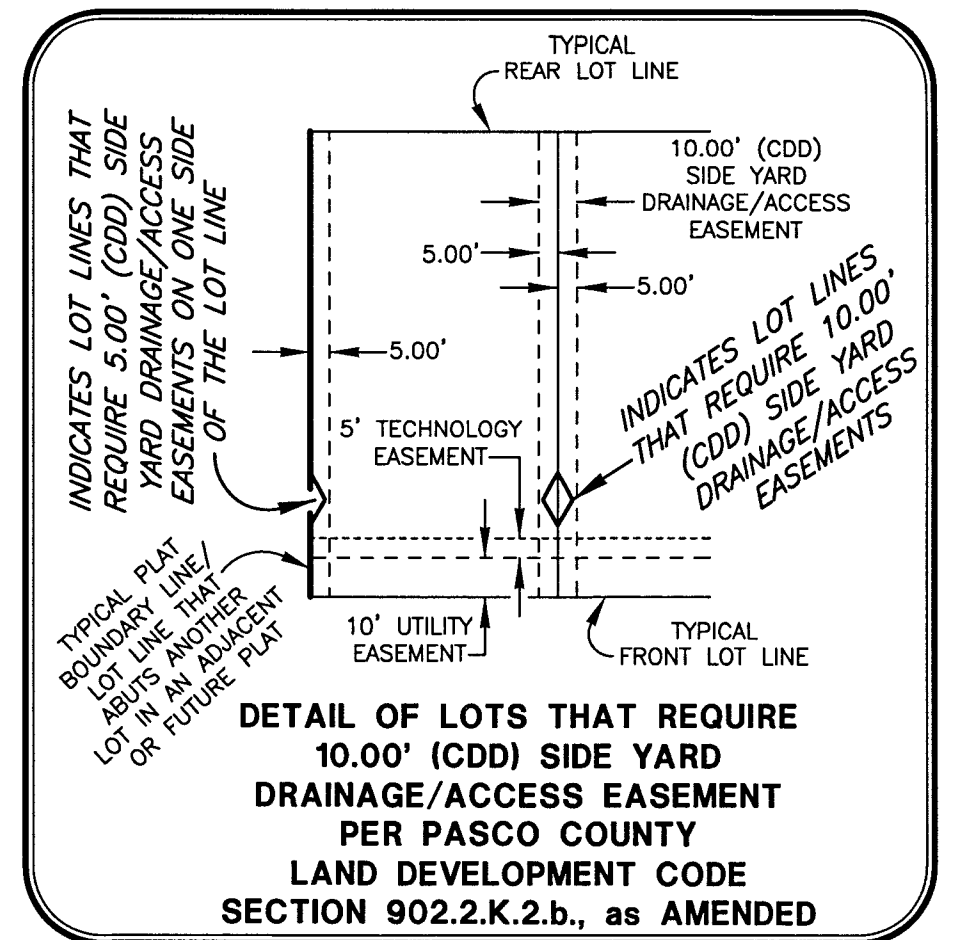
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

SHEET 4 OF 9 SHEETS

MIRADA PARCEL 15B-1
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

93 133



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	2240.00	10°51'32"	424.53	423.90
10	550.00	03°00'44"	28.92	28.91
11	200.00	19°43'14"	68.84	68.50
18	575.00	64°42'57"	649.46	615.49
19	575.00	60°33'13"	607.69	579.80
20	575.00	04°09'44"	41.77	41.76
21	2240.00	06°49'08"	286.59	286.43
22	2240.00	01°51'46"	72.83	72.82
52	550.00	07°42'00"	73.91	73.86
53	550.00	07°42'00"	73.91	73.86
54	550.00	07°42'00"	73.91	73.86
55	550.00	07°42'00"	73.91	73.86
56	550.00	07°42'00"	73.91	73.86
57	550.00	07°42'00"	73.91	73.86
58	550.00	07°42'00"	73.91	73.86
59	550.00	07°48'13"	74.91	74.85
60	86.00	02°52'48"	4.32	4.32
61	86.00	14°57'57"	22.46	22.40
62	114.00	19°22'07"	38.54	38.35
63	114.00	18°11'52"	36.21	36.06
105	25.00	91°51'46"	40.08	35.53

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB778", unless otherwise noted.
 - Symbol ■ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Mirada II Community Development District
 - (HOA) - Mirada 15B Neighborhood Association, Inc.
 - T.E. - Technology Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - D.A. - Drainage Area
 - I.E.&D.E.U.E. - Ingress-Egress Easement and Drainage Easement; Utility Easement

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

SCALE: 1" = 50'
0 50 100
SCALE IN FEET

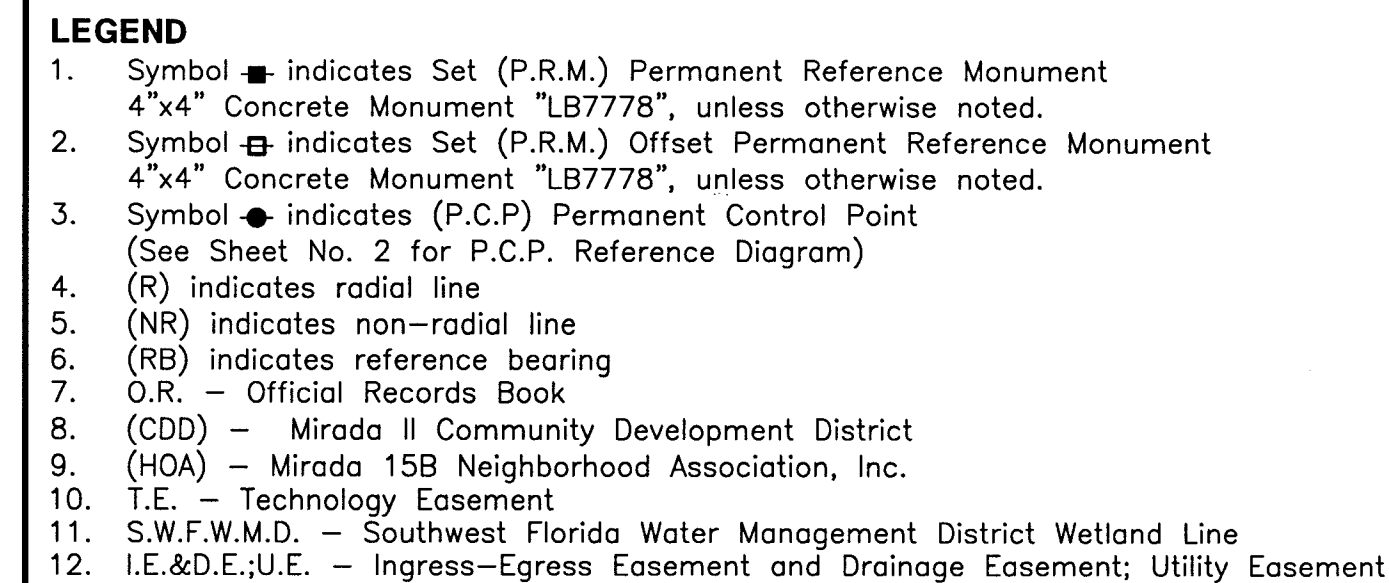
SEE SHEET 3 OF 9
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 5 OF 9 SHEETS

LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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CURVE		DATA			TABLE	
NO.	RADIUS	DELTA	ARC	CHORD	BEARING	
1	2240.00	10°51'32"	424.53	423.90	N.54°24'54"E	
2	1210.00	31°45'14"	670.59	662.04	N.43°58'03"E	
11	200.00	90°43'10"	68.55	68.55	E.88°57'E	
12	50.00	90°00'00"	78.54	70.71	N.82°56'47"E	
13	867.00	55°41'07"	840.11	807.62	S.24°17'39"E	
18	575.00	64°42'57"	649.46	615.49	S.19°41'44"E	
19	575.00	60°33'13"	607.69	579.80	S.24°11'36"E	
23	2240.00	01°51'46"	72.83	72.82	N.88°55'45"E	
24	2240.00	01°18'21"	72.83	72.82	S.21°21'52"E	
27	1210.00	29°52'48"	631.02	623.89	N.43°01'50"E	
28	25.00	91°51'46"	40.08	35.93	S.13°35'55"W	
29	114.00	18°12'15"	36.22	36.07	S.23°13'51"E	
30	86.00	37°55'29"	56.92	55.89	S.33°05'28"E	
31	75.00	03°46'17"	1.94	4.53	N.39°49'54"E	
32	75.00	27°36'21"	36.15	35.19	N.84°50'00"E	
33	75.00	19°11'17"	25.12	25.00	N.78°55'00"E	
34	75.00	27°48'21"	36.40	36.04	S.77°35'11"E	
35	75.00	11°37'47"	15.22	15.20	S.87°52'06"E	
36	892.00	01°54'13"	29.63	29.63	S.45°10'06"E	
37	892.00	03°12'00"	49.82	49.81	S.48°33'00"E	
38	892.00	03°12'00"	49.82	49.81	S.45°00'00"E	
39	892.00	03°12'00"	49.82	49.81	S.42°09'00"E	
40	892.00	03°12'00"	49.82	49.81	S.38°57'00"E	
41	892.00	03°12'00"	49.82	49.81	S.35°45'00"E	
42	892.00	03°12'00"	49.82	49.81	S.32°33'00"E	
43	892.00	03°12'00"	49.82	49.81	S.29°21'00"E	
64	20.00	90°00'00"	31.42	28.28	N.07°03'13"W	
65	25.00	90°00'00"	39.27	35.36	N.82°56'47"E	
66	842.00	03°28'13"	51.00	50.99	S.50°19'06"E	
67	842.00	03°54'00"	57.31	57.30	S.46°38'00"E	
68	842.00	03°54'00"	57.31	57.30	S.42°44'00"E	
69	842.00	03°54'00"	57.31	57.30	S.38°57'00"E	
70	842.00	03°54'00"	57.31	57.30	S.34°56'00"E	
71	842.00	04°31'00"	66.38	66.36	S.30°34'30"E	
93	600.00	05°22'00"	56.20	56.18	N.31°09'00"W	
94	600.00	04°38'00"	48.52	48.51	N.36°09'00"W	
95	600.00	04°38'00"	48.52	48.51	N.40°47'00"W	
96	600.00	04°38'00"	48.52	48.51	N.45°25'00"W	
97	600.00	04°19'13"	45.24	45.23	N.49°53'36"E	
98	1250.00	00°28'04"	10.20	10.20	N.59°36'36"E	

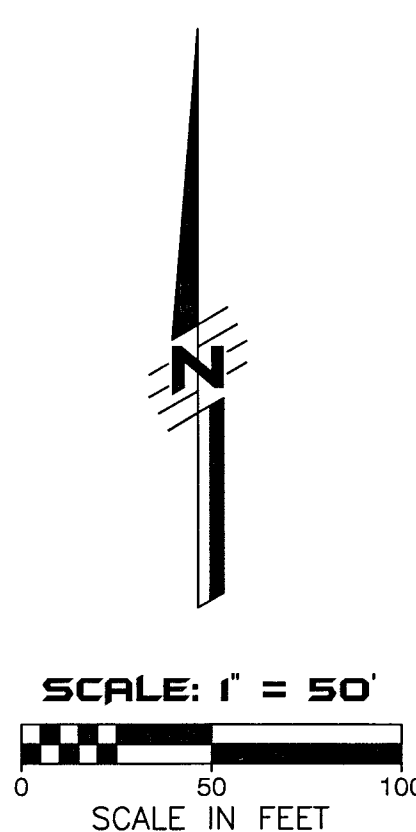


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 Tampa, FL 33609
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LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1210.00	31°45'14"	670.59	662.04	N.4758°03'E.
3	1090.00	28°32'01"	542.83	537.24	N.4222°127'E.
4	1190.00	06°12'33"	128.96	128.90	N.5943°44'E.
27	1210.00	29°52'48"	631.02	623.89	N.4301°50'E.
102	25.00	96°05'10"	41.93	37.18	N.7030°20'E.



SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SHEET 7 OF 9 SHEETS

- ## LEGEND
1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
 4. (R) indicates radial line
 5. (NR) indicates non-radial line
 6. (RB) indicates reference bearing
 7. O.R. – Official Records Book
 8. (CDD) – Mirada II Community Development District
 9. (HOA) – Mirada 15B Neighborhood Association, Inc.
 10. T.E. – Technology Easement
 11. S.W.F.W.M.D. – Southwest Florida Water Management District Wetland Line

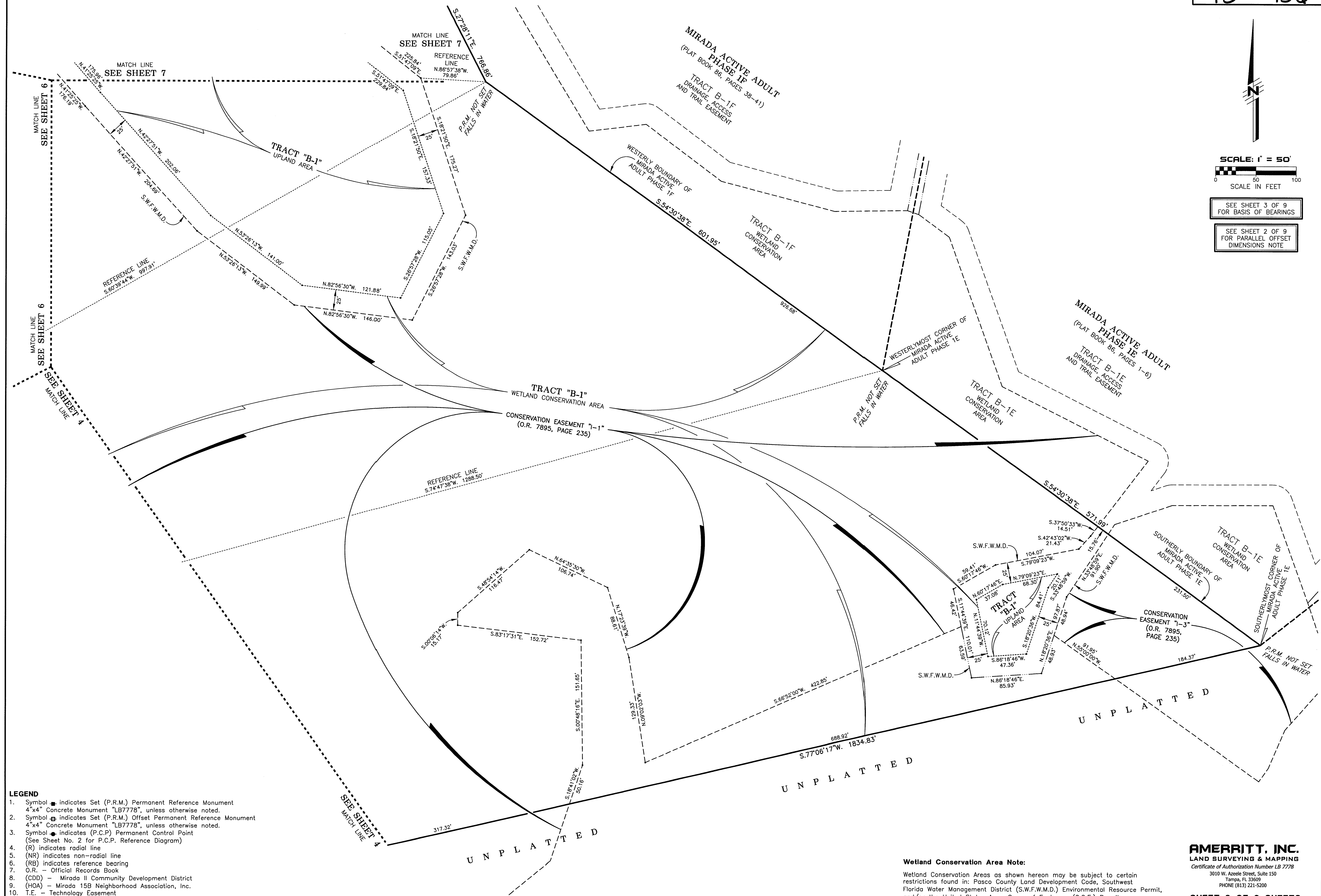
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

93 136



SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

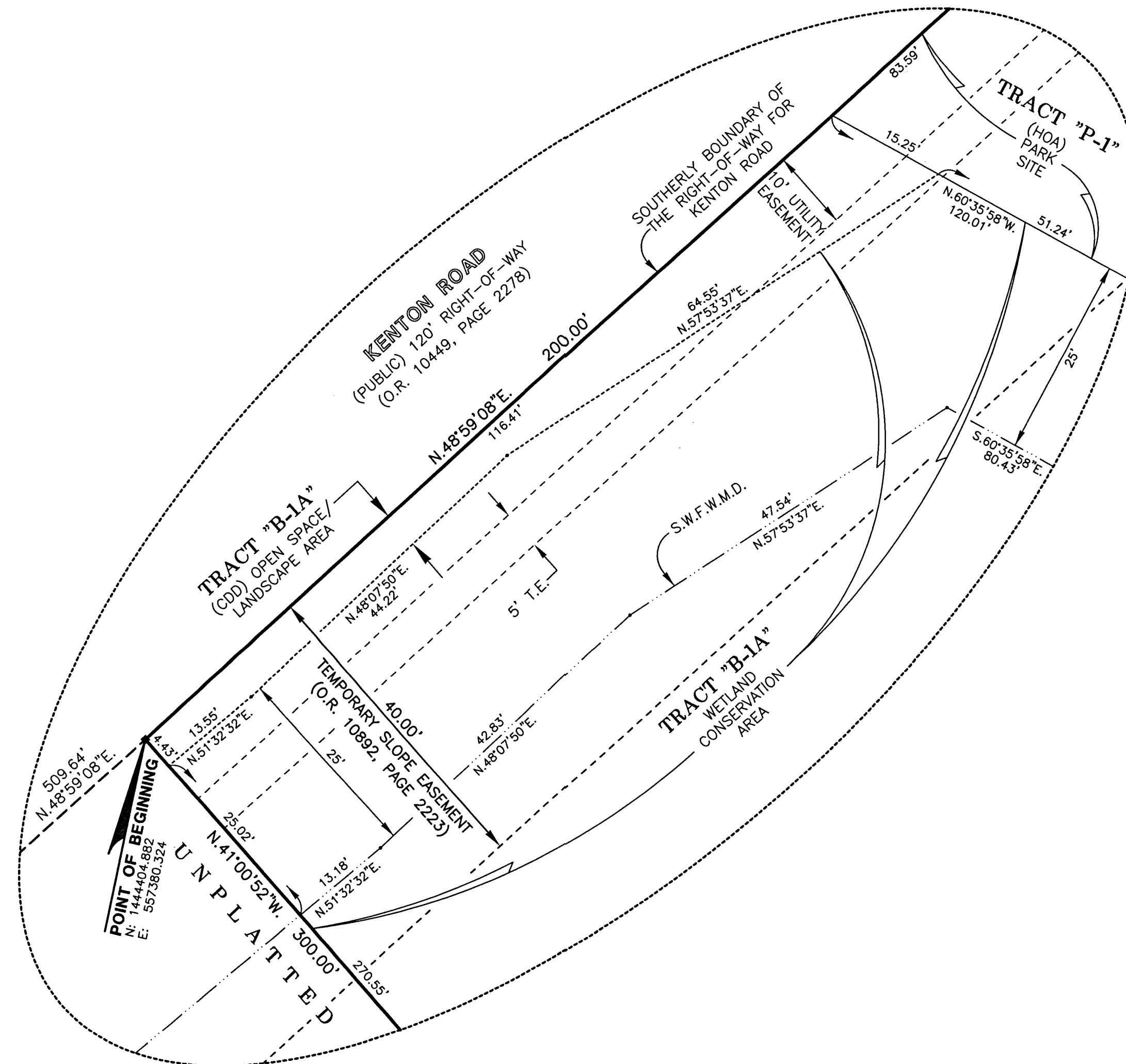


1. Symbol indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB77778", unless otherwise noted.
2. Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB77778", unless otherwise noted.
3. Symbol indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. = Official Records Book
8. (CDD) = Mirada II Community Development District
9. (HOA) = Mirada 15B Neighborhood Association, Inc.
10. T.E. = Technology Easement
11. S.W.F.W.M.D. = Southwest Florida Water Management District Wetland Line

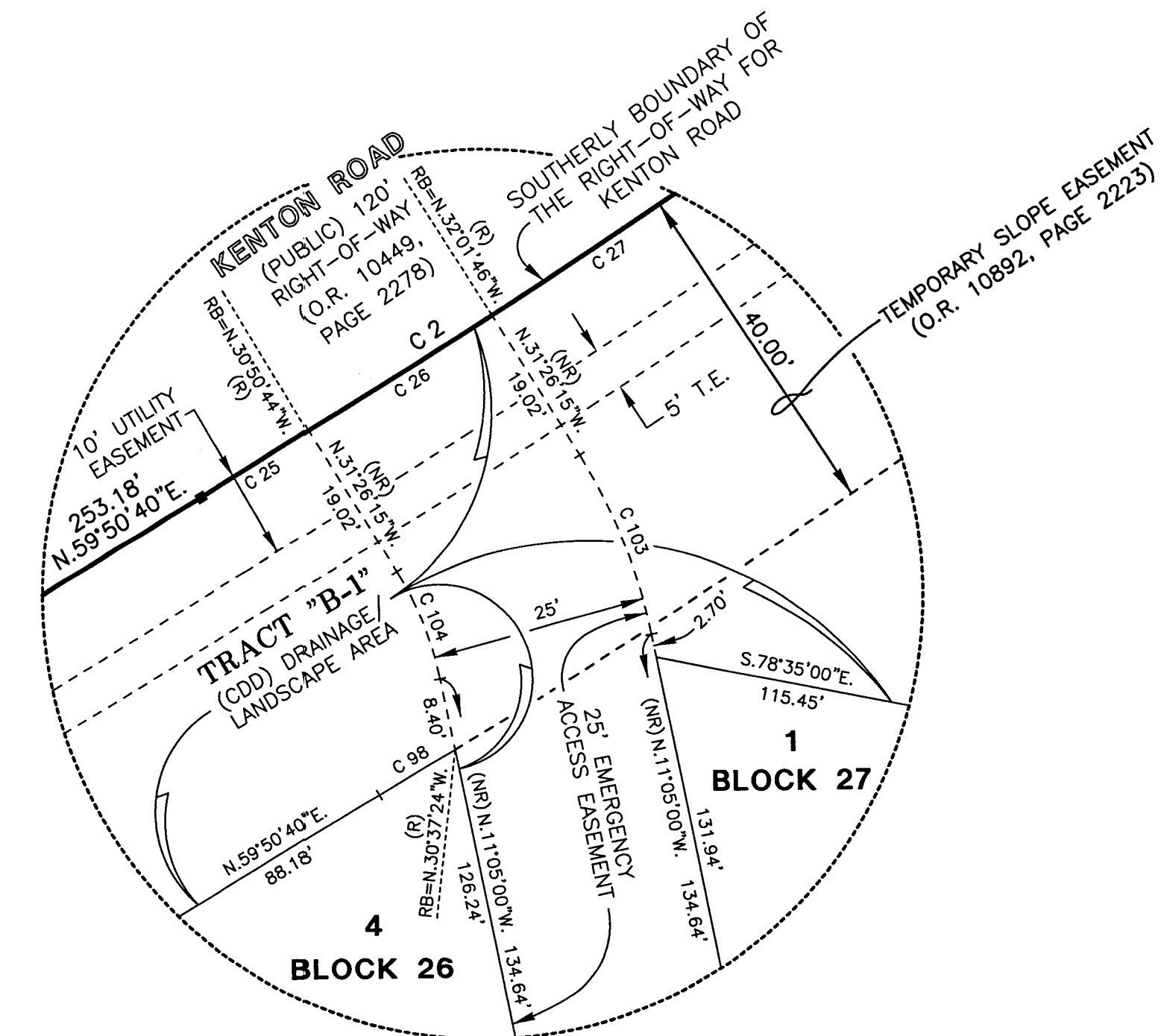
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SHEET 8 OF 9 SHEETS

MIRADA PARCEL 15B-1
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



DETAIL "D"
NOT TO SCALE
(SEE SHEET 5)



DETAIL "E"
NOT TO SCALE
(SEE SHEET 6)

LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
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Wetland Conservation Area Note:

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	1210.00	31°45'14"	670.59	662.04	N.43°58'03"E.
25	1210.00	00°41'24"	14.57	14.57	N.58°29'58"E.
26	1210.00	01°11'02"	25.00	25.00	N.58°33'45"E.
27	1210.00	29°52'48"	631.02	623.89	N.43°01'50"E.
98	1250.00	00°28'04"	10.20	10.20	N.59°36'38"E.
103	62.50	20°21'15"	22.20	22.09	N.21°15'38"W.
104	37.50	20°21'15"	13.32	13.25	N.21°15'38"W.

SEE SHEET 3 OF 9
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 9 OF 9 SHEETS