

HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 93 PAGE 138

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29 FOR A POINT OF REFERENCE; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SOUTH 00°30'03" WEST, A DISTANCE OF 559.22 FEET TO THE SOUTHWEST CORNER OF PROPOSED PARCEL 131 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF SAID PROPOSED PARCEL 131; SOUTH 89°29'57" EAST, A DISTANCE OF 880.78 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED PARCEL 131; THENCE ALONG THE EAST BOUNDARY OF SAID PROPOSED PARCEL 131, NORTH 00°23'00" EAST, A DISTANCE OF 400.00 FEET TO THE NORTH BOUNDARY OF THE LEXINGTON HOMES, INC. PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 6150, PAGE(S) 1524, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LEXINGTON HOMES, INC. PARCEL, SOUTH 89°37'00" EAST, A DISTANCE OF 219.29 FEET; THENCE SOUTH 51°48'35" EAST, A DISTANCE OF 1,322.80 FEET; THENCE SOUTH, A DISTANCE OF 1,144.76 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RIDGE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 3858, PAGE(S) 1025, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A NON-TANGENT POINT OF CURVATURE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID RIDGE ROAD THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 579.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,241.00 FEET, A CENTRAL ANGLE OF 26°44'12", AND A CHORD BEARING AND DISTANCE OF NORTH 66°11'02" WEST, 573.87 FEET; 2) NORTH 79°33'08" WEST, A DISTANCE OF 238.01 FEET; 3) SOUTH 10°26'52" WEST, A DISTANCE OF 20.00 FEET; TO THE NORTHERLY RIGHT-OF-WAY OF RIDGE ROAD (STATE OF FLORIDA ROAD NO. S-587) AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 14620-2151, DATED FEBRUARY 2, 1959; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID RIDGE ROAD (STATE OF FLORIDA ROAD NO. S-587) THE FOLLOWING THREE COURSES: 1) NORTH 79°33'08" WEST, A DISTANCE OF 200.01 FEET; 2) SOUTH 10°26'52" WEST, A DISTANCE OF 5.00 FEET; 3) NORTH 79°33'08" WEST, A DISTANCE OF 1,211.49 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 29, NORTH 00°30'03" EAST, A DISTANCE OF 1,065.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,780,913 SQUARE FEET OR 63.841 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

BURCOM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER") HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "HIDDEN RIDGE", AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY RESERVE FEE TITLE TO TRACT "A-1" [INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) AND UTILITY EASEMENT (PUBLIC)], TRACTS "B-1" AND "B-2" (ACCESS, DRAINAGE, UTILITY, LANDSCAPE EASEMENTS, WETLAND CONSERVATION AREA AND WETLAND BUFFER AREA), TRACT "P-1" (PARK AREA AND ACCESS, DRAINAGE, UTILITY EASEMENTS), AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO THE HIDDEN RIDGE OF PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC. (THE "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A-1" [INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) AND UTILITY EASEMENT (PUBLIC)], TRACTS "B-1" AND "B-2" (ACCESS, DRAINAGE, UTILITY, LANDSCAPE EASEMENTS, WETLAND CONSERVATION AREA AND WETLAND BUFFER AREA), TRACT "P-1" (PARK AREA AND ACCESS, DRAINAGE, UTILITY EASEMENTS) 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 AFTER SUCH CONVEYANCE.

2. THE "OWNER" FURTHER DOES:

A. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT OVER AND ACROSS ALL INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENTS WHICH ARE SHOWN AND DEPICTED HEREON AS "TRACT A-1" FOR ANY AND ALL GOVERNMENT PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.

B. GRANT, CONVEY AND DEDICATE TO THE COUNTY, TRACT "PS-1" (PUMP STATION), AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACT "PS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "PS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

C. GRANT, CONVEY AND DEDICATE 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 ITSELF, ITS SUCCESSORS, OR ASSIGNS 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.

D. 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, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE), 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.

E. GRANT TO THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE AND ACCESS EASEMENTS (DE)(AE) FOR THE PURPOSE OF DRAINAGE, MAINTENANCE AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.

F. GRANT TO THE ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS LANDSCAPE EASEMENTS (LE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LANDSCAPING THEREIN.

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

I. RESERVE FOR ITSELF, ITS SUCCESSORS, OR ASSIGNS 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 SECTION 177.091(28), FLORIDA STATUTES.

J. GRANT AND RESERVE UNTO THE ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS, 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 SECTION 177.095(1), FLORIDA STATUTES.

K. GRANT, CONVEY AND DEDICATE 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" [INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) AND UTILITY EASEMENT (PUBLIC)].

OWNER:

BURCOM, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Michele Vitale
MICHELE VITALE
MANAGER

Patricia O. Buck
WITNESS
PATRICIA O. BUCK
PRINTED NAME

Paula Orsi
WITNESS
PAULA ORSI
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA)

)}SS:

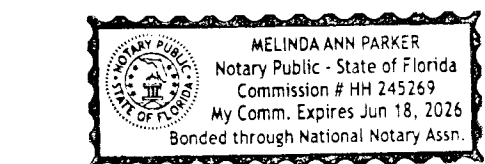
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 18 DAY OF March, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MICHELE VITALE, MANAGER OF BURCOM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR HAS PRODUCED as identification WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-18-26 COMMISSION NUMBER: HH245269

Melinda Ann Parker
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF ACCEPTANCE:

HIDDEN RIDGE OF PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

Michele Vitale
MICHELE VITALE
PRESIDENT

Patricia O. Buck
WITNESS
PATRICIA O. BUCK
PRINTED NAME

Paula Orsi
WITNESS
PAULA ORSI
PRINTED NAME

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA)

)}SS:

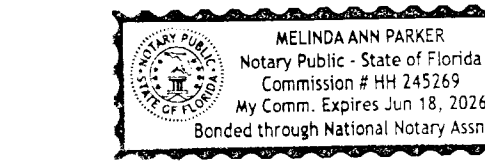
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 18 DAY OF March, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MICHELE VITALE, PRESIDENT OF HIDDEN RIDGE OF PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC. KNOWN TO ME OR HAS PRODUCED as identification WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-18-26 COMMISSION NUMBER: HH245269

Melinda Ann Parker
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PROPERTY INFORMATION

STATE OF FLORIDA)

)}SS:

COUNTY OF PASCO)

WE, HILLSBOROUGH TITLE INC DBA PARAMOUNT TITLE, 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, IN PASCO COUNTY FILE NO. TS023-118770E) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN BURCOM, 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 IN PASCO COUNTY, FLORIDA FILE NO. TS023-118770E

THIS 11th DAY OF March, 2024

HILLSBOROUGH TITLE INC. DBA PARAMOUNT TITLE

BY: Amy Gregory
AMY GREGORY
PRESIDENT

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

PURSUANT TO SECTION 177.091(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 COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 20th DAY OF March, 2024

Alex W. Parnes
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 20th DAY OF March, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Jack Mairano
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE 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 27th DAY OF March, 2024, IN PLAT BOOK 93, PAGES 138 THROUGH 144.

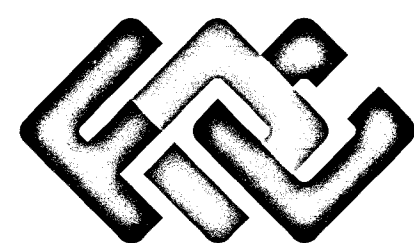
Nikki Alvarez-Sowles, Esq.
NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR AND MAPPER'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.

SIGNED AND SEALED THIS 6th DAY OF MARCH, 2024.

Jared T. Patenaude
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
20525 AMBERFIELD DRIVE, SUITE 201
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

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.

HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **93** PAGE **139**

NOTES:

1. THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "HIDDEN RIDGE SUBDIVISION" ARE SUBJECT TO THE NOTICE OF ESTABLISHMENT OF THE HIDDEN RIDGE PASCO COUNTY HOMEOWNERS' ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 10934, PAGE 2957, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
2. THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 ADJUSTMENT) 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, MORE PARTICULARLY BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING S00°30'03"W, AS SHOWN ON THE PLAT.
3. ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE, ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
4. ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
5. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE ARMY CORPS OF ENGINEERS (ACEE) PERMIT.
6. ALL UTILITY EASEMENTS SHALL ALSO BE OPERATIONAL FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 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.
7. THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
8. PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED "PCP LB 6707". LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS ARE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS COULD NOT BE SET WITNESS CORNERS ARE FOUND OR WILL BE SET AS NOTED.

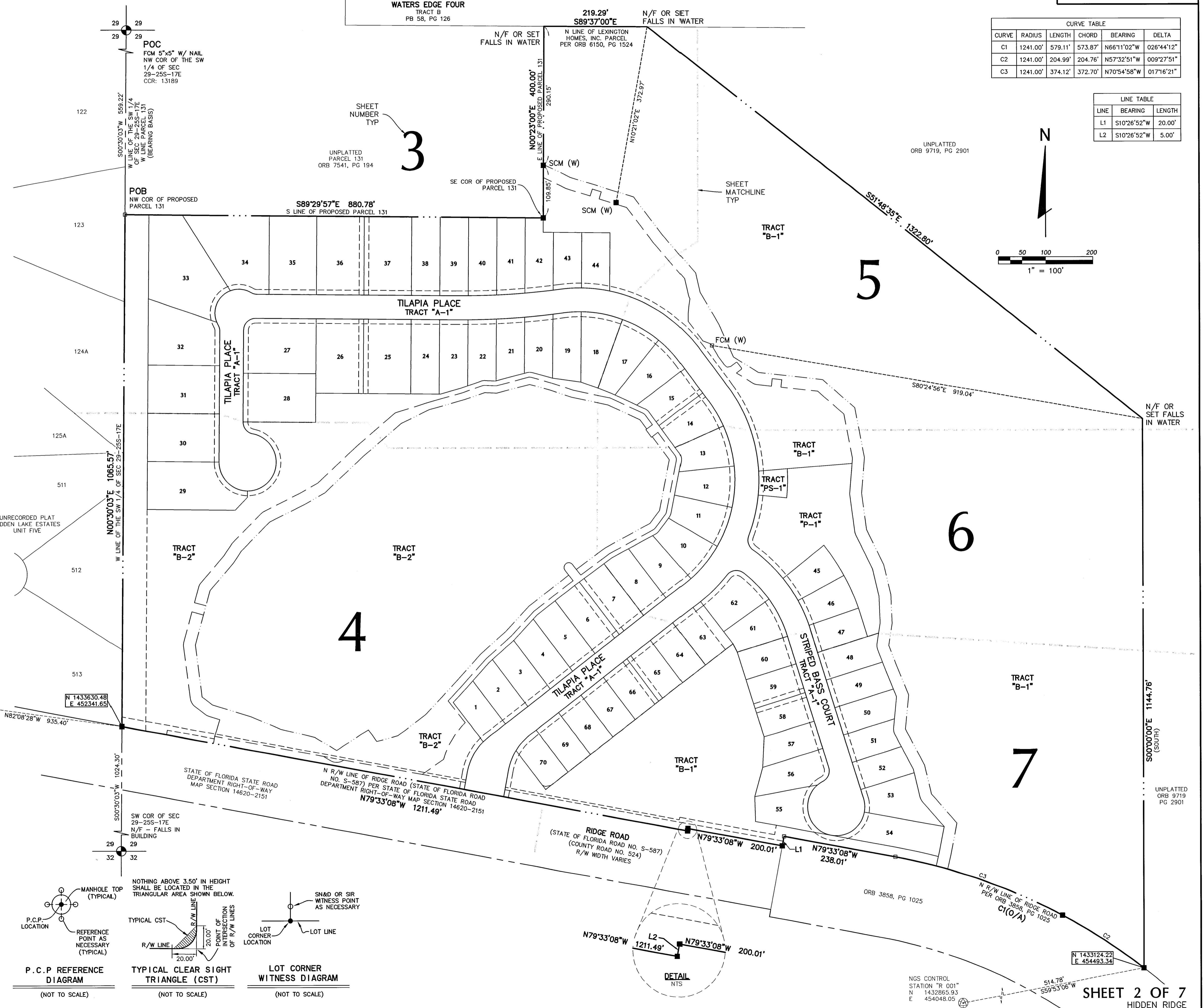
LEGEND:

- AE = ACCESS EASEMENT
- BNG = BEARING
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- DIA = DIAMETER
- E'LY = EASTERLY
- ESMT = EASEMENT
- FCM = FOUND 4"x4" CONCRETE MONUMENT
- FDC = FLORIDA DESIGN CONSULTANTS
- FIR = FOUND IRON ROD
- FN&D = FOUND NAIL & DISK
- (HOA) = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- LBA = LANDSCAPE BUFFER AREA
- LE = LANDSCAPE EASEMENT
- LINE = LANDSCAPE WALL EASEMENT
- N/F = NOT FOUND
- NGS = NATIONAL GEODETIC SURVEY
- (NR) = NON-RADIAL
- NLY = NORTHERLY
- NTS = NOT TO SCALE
- NWLY = NORTHWESTERLY
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PG(S) = PAGE(S)
- PID = NATIONAL GEODETIC SURVEY PERMANENT IDENTIFICATION NUMBER
- PLS = PROFESSIONAL LAND SURVEYOR
- PN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- POA = PROPERTY OWNERS ASSOCIATION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- R/W = RIGHT-OF-WAY
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
- SCM = SET 4"x4" CONCRETE MONUMENT "FDC"
- (W) = "LB 6707 WITNESS PT." (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- S'LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- (W) = WITNESS
- WBA = WETLAND BUFFER AREA
- WCA = WETLAND CONSERVATION AREA
- WLY = WESTERLY
- WMCA = WETLAND MITIGATION CONSERVATION AREA
- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- ⊕ = SECTION CORNER
- = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
- ⊙ = NGS CONTROL POINT

TRACT	DESIGNATION
"A-1"	INGRESS-EGRESS AND DRAINAGE EASEMENT (HOA) UTILITY EASEMENT (PUBLIC)
"B-1"	ACCESS/DRAINAGE/UTILITY/LANDSCAPE EASEMENT/WETLAND CONSERVATION AREA/WETLAND BUFFER AREA (HOA)
"B-2"	ACCESS/DRAINAGE/UTILITY/LANDSCAPE EASEMENT/WETLAND CONSERVATION AREA/WETLAND BUFFER AREA (HOA)
"PS-1"	PUMP STATION/UTILITY EASEMENT (PUBLIC)
"P-1"	PARK AREA/ACCESS/DRAINAGE/UTILITY EASEMENT (HOA)

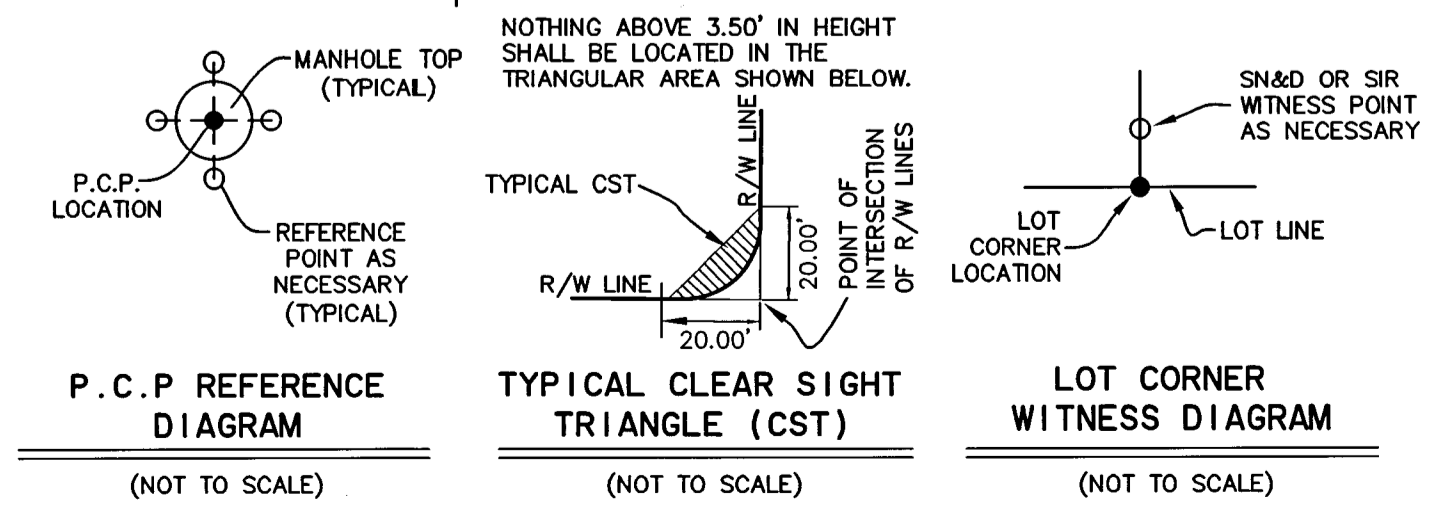
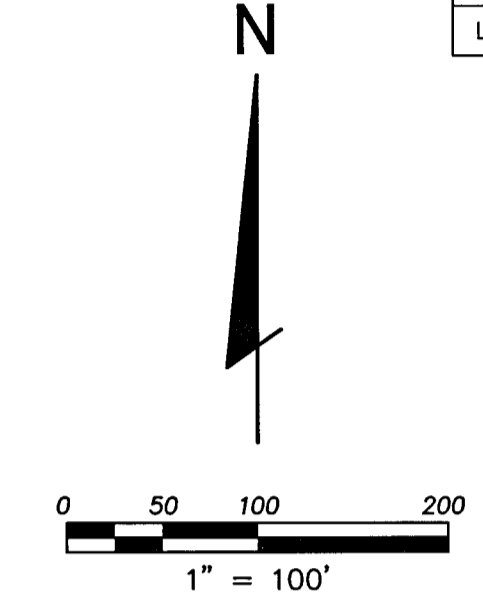


20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707
 FEB 2023 - 2021-053A (179)



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1241.00'	579.11'	573.87'	N66°11'02"W	026°44'12"
C2	1241.00'	204.99'	204.76'	N57°32'51"W	009°27'51"
C3	1241.00'	374.12'	372.70'	N70°54'58"W	017°16'21"

LINE	BEARING	LENGTH
L1	S10°26'52"W	20.00'
L2	S10°26'52"W	5.00'



SHEET 2 OF 7
 HIDDEN RIDGE

HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGEND:

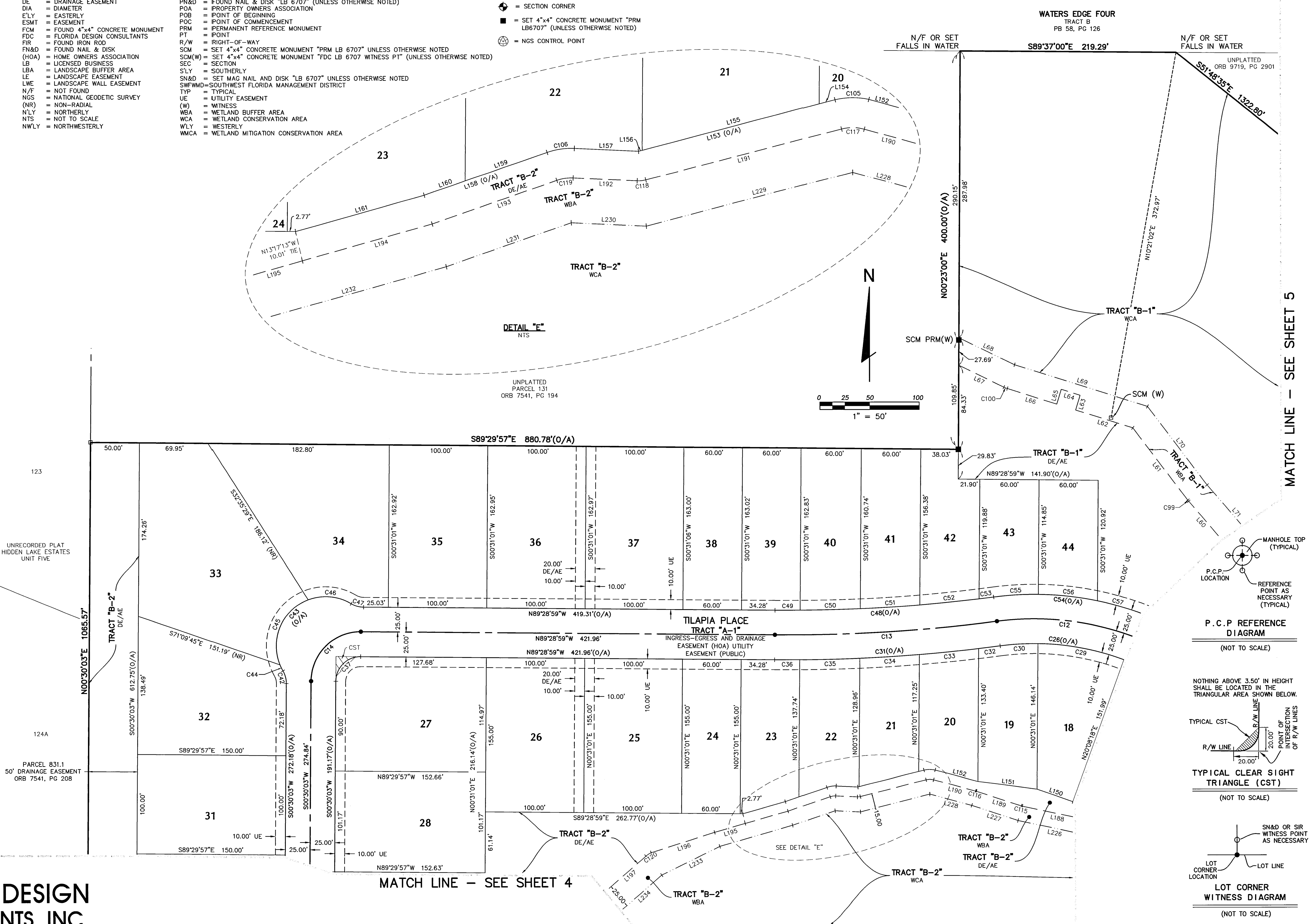
- AE = ACCESS EASEMENT
- BNG = BEARING
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- DIA = DIAMETER
- E'LY = EASTERLY
- ESMT = EASEMENT
- FCM = FOUND 4"x4" CONCRETE MONUMENT
- FDC = FLORIDA DESIGN CONSULTANTS
- FIR = FOUND IRON ROD
- FN&D = FOUND NAIL & DISK
- (HOA) = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- LBA = LANDSCAPE BUFFER AREA
- LE = LANDSCAPE EASEMENT
- LWE = LANDSCAPE WALL EASEMENT
- N/F = NOT FOUND
- NGS = NATIONAL GEODETIC SURVEY
- (NR) = NON-RADIAL
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- NWLY = NORTHWESTERLY

- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PG(S) = PAGE(S)
- PID = NATIONAL GEODETIC SURVEY PERMANENT IDENTIFICATION NUMBER
- PLS = PROFESSIONAL LAND SURVEYOR
- PN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- POA = PROPERTY OWNERS ASSOCIATION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- R/W = RIGHT-OF-WAY
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- SCM(W) = SET 4"x4" CONCRETE MONUMENT "FDC LB 6707 WITNESS PT" (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- S'LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SNFWMDO = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- (W) = WITNESS
- WEA = WETLAND BUFFER AREA
- WCA = WETLAND CONSERVATION AREA
- WLY = WESTERLY
- WLYCA = WETLAND MITIGATION CONSERVATION AREA

- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- ⊕ = SECTION CORNER
- = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- ⊙ = NGS CONTROL POINT

LINE	BEARING	LENGTH
L60	N41°16'00"W	98.07'
L61	N37°33'59"W	91.65'
L62	N72°47'39"W	60.82'
L63	N17°12'21"E	15.41'
L64	N72°47'39"W	20.00'
L65	S17°12'21"W	15.41'
L66	N72°47'39"W	52.47'
L67	N64°09'04"W	50.69'
L68	N64°09'04"W	62.61'
L69	N72°47'39"W	141.23'
L70	N37°33'59"W	99.59'
L71	N41°16'00"W	104.44'
L150	S70°39'27"E	38.45'
L151	S82°33'12"E	60.44'
L152	S74°51'36"E	44.82'
L153	N75°37'41"E	68.88'
L154	N75°37'41"E	5.49'
L155	N75°37'41"E	62.08'
L156	N75°37'41"E	1.31'
L157	S87°29'15"E	21.83'
L158	N70°58'42"E	44.07'
L159	N70°58'42"E	29.38'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	290.00'	307.67'	293.44'	N67°03'42"W	060°47'15"
C13	1614.68'	224.67'	224.49'	N88°31'51"E	007°58'20"
C14	50.00'	78.55'	70.72'	S45°30'32"W	090°00'58"
C26	265.00'	281.15'	268.15'	N67°03'42"W	060°47'15"
C29	265.00'	89.20'	88.78'	N79°30'15"W	019°17'06"
C30	265.00'	38.43'	38.40'	S86°41'56"W	008°18'31"
C31	1639.68'	228.15'	227.96'	N86°31'51"E	007°58'20"
C32	1639.68'	21.88'	21.88'	N82°55'37"E	000°45'53"
C33	1639.68'	60.35'	60.35'	N84°21'49"E	002°06'32"
C34	1639.68'	60.15'	60.15'	N88°28'09"E	002°06'07"
C35	1639.68'	60.04'	60.03'	N88°34'09"E	002°05'53"
C36	1639.68'	25.72'	25.72'	S89°55'57"E	000°53'56"
C37	25.00'	39.28'	35.36'	S45°30'32"W	090°00'58"
C42	25.00'	13.29'	13.13'	N14°43'43"W	030°27'31"
C43	50.00'	131.71'	96.80'	S45°30'32"W	150°56'00"
C44	50.00'	6.80'	6.79'	S26°03'47"E	007°47'22"
C45	50.00'	79.83'	71.62'	S23°34'12"W	091°28'36"
C46	50.00'	45.09'	43.58'	N84°51'29"W	051°40'02"
C47	25.00'	13.29'	13.13'	S74°15'14"E	030°27'31"
C48	1589.68'	221.19'	221.01'	N86°31'51"E	007°58'20"
C49	1589.68'	25.73'	25.73'	S89°56'48"E	000°55'38"
C50	1589.68'	60.04'	60.04'	N88°30'27"E	002°09'50"
C51	1589.68'	60.16'	60.16'	N86°20'29"E	002°10'06"
C52	1589.68'	60.37'	60.37'	N84°10'09"E	002°10'34"
C53	1589.68'	14.89'	14.89'	N82°48'47"E	000°32'12"
C54	315.00'	334.20'	318.74'	N67°03'42"W	060°47'15"
C55	315.00'	45.39'	45.35'	S86°40'22"W	008°15'22"
C56	315.00'	60.40'	60.31'	N83°42'23"W	010°59'10"
C57	315.00'	228.41'	223.44'	N57°26'26"W	041°32'44"
C99	25.00'	1.61'	1.61'	S39°24'59"E	003°42'00"
C100	25.00'	3.77'	3.77'	S68°28'22"E	008°38'34"
C105	25.53'	11.42'	11.33'	S89°23'54"W	025°38'17"
C106	25.00'	9.40'	9.34'	S81°44'44"W	021°32'03"
C115	10.00'	1.09'	1.09'	S75°00'30"E	006°15'42"
C116	15.00'	0.78'	0.78'	N73°22'07"W	002°58'58"
C117	15.00'	7.73'	7.64'	N89°36'57"W	029°30'42"
C118	10.00'	2.95'	2.94'	N84°04'13"E	016°53'04"
C119	15.00'	5.64'	5.60'	S81°44'44"W	021°32'03"
C120	25.00'	6.43'	6.42'	S56°53'10"W	014°44'49"



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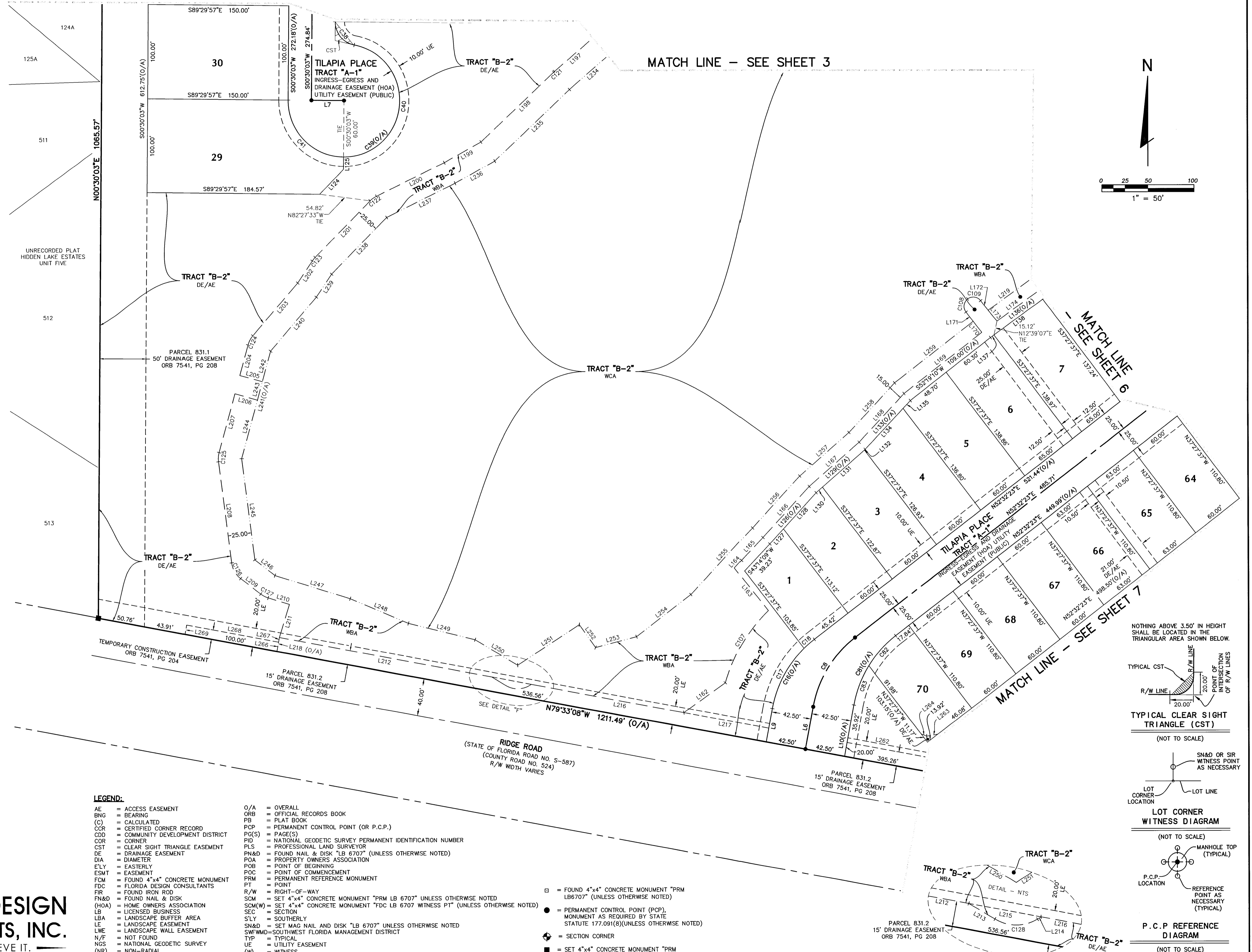
HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LINE	BEARING	LENGTH
L6	N10°26'52"E	46.16'
L7	S89°29'57"E	35.00'
L9	N10°26'52"E	36.41'
L10	S10°26'52"W	55.92'
L124	S44°04'56"W	36.88'
L125	N00°30'03"E	13.28'
L126	S42°23'26"W	73.54'
L127	S42°23'26"W	21.63'
L128	S42°23'26"W	51.91'
L129	S48°39'56"W	70.12'
L130	S48°39'56"W	8.92'
L131	S48°39'56"W	60.14'
L132	S48°39'56"W	1.06'
L133	S43°06'25"W	71.20'
L134	S43°06'25"W	59.75'
L135	S43°06'25"W	11.45'
L136	S54°03'59"W	90.47'
L137	S54°03'59"W	4.70'
L138	S54°03'59"W	65.02'
L162	S54°52'47"W	55.22'
L163	S38°21'19"E	58.11'
L164	S43°14'09"W	11.00'
L165	S43°13'59"W	33.33'
L166	S42°23'26"W	73.36'
L167	S48°33'39"W	71.45'
L168	S43°06'25"W	70.80'
L169	S52°19'10"W	105.84'
L170	S38°08'57"E	15.00'
L171	S37°57'42"E	12.50'
L172	N37°54'25"W	13.06'
L173	N39°23'43"W	15.03'
L174	S54°03'59"W	74.43'
L175	S49°30'45"W	105.43'
L198	S46°48'49"W	107.88'
L199	S60°56'42"W	45.22'
L200	S63°48'22"W	81.60'
L201	S44°43'24"W	84.49'
L202	S33°57'30"W	28.24'
L203	S40°30'55"W	74.31'
L204	S15°17'47"W	33.61'
L205	S74°42'13"E	25.00'
L206	S74°42'13"E	25.00'
L207	N15°17'47"E	64.73'
L208	N07°20'35"W	108.43'

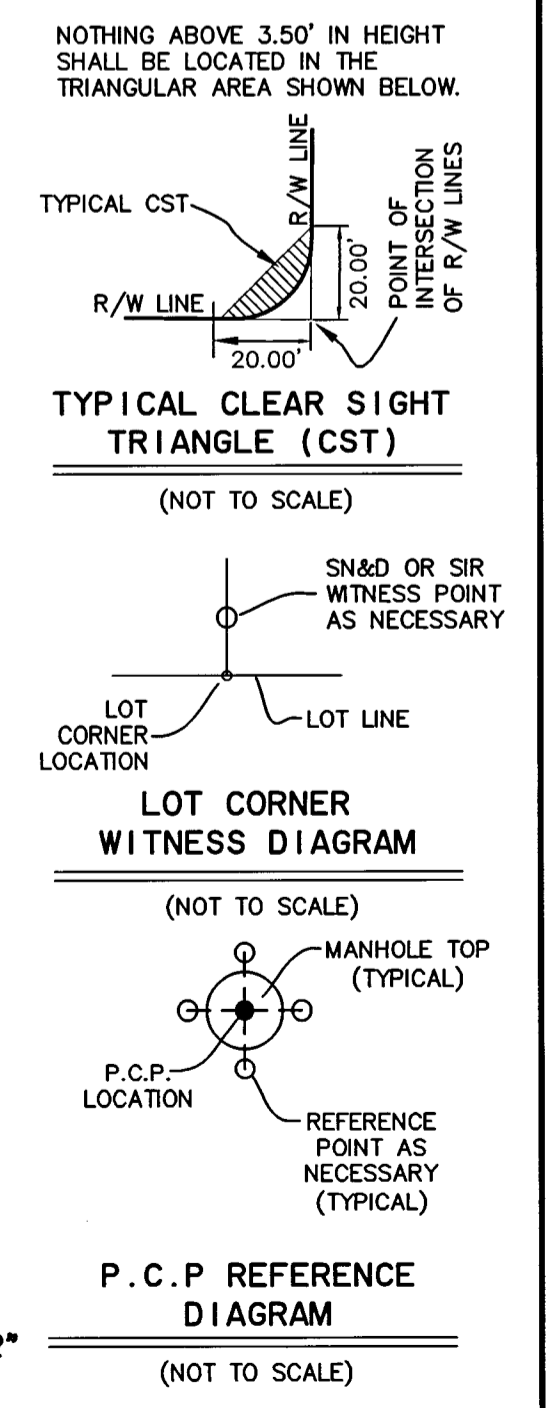
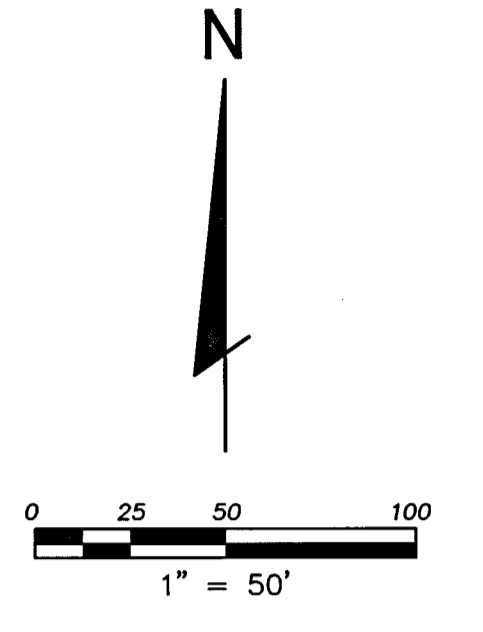
LINE	BEARING	LENGTH
L209	N52°18'02"W	27.18'
L210	N72°53'48"W	23.82'
L211	N17°06'12"E	36.70'
L212	N79°33'08"W	232.07'
L213	N59°26'38"W	18.02'
L214	S57°19'12"W	1.41'
L215	N79°33'08"W	43.64'
L216	N79°33'08"W	168.12'
L217	N79°33'08"W	92.72'
L218	S10°26'52"W	15.00'
L219	S54°03'59"W	77.10'
L234	N49°30'45"E	105.43'
L235	N46°48'49"E	110.98'
L236	N60°56'42"E	48.95'
L237	N63°48'22"E	82.23'
L238	N44°43'24"E	84.49'
L239	N33°57'30"E	29.67'
L240	N40°30'55"E	75.74'
L241	N15°17'47"E	118.34'
L242	N15°17'47"E	33.61'
L243	N15°17'47"E	20.00'
L244	N15°17'47"E	64.73'
L245	N07°20'35"W	108.43'
L246	N52°18'02"W	27.18'
L247	N72°53'48"W	84.49'
L248	N67°10'06"W	68.02'
L249	N76°23'29"W	73.83'
L250	N59°26'38"W	53.27'
L251	S57°19'12"W	79.38'
L252	N36°05'58"W	29.95'
L253	S75°37'39"W	45.92'
L254	S52°54'19"W	73.95'
L255	S43°14'09"W	97.10'
L256	S42°23'26"W	74.73'
L257	S48°39'56"W	70.27'
L258	S43°06'25"W	72.01'
L259	S52°19'10"W	106.92'
L262	S79°33'08"W	375.26'
L263	N79°48'58"E	11.97'
L264	S67°28'34"E	6.56'
L266	S10°26'52"W	10.00'
L267	S10°26'52"W	5.00'
L268	S79°33'08"W	100.00'
L269	N10°26'52"E	10.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	120.00'	88.16'	86.19'	S31°29'37"W	042°05'31"
C16	120.00'	88.16'	86.19'	S31°29'37"W	042°05'31"
C17	120.00'	73.54'	72.39'	S28°00'13"W	035°06'42"
C18	120.00'	14.62'	14.61'	S49°02'59"W	006°58'49"
C38	25.00'	34.83'	32.08'	S39°25'01"E	079°50'09"
C39	60.00'	272.10'	92.04'	N50°34'59"E	259°50'09"
C40	60.00'	177.85'	119.53'	N05°34'59"E	169°50'09"
C41	60.00'	94.25'	84.85'	S44°29'57"E	090°00'00"
C81	120.00'	88.16'	86.19'	S31°29'37"W	042°05'31"
C82	120.00'	43.08'	42.85'	S42°15'17"W	020°34'12"
C83	120.00'	45.08'	44.81'	S21°12'31"W	021°31'19"
C107	176.12'	90.19'	89.20'	S31°03'37"W	029°20'23"
C108	10.00'	15.71'	14.14'	S07°02'18"W	090°00'00"
C109	10.00'	15.72'	14.15'	N82°56'04"W	090°03'17"
C121	25.00'	1.18'	1.18'	S48°09'47"W	002°41'56"
C122	25.00'	8.33'	8.29'	S54°15'53"W	019°04'59"
C123	25.00'	4.70'	4.69'	S39°20'27"W	010°45'54"
C124	25.00'	11.00'	10.92'	S27°54'21"W	025°13'09"
C125	25.00'	9.88'	9.81'	S03°58'36"W	022°38'22"
C126	25.00'	19.62'	19.12'	S29°49'19"E	044°57'27"
C127	25.00'	8.99'	8.94'	S62°35'55"E	020°35'46"
C128	25.00'	27.59'	26.21'	N88°56'17"E	063°14'10"



- LEGEND:**
- AE = ACCESS EASEMENT
 - BE = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - DIA = DIAMETER
 - E = EASTERLY
 - ESMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FIR = FOUND IRON ROD
 - FN&D = FOUND NAIL & DISK
 - (HOA) = HOME OWNERS ASSOCIATION
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - LWE = LANDSCAPE WALL EASEMENT
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETTIC SURVEY
 - (NR) = NON-RADIAL
 - N'LY = NORTHERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PC(S) = PAGE(S)
 - PID = NATIONAL GEODETTIC SURVEY PERMANENT IDENTIFICATION NUMBER
 - CORNER = CORNER
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - POA = PROPERTY OWNERS ASSOCIATION
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
 - SCM(W) = SET 4"x4" CONCRETE MONUMENT "FDC LB 6707 WITNESS PT" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - SWFVMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - (W) = WITNESS
 - N'LY = NORTHERLY
 - WCA = WETLAND CONSERVATION AREA
 - WELY = WESTERLY
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - ⊕ = SECTION CORNER
 - ⊙ = NOT FOUND
 - ⊙ = UTILITY EASEMENT
 - ⊙ = WITNESS
 - ⊙ = WETLAND BUFFER AREA
 - ⊙ = WESTERLY
 - ⊙ = WCA CONTROL POINT

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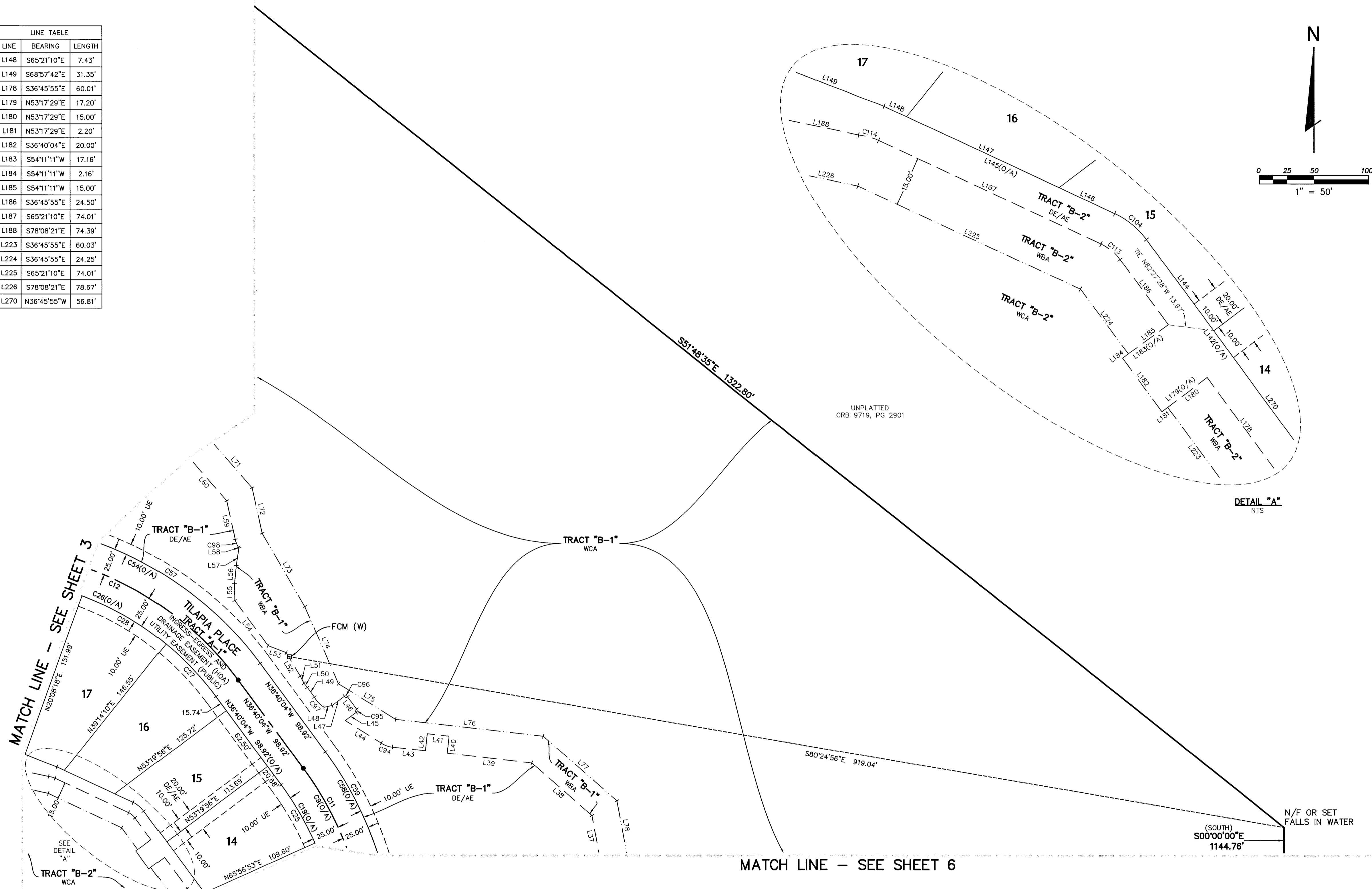
HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

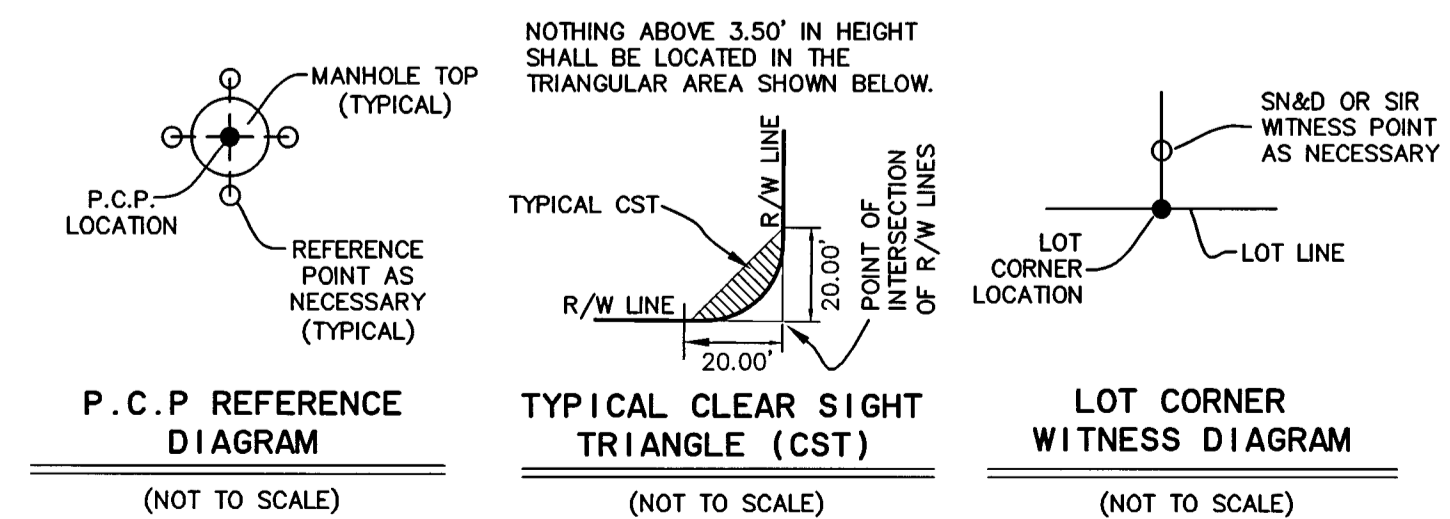
PLAT BOOK **93** PAGE **147**

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L37	N10°55'15"W	93.89'	L56	N05°30'53"E	16.29'	L148	S65°21'10"E	7.43'
L38	N49°10'34"W	72.54'	L57	N08°19'06"E	16.07'	L149	S68°57'42"E	31.35'
L39	N83°35'32"W	77.56'	L58	N30°16'33"W	0.90'	L178	S36°45'55"E	60.01'
L40	N06°24'28"E	15.41'	L59	N12°40'57"W	35.15'	L179	N53°17'29"E	17.20'
L41	N83°35'32"W	20.00'	L60	N41°16'00"W	98.07'	L180	N53°17'29"E	15.00'
L42	S06°24'28"E	15.41'	L71	N41°16'00"W	104.44'	L181	N53°17'29"E	2.20'
L43	N83°35'32"W	30.10'	L72	N12°40'57"W	41.52'	L182	S36°40'04"E	20.00'
L44	N58°21'14"W	38.44'	L73	N30°16'33"W	76.65'	L183	S54°11'11"W	17.16'
L45	N53°19'56"E	12.42'	L74	N23°48'21"W	75.61'	L184	S54°11'11"W	2.16'
L46	N36°40'04"W	14.00'	L75	N58°21'14"W	61.17'	L185	S54°11'11"W	15.00'
L47	S53°19'56"W	14.00'	L76	N83°35'32"W	135.40'	L186	S36°45'55"E	24.50'
L48	S77°55'14"W	7.50'	L77	N49°10'34"W	88.95'	L187	S65°21'10"E	74.01'
L49	N36°19'52"W	10.85'	L78	N10°55'15"W	106.00'	L188	S78°08'21"E	74.39'
L50	N38°08'15"W	4.91'	L142	N36°45'55"W	104.26'	L223	S36°45'55"E	60.03'
L51	N28°10'39"W	7.28'	L144	N36°45'55"E	34.25'	L224	S36°45'55"E	24.25'
L52	N31°23'15"W	24.37'	L145	S65°21'10"E	76.81'	L225	S65°21'10"E	74.01'
L53	N69°15'42"W	17.47'	L146	S65°21'10"E	18.55'	L226	S78°08'21"E	78.67'
L54	N36°25'29"W	50.78'	L147	S65°21'10"E	50.83'	L270	N36°45'55"W	56.81'
L55	N00°57'34"W	15.15'						

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C9	300.00'	467.09'	421.32'	N07°56'09"E 089°12'28"
C11	300.00'	342.62'	324.30'	N03°57'01"W 065°26'06"
C12	290.00'	307.67'	293.44'	N67°03'42"W 060°47'15"
C19	275.00'	428.17'	386.21'	N07°56'09"E 089°12'28"
C25	275.00'	60.55'	60.43'	N30°21'36"W 012°36'58"
C26	265.00'	281.15'	268.15'	N67°03'42"W 060°47'15"
C27	265.00'	65.20'	65.03'	N43°42'57"W 014°05'46"
C28	265.00'	88.33'	87.92'	N60°18'46"W 019°05'52"
C54	315.00'	334.20'	318.74'	N67°03'42"W 060°47'15"
C57	315.00'	228.41'	223.44'	N57°26'26"W 041°32'44"
C58	325.00'	327.11'	313.47'	N07°50'04"W 057°40'01"
C59	325.00'	190.08'	187.39'	N19°54'45"W 033°30'39"
C94	25.00'	11.01'	10.92'	S70°58'23"E 025°14'18"
C95	2.00'	3.14'	2.83'	N08°19'56"E 090°00'00"
C96	2.00'	3.14'	2.83'	N81°40'04"W 090°00'00"
C97	25.00'	12.77'	12.63'	S43°43'14"E 029°16'01"
C98	25.00'	7.68'	7.65'	S21°28'45"E 017°35'37"
C104	25.00'	12.47'	12.34'	N51°03'32"W 028°35'15"
C113	15.00'	7.48'	7.41'	N51°03'32"W 028°35'15"
C114	20.77'	6.26'	6.23'	N74°43'05"W 017°15'27"



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 - CST = CLEAR SIGHT TRIANGLE EASEMENT
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 - DIA = DIAMETER
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 - FCM = FOUND 4"x4" CONCRETE MONUMENT
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FIR = FOUND IRON ROD
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 - LB = LICENSED BUSINESS
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 - LE = LANDSCAPE EASEMENT
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 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PG(S) = PAGE(S)
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - POA = PROPERTY OWNERS ASSOCIATION
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - SOM(W) = SET 4"x4" CONCRETE MONUMENT "FDC LB 6707 WITNESS PT" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - (W) = WITNESS
 - WBA = WETLAND BUFFER AREA
 - WCA = WETLAND CONSERVATION AREA
 - W'LY = WESTERLY
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - ⊕ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - ⊙ = NGS CONTROL POINT



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 FEB 2023 - 2021-053A (179)

HIDDEN RIDGE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

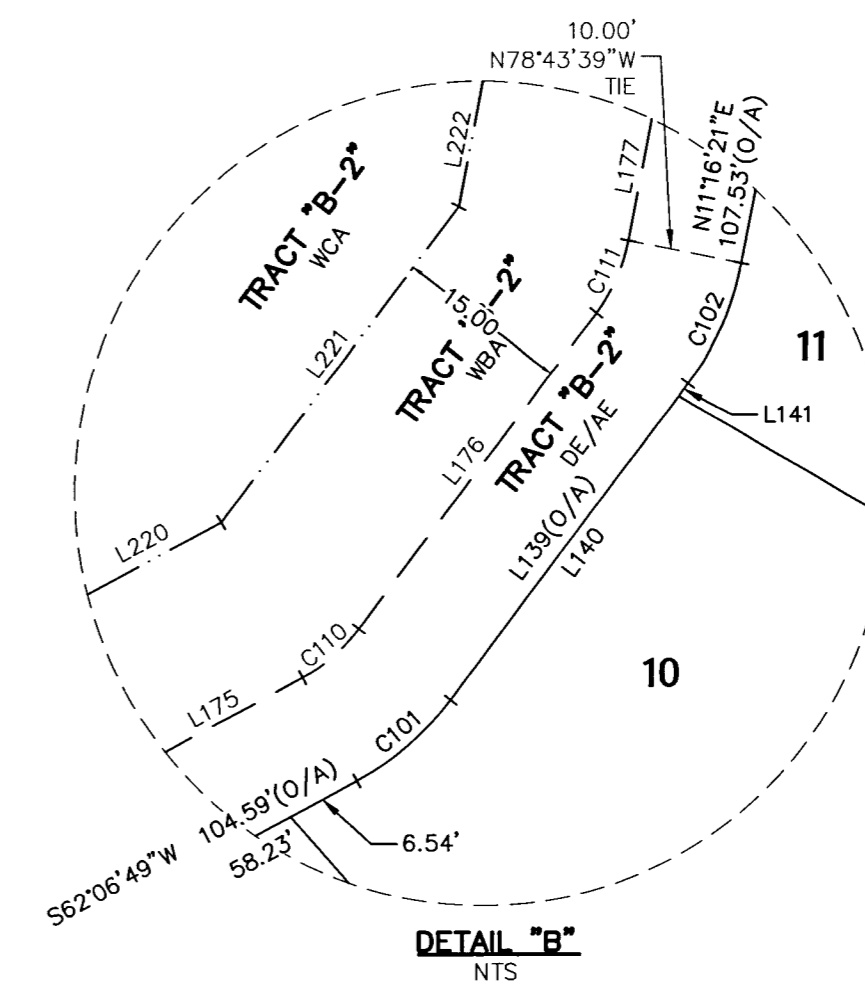
PLAT BOOK **93** PAGE **143**

LINE	BEARING	LENGTH
L11	S26°52'01"E	19.54'
L27	N08°55'08"E	43.52'
L30	N02°22'47"W	56.25'
L31	N13°12'42"W	59.01'
L32	N26°22'02"W	78.15'
L33	N07°35'40"W	76.11'
L34	N04°42'32"E	71.44'
L37	N10°55'15"W	93.89'
L78	N10°55'15"W	106.00'
L79	N04°42'32"E	74.87'
L80	N07°35'40"W	76.11'
L81	N26°22'02"W	81.03'
L82	N13°12'42"W	64.26'
L83	N02°22'47"W	61.09'
L84	N08°55'08"E	45.99'
L136	S54°03'59"W	90.47'
L139	S37°23'49"W	34.09'
L140	S37°23'49"W	32.77'

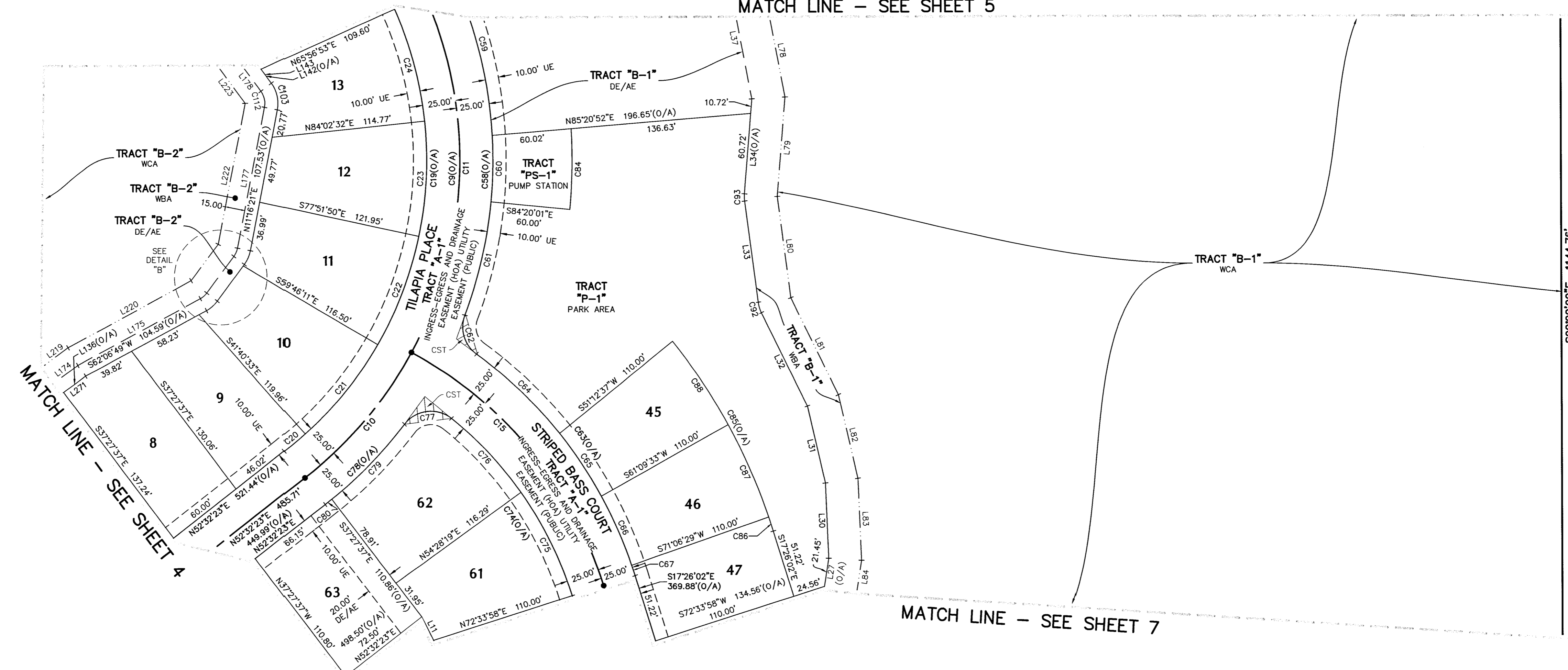
LINE	BEARING	LENGTH
L141	S37°23'49"W	1.32'
L142	N36°45'55"W	104.25'
L143	N36°45'55"W	13.18'
L174	S54°03'59"W	74.43'
L175	S62°03'37"W	105.99'
L176	S37°23'49"W	34.09'
L177	S11°16'21"W	107.53'
L178	S36°45'55"E	60.01'
L219	S54°03'59"W	77.10'
L220	S62°06'49"W	106.35'
L221	S37°23'49"W	34.09'
L222	S11°16'21"W	107.53'
L223	S36°45'55"E	60.03'
L271	N54°03'59"E	20.75'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C9	300.00'	467.09'	421.32'	N07°56'09"E	089°12'28"
C10	300.00'	124.47'	123.58'	N40°39'12"E	023°46'21"
C11	300.00'	342.62'	324.30'	N03°57'01"W	065°26'06"
C15	300.00'	232.64'	226.85'	N39°38'57"W	044°25'50"
C19	275.00'	428.17'	386.21'	N07°56'09"E	089°12'28"
C20	275.00'	20.23'	20.23'	N50°25'55"E	004°12'56"
C21	275.00'	86.84'	86.48'	N39°16'38"E	018°05'38"
C22	275.00'	86.84'	86.48'	N21°10'59"E	018°05'38"
C23	275.00'	86.84'	86.48'	N03°05'21"E	018°05'38"
C24	275.00'	86.84'	86.48'	N15°00'17"W	018°05'38"
C58	325.00'	327.11'	313.47'	N07°50'04"W	057°40'01"
C59	325.00'	190.08'	187.39'	N19°54'45"W	033°30'39"
C60	325.00'	50.00'	50.00'	N01°15'17"E	008°49'24"
C61	325.00'	86.97'	86.71'	N13°19'58"E	015°19'58"
C62	25.00'	32.77'	30.47'	S16°32'55"E	075°05'44"
C63	325.00'	207.96'	204.43'	N35°45'55"W	036°39'45"
C64	325.00'	86.83'	86.57'	N46°26'35"W	015°18'25"
C65	325.00'	56.43'	56.36'	N33°48'55"W	009°56'56"
C66	325.00'	56.43'	56.36'	N23°51'59"W	009°56'56"
C67	325.00'	8.27'	8.27'	N18°09'47"W	001°27'29"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C74	275.00'	163.18'	160.79'	N34°25'57"W	033°59'50"
C75	275.00'	86.84'	86.48'	N26°28'51"W	018°05'38"
C76	275.00'	76.33'	76.09'	N43°28'47"W	015°54'12"
C77	25.00'	39.70'	35.66'	S83°04'30"W	090°59'14"
C78	325.00'	84.85'	84.61'	N45°03'38"E	014°57'30"
C79	325.00'	78.50'	78.31'	N44°30'02"E	013°50'19"
C80	325.00'	6.35'	6.35'	N51°58'47"E	001°07'12"
C84	385.00'	60.86'	60.79'	N01°08'17"E	009°03'23"
C85	435.00'	162.14'	161.20'	N28°06'42"W	021°21'20"
C86	435.00'	11.07'	11.07'	N18°09'47"W	001°27'29"
C87	435.00'	75.53'	75.44'	N23°51'59"W	009°56'56"
C88	435.00'	75.53'	75.44'	N33°48'55"W	009°56'56"
C92	25.00'	8.19'	8.15'	S16°58'51"E	018°46'22"
C93	25.00'	5.37'	5.36'	S01°26'34"E	012°18'12"
C101	25.00'	10.78'	10.70'	N49°45'19"E	024°42'59"
C102	25.00'	11.40'	11.30'	N24°20'05"E	026°07'28"
C103	25.00'	20.96'	20.35'	N12°44'47"W	048°02'16"
C110	15.00'	6.47'	6.42'	N49°45'19"E	024°42'59"
C111	15.00'	6.84'	6.78'	N24°20'05"E	026°07'28"
C112	15.00'	12.58'	12.21'	N12°44'47"W	048°02'16"

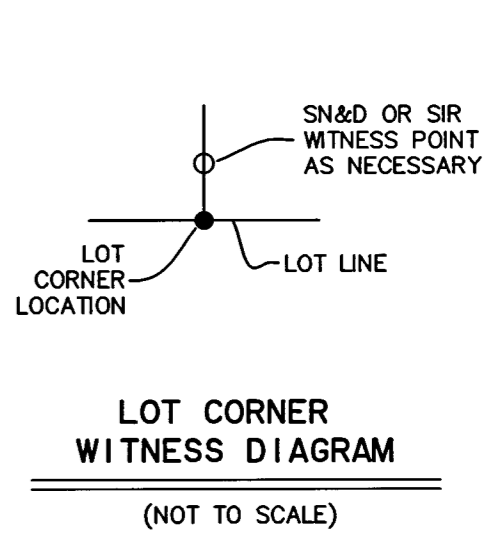
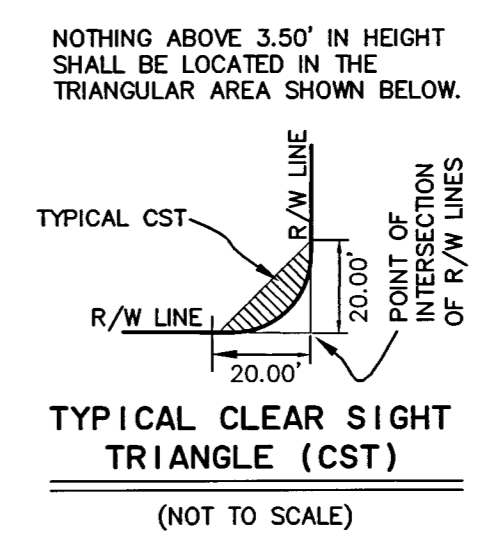
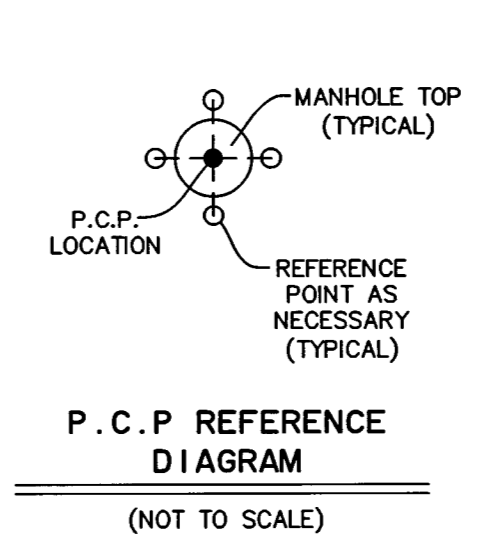


MATCH LINE - SEE SHEET 5



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