

MIRADA ACTIVE ADULT PHASE 2G

A REPLAT OF TRACT 2G 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 94 PAGE 1

LEGAL DESCRIPTION:

A REPLAT OF TRACT 2G 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.

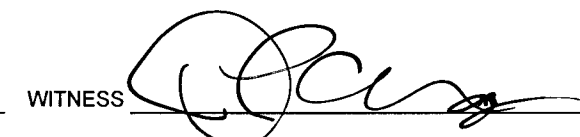
THE ABOVE PARCEL CONTAINING 37.44 ACRES, MORE OR LESS.

OWNER:

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


JOHN RYAN, PRESIDENT AND TREASURER

WITNESS 
Tatiana Hurtado
(PRINT)

WITNESS 
John Affranch
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 14 DAY OF March, 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 CRCG 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)

9/28/26
MY COMMISSION EXPIRES:

HH275057
COMMISSION NUMBER:



CERTIFICATE OF OWNERSHIP AND DEDICATION:

CRCG TWO LP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA, ("OWNER") HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "MIRADA ACTIVE ADULT PHASE 2G" AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS

1. THE OWNER HEREBY RESERVES FEE TITLE TO TRACT "A-1" (ACCESS, DRAINAGE, LANDSCAPE, AND UTILITY), AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO THE MEDLEY AT MIRADA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A-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.

2. THE OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TRACTS "B-1" AND "B-3" (DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL, AND UTILITY EASEMENT) AS SHOWN AND DEPICTED HEREON ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("THE DISTRICT" OR "CDD"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS FOR THE BENEFIT AND USE OF THE PROPERTY OWNERS IN THE MIRADA COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSES THEY WERE INTENDED.

3. THE OWNER FURTHER DOES:

A. GRANT, CONVEY AND DEDICATE TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACT "A-1" WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

B. 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 WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, TELEPHONE, ELECTRIC, CABLE TELEVISION, 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.

C. GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS A PERPETUAL EASEMENT OVER AND ACROSS TRACT "A-1" AND ALL LANDS SHOWN HEREON AS ACCESS & DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.

D. RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS 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.

E. RESERVE UNTO 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 UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS, 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.

F. CONVEY TO GIG FIBER, LLC, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT ("TE") OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINES THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS.

4. THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT, AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS ("DE") OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNERS 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.

5. THE OWNER DOES GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY EASEMENTS, IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR 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.

6. OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE COUNTY ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF STREET LIGHTS, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND UTILITY PURPOSES INCIDENTAL THERETO, OVER AND ACROSS TRACT "A-1" (ACCESS, DRAINAGE, LANDSCAPE, AND UTILITY) AS SHOWN HEREON.

CERTIFICATE OF ACCEPTANCE :

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

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

BY 
LORI CAMPAGNA, DIRECTOR

WITNESS 
Tatiana Hurtado
(PRINT)

WITNESS 
John Affranch
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 14 DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE LORI CAMPAGNA, DIRECTOR OF MEDLEY AT MIRADA COMMUNITY ASSOCIATION, KNOWN TO ME OR WHO HAS PRODUCED N/A 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)

9/28/26
MY COMMISSION EXPIRES:

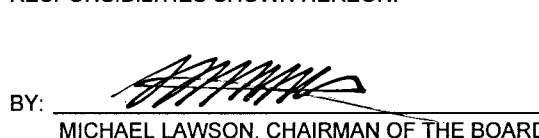
HH275057
COMMISSION NUMBER:



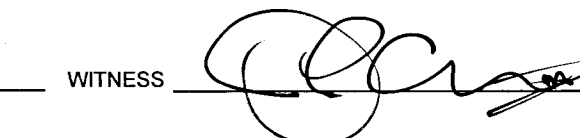
CERTIFICATE OF ACCEPTANCE

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 14 DAY OF March, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPT THE DEDICATION AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY 
MICHAEL LAWSON, CHAIRMAN OF THE BOARD

WITNESS 
Tatiana Hurtado
(PRINT)

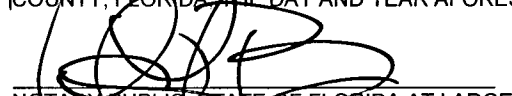
WITNESS 
John Affranch
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 14 DAY OF March, 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 N/A AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE

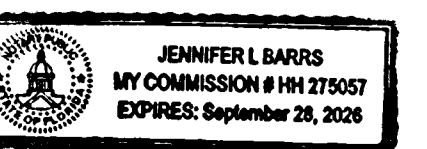
EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer L. Barrs
(PRINTED NAME OF NOTARY)

9/28/26
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COMMISSION NUMBER:

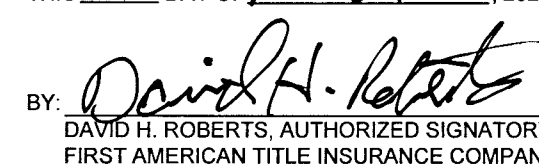


PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

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. 7222-6444340) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CRCG TWO LP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCLUMBERED 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. 7222-6444340.

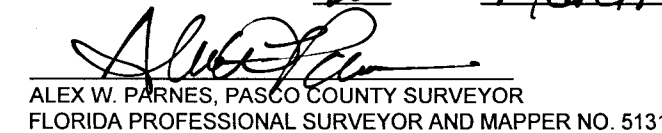
THIS 14 DAY OF March, 2024.

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 177.081(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 20th DAY OF March, 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 20th DAY OF March, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.


CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

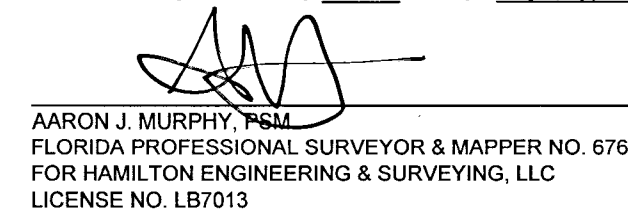
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 27th DAY OF March, 2024, IN PLAT BOOK 94, PAGE(S) 1-5.

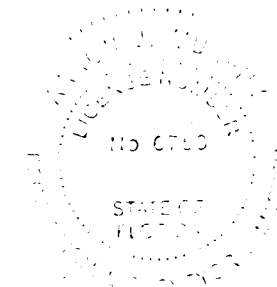
BY 
NIKKI ALVAREZ-SIMILES ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

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 27TH 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 177.091(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 14th DAY OF MARCH, 2024.


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



MIRADA ACTIVE ADULT PHASE 2G

A REPLAT OF TRACT 2G 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

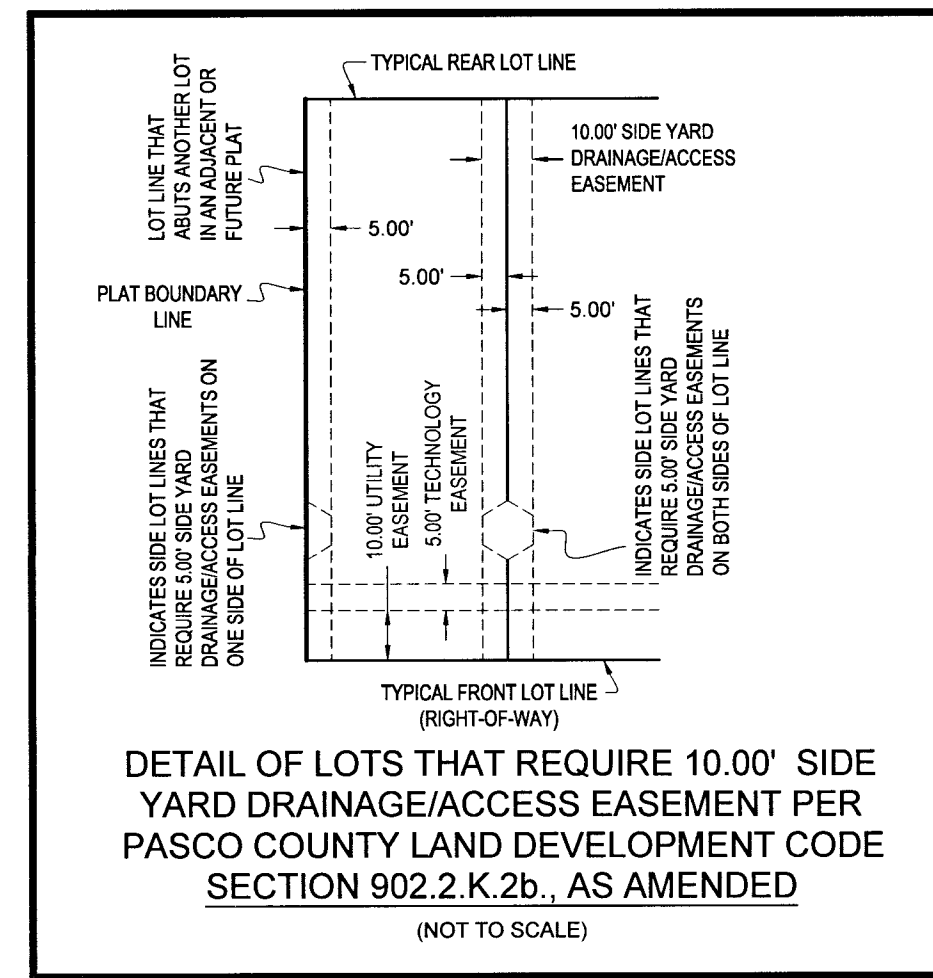
SURVEYOR'S NOTES

1. 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 COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PCJDC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT 536.151.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERN BOUNDARY OF MIRADA ACTIVE ADULT PHASE 1E AS SHOWN HAVING A BEARING OF NORTH 89°05'37" EAST.
3. 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.
4. 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.
5. 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.

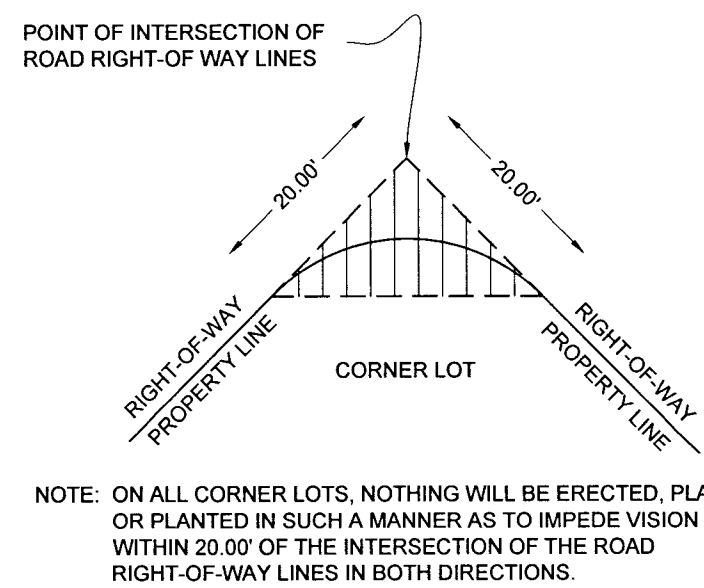
WETLAND CONSERVATION NOTE:

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.

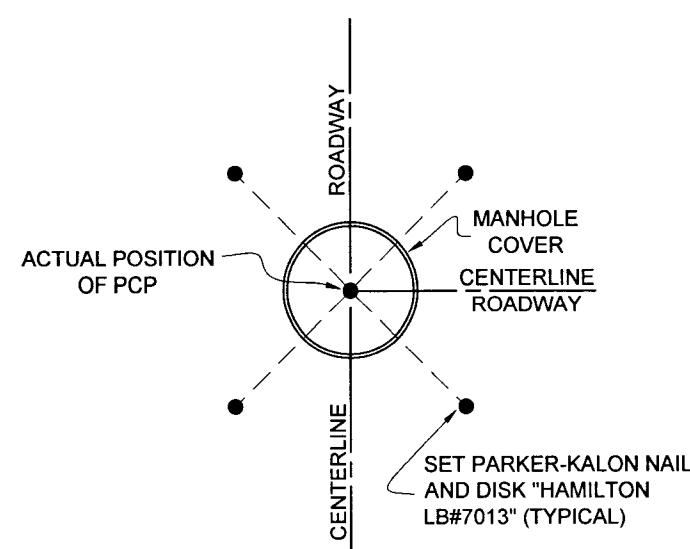
NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES



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.



CLEAR SIGHT TRIANGLE DETAIL

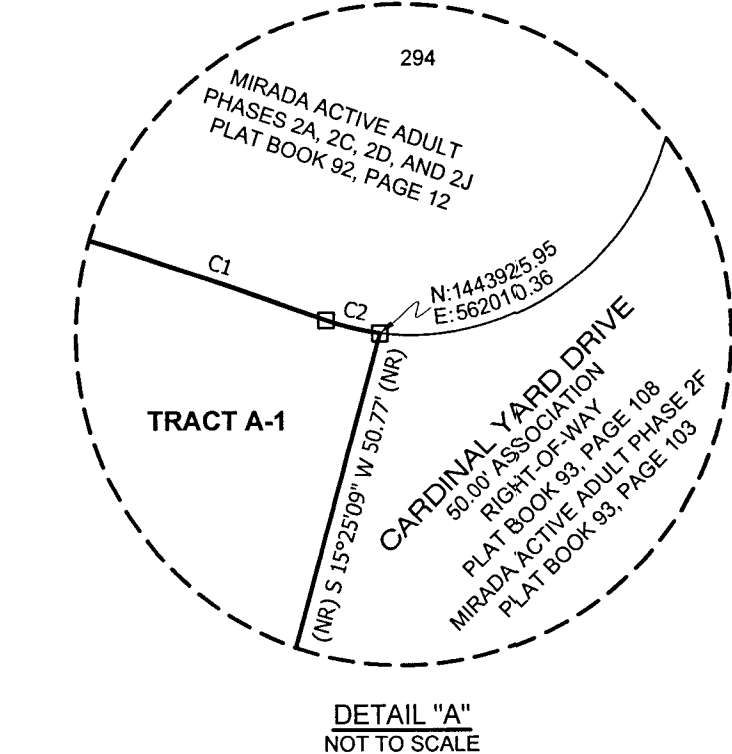


TRACT TABULATION:

- TRACT A-1 - ACCESS, DRAINAGE, LANDSCAPE EASEMENT (ASSOCIATION), AND UTILITY EASEMENT (PUBLIC)
TRACT B-1 - DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL, AND UTILITY EASEMENT (CDD)
TRACT B-3 - DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL, AND UTILITY EASEMENT (CDD)

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	600.00'	S 75°19'50" E	99.12'	99.24'	9°28'35"
C2	25.00'	S 76°46'25" E	5.38'	5.39'	12°21'45"

LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	S 44°25'32" W	47.94'	L10	N 71°12'20" W	66.40'
L2	S 70°18'56" E	50.88'	L11	N 69°59'37" W	59.92'
L3	S 83°17'42" E	30.00'	L12	N 76°48'51" W	56.18'
L4	S 87°50'22" E	58.01'	L13	S 89°15'46" W	59.21'
L5	N 73°29'15" W	57.17'	L14	S 89°07'05" W	60.00'
L6	N 81°07'42" W	57.17'	L15	S 51°03'22" E	72.53'
L7	N 87°18'43" W	64.33'	L16	S 54°19'57" E	74.99'
L8	N 83°17'42" W	43.97'	L17	S 45°45'11" E	33.44'
L9	N 78°28'30" W	66.18'			

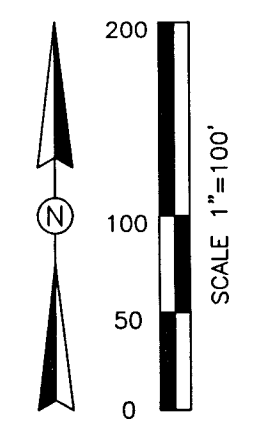
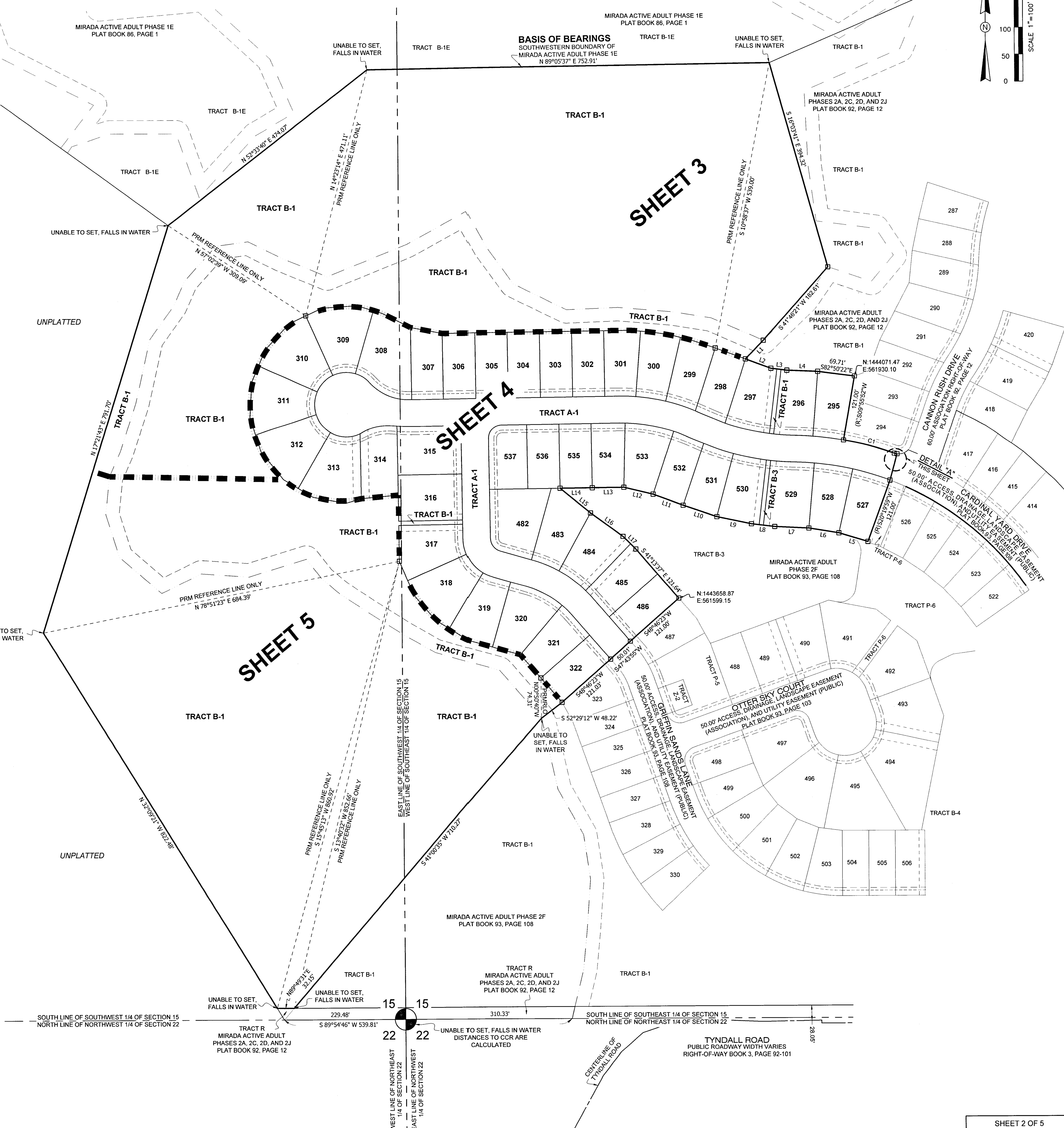


NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES.

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".
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- DE = DRAINAGE EASEMENT
- DMCLATU = DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- LB = LICENSE BUSINESS
- MCA = MITIGATION AND/OR CONSERVATION AREA
- NR = NON-RADIAL LINE
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PRMRO = PERMANENT REFERENCE MONUMENT (PRM) REFERENCE LINE ONLY
- RI = RADIAL LINE
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT

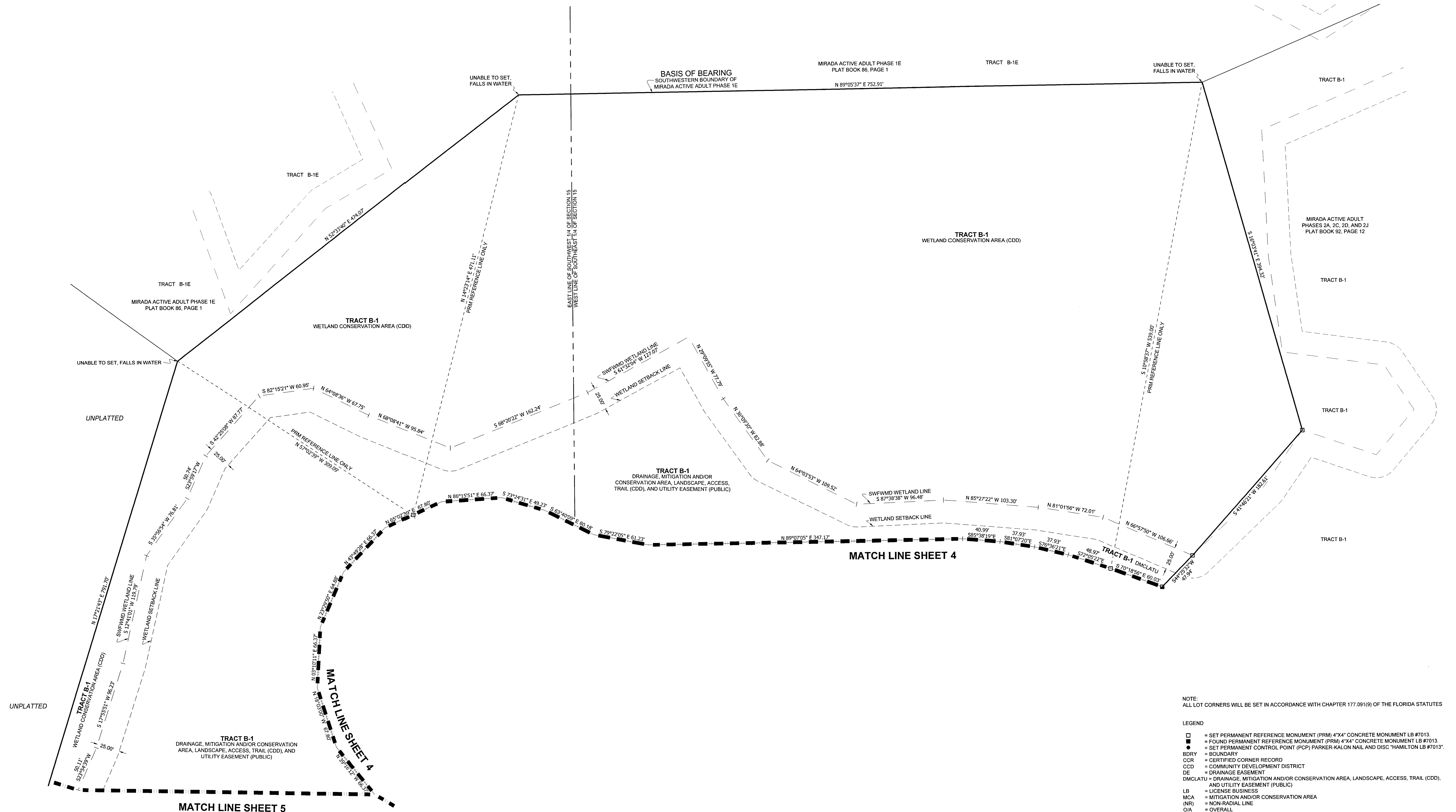
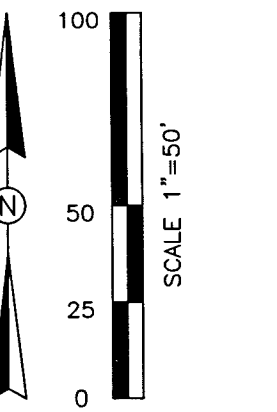
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MIRADA ACTIVE ADULT PHASE 2G

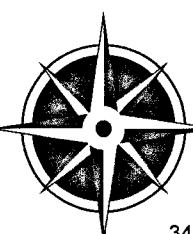
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PLAT BOOK 94 PAGE 3



NOTE:
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(1)(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.
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 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - DE = DRAINAGE EASEMENT
 - DMCLATU = DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
 - LB = LICENSE BUSINESS
 - MCA = MITIGATION AND/OR CONSERVATION AREA
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PRMRLU = PERMANENT REFERENCE MONUMENT (PRM) REFERENCE LINE ONLY
 - (R) = RADIAL LINE
 - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TE = TECHNOLOGY EASEMENT
 - UE = UTILITY EASEMENT

 **HAMILTON**
ENGINEERING & SURVEYING, LLC
3409 W. LEMON ST. TAMPA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

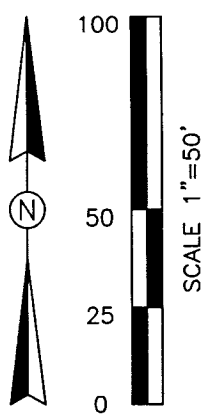
775 WARNER LANE ORLANDO, FL 32803
TEL: 407.362.5929

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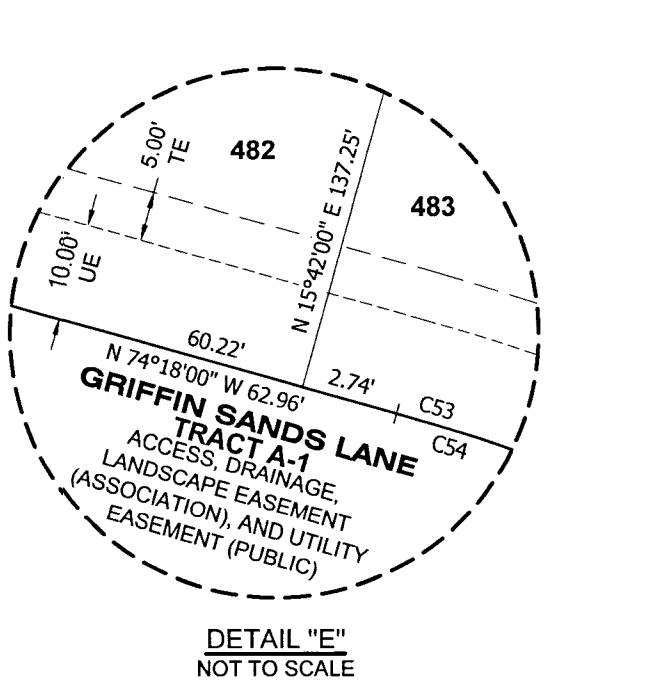
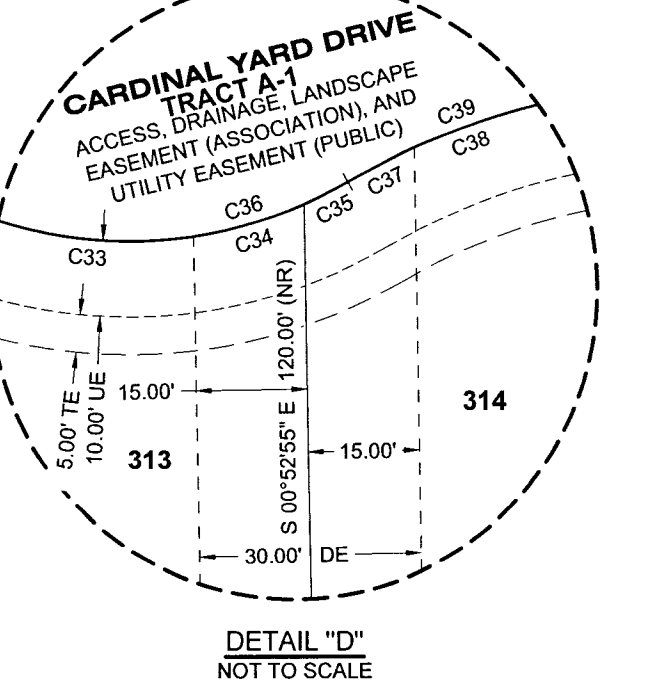
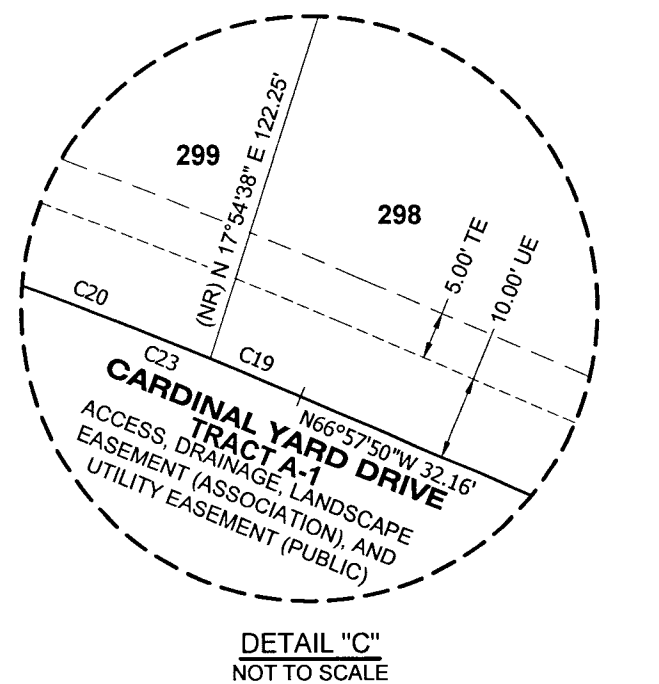
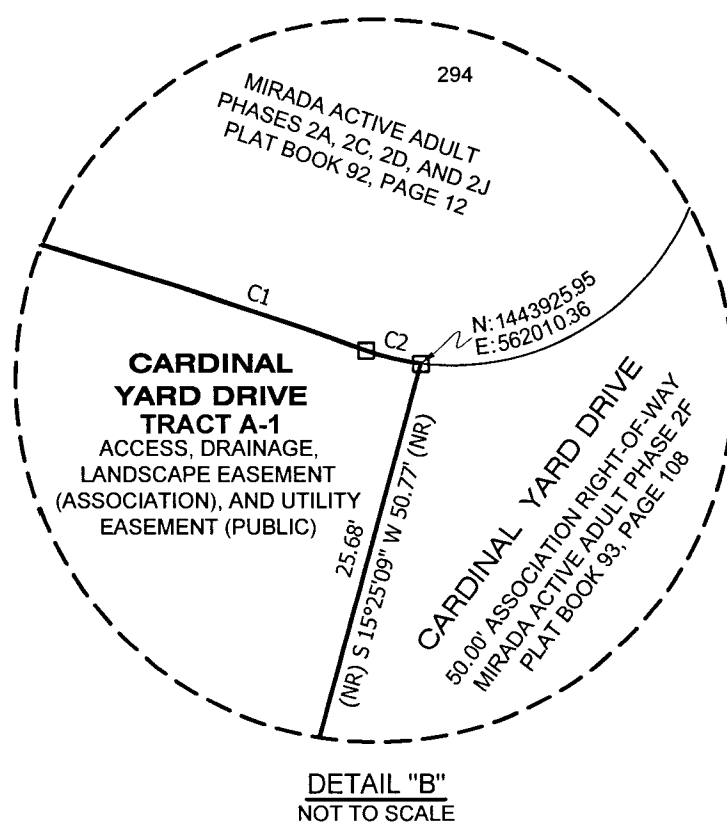
MIRADA ACTIVE ADULT PHASE 2G

A REPLAT OF TRACT 2G 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 94 PAGE 4



CURVE TABLE						CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA	CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	600.00'	S 75°19'50" E	99.12'	99.24'	9°28'35"	C43	25.00'	N 45°52'55" W	35.38'	39.27'	90°00'00"
C2	25.00'	S 76°48'25" E	5.38'	5.39'	12°21'45"	C44	75.00'	S 12°09'41" E	29.34'	29.53'	22°33'33"
C11	600.00'	N 82°50'22" W	58.01'	58.03'	5°32'29"	C45	75.00'	S 41°09'07" E	45.63'	46.37'	35°25'18"
C12	600.00'	N 87°21'50" W	36.72'	36.73'	3°30'27"	C46	75.00'	S 66°34'53" E	20.15'	20.21'	15°26'14"
C13	600.00'	S 84°35'36" E	94.66'	94.76'	9°02'56"	C47	75.00'	N 37°35'27" W	89.66'	96.10'	73°25'05"
C14	405.00'	N 86°29'21" W	37.15'	37.16'	5°15'25"	C48	179.50'	S 62°00'00" E	76.48'	77.07'	24°35'59"
C15	405.00'	N 83°17'42" W	8.00'	8.00'	1°07'54"	C49	179.50'	S 45°27'49" E	26.52'	26.55'	8°28'24"
C16	405.00'	N 76°40'30" W	85.43'	85.59'	12°06'29"	C50	179.50'	N 57°45'48" W	102.18'	103.61'	33°04'23"
C17	405.00'	N 68°47'33" W	25.85'	25.85'	3°39'26"	C51	229.50'	N 43°29'24" W	18.13'	18.13'	4°31'34"
C18	405.00'	S 78°02'27" E	155.62'	156.60'	22°09'14"	C52	229.50'	N 53°28'30" W	61.67'	61.86'	15°28'38"
C19	360.00'	N 67°08'12" W	2.17'	2.17'	0°20'44"	C53	229.50'	N 67°44'54" W	52.37'	52.48'	13°06'11"
C20	360.00'	N 71°57'27" W	58.35'	58.41'	9°17'47"	C54	229.50'	N 57°45'48" W	130.64'	132.48'	33°04'23"
C21	360.00'	N 81°07'20" W	56.70'	56.75'	9°01'58"	C55	25.00'	N 37°35'27" W	29.89'	32.03'	73°25'05"
C22	360.00'	N 88°15'37" W	32.93'	32.95'	5°14'36"	C56	25.00'	N 44°07'05" E	35.38'	39.27'	90°00'00"
C23	360.00'	S 78°55'22" E	149.19'	150.28'	23°55'05"	C57	310.00'	S 89°44'44" E	12.30'	12.30'	2°16'22"
C24	400.00'	S 89°29'29" W	5.21'	5.21'	0°44'48"	C58	310.00'	S 80°02'53" E	92.30'	92.64'	17°07'20"
C25	400.00'	N 89°32'13" W	8.35'	8.35'	1°11'47"	C59	310.00'	S 69°13'31" E	24.47'	24.47'	4°31'23"
C26	400.00'	S 89°54'37" E	13.57'	13.57'	1°56'35"	C60	310.00'	S 78°55'22" E	128.47'	129.41'	23°55'05"
C27	100.00'	S 65°54'16" E	78.26'	80.41'	46°04'08"	C61	455.00'	S 67°12'54" E	3.99'	3.99'	0°30'09"
C28	60.00'	N 58°08'21" W	31.60'	31.98'	30°32'20"	C62	455.00'	S 71°09'48" E	58.67'	58.71'	7°23'37"
C29	60.00'	S 85°49'04" W	42.56'	43.51'	41°32'50"	C63	455.00'	S 78°49'32" E	62.93'	62.98'	7°55'52"
C30	60.00'	S 44°16'14" W	42.56'	43.51'	41°32'50"	C64	455.00'	S 83°17'42" E	8.00'	8.00'	1°00'27"
C31	60.00'	S 02°43'25" W	42.56'	43.51'	41°32'50"	C65	455.00'	S 86°27'29" E	42.22'	42.24'	5°19'08"
C32	60.00'	S 38°49'25" E	42.56'	43.51'	41°32'50"	C66	455.00'	S 78°02'27" E	174.84'	175.93'	22°09'14"
C33	60.00'	S 80°02'51" E	41.93'	42.83'	40°54'03"	C67	550.00'	S 87°02'00" E	40.01'	40.02'	4°10'08"
C34	60.00'	N 71°59'10" E	15.70'	15.74'	15°01'56"	C68	550.00'	S 81°07'42" E	73.29'	73.35'	7°38'27"
C35	60.00'	N 62°32'27" E	4.04'	4.04'	3°51'30"	C69	550.00'	S 73°29'15" E	73.29'	73.35'	7°38'27"
C36	60.00'	N 08°52'16" E	94.23'	268.63'	256°31'06"	C70	550.00'	S 79°23'32" E	185.82'	186.71'	19°27'03"
C37	100.00'	N 64°12'39" E	12.56'	12.56'	7°11'54"	C71	575.00'	N 79°29'58" W	192.15'	193.05'	19°14'12"
C38	100.00'	N 81°12'55" E	46.37'	46.79'	28°48'37"	C72	430.00'	N 78°02'27" W	165.23'	166.26'	22°09'14"
C39	100.00'	S 77°36'58" W	58.49'	59.36'	34°00'31"	C73	335.00'	N 78°55'22" W	138.83'	139.85'	23°55'05"
C40	450.00'	S 85°57'34" E	9.11'	9.11'	1°09'34"	C74	425.00'	N 84°45'02" W	90.79'	90.96'	12°15'45"
C41	450.00'	S 88°42'38" E	34.10'	34.11'	4°20'34"	C75	50.00'	S 37°35'27" E	59.78'	64.07'	73°25'05"
C42	450.00'	N 88°07'51" W	43.20'	43.22'	5°30'08"	C76	204.50'	S 57°45'48" E	116.41'	118.04'	33°04'23"



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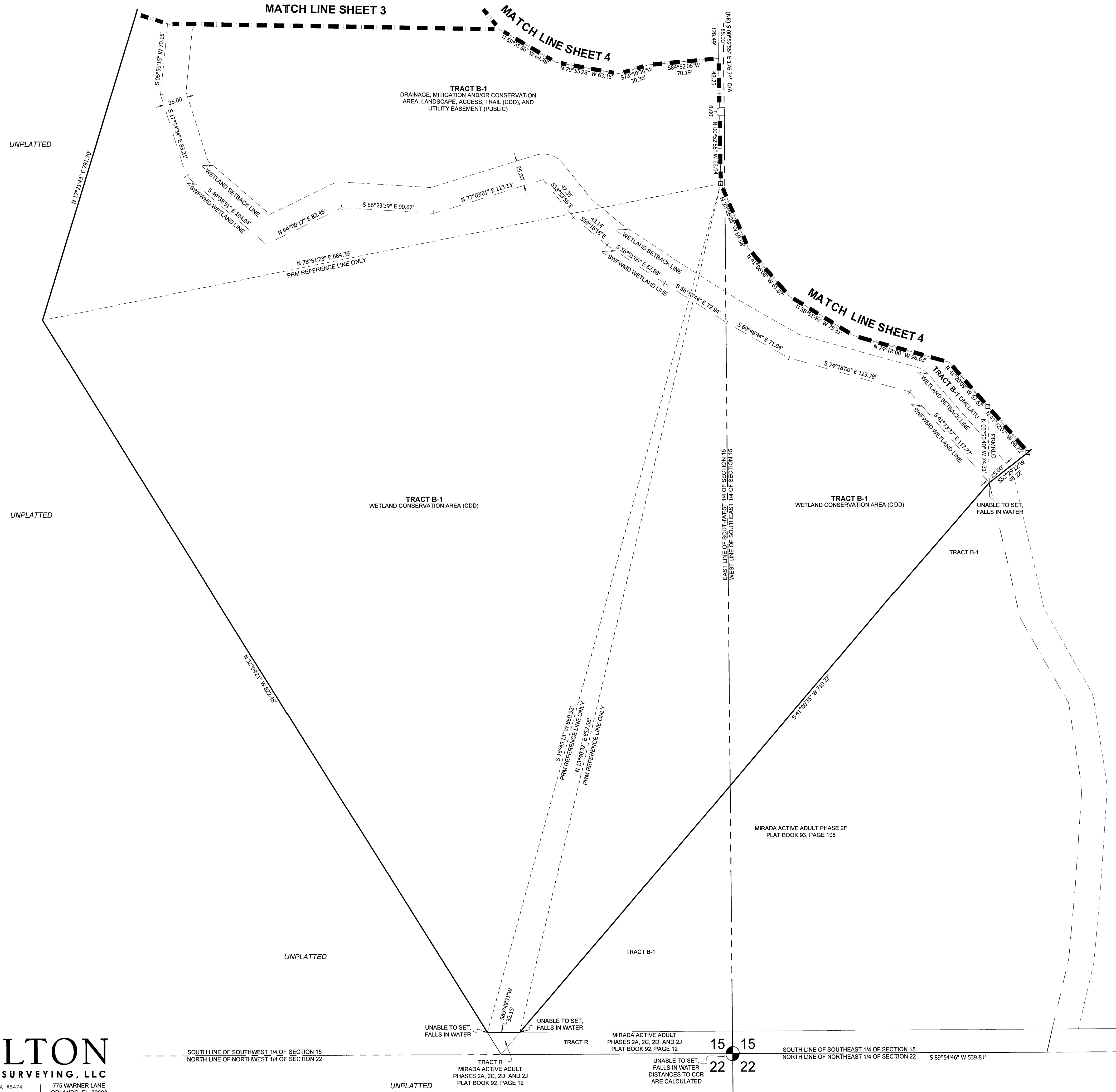
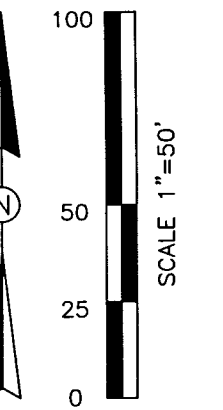
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MIRADA ACTIVE ADULT PHASE 2G

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PLAT BOOK 92 PAGE 5



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