

MIRADA PARCEL 8C

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **94** PAGE **12**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF POP ASH PLACE, ALSO BEING THE SOUTH BOUNDARY LINE OF MIRADA PARCELS 8A AND 8B AS RECORDED IN PLAT BOOK 89, PAGE 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE SOUTH BOUNDARY OF MIRADA PARCELS 8A AND 8B AS RECORDED IN PLAT BOOK 89, PAGE 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THE FOLLOWING SIXTEEN (16) COURSES: 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 11.19 FEET AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29°38'07" AND A CHORD WHICH BEARS NORTH 77°24'02" EAST, A DISTANCE OF 11.09 FEET, 2) SOUTH 89°46'54" EAST, A DISTANCE OF 109.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°38'01" AND A CHORD WHICH BEARS NORTH 75°24'05" EAST, A DISTANCE OF 51.15 FEET, 3) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 51.72 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 11°06'25" AND A CHORD WHICH BEARS NORTH 85°08'17" EAST, A DISTANCE OF 19.39 FEET, 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 19.39 FEET, 5) SOUTH 04°50'00" EAST, A DISTANCE OF 96.75 FEET, 6) NORTH 85°10'00" EAST, A DISTANCE OF 188.50 FEET, 7) NORTH 82°46'48" EAST, A DISTANCE OF 36.53 FEET, 8) NORTH 85°10'00" EAST, A DISTANCE OF 273.00 FEET, 9) NORTH 86°08'57" EAST, A DISTANCE OF 35.11 FEET, 10) NORTH 00°00'32" EAST, A DISTANCE OF 98.96 FEET, 11) NORTH 85°10'00" EAST, A DISTANCE OF 85.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 00°38'21" AND A CHORD WHICH BEARS NORTH 85°29'11" EAST, A DISTANCE OF 10.88 FEET, 12) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 10.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°12'10" AND A CHORD WHICH BEARS SOUTH 47°05'33" EAST, A DISTANCE OF 29.30 FEET, 13) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 32.88 FEET, 14) SOUTH 89°29'47" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 45°00'32" EAST, A DISTANCE OF 21.21 FEET, 15) ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 23.56 FEET, 16) SOUTH 89°59'28" EAST, A DISTANCE OF 83.00 FEET, THENCE DEPARTING SOUTH BOUNDARY LINE OF SAID MIRADA PARCELS 8A AND 8B, SOUTH 00°00'32" WEST, A DISTANCE OF 1017.00 FEET, THENCE SOUTH 39°40'00" WEST, A DISTANCE OF 590.89 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF TYNDALL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7241, PAGE 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG NORTHERLY RIGHT-OF-WAY OF SAID TYNDALL ROAD, SOUTH 89°50'54" WEST, A DISTANCE OF 803.93 FEET, DEPARTING THE NORTHERLY RIGHT-OF-WAY OF SAID TYNDALL ROAD TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'06" AND A CHORD WHICH BEARS NORTH 45°04'33" WEST, A DISTANCE OF 35.40 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.34 FEET, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 10°33'58" AND A CHORD WHICH BEARS NORTH 05°16'59" EAST, A DISTANCE OF 200.73 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 201.91 FEET, THENCE NORTH 10°33'58" EAST, A DISTANCE OF 508.89 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°22'50" AND A CHORD WHICH BEARS NORTH 33°44'44" EAST, A DISTANCE OF 344.44 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.24 FEET, THENCE NORTH 10°33'58" EAST, A DISTANCE OF 344.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 05°25'21" AND A CHORD WHICH BEARS NORTH 07°51'18" EAST, A DISTANCE OF 194.88 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 194.88 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°28'21" AND A CHORD WHICH BEARS NORTH 34°51'48" EAST, A DISTANCE OF 24.79 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 25.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 33.28 ACRES, MORE OR LESS.

OWNER:

CR PASCO DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY: CR PASCO INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER BY: SUBSTANTIA CANNON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

JOHN RYAN, MANAGER (Signature) WITNESS (Signature) WITNESS (Signature) KY ANDRE HOLIFIELD (PRINT) WITNESS ARIANNA MOREIRA (PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)) SS: COUNTY OF))

I HEREBY CERTIFY ON THIS 19th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN RYAN, AS MANAGER OF SUBSTANTIA CANNON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF CR PASCO INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF CR PASCO DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 Anna Kurz My Commission # 430407 Expires 8/7/2027 MY COMMISSION EXPIRES: 6/7/2027 COMMISSION NUMBER: HH 430407

OWNER:

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

JOHN RYAN, PRESIDENT AND TREASURER (Signature) WITNESS (Signature) WITNESS (Signature) KY ANDRE HOLIFIELD (PRINT) WITNESS HUNTER LANE (PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)) SS: COUNTY OF))

I HEREBY CERTIFY ON THIS 18th 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 CRGP 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 Arianna Moreira My Commission # FH 336687 Expires November 29, 2028 MY COMMISSION EXPIRES: 11/29/2026 COMMISSION NUMBER: HH 336687

CERTIFICATE OF ACCEPTANCE

THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, THE DEDICATION TO MIRADA II 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 II COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS DAY OF 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATION SHOWN HEREON

MICHAEL LAWSON, CHAIRMAN OF THE BOARD (Signature) WITNESS (Signature) WITNESS (Signature) KY ANDRE HOLIFIELD (PRINT) WITNESS HUNTER LANE (PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)) SS: COUNTY OF))

I HEREBY CERTIFY ON THIS 18th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MICHAEL LAWSON, CHAIRMAN OF THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED 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 Arianna Moreira My Commission # FH 336687 Expires November 29, 2028 MY COMMISSION EXPIRES: 11/29/2026 COMMISSION NUMBER: HH 336687

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLACING, ENCUMBERED BY THAT CONSENSUAL LIEN FOR DEPOSIT, RECORDED ON AUGUST 3RD, 2021, IN OFFICIAL RECORD BOOK 10407, PAGE 565, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN FAVOR OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

PROPERTY INFORMATION

STATE OF FLORIDA)) SS: COUNTY OF PASCO))

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6424347) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CR PASCO DEVELOPMENT COMPANY LLC, A LIMITED LIABILITY COMPANY AND CRGP TWO LP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6424347.

THIS 19 DAY OF March, 2024.

DAVID H. ROBERTS, AUTHORIZED SIGNATORY FIRST AMERICAN TITLE INSURANCE COMPANY (Signature)

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. PARNES, PASCO COUNTY SURVEYOR FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131 (Signature)

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.

JOAN LAWSON, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS (Signature)

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) 12-17. BY: NIKKI ALVAREZ-SOMERES, ESQ., PASCO COUNTY CLERK & COMPTROLLER (Signature)

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 (PRIMS) WERE SET THE 11TH 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.

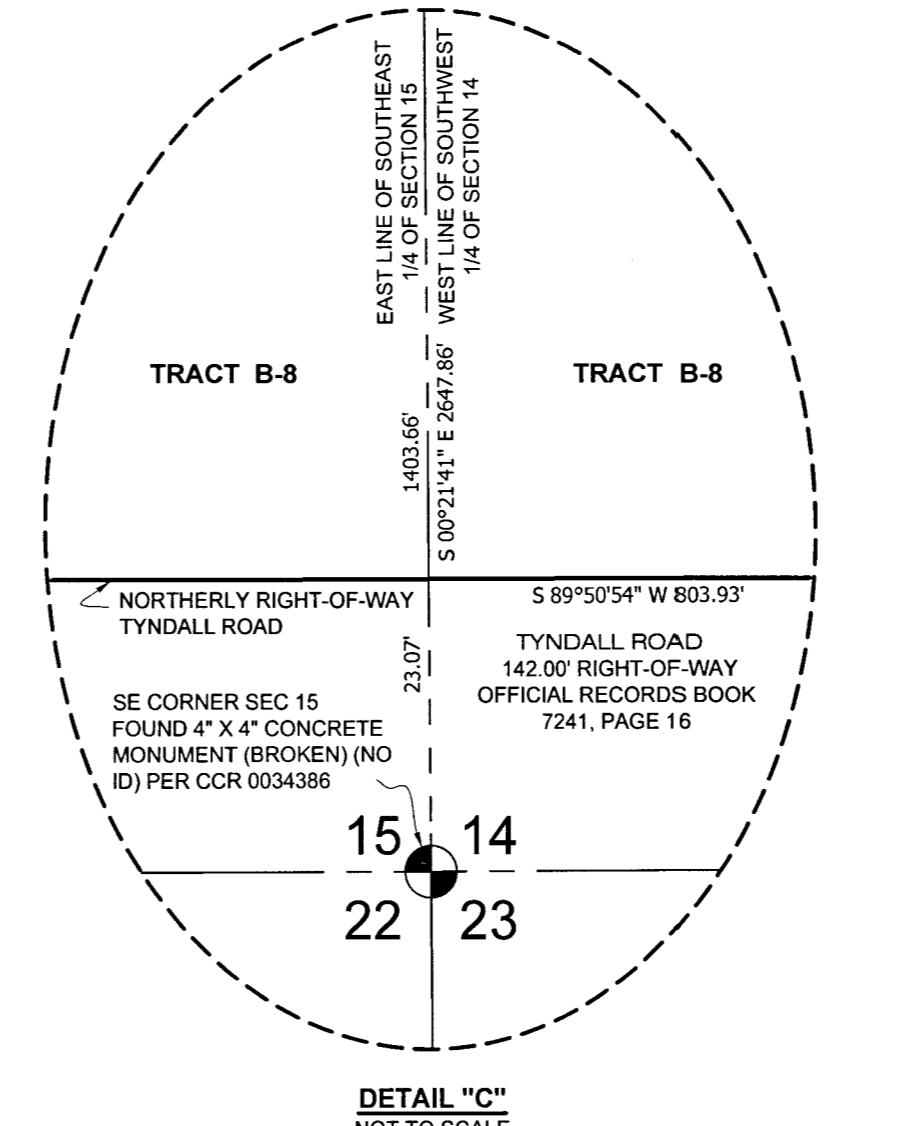
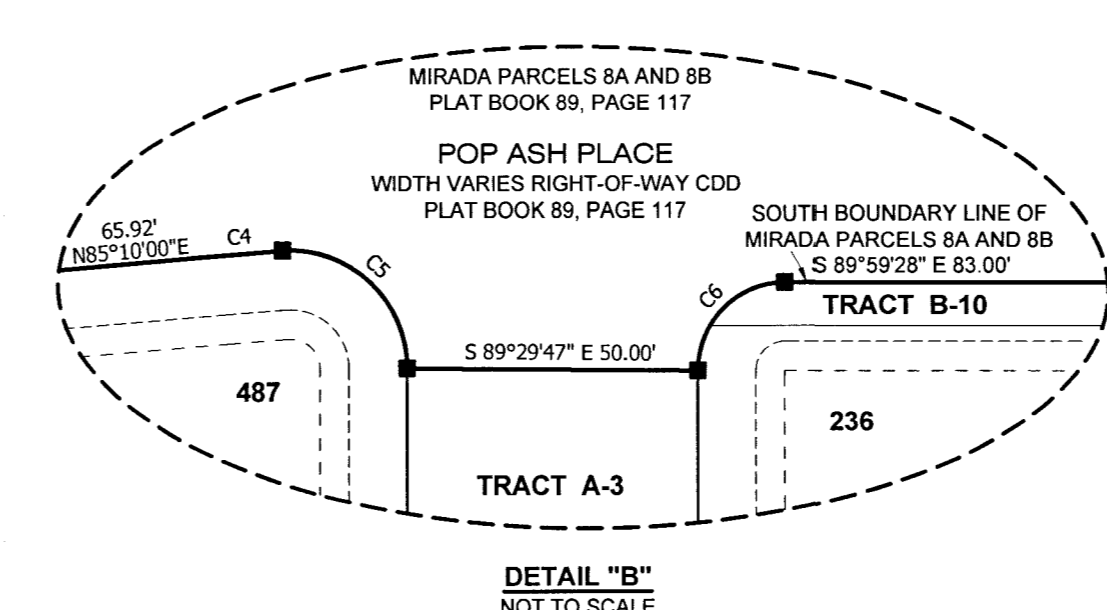
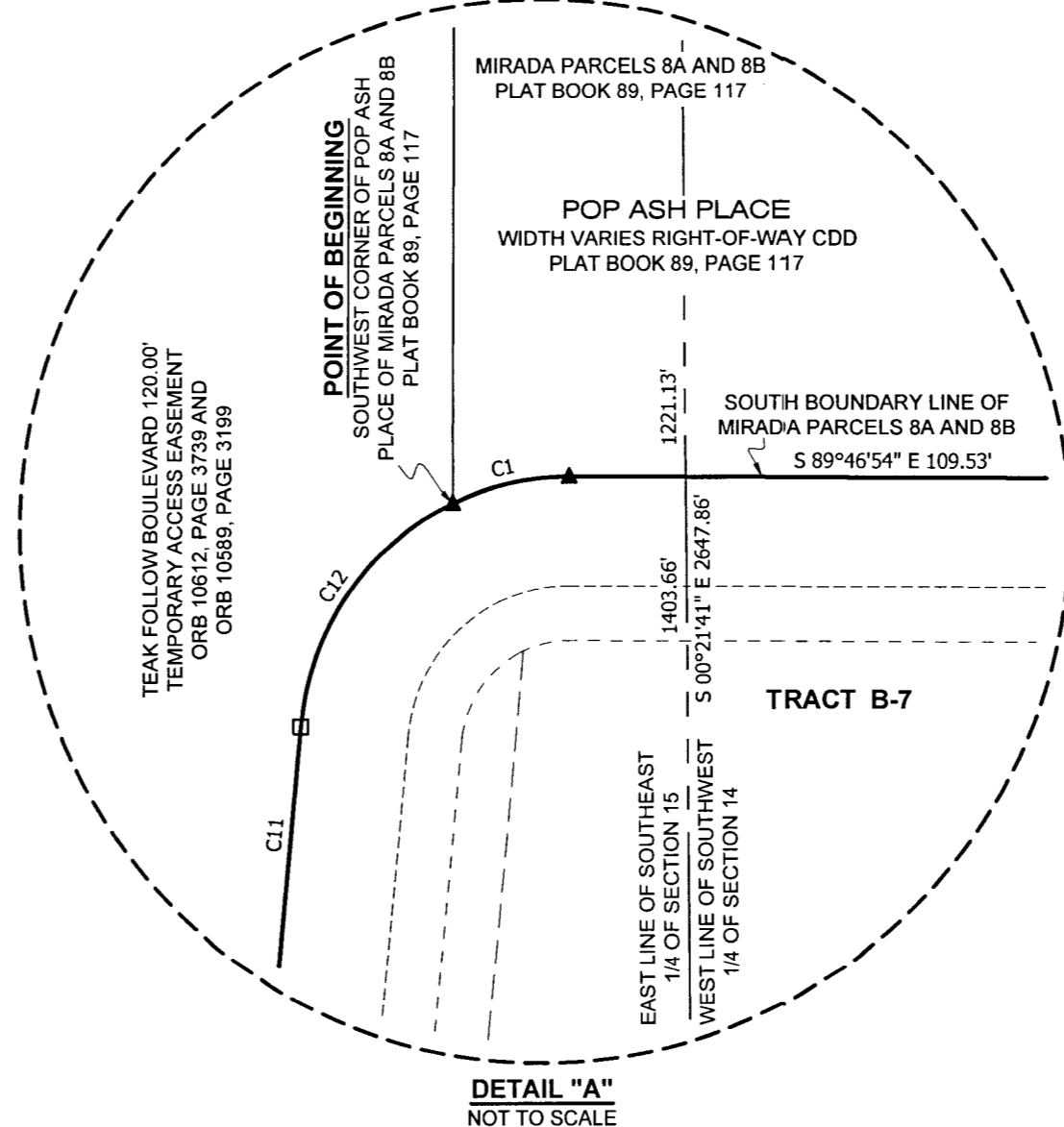
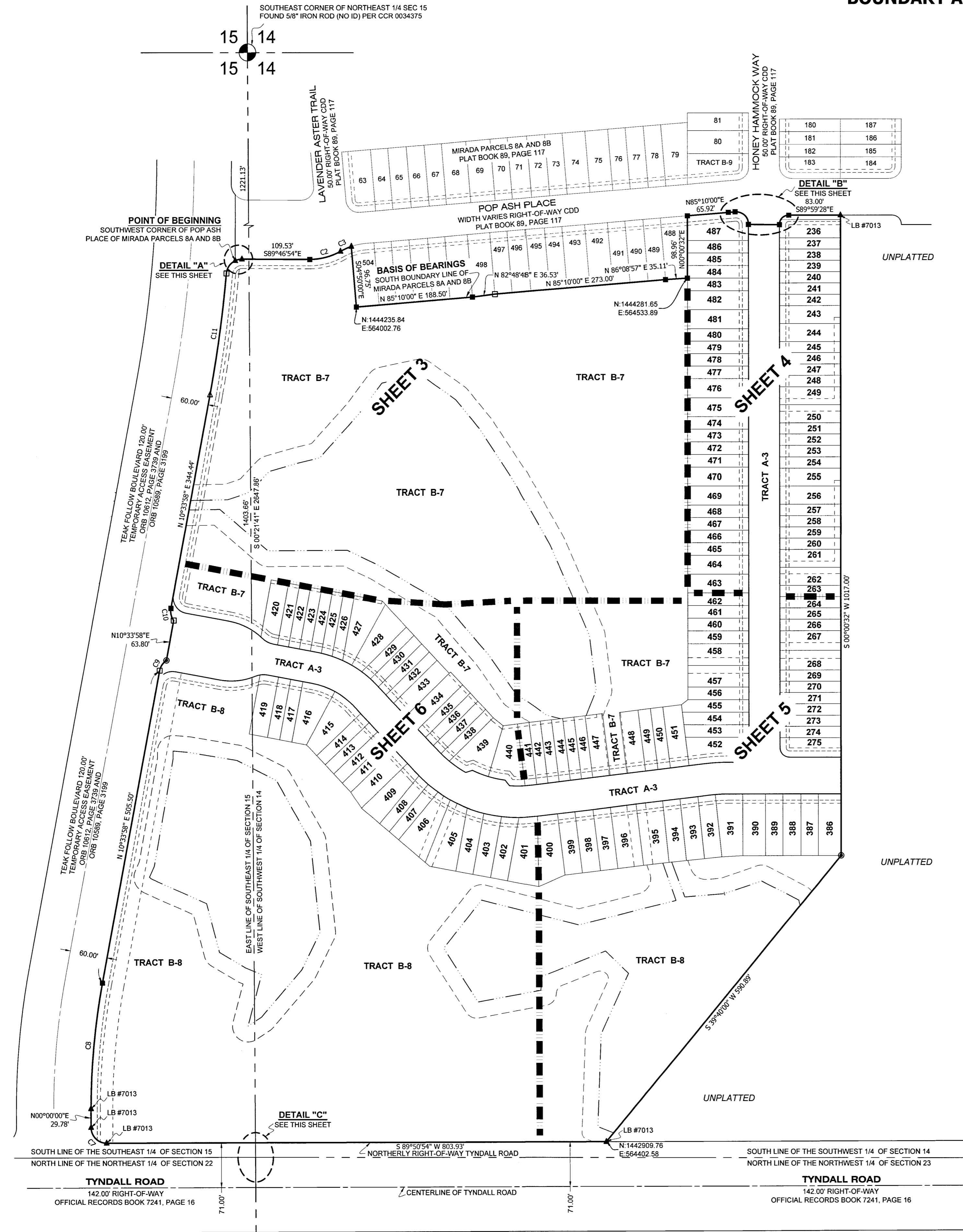
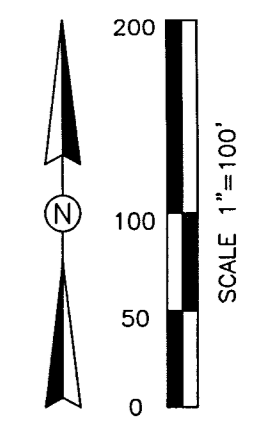
SIGNED AND SEALED THIS 15th DAY OF March, 2024.

AARON J. MURPHY, PSM FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6788 FOR HAMILTON ENGINEERING & SURVEYING, LLC LICENSE NO. LB7013 (Signature)



MIRADA PARCEL 8C

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
BOUNDARY AND KEY SHEET



SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER, CLASS 1 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. (PCDC 306-10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT 536-151.
- BEARINGS SHOWN HEREON ARE BASED ON THE BOUNDARY LINE OF MIRADA PARCELS 8A AND 8B, PLAT BOOK 89, PAGE 117 AS SHOWN HAVING A BEARING OF NORTH 85°10'00" EAST.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, 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 AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. 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:

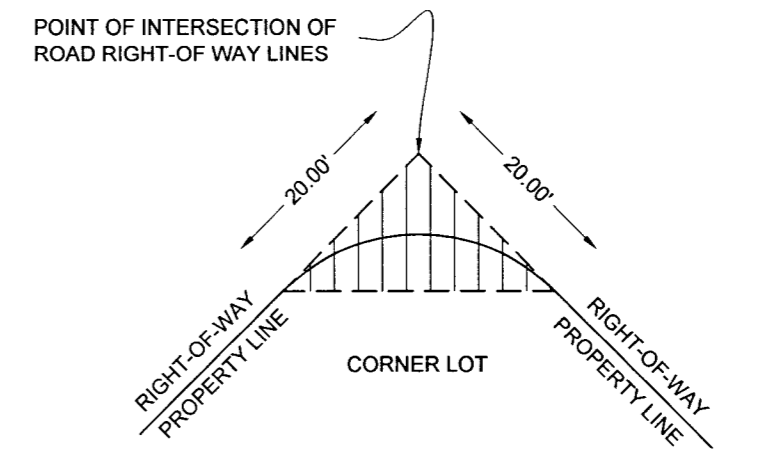
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (ACE) PERMIT.

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.

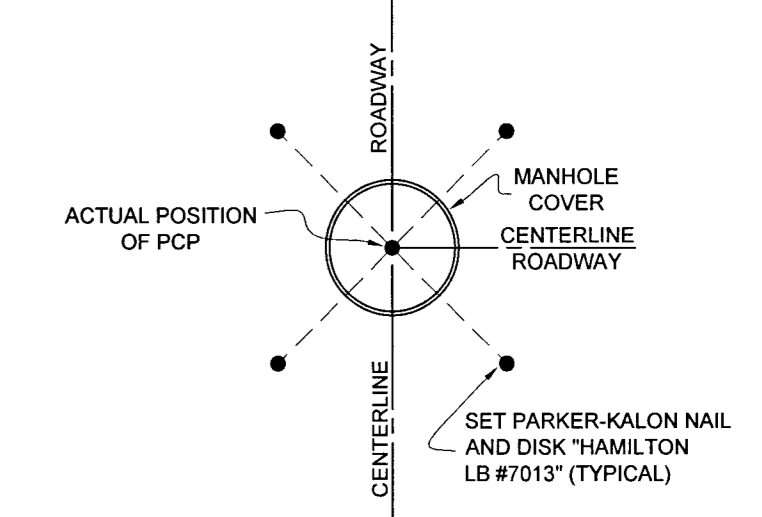
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TRACT TABULATION:

TRACT A-3	- CDD RIGHT-OF-WAY AND UTILITY EASEMENT (PUBLIC)
TRACT B-7	- DRAINAGE, LANDSCAPE, ACCESS, AND TRAIL AREA, AND WETLAND CONSERVATION AREA (CDD)
TRACT B-8	- DRAINAGE, LANDSCAPE, ACCESS, AND TRAIL AREA, WETLAND CONSERVATION AREA (CDD), AND PEDESTRIAN ACCESS EASEMENT (PUBLIC)
TRACT B-10	- OPEN SPACE / LANDSCAPE AREA (CDD) AND UTILITY EASEMENT (PUBLIC)



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



NOTE: SET PARKER-KALON NAIL AND DISK "HAMILTON LB #7013" (TYPICAL).

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 77°24'02" E	11.09'	11.19'	25°38'07"
C2	100.00'	N 75°24'05" E	51.15'	51.72'	29°38'01"
C3	100.00'	N 66°08'17" E	19.36'	19.39'	11°06'28"
C4	875.00'	N 85°29'11" E	10.88'	10.88'	0°38'21"
C5	20.00'	S 47°05'33" E	29.30'	32.88'	94°12'10"
C6	15.00'	N 45°00'32" E	21.21'	23.56'	90°00'00"
C7	25.00'	N 45°04'33" W	35.40'	39.34'	90°09'06"
C8	1090.00'	N 05°16'59" E	200.73'	201.01'	10°33'58"
C9	25.00'	N 33°45'22" E	19.69'	20.24'	46°22'50"
C10	25.00'	N 12°37'27" W	19.69'	20.24'	46°22'50"
C11	2050.00'	N 07°51'18" E	194.88'	194.96'	5°29'21"
C12	25.00'	N 34°51'48" E	24.79'	25.94'	59°26'21"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013, UNLESS NOTED OTHERWISE.
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778, UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISK "HAMILTON LB #7013".
 - ▲ = SET PARKER-KALON NAIL AND DISK "HAMILTON LB #7013" PRM, UNLESS NOTED OTHERWISE.
 - ▲ = FOUND PARKER-KALON NAIL AND DISK LB #7778 PRM, UNLESS NOTED OTHERWISE.
 - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
- BDRY = BOUNDARY
 CCR = CERTIFIED CORNER RECORD
 CDD = COMMUNITY DEVELOPMENT DISTRICT
 DAE = DRAINAGE AND ACCESS EASEMENT
 DE = DRAINAGE EASEMENT
 LB = LICENSE BUSINESS
 LSA = LANDSCAPE AREA
 (NR) = NON-RADIAL LINE
 O/A = OVERALL
 ORB = OFFICIAL RECORDS BOOK
 OS = OPEN SPACE
 (R) = RADIAL LINE
 SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 TE = TECHNOLOGY EASEMENT
 UE = UTILITY EASEMENT
 WE = WALL EASEMENT

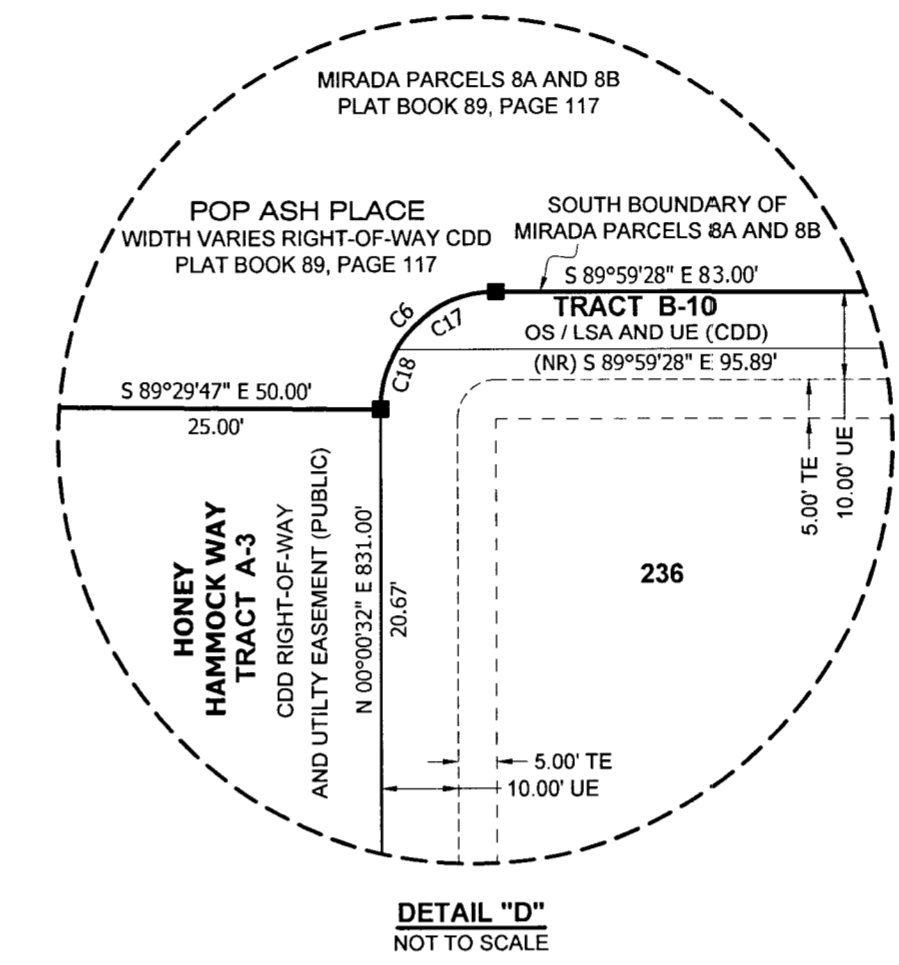
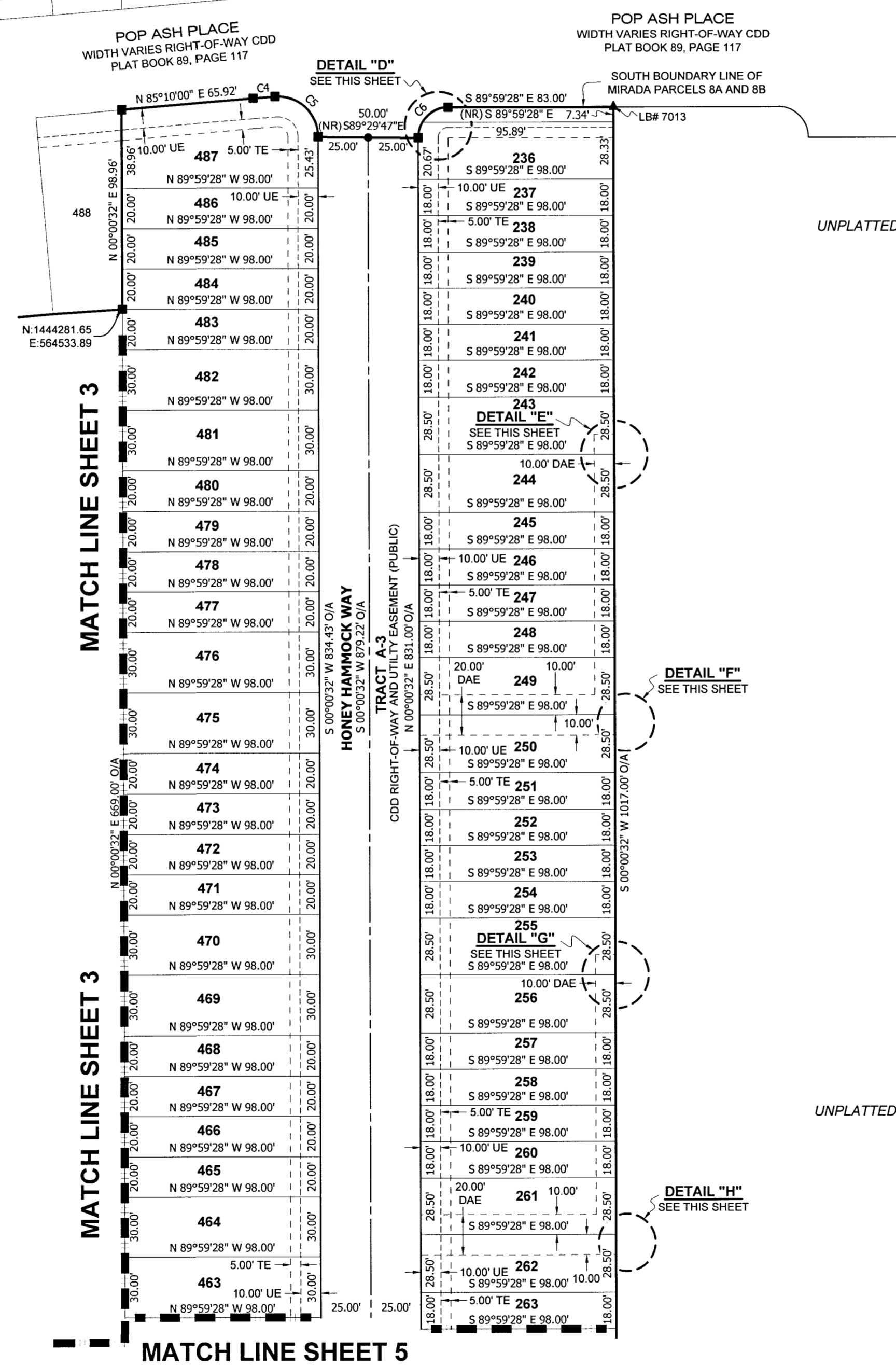
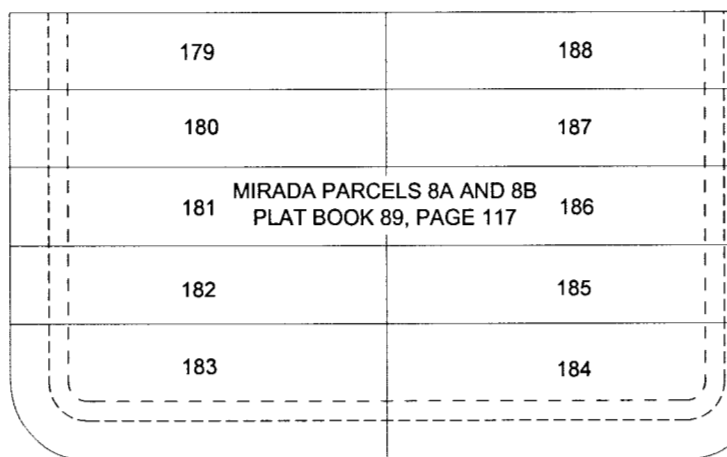
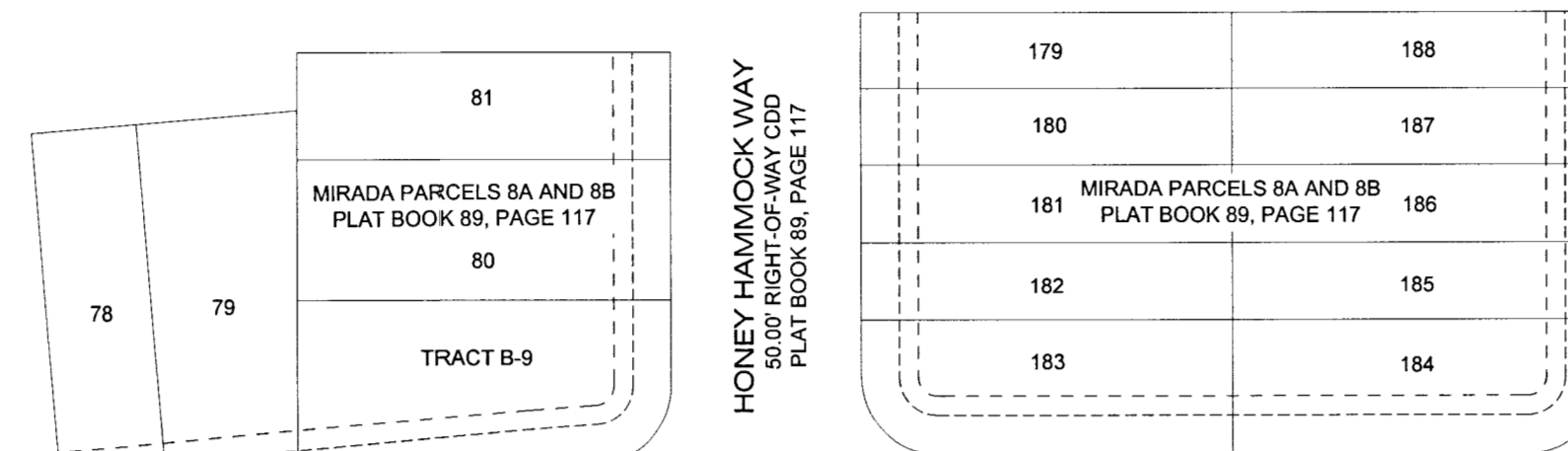
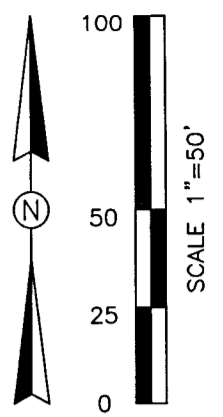
HAMILTON
 ENGINEERING & SURVEYING, LLC

3409 W LEMON ST. | LB #7013 | CA 45474 | 775 WARNER LANE
 TAMPA, FL 33609 | www.HamiltonEngineering.US | ORLANDO, FL 32803
 TEL: 813.250.3535 | TEL: 407.362.5929

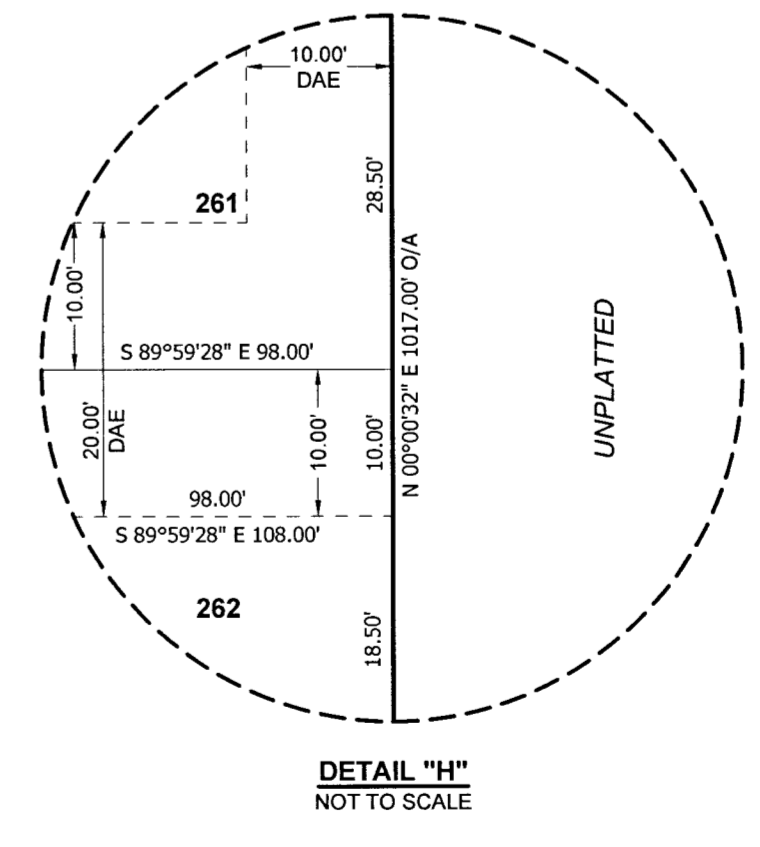
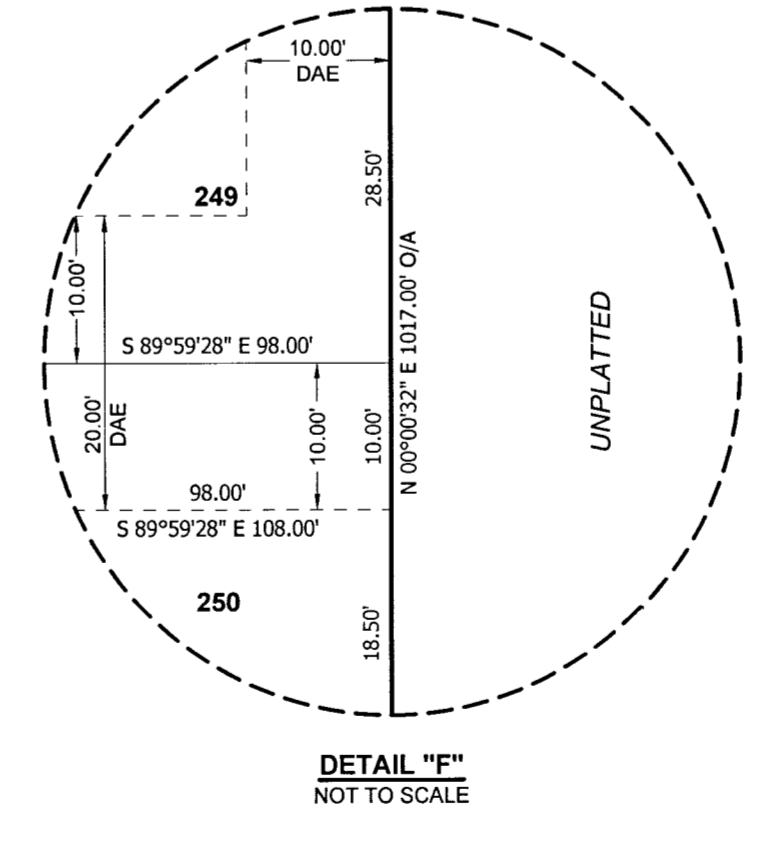
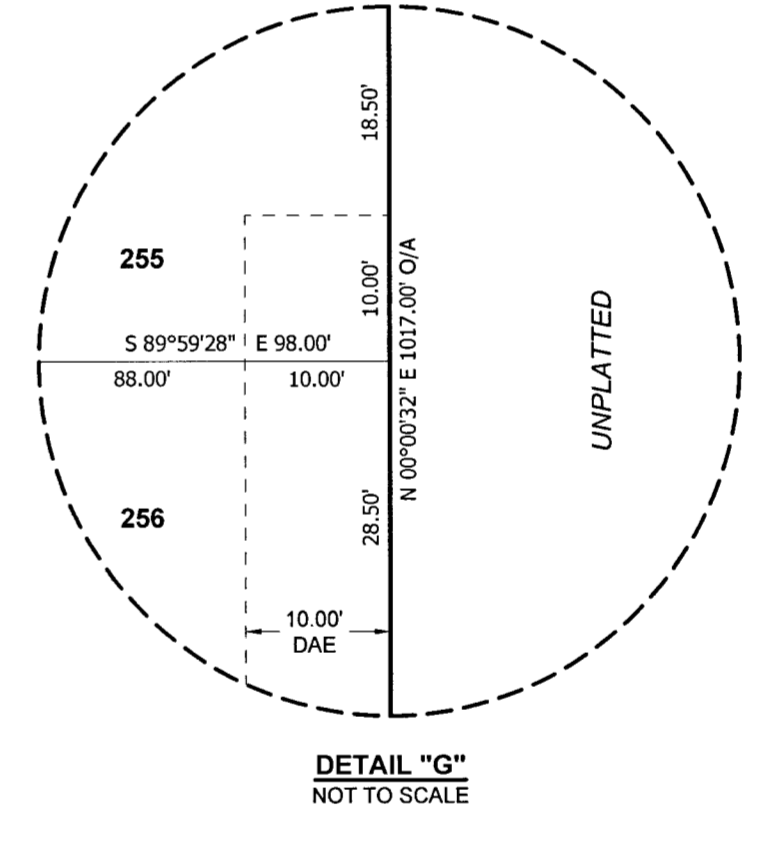
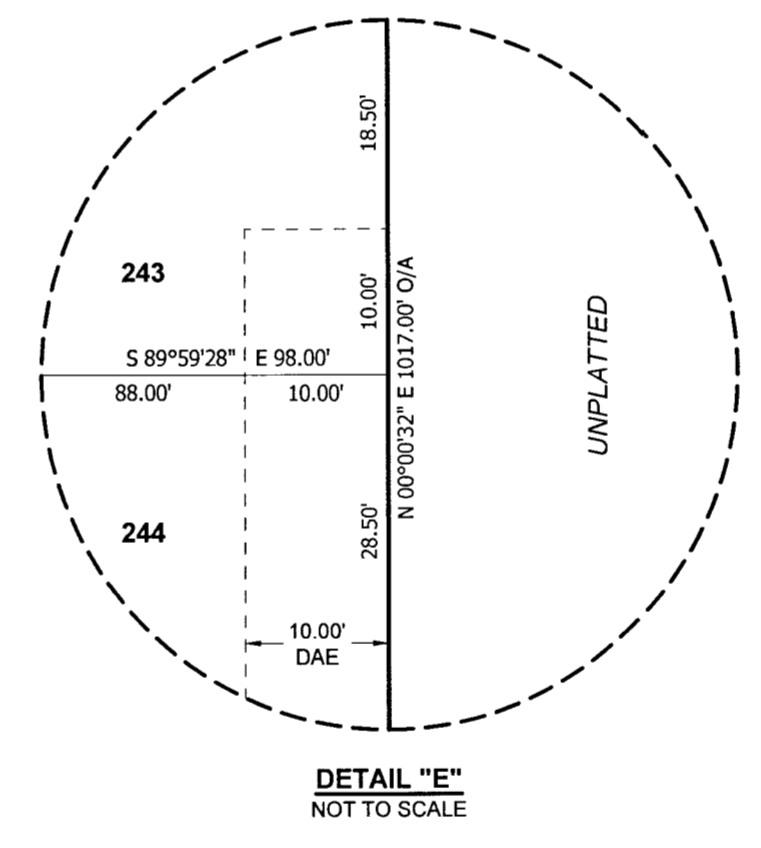
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MIRADA PARCEL 8C

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C4	975.00'	N 85°29'11" E	10.88'	10.88'	0°38'21"
C5	20.00'	S 47°05'33" E	29.30'	32.88'	94°12'10"
C6	15.00'	N 45°00'32" E	21.21'	23.56'	90°00'00"
C17	15.00'	N 60°22'40" E	14.83'	15.51'	59°15'43"
C18	15.00'	N 15°22'40" E	7.95'	8.05'	30°44'17"



- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #713, UNLESS NOTED OTHERWISE.
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778, UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - ▲ = SET PARKER-KALON NAIL AND DISC "HAMILTON LB #7013" PRM, UNLESS NOTED OTHERWISE.
 - ▲ = FOUND PARKER-KALON NAIL AND DISC LB #7778 PRM, UNLESS NOTED OTHERWISE.
 - = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
 - BDRY = BOUNDARY
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - DAE = DRAINAGE AND ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - LB = LICENSE BUSINESS
 - LSA = LANDSCAPE AREA
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - OS = OPEN SPACE
 - (R) = RADIAL LINE
 - SWFWM = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TE = TECHNOLOGY EASEMENT
 - UE = UTILITY EASEMENT
 - WE = WALL EASEMENT

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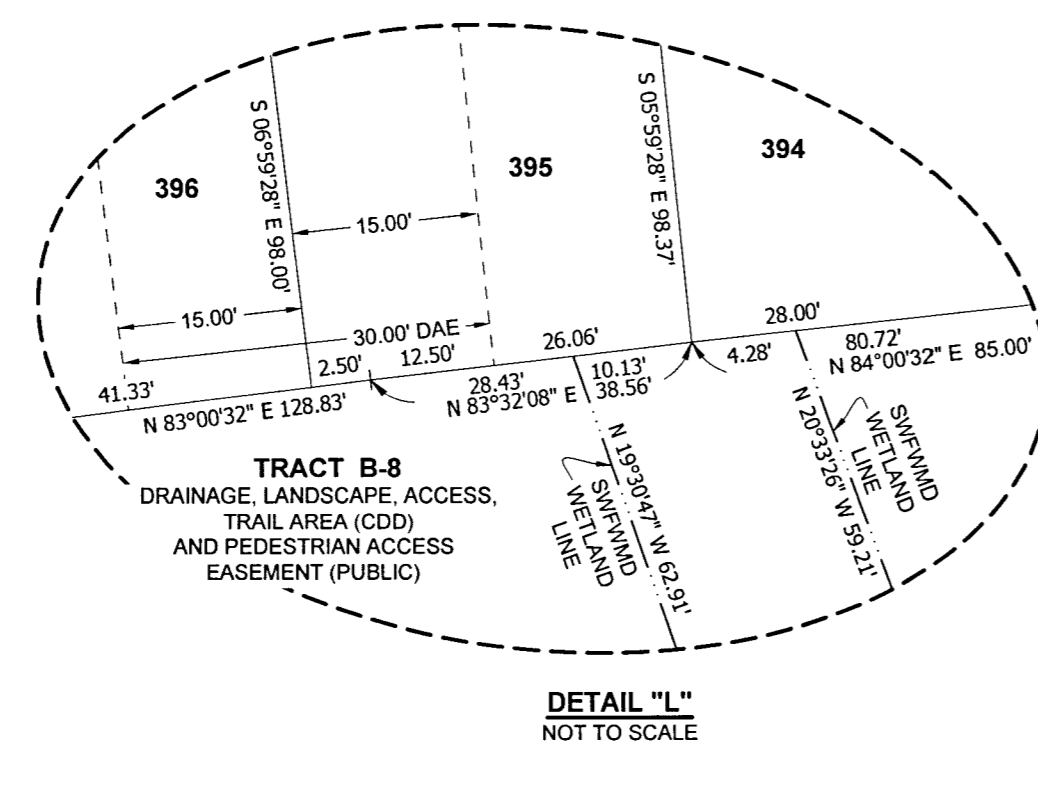
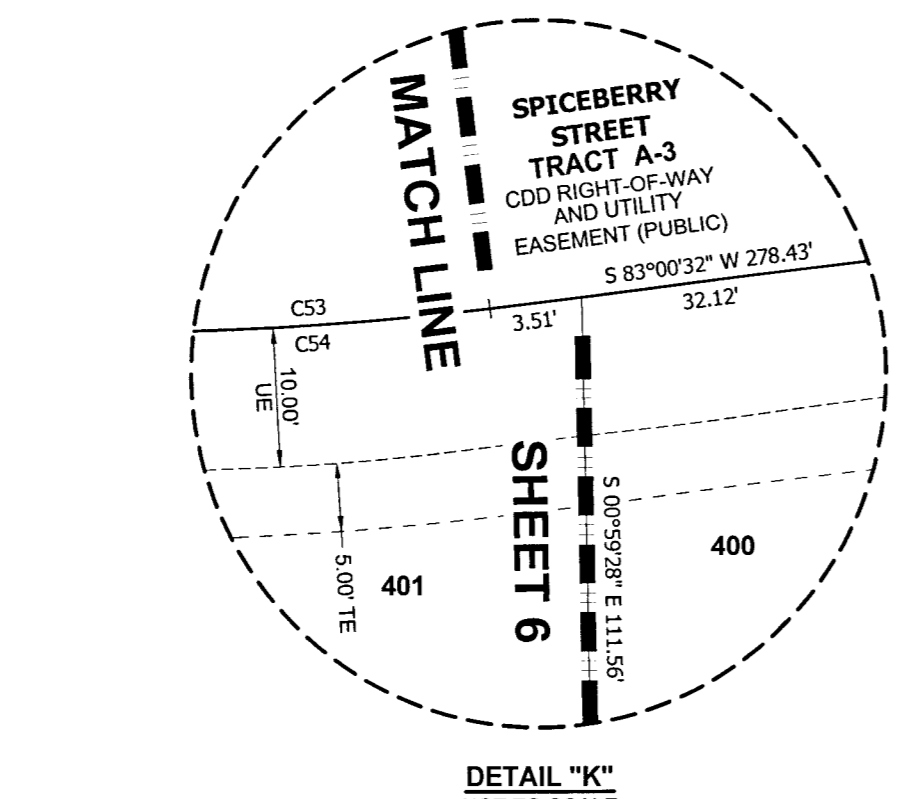
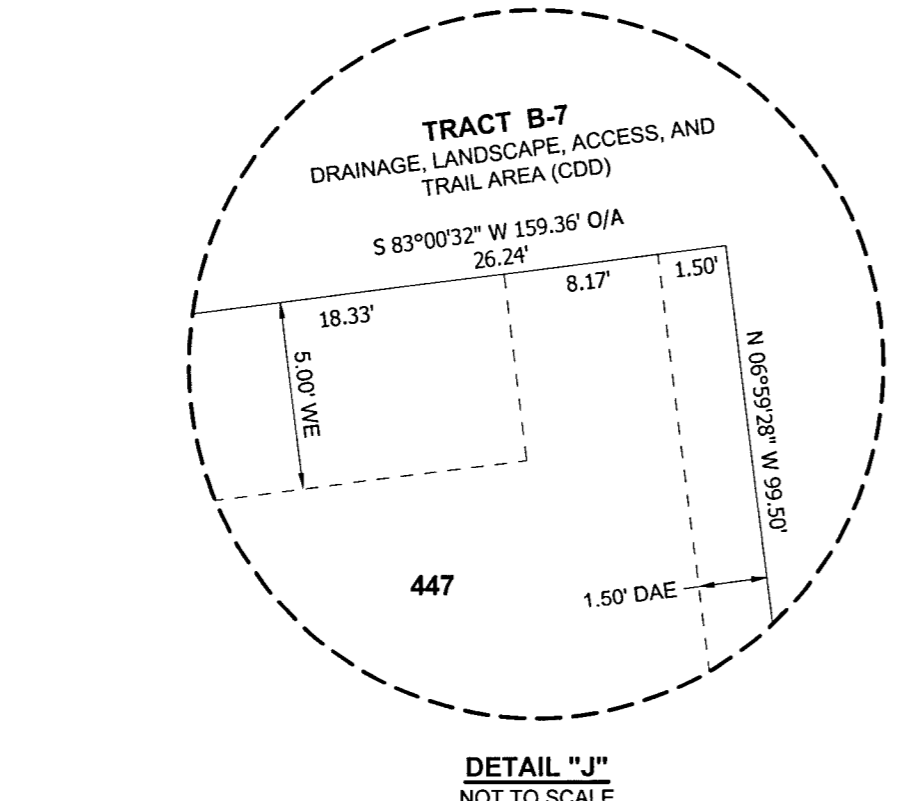
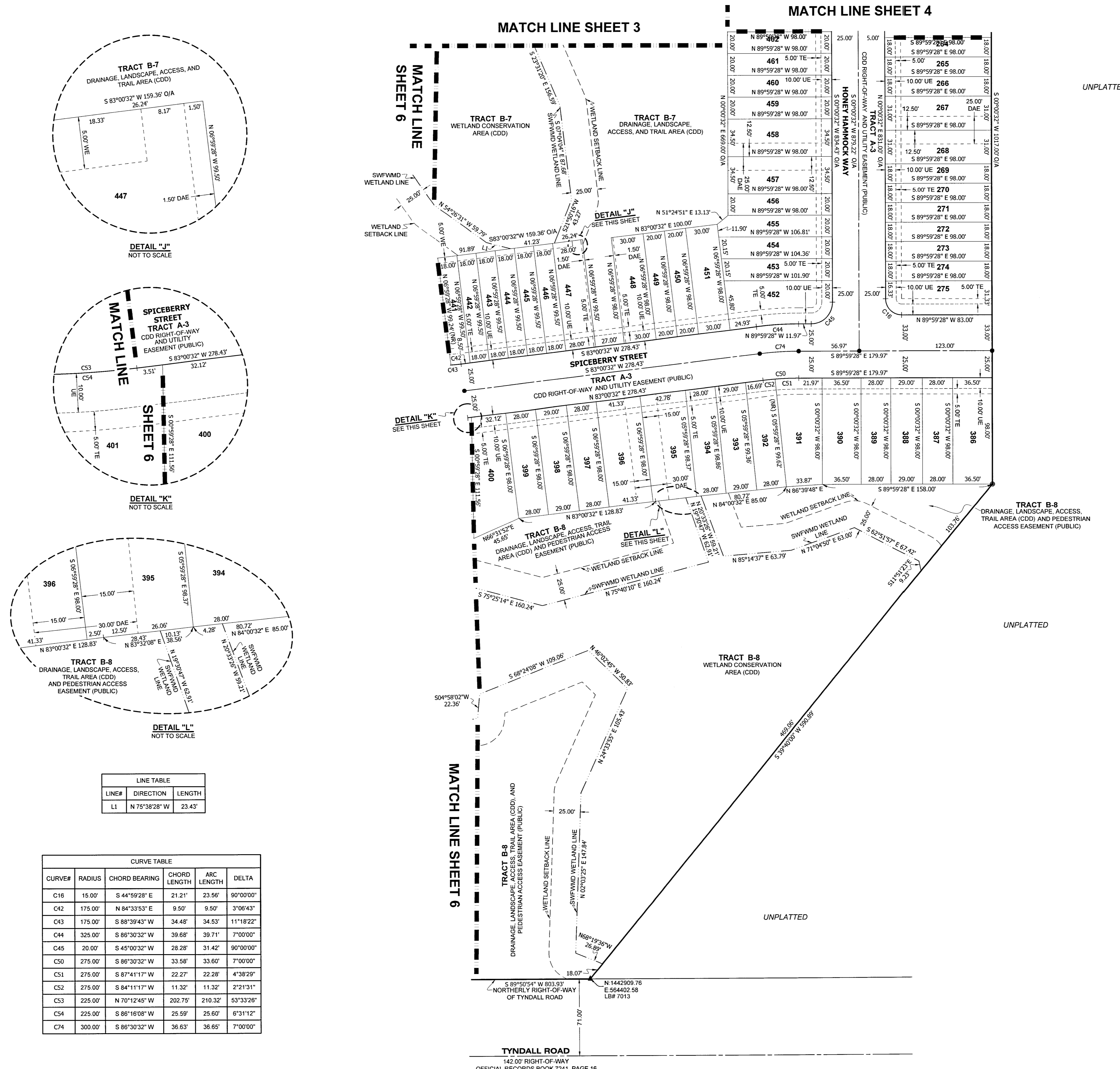
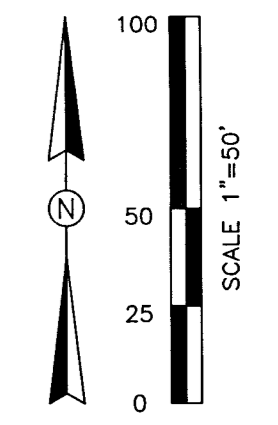
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TEL: 813.250.3535

LB #7013 CA #8474
ORLANDO, FL 32803
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MIRADA PARCEL 8C

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE#	DIRECTION	LENGTH
L1	N 75°38'28" W	23.43'

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C16	15.00'	S 44°59'28" E	21.21'	23.56'	90°00'00"
C42	175.00'	N 84°33'53" E	9.50'	9.50'	3°06'43"
C43	175.00'	S 88°39'43" W	34.48'	34.53'	11°18'22"
C44	325.00'	S 86°30'32" W	39.68'	39.71'	7°00'00"
C45	20.00'	S 45°00'32" W	28.28'	31.42'	90°00'00"
C50	275.00'	S 86°30'32" W	33.58'	33.60'	7°00'00"
C51	275.00'	S 87°41'17" W	22.27'	22.28'	4°38'29"
C52	275.00'	S 84°11'17" W	11.32'	11.32'	2°21'31"
C53	225.00'	N 70°12'45" W	202.75'	210.32'	53°33'28"
C54	225.00'	S 86°16'08" W	25.59'	25.60'	6°31'12"
C74	300.00'	S 86°30'32" W	36.63'	36.65'	7°00'00"

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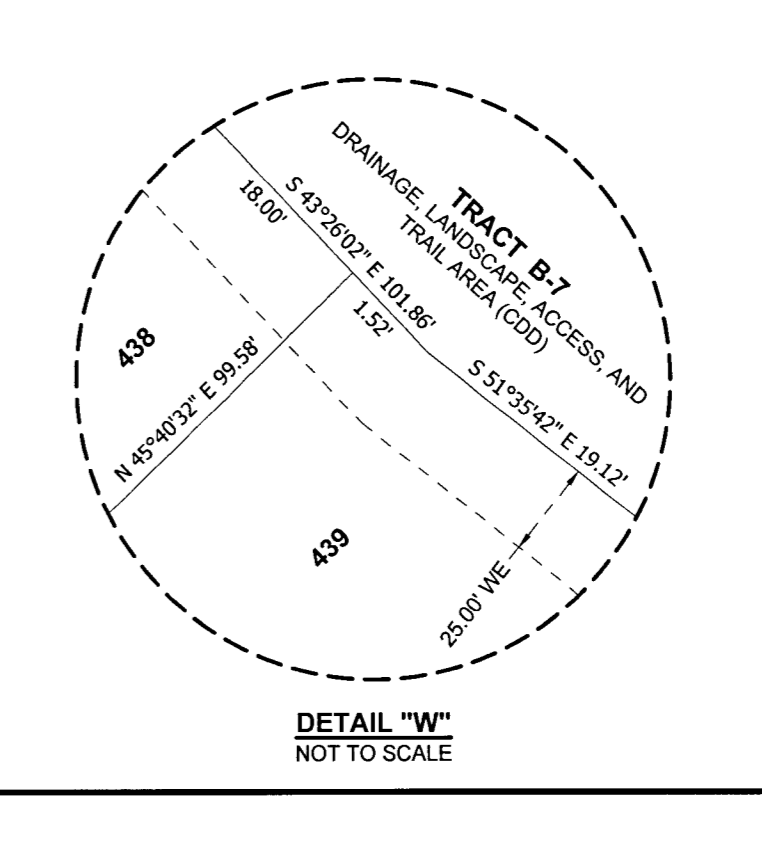
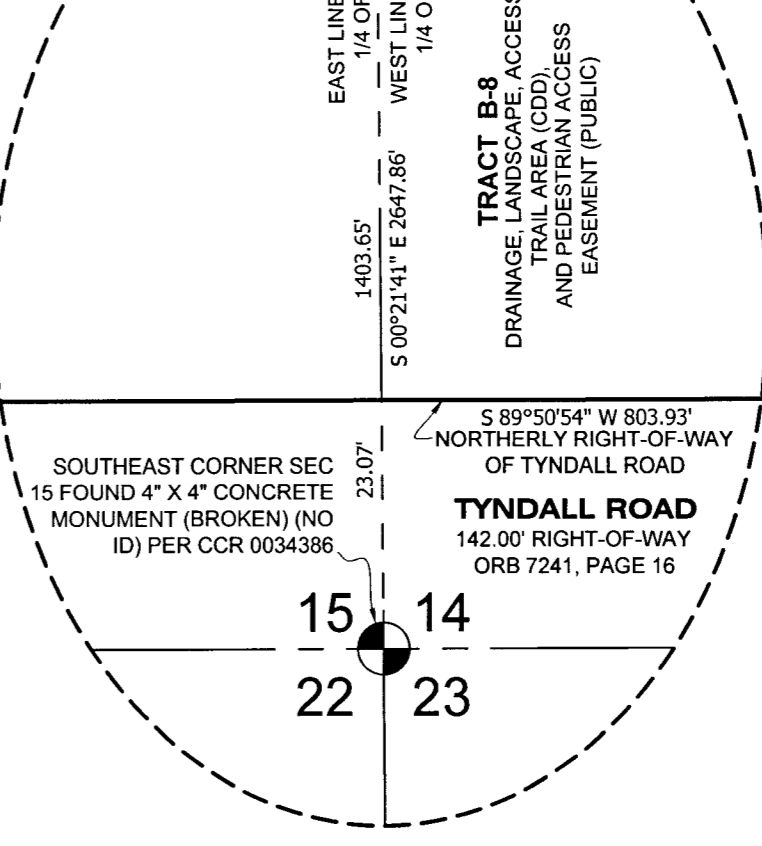
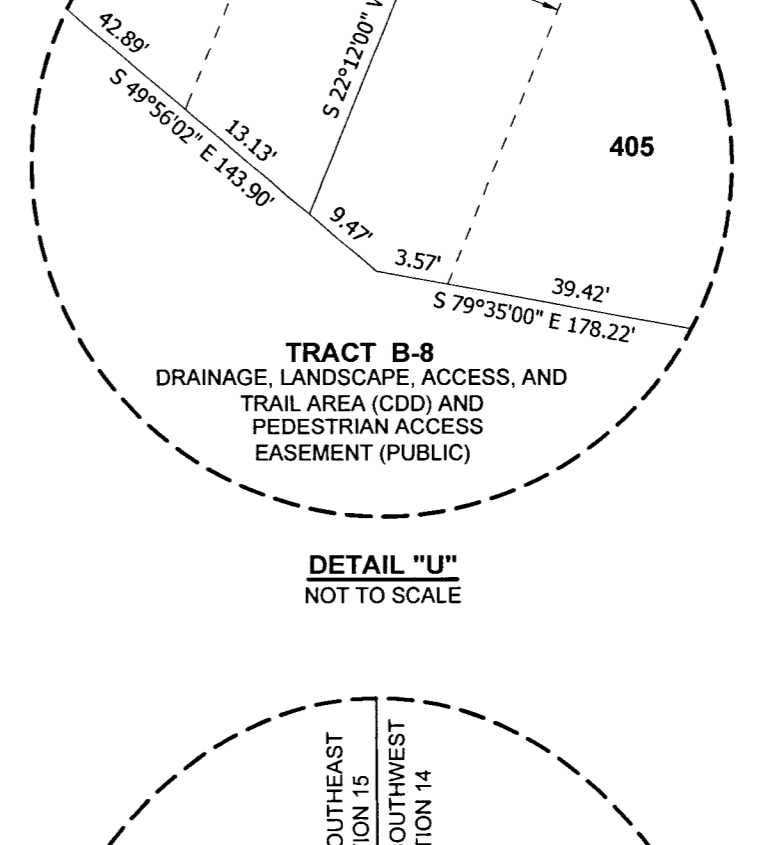
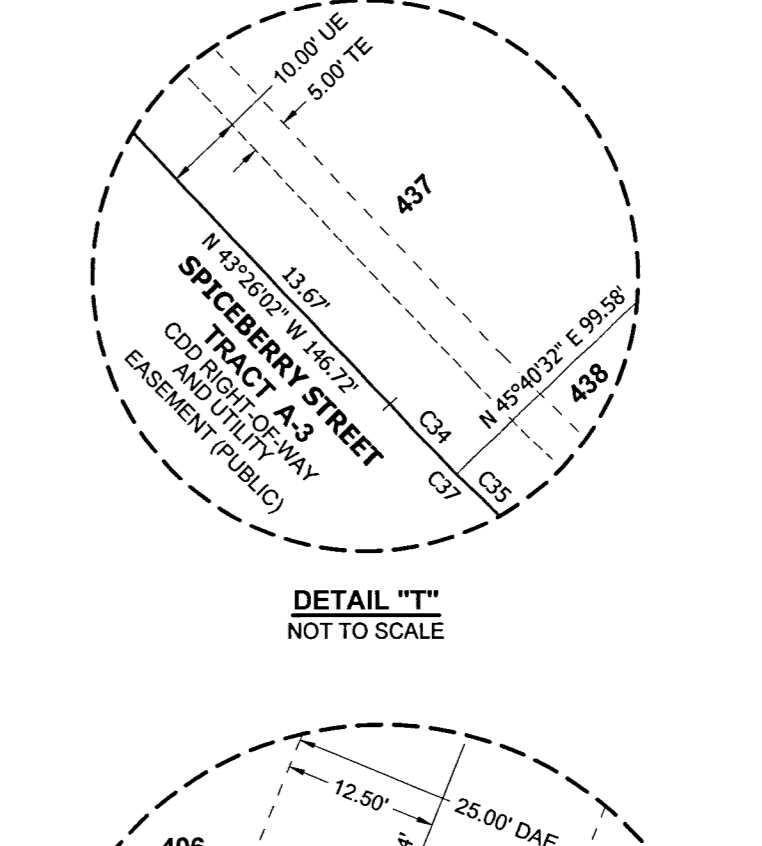
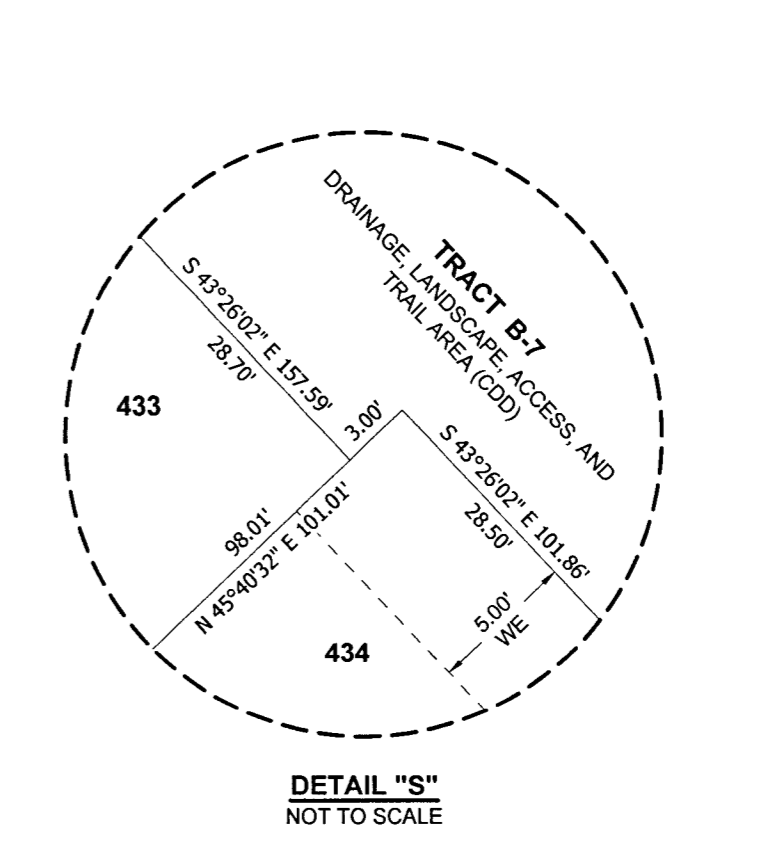
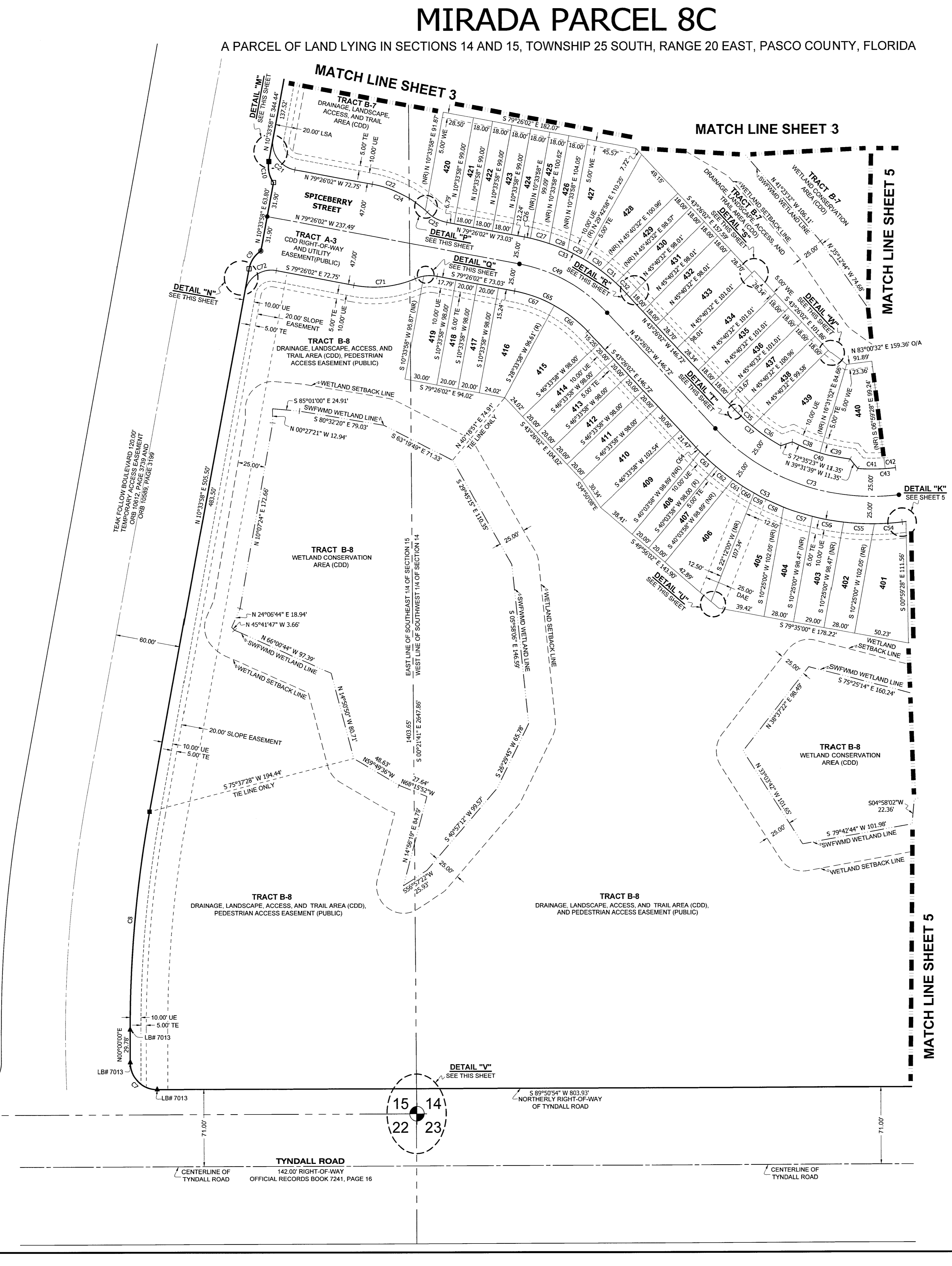
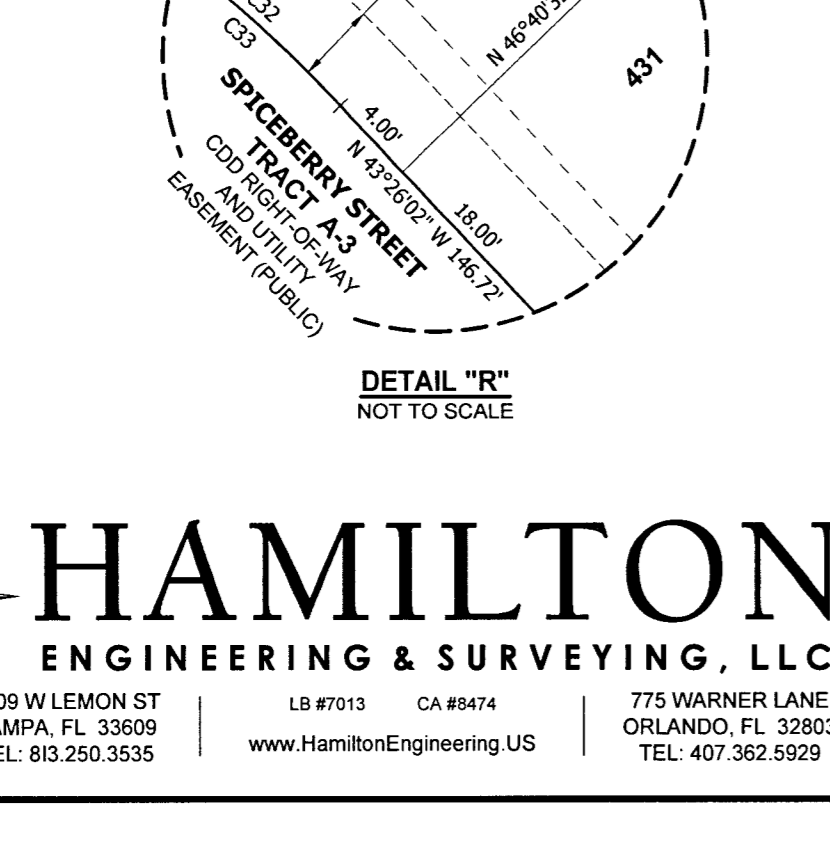
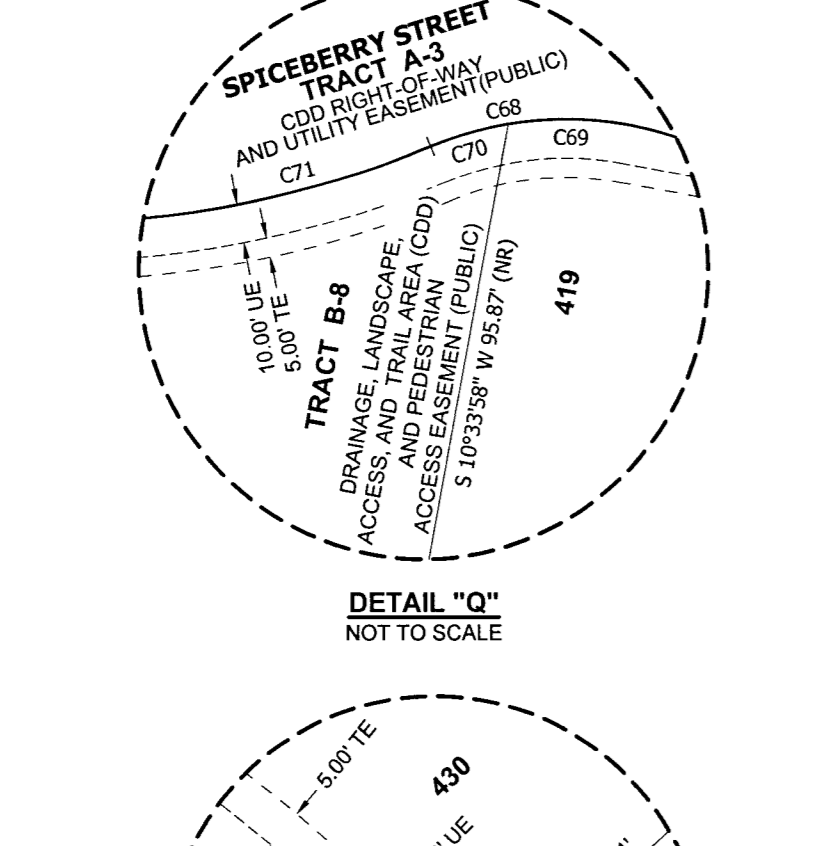
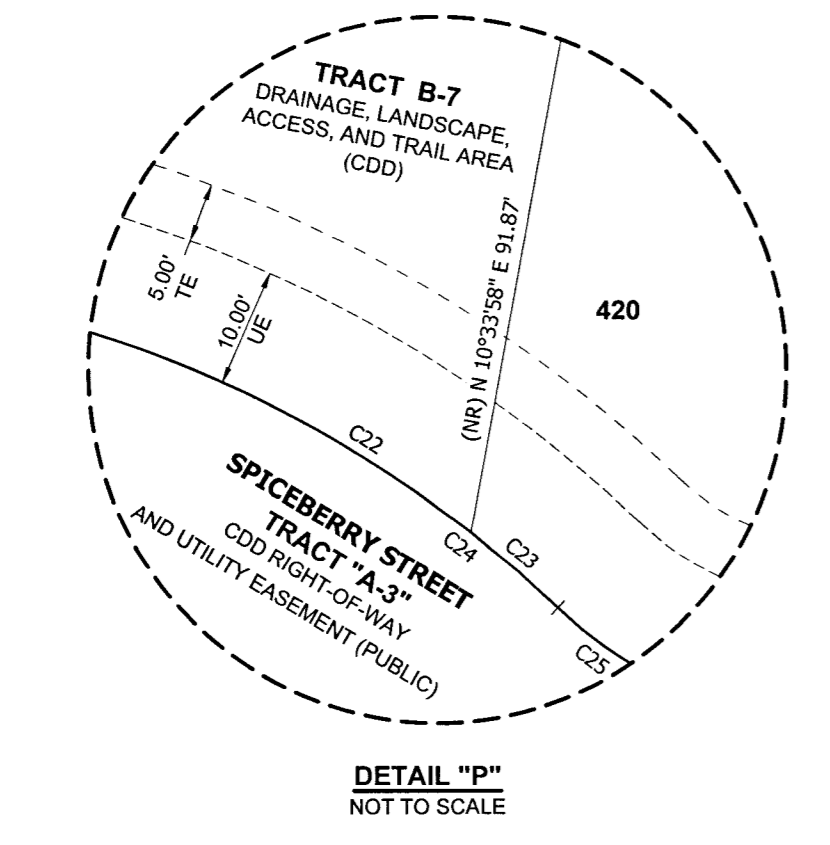
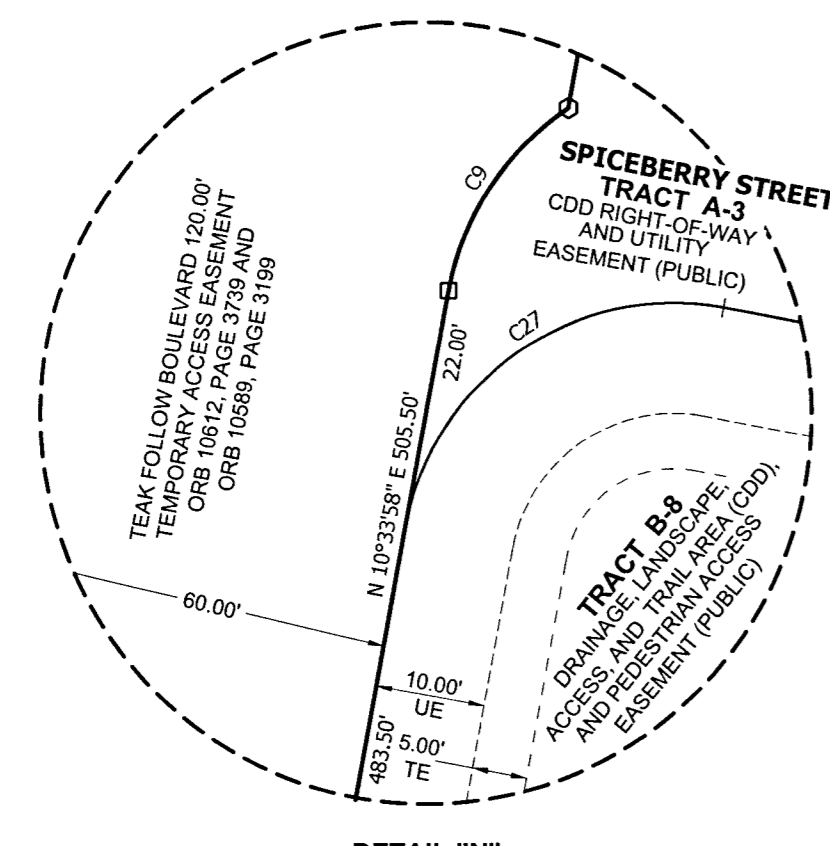
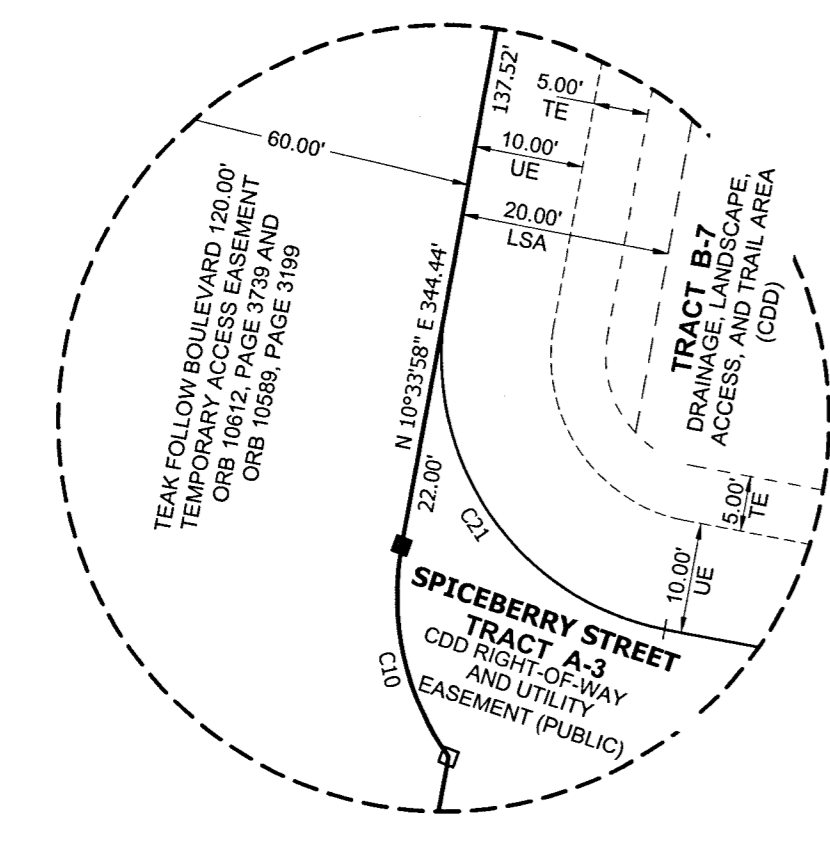
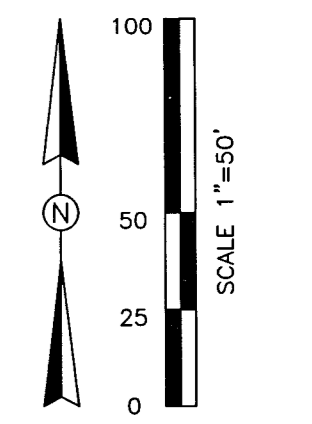
LB #7013 CA #8474
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775 WARNER LANE ORLANDO, FL 32803
TEL: 407.362.5929

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013, UNLESS NOTED OTHERWISE.
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778, UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - ▲ = SET PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - ▲ = FOUND PARKER-KALON NAIL AND DISC LB #7778 PRM, UNLESS NOTED OTHERWISE.
 - = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
- BDRY** = BOUNDARY
CCR = CERTIFIED CORNER RECORD
CDD = COMMUNITY DEVELOPMENT DISTRICT
DAE = DRAINAGE AND ACCESS EASEMENT
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MIRADA PARCEL 8C

A PARCEL OF LAND LYING IN SECTIONS 14 AND 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C7	25.00'	N 45°04'33\"	35.40'	39.34'	90°09'06\"
C8	1090.00'	N 05°16'59\"	200.73'	201.01'	10°33'58\"
C9	25.00'	N 33°45'22\"	19.69'	20.24'	46°22'50\"
C10	25.00'	N 12°37'27\"	19.69'	20.24'	46°22'50\"
C21	25.00'	N 34°26'02\"	35.36'	39.27'	90°00'00\"
C22	101.00'	S 63°41'33\"	54.80'	55.50'	31°28'58\"
C23	101.00'	S 47°13'54\"	2.54'	2.54'	1°26'19\"
C24	101.00'	N 62°58'23\"	57.24'	58.03'	32°55'17\"
C25	36.00'	N 62°58'24\"	20.40'	20.69'	32°55'18\"
C26	175.00'	S 78°29'29\"	5.76'	5.76'	1°53'06\"
C27	175.00'	S 74°35'25\"	18.06'	18.07'	5°55'01\"
C28	175.00'	S 68°37'50\"	18.32'	18.33'	6°00'08\"
C29	175.00'	S 62°57'24\"	16.32'	16.33'	5°20'44\"
C30	175.00'	S 57°07'13\"	19.32'	19.33'	6°19'39\"
C31	175.00'	S 50°59'18\"	18.12'	18.13'	5°56'10\"
C32	175.00'	S 45°43'38\"	14.00'	14.01'	4°35'11\"
C33	175.00'	N 61°26'02\"	108.16'	109.96'	36°00'00\"
C34	175.00'	S 44°08'36\"	4.33'	4.33'	1°25'07\"
C35	175.00'	S 47°48'21\"	18.03'	18.04'	5°54'24\"
C36	175.00'	S 56°00'22\"	32.01'	32.05'	10°29'36\"
C37	175.00'	N 52°20'36\"	54.21'	54.42'	17°49'08\"
C38	167.00'	S 68°42'35\"	27.71'	27.74'	9°31'06\"
C39	167.00'	S 78°13'41\"	27.71'	27.74'	9°31'06\"
C40	167.00'	N 73°28'08\"	55.23'	55.48'	19°02'11\"
C41	175.00'	S 89°46'56\"	25.01'	25.03'	6°11'39\"
C42	175.00'	N 84°33'53\"	9.50'	9.50'	3°06'43\"
C43	175.00'	S 88°39'43\"	34.68'	34.53'	11°18'22\"
C49	150.00'	N 61°26'02\"	92.71'	94.25'	36°00'00\"
C53	225.00'	N 70°12'45\"	202.75'	210.32'	53°33'26\"
C54	225.00'	S 86°16'08\"	25.59'	25.60'	6°31'12\"
C55	225.00'	N 86°52'29\"	28.23'	28.25'	7°11'35\"
C56	225.00'	N 79°35'00\"	29.00'	29.02'	7°23'24\"
C57	225.00'	N 72°17'31\"	28.23'	28.25'	7°11'35\"
C58	225.00'	N 66°26'02\"	17.76'	17.76'	4°31'23\"
C59	225.00'	N 62°34'28\"	12.55'	12.55'	3°11'48\"
C60	225.00'	N 59°21'59\"	12.64'	12.64'	3°13'06\"
C61	225.00'	N 56°23'43\"	10.69'	10.70'	2°43'25\"
C62	225.00'	N 52°29'02\"	20.02'	20.03'	5°05'59\"
C63	225.00'	N 47°23'03\"	20.02'	20.03'	5°05'59\"
C64	225.00'	N 44°08'03\"	5.50'	5.50'	1°24'01\"
C65	125.00'	N 61°26'02\"	77.25'	78.54'	36°00'00\"
C66	125.00'	N 52°26'02\"	39.11'	39.27'	18°00'00\"
C67	125.00'	N 70°26'02\"	39.11'	39.27'	18°00'00\"
C68	36.00'	S 84°06'19\"	20.40'	20.69'	32°55'17\"
C69	36.00'	N 89°20'53\"	12.40'	12.46'	19°49'43\"
C70	36.00'	S 74°11'28\"	8.21'	8.23'	13°05'35\"
C71	101.00'	S 84°06'19\"	57.24'	58.03'	32°55'17\"
C72	25.00'	S 55°33'58\"	35.36'	39.27'	90°00'00\"
C73	200.00'	N 70°12'45\"	180.22'	186.95'	53°33'26\"

- LEGEND**
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