

MIRADA PARCEL 8D

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

PLAT BOOK **94** PAGE **18**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE SOUTHEAST CORNER OF TRACT B-8 OF MIRADA PARCEL 8C AS RECORDED IN PLAT BOOK 94, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID MIRADA PARCEL 8C THE FOLLOWING TWO (2) COURSES:
(1) NORTH 39°40'00" EAST, A DISTANCE OF 590.89 FEET; (2) NORTH 00°00'32" EAST, A DISTANCE OF 1017.00 FEET TO THE NORTHEAST CORNER OF TRACT B-10 OF SAID MIRADA PARCEL 8C; THENCE RUN ALONG 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 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°59'28" EAST, A DISTANCE OF 83.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS SOUTH 44°59'28" EAST, A DISTANCE 21.21 FEET; (2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 23.56 FEET; (3) SOUTH 89°59'28" EAST, A DISTANCE OF 50.00 FEET; (4) NORTH 00°00'32" EAST, A DISTANCE OF 11.00 FEET; (5) SOUTH 89°59'28" EAST, A DISTANCE OF 237.00 FEET; THENCE DEPARTING SAID SOUTHERN BOUNDARY, SOUTH 00°00'32" WEST, A DISTANCE OF 1465.77 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF TYNDALL ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°50'54" WEST, A DISTANCE OF 762.11 FEET TO THE POINT OF BEGINNING.

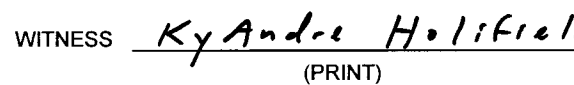
THE ABOVE PARCEL CONTAINING 14.92 ACRES, MORE OR LESS.

OWNER:

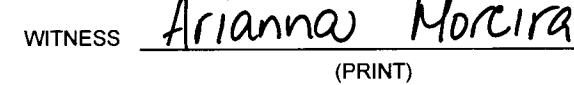
CR PASCO DEVELOPMENT COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.
BY: CR PASCO INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: SUBSTANTIA CANNON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER


JOHN RYAN, MANAGER

WITNESS 

WITNESS 
(PRINT)

WITNESS 

WITNESS 
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

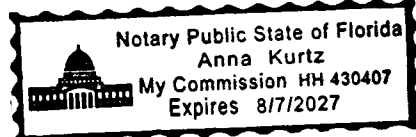
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 29th 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 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


(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 8/7/2027

COMMISSION NUMBER: HH 430407

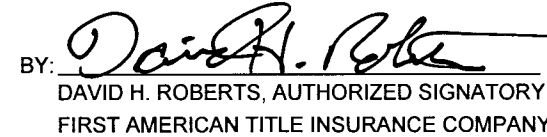
PROPERTY INFORMATION

STATE OF FLORIDA)

COUNTY OF PASCO) SS:

THIS 29 DAY OF March, 2024.

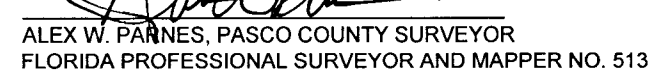
WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6427209) AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CR PASCO DEVELOPMENT COMPANY LLC, A 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 ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6427209.

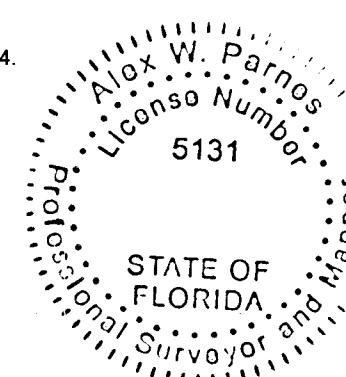
BY: 
DAVID H. ROBERTS, AUTHORIZED SIGNATORY
FIRST AMERICAN TITLE INSURANCE COMPANY

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

PURSUANT TO SECTION 177.08(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 29th DAY OF April, 2024.


ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



CERTIFICATE OF OWNERSHIP AND DEDICATION:

CR PASCO DEVELOPMENT COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, (THE "OWNER") HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "MIRADA PARCEL 8D" AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATES TO THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"), TRACT "A-3" (RIGHT-OF-WAY AND UTILITY EASEMENT) AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE DISTRICT ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE FOREGOING TRACT.

2. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE DISTRICT, TRACTS "B-8" (DRAINAGE, LANDSCAPE, ACCESS, TRAIL AREA, AND WETLAND CONSERVATION AREA) AND "B-10" (OPEN SPACE / LANDSCAPE AREA AND UTILITY EASEMENT), AND "P-2" (PARK SITE) AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS FOR THE PURPOSES FOR WHICH 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-3" A 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. 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 177.08(5)(1), FLORIDA STATUTES.

D. 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 CHAPTER 177.09(1)(28), FLORIDA STATUTES.

E. 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 EASEMENT/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 TOGETHER WITH ANY NECESSARY EASEMENTS 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 AND 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-3" (CDD RIGHT-OF-WAY) AS SHOWN HERE ON.

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 29th DAY OF

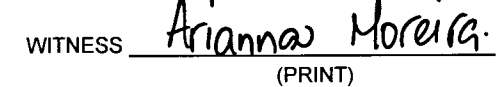
March, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: 
MICHAEL LAWSON, CHAIRMAN OF THE BOARD

WITNESS 

WITNESS 
(PRINT)

WITNESS 

WITNESS 
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

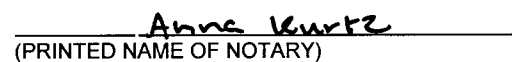
COUNTY OF Hillsborough) SS:

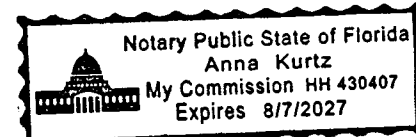
I HEREBY CERTIFY ON THIS 28th DAY OF March, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL

PRESENCE MICHAEL LAWSON, AS CHAIRMAN OF THE MIRADA II COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT

Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE


(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 8/7/2027

COMMISSION NUMBER: HH 430407

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF April, 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

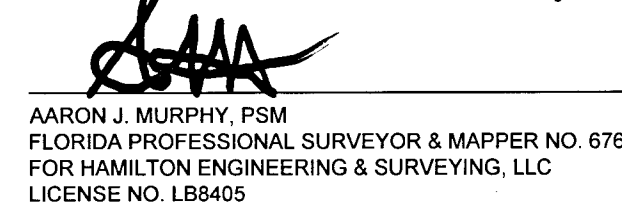
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 11th DAY OF April, 2024, IN PLAT BOOK 94, PAGE(S) 18-21

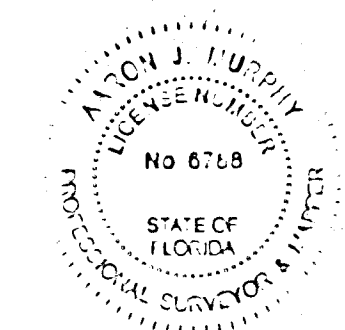
BY: 
NIKO ALVAREZ, CLERK ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

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 8TH DAY OF NOVEMBER, 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 177.09(1)(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 28th DAY OF March, 2024.


AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB8405

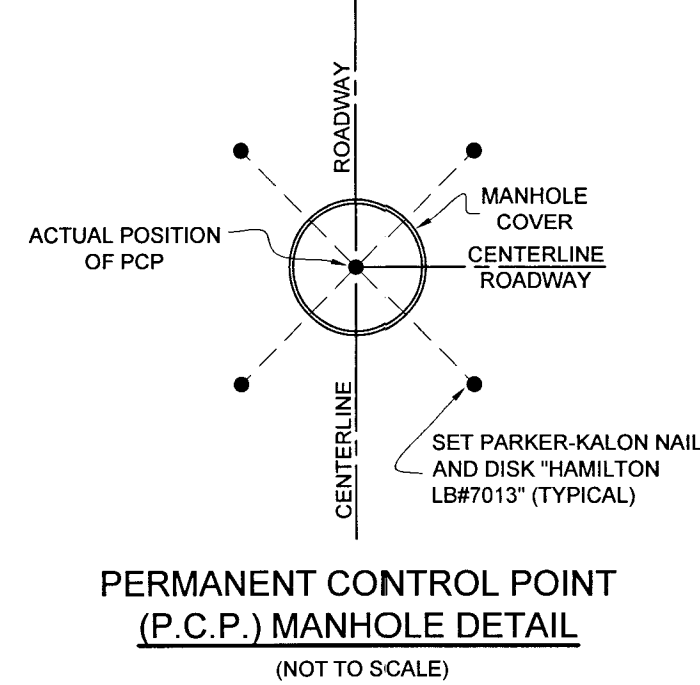
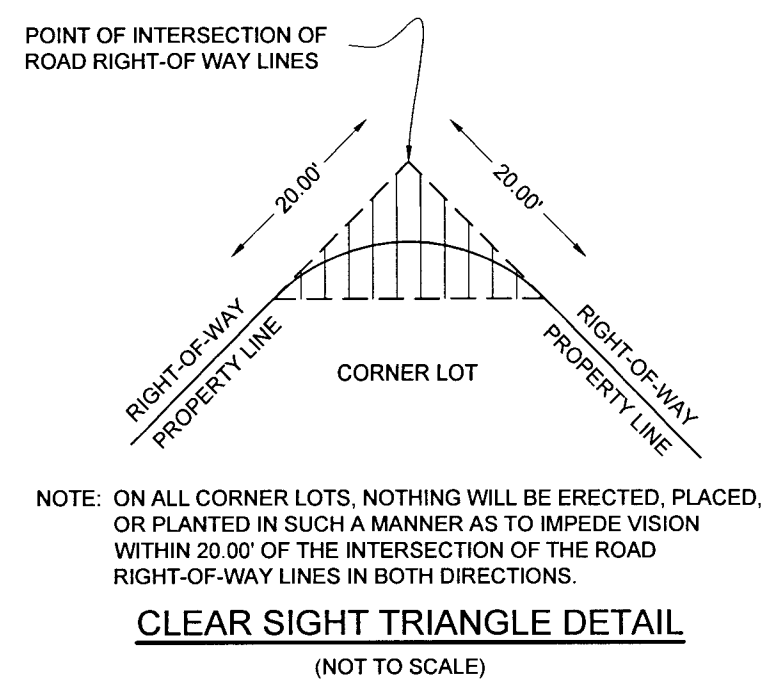
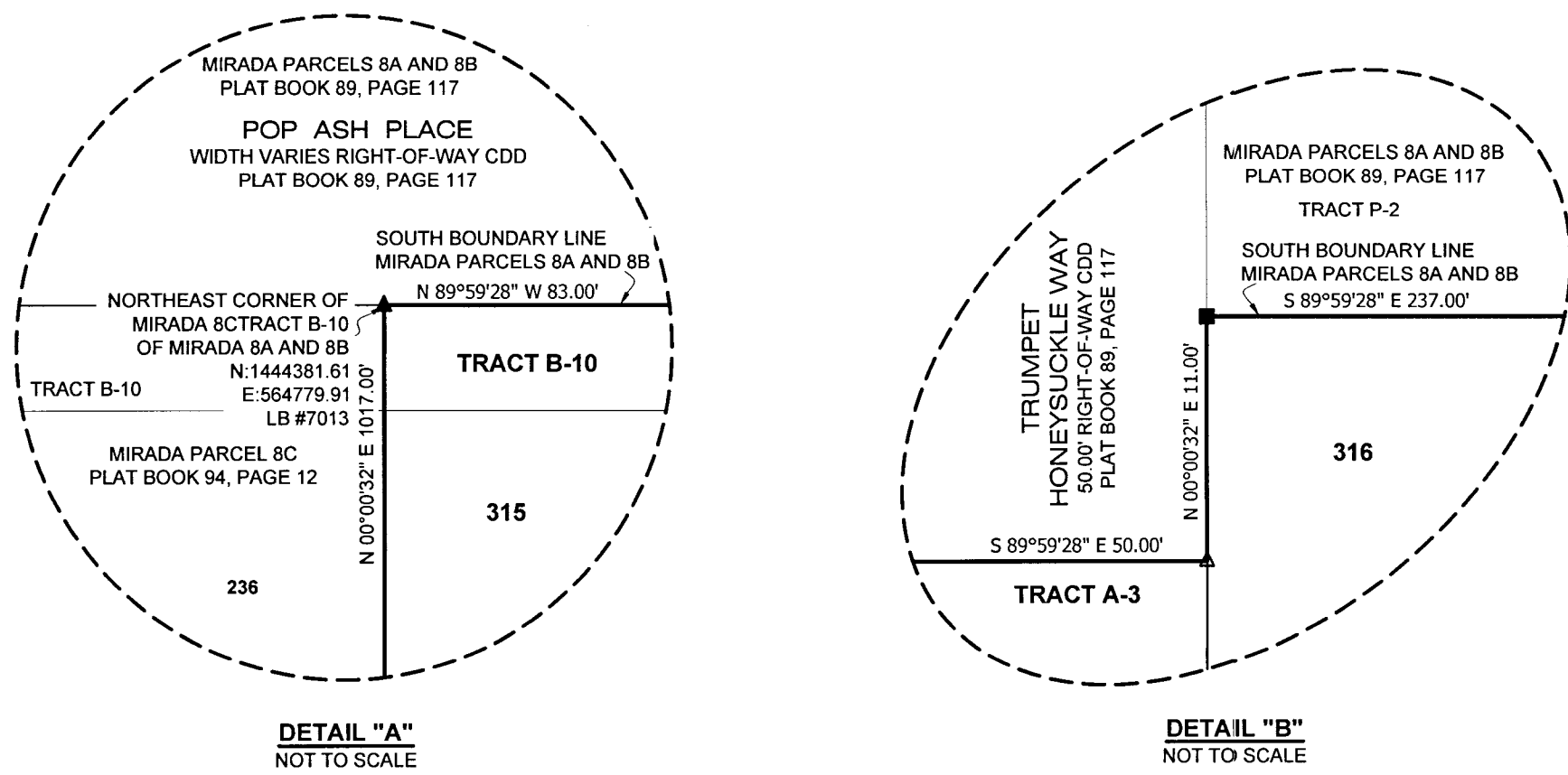
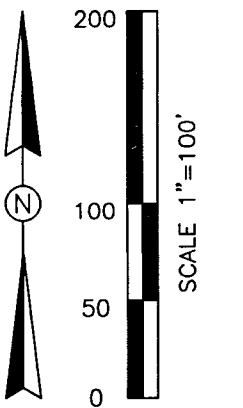


MIRADA PARCEL 8D

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

BOUNDARY AND KEY SHEET

PLAT BOOK 94 PAGE 19



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	15.00'	S 44°59'28" E	21.21'	23.56'	90°00'00"

TRACT TABULATION:

TRACT A-3 = CDD RIGHT-OF-WAY AND UTILITY EASEMENT (PUBLIC)
TRACT B-8 = DRAINAGE, LANDSCAPE, ACCESS, AND TRAIL AREA (CDD) AND WETLAND CONSERVATION AREA (CDD)
TRACT B-10 = OPEN SPACE / LANDSCAPE AREA (CDD) AND UTILITY EASEMENT (PUBLIC)
TRACT P-2 = PARK SITE (CDD)

LEGEND

- = SET PERMANENT MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778 UNLESS NOTED OTHERWISE.
- △ = SET PARKER-KALON NAIL AND DISC "HAMILTON LB #8405" 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"
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- DAWCAT = DRAINAGE AREA, WETLAND CONSERVATION AREA, AND TRAIL
- DAE = DRAINAGE ACCESS EASEMENT
- LB = LICENSE BUSINESS
- LSA = LANDSCAPE AREA
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- OS = OPEN SPACE
- (R) = RADIAL LINE
- ROWJE = RIGHT-OF-WAY AND UTILITY EASEMENT
- SWFWM = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT
- WCA = WETLAND CONSERVATION AREA
- WSL = WETLAND SETBACK LINE

SURVEYOR'S NOTES

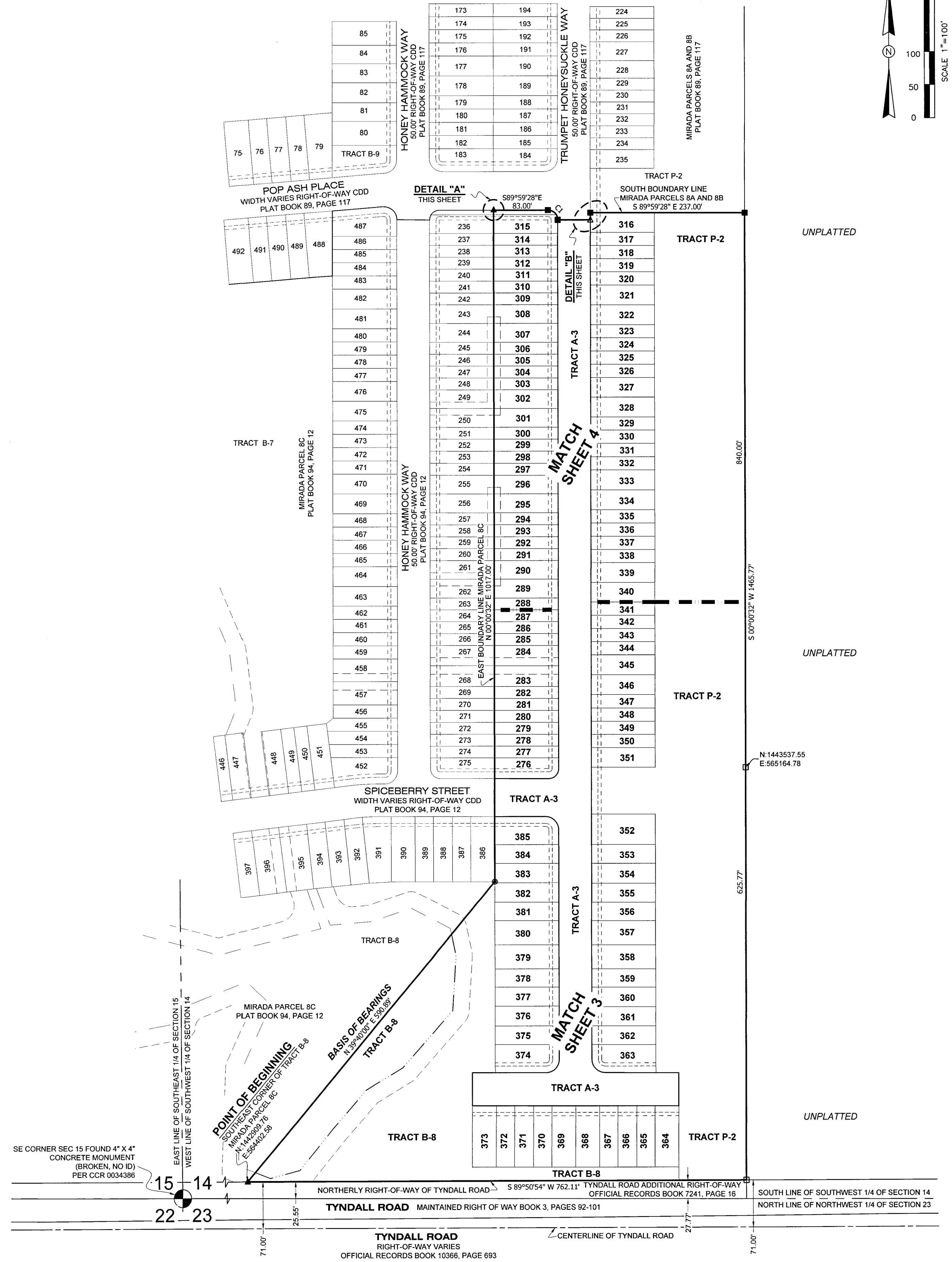
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER, CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION" (PLCDC 306.10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT S36-151.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERN BOUNDARY OF MIRADA PARCEL 8C AS SHOWN HAVING A BEARING OF NORTH 39°40'00" 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.

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

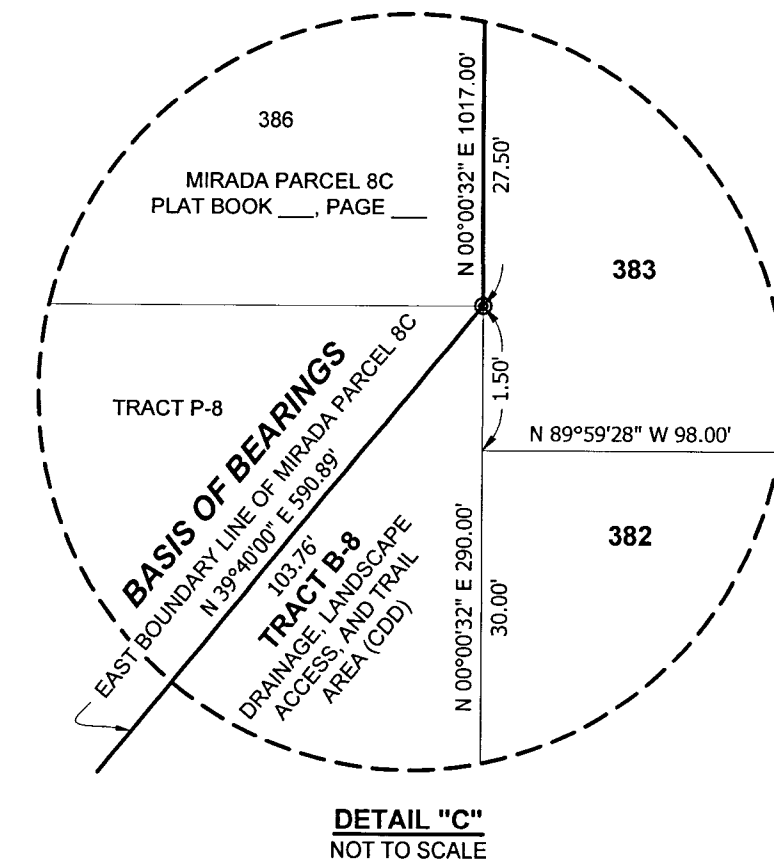
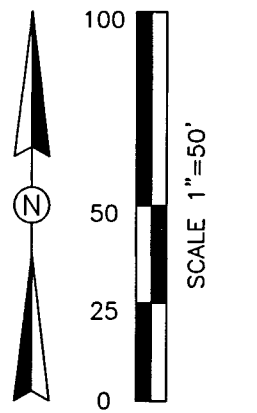
WETLAND CONSERVATION NOTE:

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

"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 SUPERSEDDED 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.

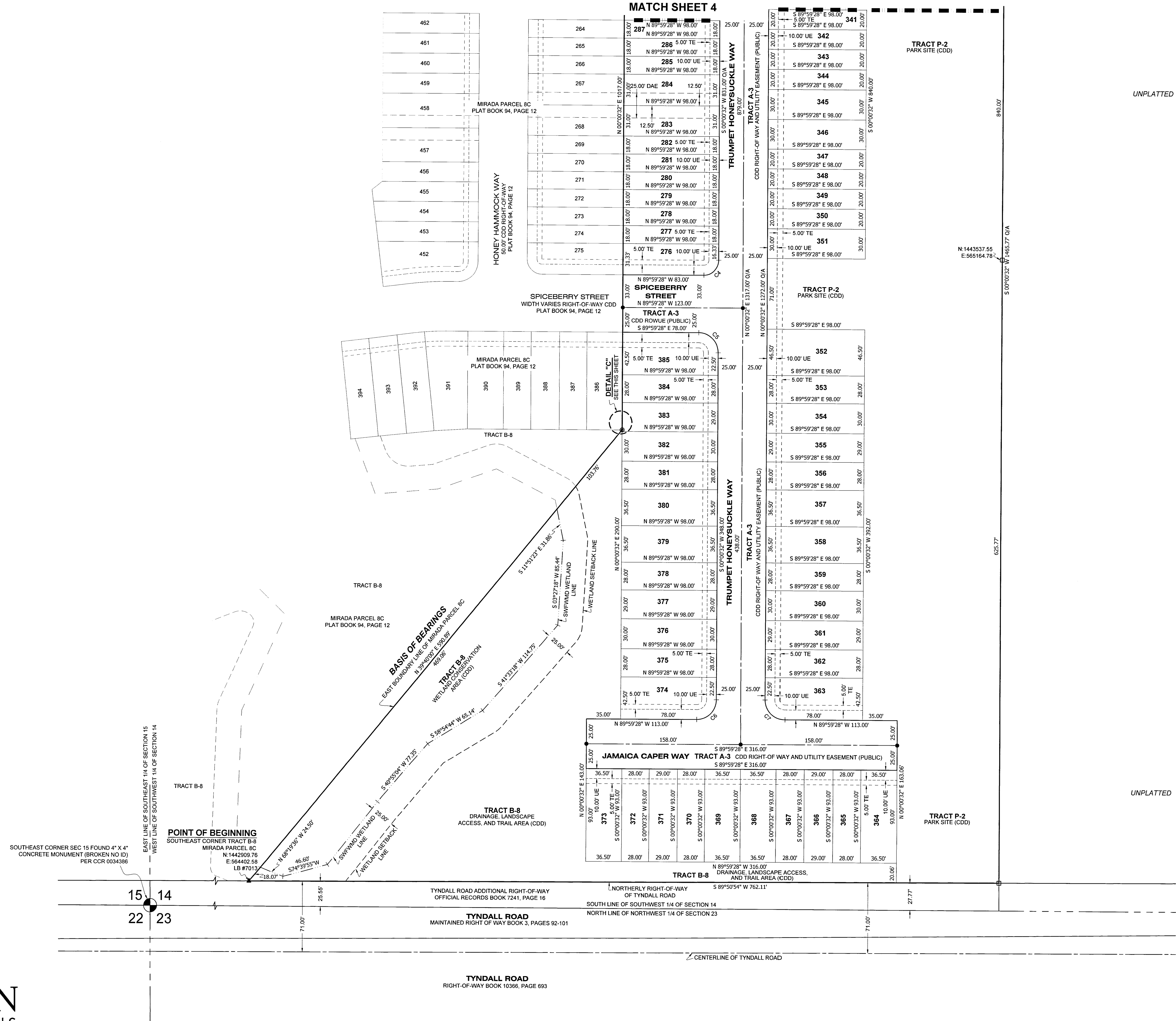


A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 94 PAGE 20

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C4	15.00'	S 45°00'32" W	21.21'	23.56'	90°00'00"
C5	20.00'	S 44°59'28" E	28.28'	31.42'	90°00'00"
C6	20.00'	S 45°00'32" W	28.28'	31.42'	90°00'00"
C7	20.00'	N 44°59'28" W	28.28'	31.42'	90°00'00"

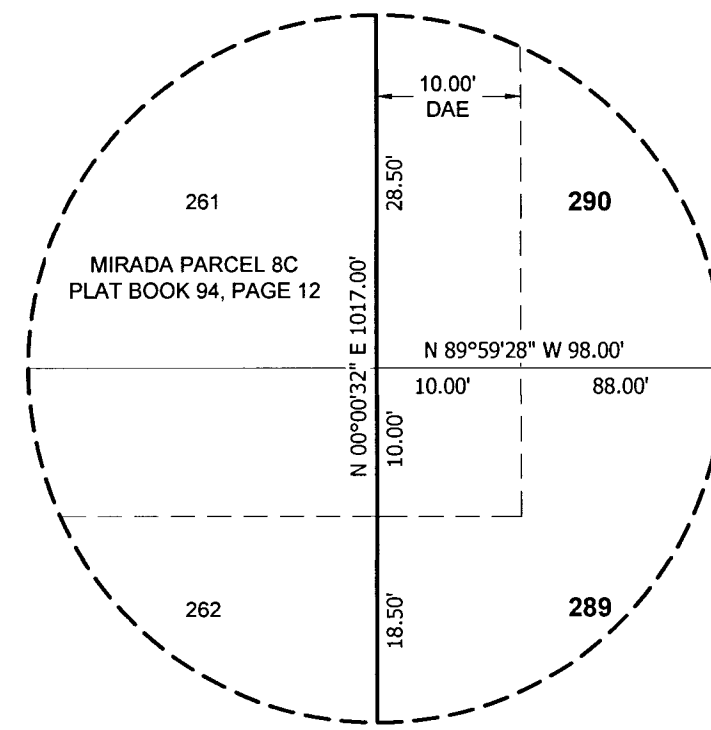
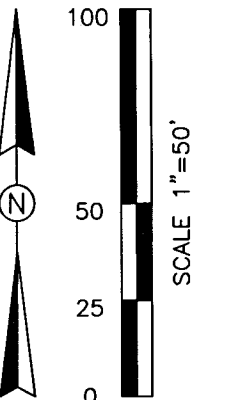
- Q = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405.
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778 UNLESS NOTED OTHERWISE
- ▲ = SET PARKER-KALON LAID AND DISC "HAMILTON LB #8405" PRM, UNLESS NOTED OTHERWISE.
- ▲ = FOUND PARKER-KALON LAID AND DISC LB #7778 PRM, UNLESS NOTED OTHERWISE.
- ◎ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM".
- ◎ = FOUND PERMANENT REFERENCE POINT (PCP) PARKER-KALON LAID AND DISC "HAMILTON LB #8405".
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- DAE = DRAINAGE AND ACCESS EASEMENT
- LB = LICENSE BUSINESS
- LSA = LANDSCAPE AREA
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- OS = OPEN SPACE
- (R) = RADIAL LINE
- ROW/VE = RIGHT-OF-WAY AND UTILITY EASEMENT
- SWFWMID = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT
- WCA = WETLAND CONSERVATION AREA
- WSL = WETLAND SETBACK LINE



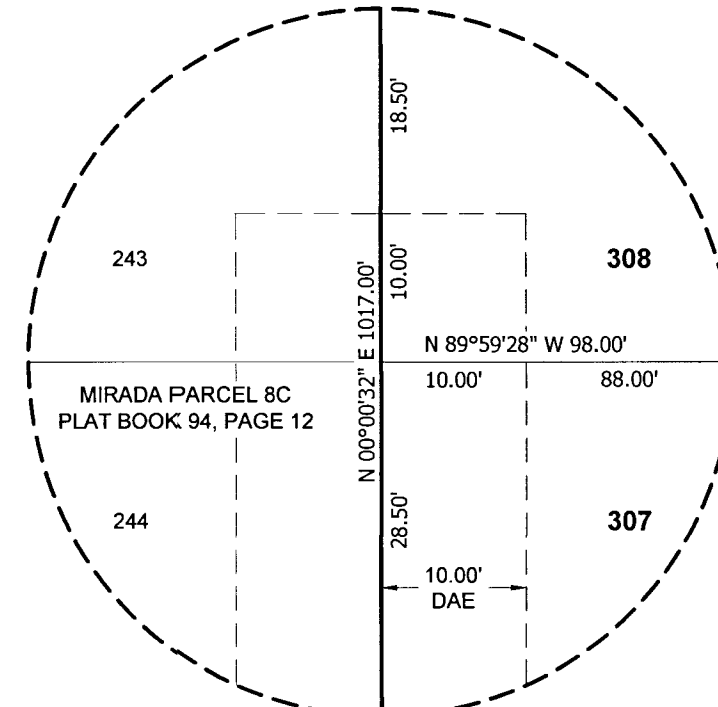
MIRADA PARCEL 8D

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

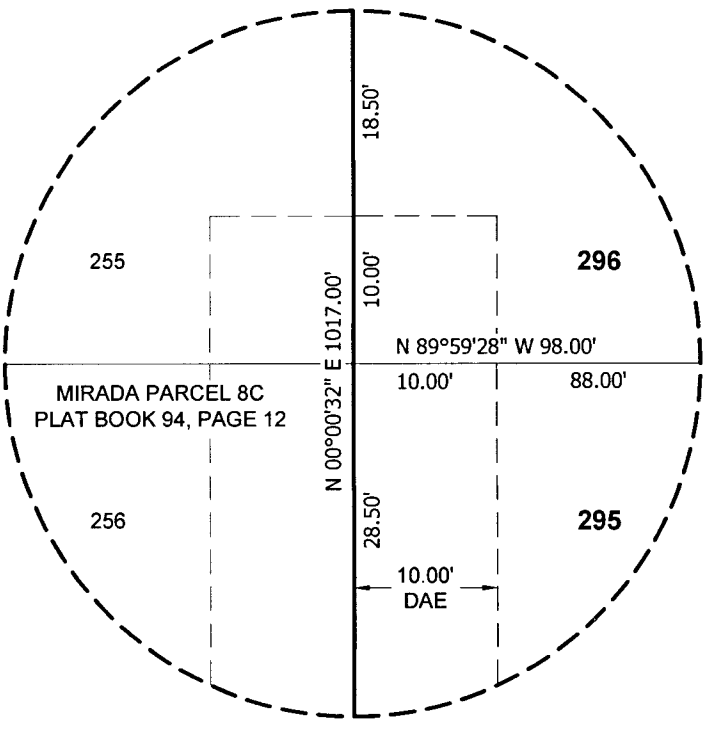
PLAT BOOK 94 PAGE 21



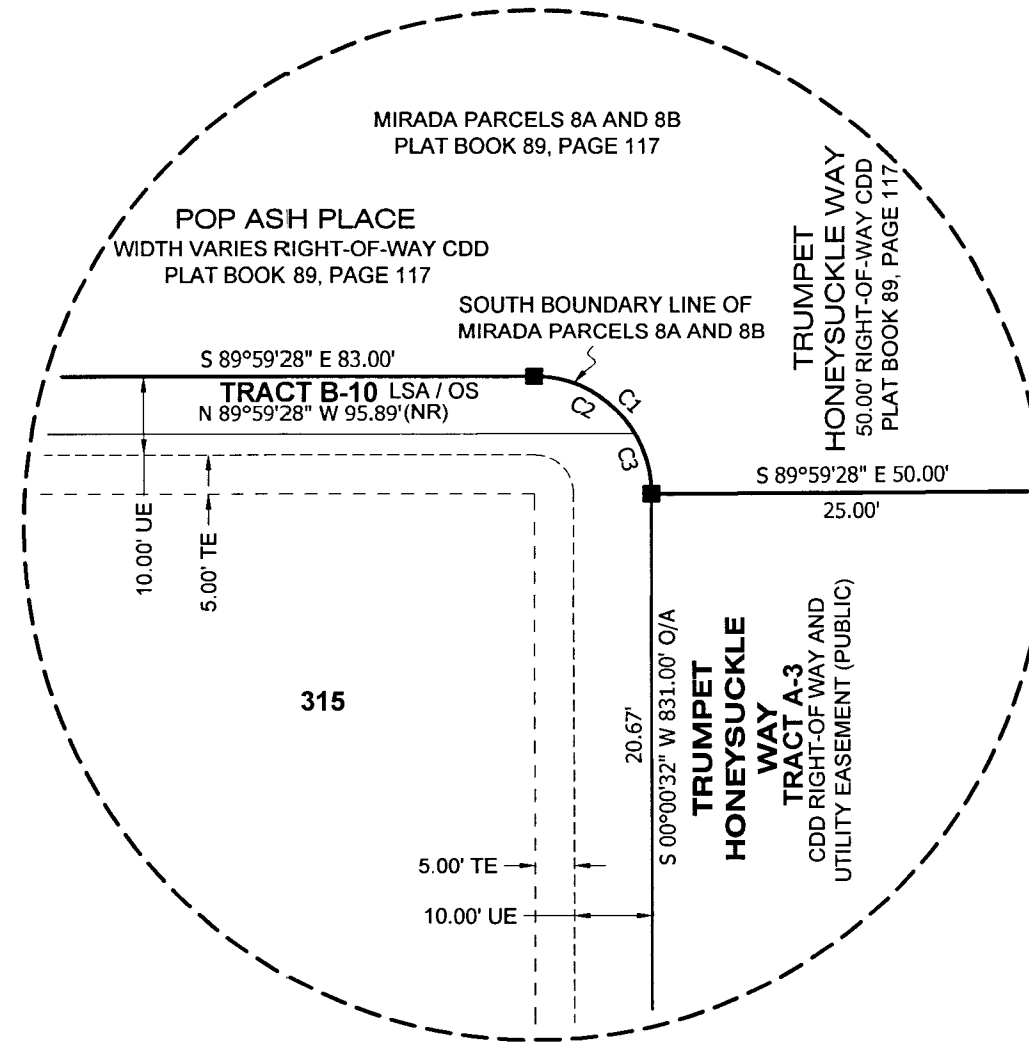
DETAIL "D"
NOT TO SCALE



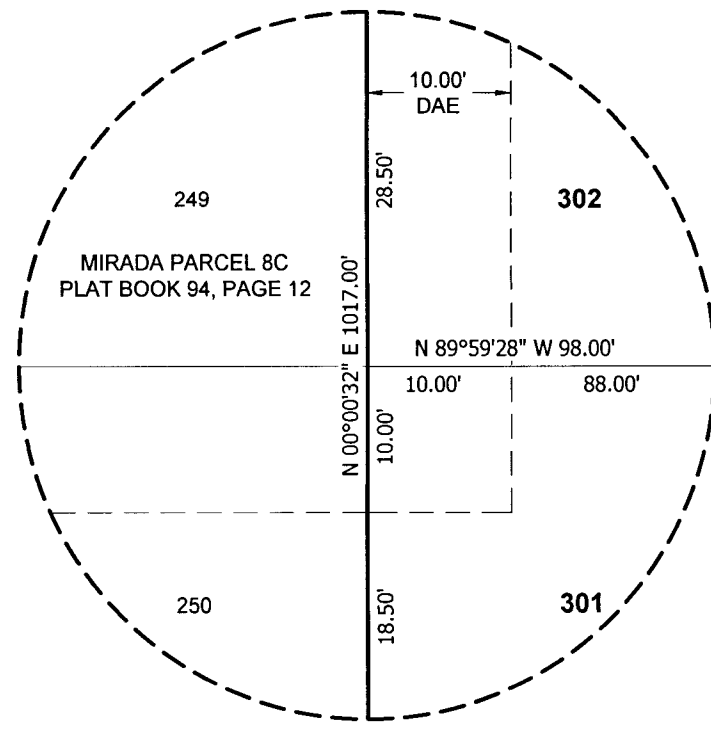
DETAIL "G"
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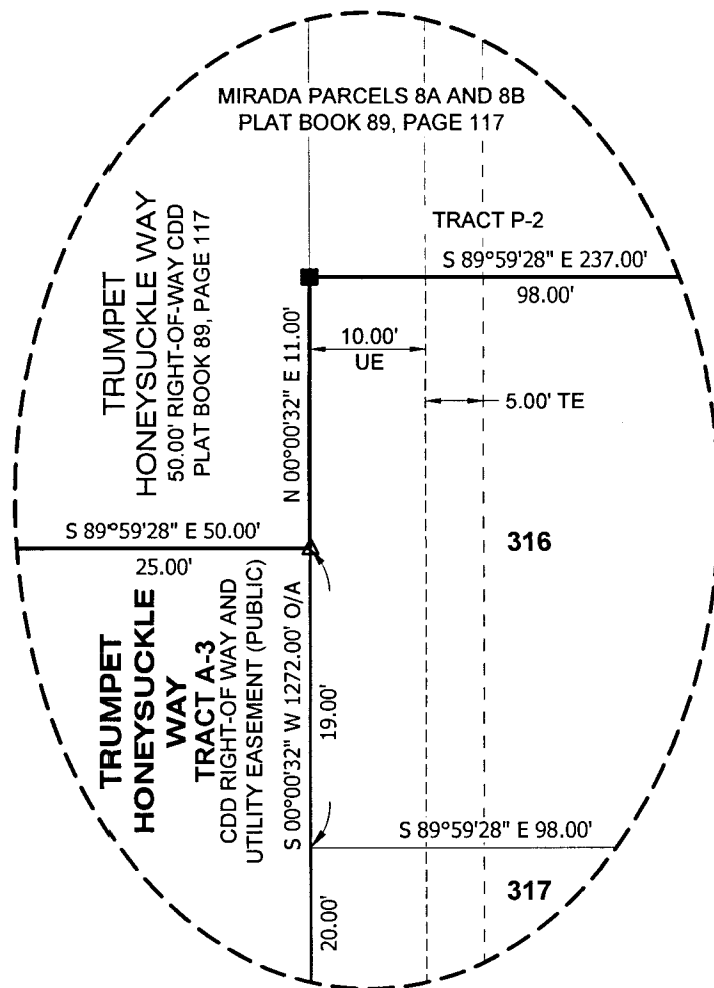
DETAIL "E"
NOT TO SCALE



DETAIL "H"
NOT TO SCALE

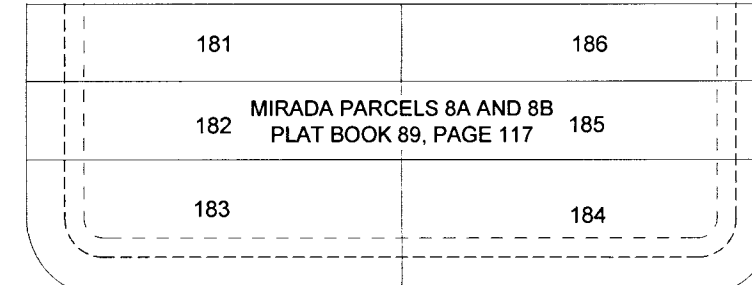


DETAIL "F"
NOT TO SCALE



DETAIL "J"
NOT TO SCALE

HONEY HAMMOCK WAY
50.00' RIGHT-OF-WAY CDD
PLAT BOOK 89, PAGE 117



POP ASH PLACE
WIDTH VARIES RIGHT-OF-WAY CDD
PLAT BOOK 89, PAGE 117

NORTHEAST CORNER OF TRACT B-10
OF MIRADA MIRADA 8C
N 144°43'51.61" E 56477.91' LB #7013'

DETAIL "H"
SEE THIS SHEET

TRUMPET
HONEYSUCKLE WAY
50.00' RIGHT-OF-WAY CDD
PLAT BOOK 89, PAGE 117

SOUTH BOUNDARY LINE OF
MIRADA PARCELS 8A AND 8B

TRACT P-2
MIRADA PARCELS 8A AND 8B
PLAT BOOK 89, PAGE 117

SOUTH BOUNDARY LINE OF
MIRADA PARCELS 8A AND 8B

SOUTH BOUNDARY LINE OF
MIRADA PARCELS 8A AND 8B

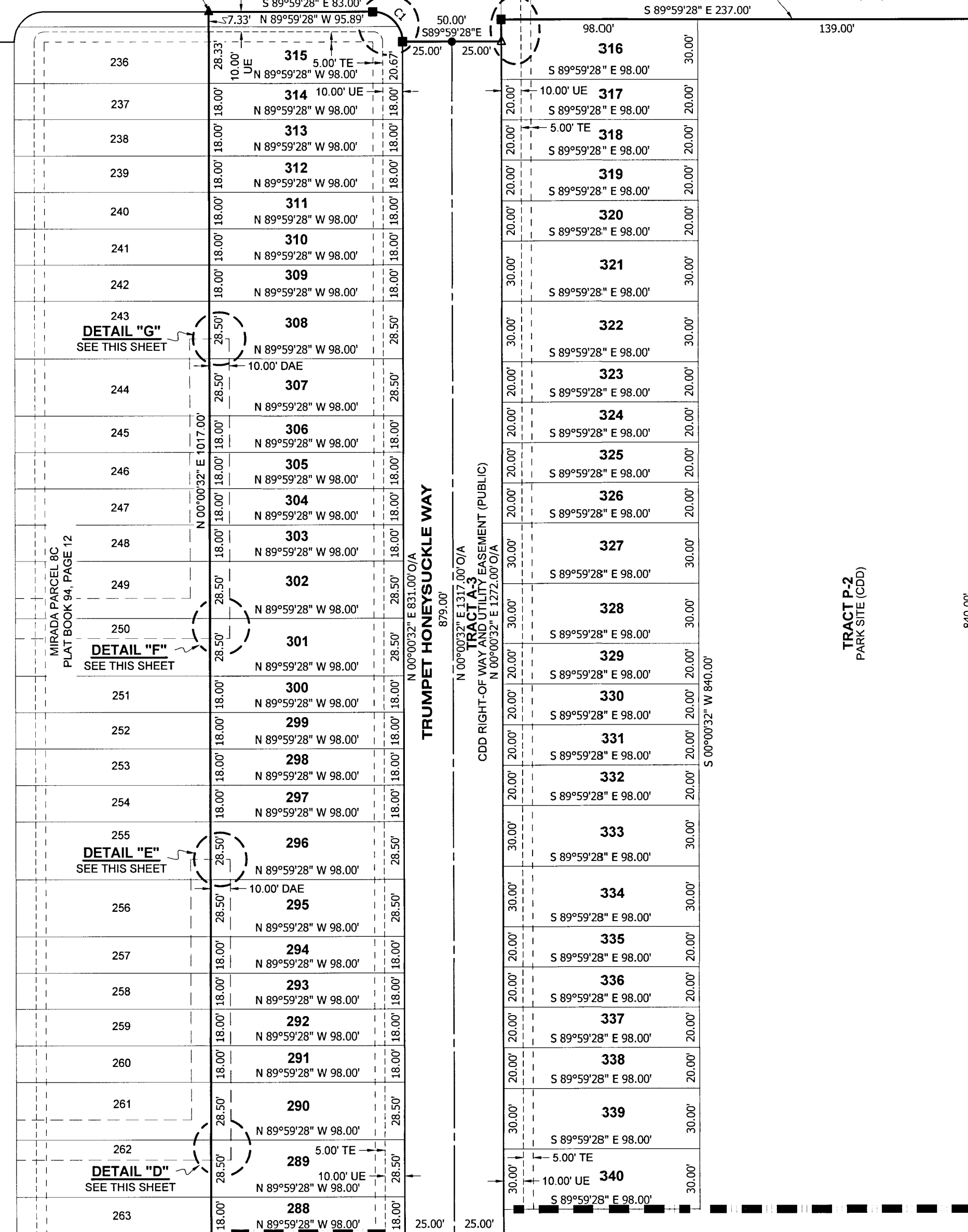
UNPLATTED

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00'	S 44°59'28" E	21.21'	23.56'
C2	15.00'	S 60°21'37" E	14.83'	15.51'
C3	15.00'	S 15°21'37" E	7.95'	8.05'

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405.
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7778 UNLESS NOTED OTHERWISE.
- ▲ = SET PARKER-KALON NAIL AND DISC "LB #7013 PRM" UNLESS NOTED OTHERWISE.
- = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM" AND DISC "HAMILTON LB #8405".
- BDRY = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CDD = COMMUNITY DEVELOPMENT DISTRICT
- DAE = DRAINAGE AND ACCESS EASEMENT
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- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT
- WCA = WETLAND CONSERVATION AREA
- WSL = WETLAND SETBACK LINE

UNPLATTED



MATCH SHEET 3

MATCH SHEET 3