

# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 94 PAGE 35

### LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S88°25'05"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE NORTH LINE OF THE PLAT OF CHAPEL CROSSINGS PARCELS D & H, AS RECORDED IN PLAT BOOK 86, PAGE 139, AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHAPEL CROSSINGS BOULEVARD, ACCORDING TO OFFICIAL RECORDS BOOK 10311, PAGE 834, RESPECTIVELY, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 918.45 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID CHAPEL CROSSINGS BOULEVARD; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE OF CHAPEL CROSSINGS BOULEVARD, AND THE NORTH RIGHT-OF-WAY LINE OF ZEPHYRHILLS BYPASS, ACCORDING TO SAID OFFICIAL RECORDS BOOK 10311, PAGE 834, RESPECTIVELY; (1) THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, SAME BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF CHAPEL CROSSINGS BOULEVARD, S10°35'46"W, FOR 386.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,899.00 FEET, A CENTRAL ANGLE OF 06°01'17", AN ARC LENGTH OF 304.66 FEET, AND A CHORD BEARING S07°35'08"W, FOR 304.52 FEET TO THE POINT OF BEGINNING; (3) THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,899.00 FEET, A CENTRAL ANGLE OF 20°31'06", AN ARC LENGTH OF 1,038.17 FEET, AND A CHORD BEARING S05°41'04"E FOR 1,032.63 FEET, TO THE POINT OF TANGENT; (4) THENCE S15°56'37"E, FOR 459.86 FEET; (5) THENCE S29°03'23"W, FOR 156.98 FEET; (6) THENCE S74°03'23"W, FOR 447.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; (7) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,965.00 FEET, A CENTRAL ANGLE OF 13°12'47", AN ARC LENGTH OF 683.76 FEET, AND A CHORD BEARING S80°39'46"W, FOR 682.25 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF ZEPHYRHILLS BYPASS, N02°43'00"W, FOR 337.61 FEET; THENCE N86°50'56"W, FOR 27.18 FEET; THENCE N02°42'45"W, FOR 60.59 FEET; THENCE N14°04'58"W, FOR 60.63 FEET; THENCE N26°38'38"W, FOR 91.63 FEET; THENCE N22°21'35"W, FOR 39.12 FEET; THENCE N18°59'21"W, FOR 39.12 FEET; THENCE S72°41'45"W, FOR 38.20 FEET; THENCE N11°23'48"W, FOR 140.07 FEET; THENCE N81°31'21"E, FOR 39.23 FEET; THENCE N05°51'29"W, FOR 39.29 FEET; THENCE N08°59'34"W, FOR 51.29 FEET; THENCE N15°37'52"W, FOR 51.62 FEET; THENCE N22°16'10"W, FOR 51.62 FEET; THENCE N28°54'28"W, FOR 64.58 FEET; THENCE N32°46'59"W, FOR 58.07 FEET; THENCE N38°18'19"W, FOR 42.85 FEET; THENCE N51°41'41"E, FOR 11.98 FEET; THENCE N38°18'19"W, FOR 54.00 FEET; THENCE N49°46'43"W, FOR 23.36 FEET; THENCE N88°30'33"E, FOR 266.52 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N74°40'52"W, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 02°20'55", AN ARC LENGTH OF 22.55 FEET, AND A CHORD BEARING N14°08'40"E, FOR 22.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 05°07'35", AN ARC LENGTH OF 58.16 FEET, AND A CHORD BEARING N15°32'00"E, FOR 58.14 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N03°08'07"W, FOR 322.81 FEET; THENCE N38°14'36"W, FOR 31.63 FEET; THENCE N45°21'14"E, FOR 53.58 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S68°25'06"W, HAVING A RADIUS OF 377.51 FEET, A CENTRAL ANGLE OF 05°28'31", AN ARC LENGTH OF 36.08 FEET, AND A CHORD BEARING N24°19'09"W, FOR 36.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 08°46'47", AN ARC LENGTH OF 49.80 FEET, AND A CHORD BEARING N22°40'01"W, FOR 49.75 FEET, TO THE POINT OF TANGENT; THENCE N18°16'38"W, FOR 20.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°25'38", AN ARC LENGTH OF 34.22 FEET, AND A CHORD BEARING N57°29'27"W, FOR 31.61 FEET TO THE POINT OF TANGENT; THENCE S83°17'44"W, FOR 19.87 FEET; THENCE N06°42'16"W, FOR 50.00 FEET; THENCE N83°17'44"E, FOR 12.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°36'15", AN ARC LENGTH OF 37.35 FEET, AND A CHORD BEARING N40°29'37"E, FOR 33.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 296.75 FEET, A CENTRAL ANGLE OF 03°38'02", AN ARC LENGTH OF 18.82 FEET, AND A CHORD BEARING N00°29'29"W, FOR 18.82 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S88°40'28"E, FOR 50.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S88°40'28"E, HAVING A RADIUS OF 246.75 FEET, A CENTRAL ANGLE OF 19°36'10", AN ARC LENGTH OF 84.42 FEET, AND A CHORD BEARING S08°28'33"E, FOR 84.01 FEET, TO THE POINT OF TANGENT; THENCE S18°16'38"E, FOR 31.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 08°46'47", AN ARC LENGTH OF 42.14 FEET, AND A CHORD BEARING S22°40'01"E, FOR 42.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 427.51 FEET, A CENTRAL ANGLE OF 01°36'51", AN ARC LENGTH OF 12.04 FEET, AND A CHORD BEARING S26°14'59"E, FOR 12.04 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N50°37'50"E, FOR 232.90 FEET; THENCE N86°52'50"E, FOR 780.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,940,525 SQUARE FEET OR 44.548 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), LEGAL TITLE TO TRACT "A-1", CONTAINING STREETS, RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT AND TRACTS "B-1", "B-2", "B-3", "B-4" AND "P-2", CONTAINING DRAINAGE, ACCESS, UTILITY, LANDSCAPE, AND INGRESS/EGRESS EASEMENTS, A NEIGHBORHOOD PARK, AND WETLAND BUFFER AREA AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING STREETS, EASEMENTS, AND OTHER TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.
- THE "OWNER" FURTHER DOES:
  - GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND 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.
  - 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 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."
  - 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.
  - GRANT, CONVEY AND DEDICATE TO THE "DISTRICT", 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 MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.
- THE "OWNER" HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES 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 "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.
- THE "OWNER" RESERVES FOR ITSELF, ITS HEIRS, SUCCESSORS, AND 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.
- "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "DISTRICT", 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 177.085(1), FLORIDA STATUTES.
- THE "OWNER" HEREBY GRANTS, CONVEYS, AND DEDICATES TO PASCO COUNTY, TRACT "PS-1" [(PUBLIC) PUMP STATION TRACT], AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. THE "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.

### OWNER:

THORNWOOD ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

*Craig B. Weber*  
CRAIG B. WEBER  
AGENT AND AUTHORIZED REPRESENTATIVE

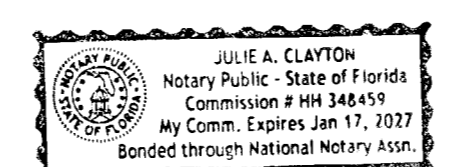
*Paul L. Nettina*  
WITNESS  
PAUL L. NETTINA  
PRINTED NAME

*Josef Lozoya*  
WITNESS  
JOSEF LOZOYA  
PRINTED NAME

### ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA) )SS:  
COUNTY OF PASCO)  
I HEREBY CERTIFY ON THIS 10 DAY OF April, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, CRAIG B. WEBER, AS AGENT AND AUTHORIZED REPRESENTATIVE OF THORNWOOD ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.  
MY COMMISSION EXPIRES: 1/17/27 COMMISSION NUMBER: HH 348459

*Julie A. Clayton*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



### CERTIFICATE OF ACCEPTANCE:

OF THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT  
THE DEDICATION TO CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ACCEPTED AT AN OPEN MEETING OF THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 10 DAY OF April, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

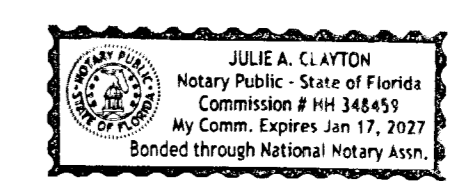
ATTEST:  
BY *Paul L. Nettina*  
PAUL L. NETTINA  
CHAIR OF THE BOARD OF SUPERVISORS  
*Josef Lozoya*  
SECRETARY

### ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

STATE OF FLORIDA) )SS:  
COUNTY OF PASCO)  
I HEREBY CERTIFY ON THIS 10 DAY OF April, 2024 BEFORE ME PERSONALLY APPEARED PAUL L. NETTINA, BY MEANS OF PHYSICAL PRESENCE, AS CHAIR OF THE BOARD OF SUPERVISORS OF CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Known 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.  
MY COMMISSION EXPIRES: 1/17/27 COMMISSION NUMBER: HH 348459

*Julie A. Clayton*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



### CERTIFICATE OF TITLE

STATE OF FLORIDA) )SS:  
COUNTY OF PASCO)  
I, AILEEN S. DAVIS, ATTORNEY AT LAW OF AKERMAN LLP, AS AUTHORIZED SHAREHOLDER, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS 11th DAY OF April, 2024  
BY: *Aileen S. Davis*  
AILEEN S. DAVIS  
ATTORNEY AT LAW  
AS AN AUTHORIZED SHAREHOLDER  
BAR NUMBER: 362212

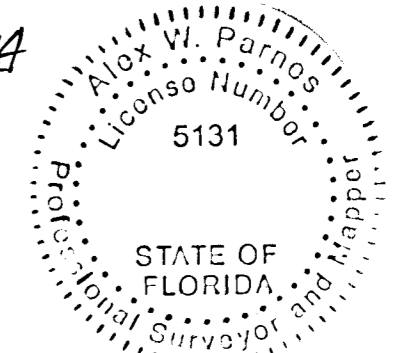
### NOTE:

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO LIENS OF THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10245, PAGE 3157, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 17th DAY OF April, 2024  
*Alex W. Parnes*  
SIGNATURE



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 23rd DAY OF April, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*Ronald E. Dalbey*  
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 24th DAY OF April, 2024, IN PLAT BOOK 94, PAGES 35 THROUGH 42.

*Nikki Alvarez-Sowles, D.C.*  
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 11th DAY OF April, 2024.

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



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —  
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  
AUGUST 2023 - 2021-0093 (460)

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.

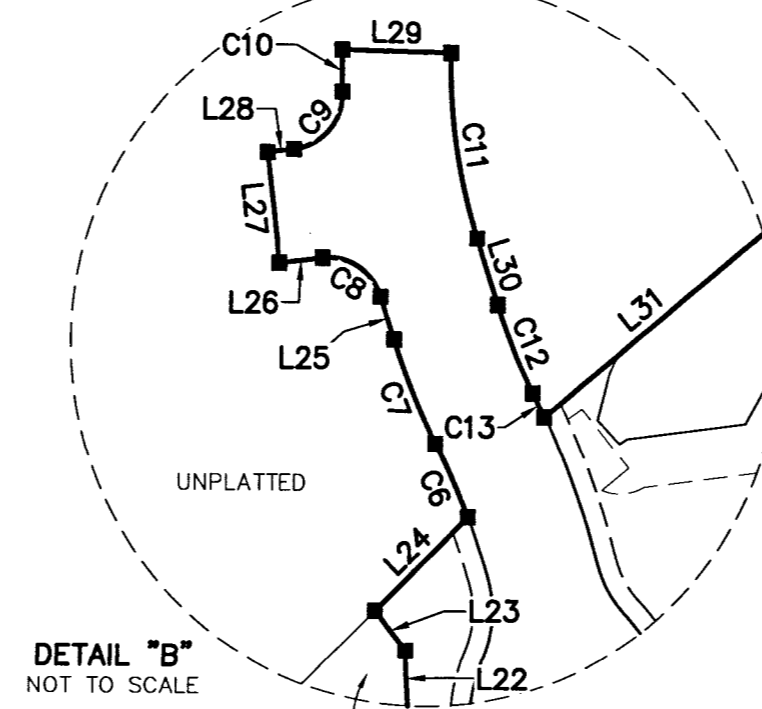
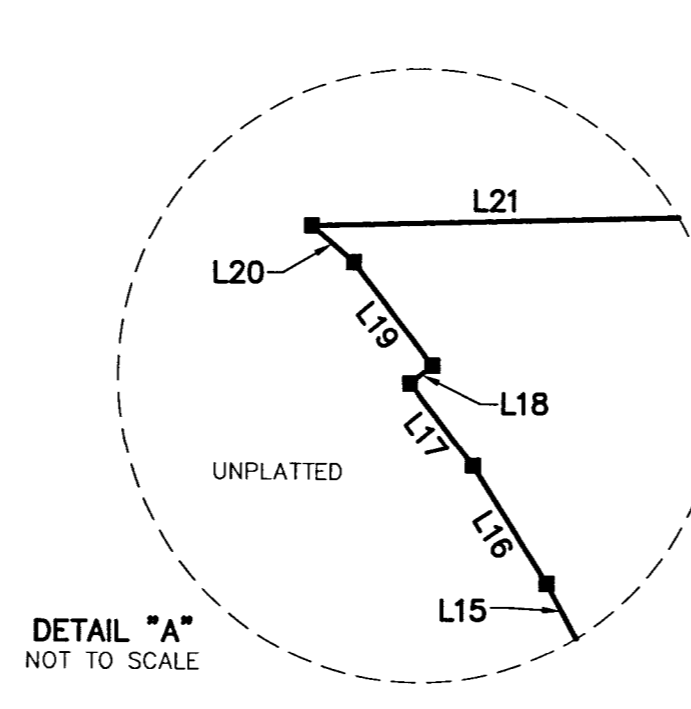
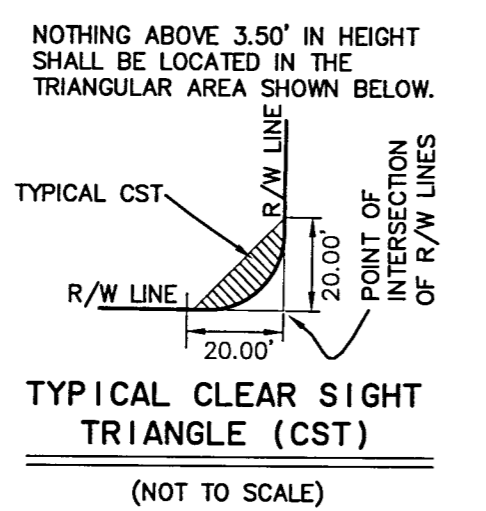
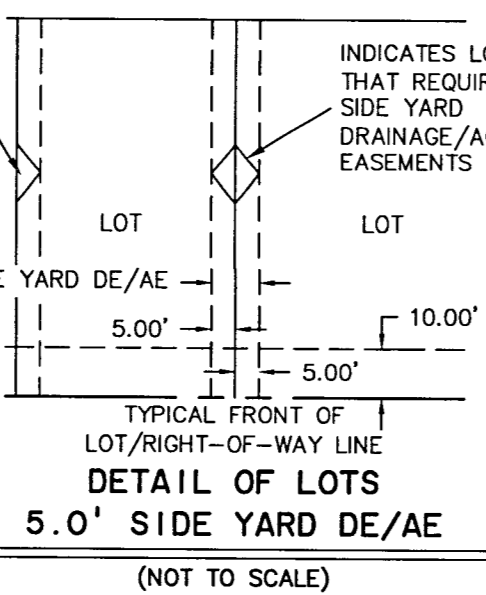
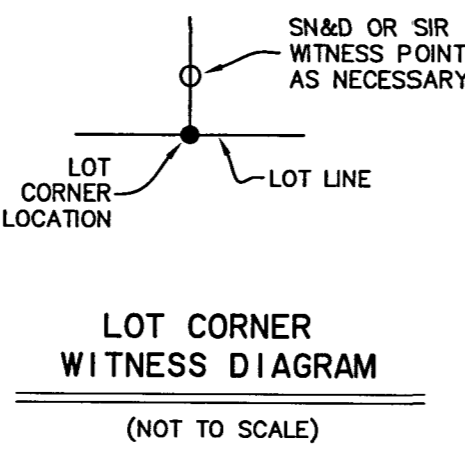
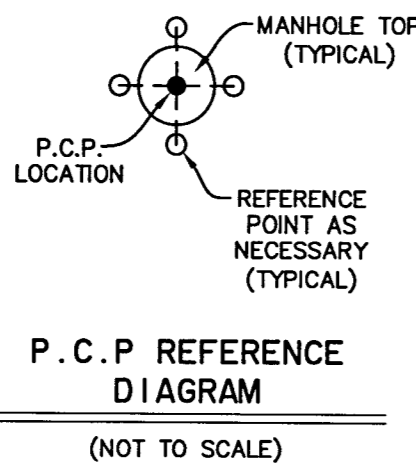
# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "CHAPEL CROSSINGS PARCEL C" ARE SUBJECT TO THE COMMUNITY DECLARATION FOR CHAPEL CROSSINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 10290, PAGE 2170 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 ADJUSTMENT) 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 CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION. MORE PARTICULARLY BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING S88°25'05"W, AS SHOWN ON THE MAP OF SURVEY. CONTROL MONUMENTS UTILIZED ARE: (a) A FOUND 5/8" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "P19-067 1991", DESIGNATED BY NGS AS "P19 067". PID = AL8077 (NORTHING = 1,442,988.74, EASTING = 496,297.94). (b) A FOUND 5/8" IRON ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "X658-2006", DESIGNATED BY NGS AS "X 658". PID = D17518 (NORTHING = 1,450,120.61, EASTING = 494,482.20), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)
- 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).
- 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.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAYBE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD), ENVIRONMENT RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- 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 A 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). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 WITNESS (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED LB 6707 WITNESS (IN HARD SURFACES). MONUMENTS WILL BE 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 177.091(8), WITHIN THE TIME ALLOTTED.

### LEGEND:

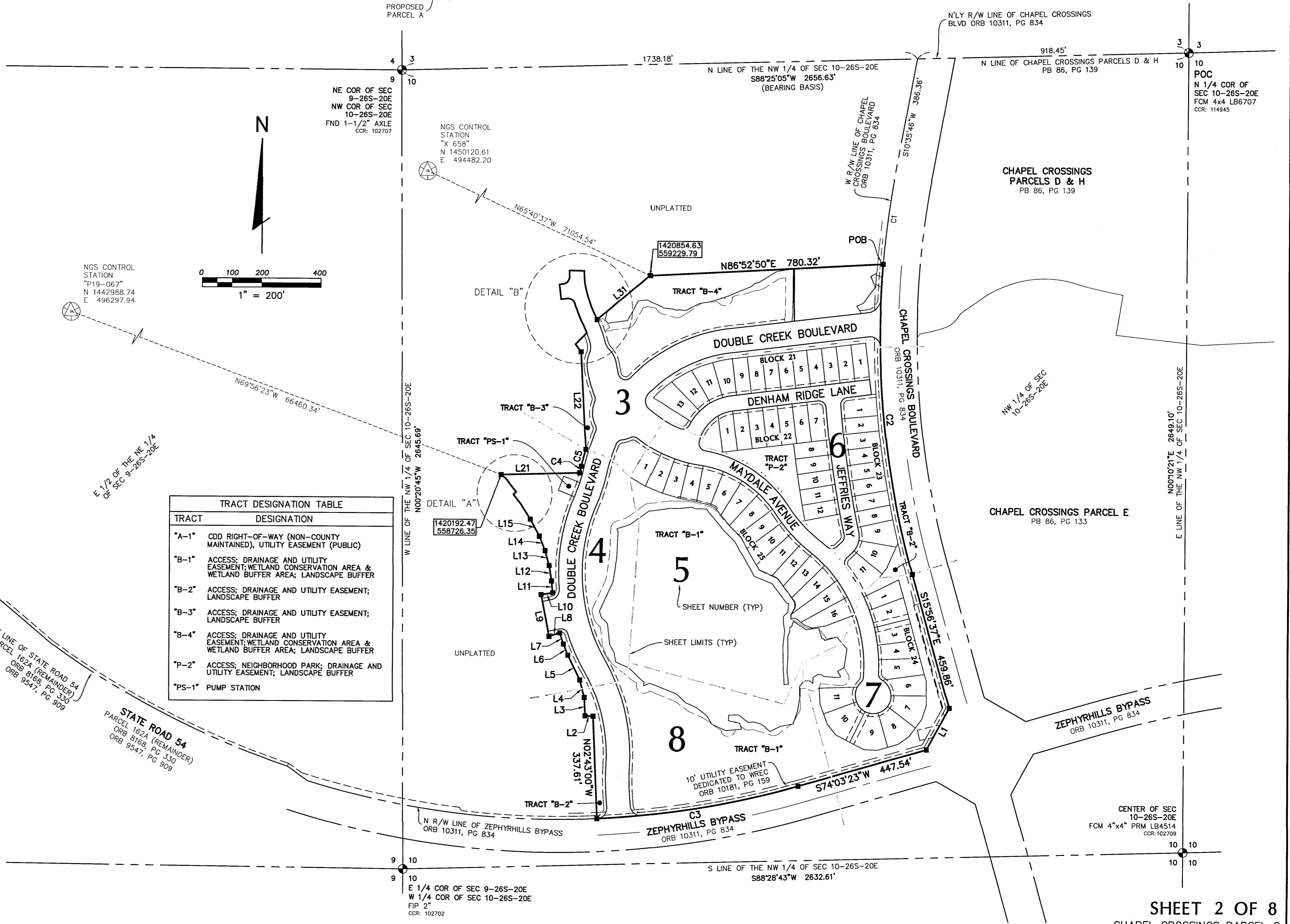
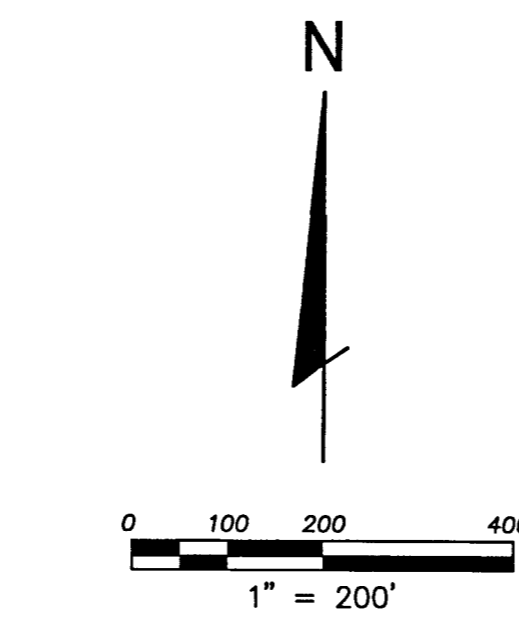
- AE = ACCESS EASEMENT
- BNG = BEARING
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CD = COMMUNITY DEVELOPMENT DISTRICT
- COR = CORNER
- CST = CLEAR SIGHT TRIANGLE EASEMENT
- DE = DRAINAGE EASEMENT
- E'LY = EASTERLY
- ESMT = EASEMENT
- FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- FDC = FLORIDA DESIGN CONSULTANTS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FE = FENCE EASEMENT
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FND = FOUND
- FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- LB = LICENSED BUSINESS
- LBA = LANDSCAPE BUFFER AREA
- LE = LANDSCAPE EASEMENT
- N/C = NO CAP
- N/F = NOT FOUND
- NGS = NATIONAL GEODETIC SURVEY
- (NR) = NON-RADIAL
- N'LY = NORTHERLY
- NTS = NOT TO SCALE
- NW'LY = NORTHWESTERLY
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PAE = PEDESTRIAN ACCESS EASEMENT
- PB = PLAT BOOK
- PID = PERMANENT IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PG(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- R/W = RIGHT-OF-WAY
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
- (W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
- S'LY = SOUTHERLY
- SET = SET MAC NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- W'LY = WESTERLY
- WCA = WETLAND CONSERVATION AREA
- 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



LINE	BEARING	LENGTH
L1	S29°03'23"W	156.98'
L2	N86°50'56"W	27.18'
L3	N02°42'45"W	60.59'
L4	N14°04'58"W	60.63'
L5	N26°38'38"W	91.63'
L6	N22°21'35"W	39.12'
L7	N18°59'21"W	39.12'
L8	S72°41'45"W	38.20'
L9	N11°23'48"W	140.07'
L10	N81°31'21"E	39.23'
L11	N05°51'29"W	39.29'
L12	N08°59'34"W	51.29'
L13	N15°33'52"W	51.62'
L14	N22°16'10"W	51.62'
L15	N28°4'28"W	64.58'
L16	N32°46'59"W	58.07'

LINE	BEARING	LENGTH
L17	N38°18'19"W	42.85'
L18	N51°41'41"E	11.98'
L19	N38°18'19"W	54.00'
L20	N49°46'43"W	23.36'
L21	N86°30'33"E	266.52'
L22	N03°08'07"W	322.81'
L23	N38°14'36"W	31.63'
L24	N45°21'14"E	53.58'
L25	N18°16'38"W	20.09'
L26	S83°17'44"W	19.87'
L27	N06°42'16"W	50.00'
L28	N83°17'44"E	12.06'
L29	S88°40'28"E	50.00'
L30	S18°16'38"E	31.11'
L31	N50°37'50"E	232.90'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	2899.00'	304.66'	304.52'	S07°35'08"W	006°01'17"	-
C2	2899.00'	1038.17'	1032.63'	S05°41'04"E	020°31'06"	-
C3	2965.00'	683.76'	682.25'	S80°39'46"W	013°12'47"	-
C4	550.00'	22.55'	22.54'	N14°08'40"E	002°20'55"	N74°40'52"W
C5	650.00'	58.16'	58.14'	N15°32'00"E	005°07'35"	-
C6	377.51'	36.08'	36.06'	N24°19'09"W	005°28'31"	S68°25'06"W
C7	325.00'	49.80'	49.75'	N22°40'01"W	008°46'47"	-
C8	25.00'	34.22'	31.61'	N57°29'27"W	078°25'38"	-
C9	25.00'	37.35'	33.97'	N40°29'37"E	085°36'15"	-
C10	296.75'	18.82'	18.82'	N00°29'29"W	003°38'02"	-
C11	246.75'	84.42'	84.01'	S08°28'33"E	019°36'10"	S88°40'28"E
C12	275.00'	42.14'	42.10'	S22°40'01"E	008°46'47"	-
C13	427.51'	12.04'	12.04'	S26°14'59"E	001°36'51"	-



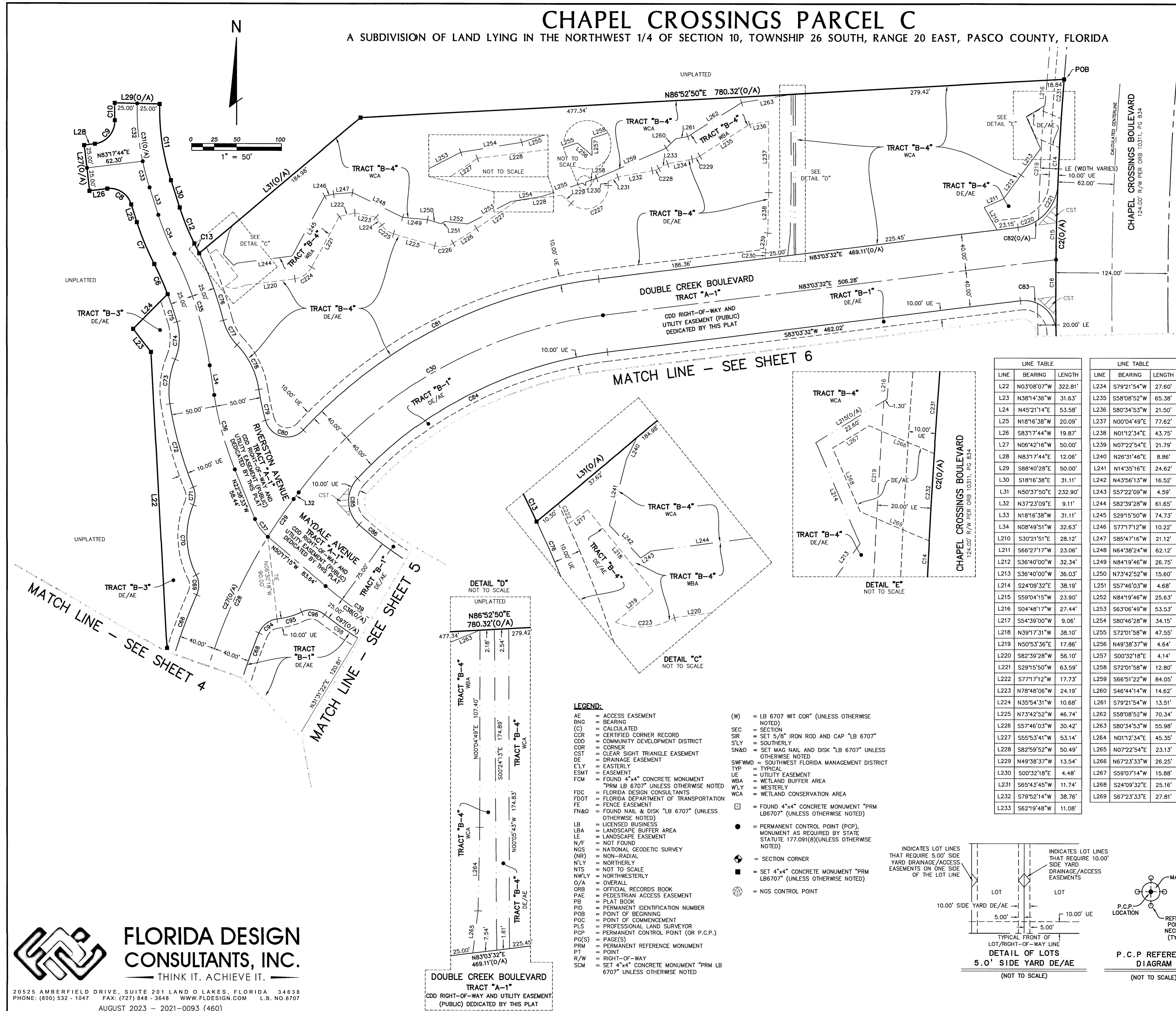
TRACT	DESIGNATION
*A-1*	ODD RIGHT-OF-WAY (NON-COUNTY MAINTAINED), UTILITY EASEMENT (PUBLIC)
*B-1*	ACCESS; DRAINAGE AND UTILITY EASEMENT; WETLAND CONSERVATION AREA & WETLAND BUFFER AREA; LANDSCAPE BUFFER
*B-2*	ACCESS; DRAINAGE AND UTILITY EASEMENT; LANDSCAPE BUFFER
*B-3*	ACCESS; DRAINAGE AND UTILITY EASEMENT; LANDSCAPE BUFFER
*B-4*	ACCESS; DRAINAGE AND UTILITY EASEMENT; WETLAND CONSERVATION AREA & WETLAND BUFFER AREA; LANDSCAPE BUFFER
*P-2*	ACCESS; NEIGHBORHOOD PARK; DRAINAGE AND UTILITY EASEMENT; LANDSCAPE BUFFER
*PS-1*	PUMP STATION

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

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  
AUGUST 2023 - 2021-0093 (460)

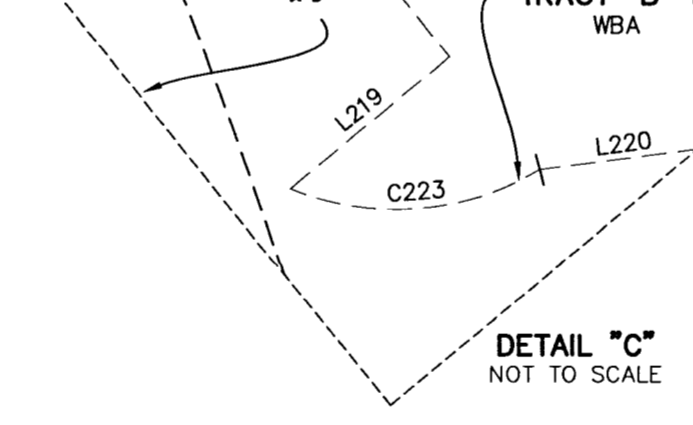
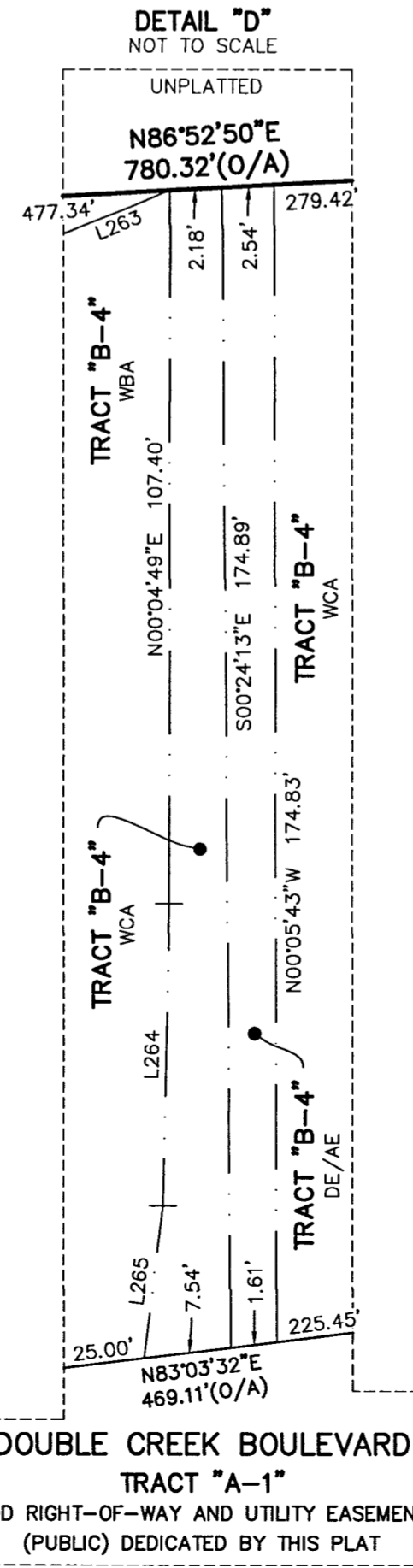
# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

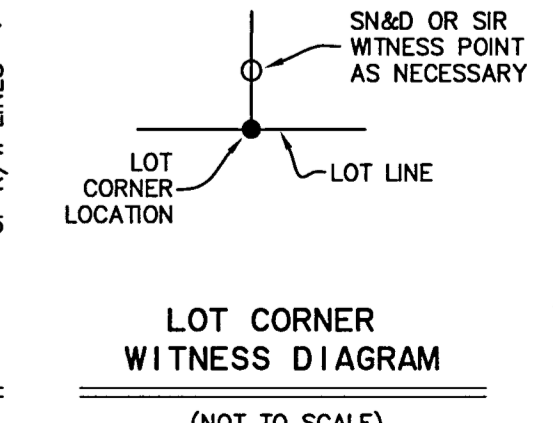
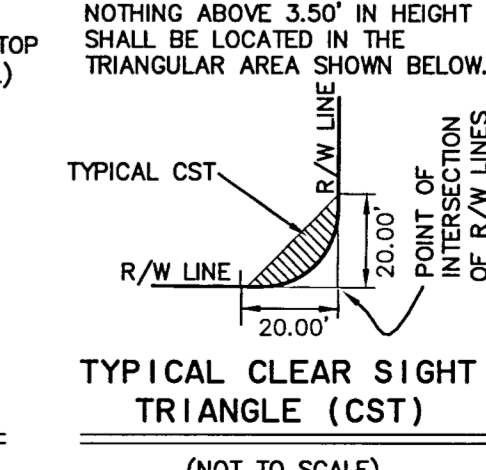
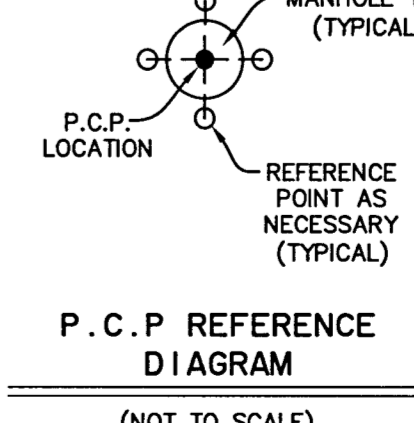
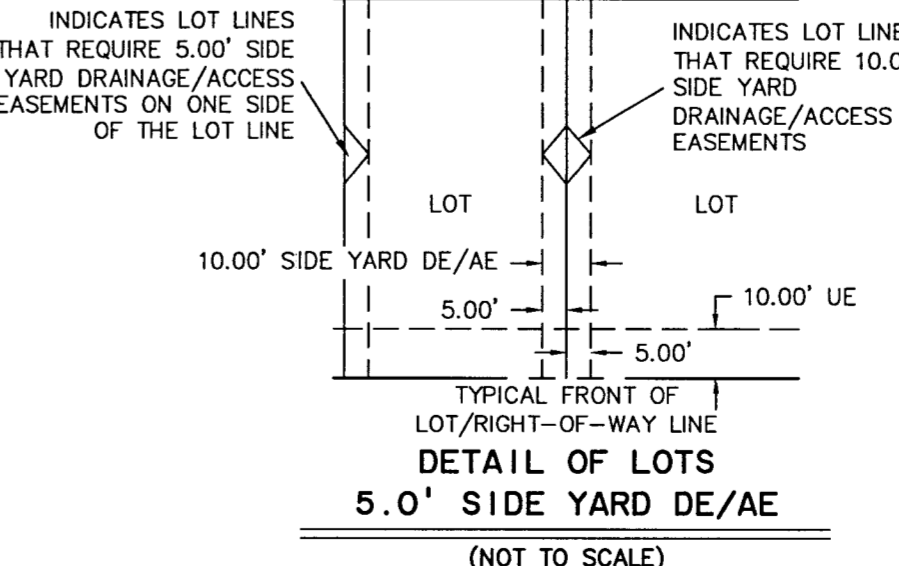


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C2	2899.00'	1038.17'	1032.63'	S05°41'04"E	020°31'06"	-
C6	377.51'	36.08'	36.06'	N24°19'09"W	005°28'31"	S88°25'06"W
C7	325.00'	49.80'	49.75'	N22°40'01"W	008°46'47"	-
C8	25.00'	34.22'	31.61'	N57°29'27"W	078°25'38"	-
C9	25.00'	37.35'	33.97'	N40°29'37"E	085°36'15"	-
C10	296.75'	18.82'	18.82'	N00°29'29"W	003°38'02"	-
C11	246.75'	84.42'	84.01'	S08°28'33"E	019°36'10"	S88°40'28"E
C12	275.00'	42.14'	42.10'	S22°40'01"E	008°46'47"	-
C13	427.51'	12.04'	12.04'	S26°4'59"E	001°36'51"	-
C14	2899.00'	38.95'	38.95'	S02°42'50"W	000°46'12"	-
C15	2899.00'	82.85'	82.85'	S01°30'37"W	001°38'15"	-
C16	2899.00'	79.27'	79.26'	S00°05'30"E	001°34'00"	-
C27	600.00'	255.68'	253.75'	S25°10'41"W	024°24'57"	-
C28	600.00'	205.32'	204.32'	N22°46'25"E	019°36'26"	-
C29	599.96'	50.36'	50.34'	N34°58'53"E	004°48'33"	-
C30	500.00'	398.57'	388.10'	S60°13'21"W	045°40'22"	-
C31	271.75'	92.98'	92.52'	S08°28'33"E	019°36'10"	-
C32	271.75'	63.45'	63.32'	S05°21'52"E	013°22'48"	-
C33	271.75'	29.51'	29.50'	S15°09'57"E	006°13'22"	-
C34	300.00'	45.97'	45.93'	S22°40'01"E	008°46'47"	-
C35	402.51'	128.04'	127.50'	N17°56'38"W	018°13'33"	-
C36	350.00'	84.37'	84.17'	S15°44'12"E	013°48'42"	-
C37	50.49'	24.36'	24.12'	S36°27'54"E	027°38'42"	-
C38	422.04'	231.50'	228.60'	S66°00'05"E	031°25'41"	-
C39	422.04'	188.77'	187.20'	S63°06'04"E	025°37'37"	-
C66	640.00'	122.80'	122.61'	S18°28'01"W	010°59'38"	-
C68	560.00'	97.76'	97.63'	S17°58'16"W	010°00'07"	-
C69	25.00'	22.42'	21.68'	N01°43'46"W	051°23'12"	-
C70	90.00'	78.81'	76.31'	S02°20'18"E	050°10'09"	-
C71	25.00'	19.80'	19.29'	N00°03'07"E	045°23'20"	-
C72	400.00'	94.52'	94.30'	S15°52'24"E	013°32'19"	-
C73	89.00'	49.37'	48.74'	S06°47'10"W	031°46'50"	-
C74	60.00'	41.29'	40.48'	N02°57'43"E	039°25'44"	-
C75	377.51'	31.82'	31.81'	N19°10'01"W	004°49'45"	-
C76	427.51'	78.09'	77.98'	N20°12'36"W	010°27'56"	-
C77	60.00'	30.82'	30.48'	S29°41'26"E	029°25'35"	-
C78	800.00'	54.83'	53.97'	N26°45'14"W	035°17'58"	-
C79	300.00'	34.77'	34.75'	S12°25'27"E	006°38'24"	-
C80	25.00'	52.71'	43.48'	S76°08'49"E	120°48'20"	-
C81	540.00'	373.30'	365.91'	S63°15'17"W	089°36'31"	-
C82	50.00'	70.45'	64.77'	N42°41'38"E	030°43'48"	-
C83	35.00'	58.68'	52.05'	N48°54'29"W	096°03'58"	-
C84	460.00'	314.78'	308.67'	S63°27'19"W	039°12'27"	-
C85	35.00'	56.11'	50.29'	S02°04'24"E	091°50'59"	-
C86	347.04'	121.40'	120.78'	S58°01'12"E	020°02'37"	-
C94	25.00'	26.41'	25.20'	S53°14'01"W	060°31'22"	-
C95	90.00'	28.66'	28.54'	N74°22'15"E	018°14'54"	-
C96	25.00'	27.06'	25.76'	N83°44'33"W	062°01'18"	-
C97	447.04'	226.14'	223.74'	S67°13'25"E	028°59'02"	-
C98	447.04'	44.82'	44.81'	N55°36'16"W	005°44'44"	-
C219	2919.00'	123.49'	123.48'	N02°45'35"E	002°25'26"	-
C220	50.00'	24.43'	24.18'	N69°03'51"E	017°32'26"	-
C221	50.00'	46.02'	44.42'	N28°41'57"E	025°44'26"	-
C222	437.51'	8.30'	8.30'	S25°13'26"E	001°05'12"	-
C223	25.00'	22.60'	21.84'	N85°42'08"E	051°47'32"	-
C224	25.00'	23.30'	22.46'	N55°57'39"E	053°23'38"	-
C225	25.00'	16.50'	16.20'	S54°48'42"E	037°48'21"	-
C226	25.00'	21.17'	20.54'	N82°01'35"E	048°31'05"	-
C227	25.00'	57.11'	45.48'	N64°54'33"E	130°53'41"	-
C228	25.00'	7.65'	7.62'	N71°06'01"E	017°32'26"	-
C229	25.00'	9.26'	9.21'	N68°45'23"E	021°13'03"	-
C230	25.00'	6.25'	6.23'	S00°13'13"W	014°19'22"	-
C231	2899.00'	42.91'	42.91'	N04°09'03"E	000°50'53"	-
C232	2899.00'	31.77'	31.77'	N03°24'46"E	000°37'40"	-

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L22	N03°08'07"W	322.81'	L234	S79°21'54"W	27.60'
L23	N38°14'36"W	31.63'	L235	S58°08'52"W	65.38'
L24	N45°21'14"E	53.58'	L236	S80°34'53"W	21.50'
L25	N18°16'38"W	20.09'	L237	N00°04'49"E	77.62'
L26	S83°17'44"W	19.87'	L238	N01°12'34"E	43.75'
L27	N06°42'16"W	50.00'	L239	N07°22'54"E	21.79'
L28	N83°17'44"E	12.06'	L240	N26°31'46"E	8.86'
L29	S88°40'28"E	50.00'	L241	N14°35'16"E	24.62'
L30	S18°16'38"E	31.11'	L242	N43°56'13"W	16.52'
L31	N50°37'50"E	232.90'	L243	S57°22'09"W	4.59'
L32	N37°23'09"E	9.11'	L244	S82°39'28"W	61.65'
L33	N18°16'38"W	31.11'	L245	S29°15'50"W	74.73'
L34	N08°49'51"W	32.63'	L246	S77°17'12"W	10.22'
L210	S30°21'51"E	28.12'	L247	S85°47'16"W	21.12'
L211	S66°27'17"W	23.06'	L248	N64°38'24"W	62.12'
L212	S36°40'00"W	32.34'	L249	N84°19'46"W	26.75'
L213	S36°40'00"W	36.03'	L250	N73°42'52"W	15.60'
L214	S24°09'32"E	38.19'	L251	S57°46'03"W	4.68'
L215	S59°04'15"W	23.90'	L252	N84°19'46"W	25.63'
L216	S04°48'17"W	27.44'	L253	S63°06'49"W	53.53'
L217	S54°39'00"W	9.06'	L254	S80°46'28"W	34.15'
L218	N39°17'31"W	38.10'	L255	S72°01'58"W	47.55'
L219	N50°53'36"E	17.86'	L256	N49°38'37"W	4.64'
L220	S82°39'28"W	56.10'	L257	S00°32'18"E	4.14'
L221	S29°15'50"W	63.59'	L258	S72°01'58"W	12.80'
L222	S77°17'12"W	17.73'	L259	S66°51'22"W	84.05'
L223	N78°48'06"W	24.19'	L260	S46°44'14"W	14.62'
L224	N35°54'31"W	10.68'	L261	S79°21'54"W	13.51'
L225	N73°42'52"W	46.74'	L262	S58°08'52"W	70.34'
L226	S57°46'03"W	30.42'	L263	S80°34'53"W	55.98'
L227	S55°53'41"W	53.14'	L264	N01°12'34"E	45.35'
L228	S82°59'52"W	50.49'	L265	N07°22'54"E	23.13'
L229	N49°38'37"W	13.54'	L266	N67°23'33"W	26.25'
L230	S00°32'18"E	4.48'	L267	S59°07'14"W	15.88'
L231	S65°43'45"W	11.74'	L268	S24°09'32"E	25.16'
L232	S79°52'14"W	38.76'	L269	S67°23'33"E	27.81'
L233	S62°19'48"W	11.08'			



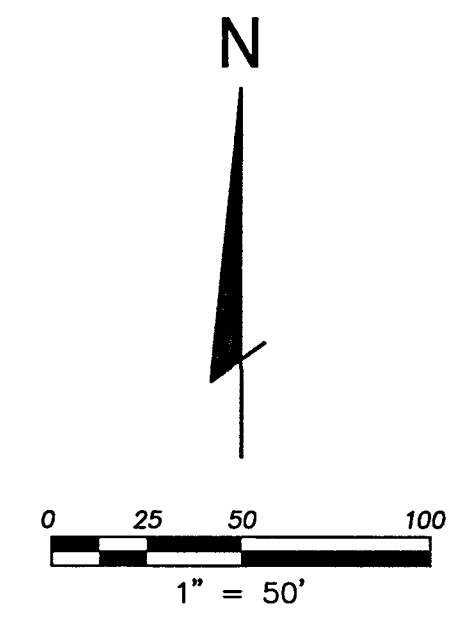
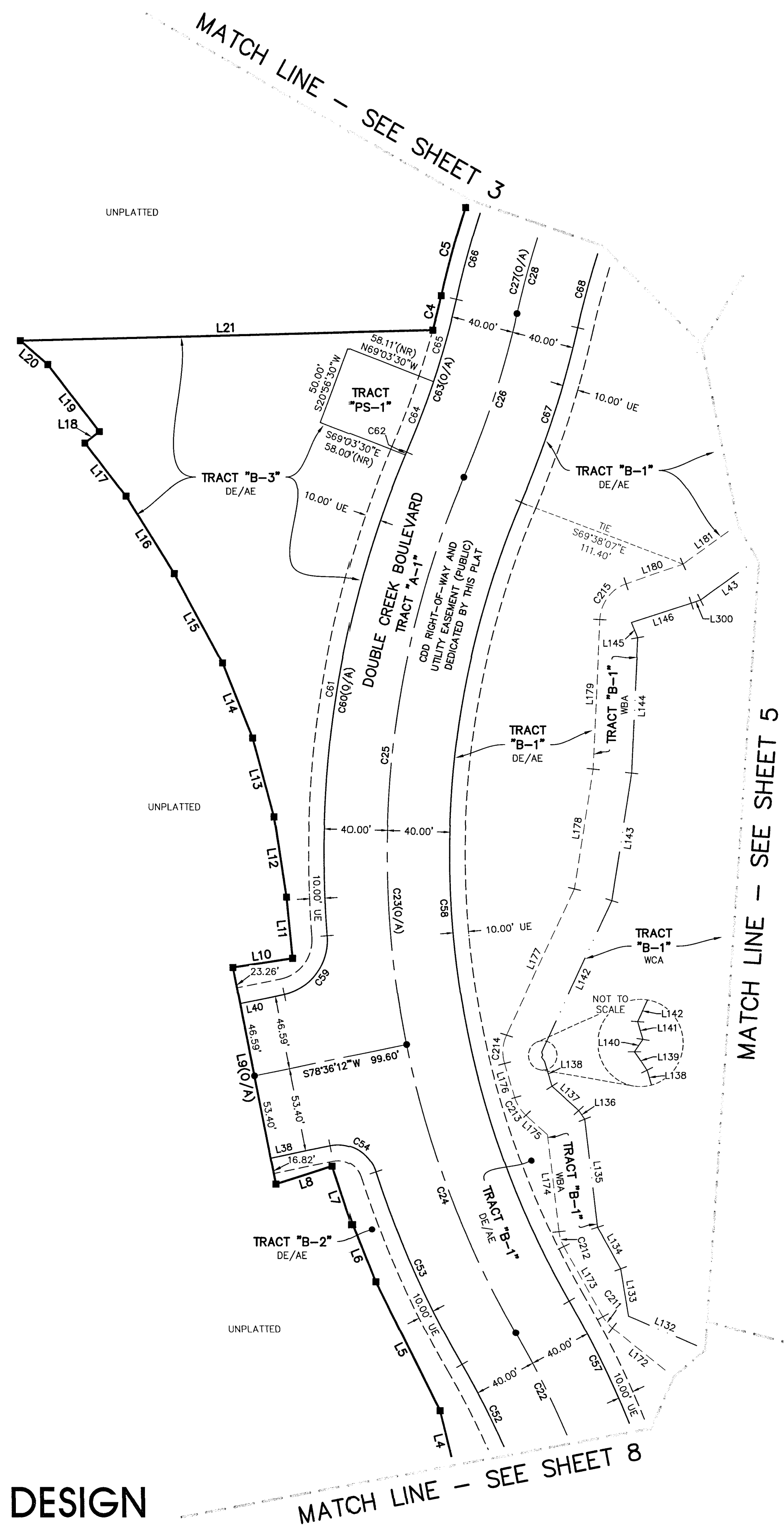
- LEGEND:**
- AE = ACCESS EASEMENT
  - BNG = BEARING
  - C = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - CDD = COMMUNITY DEVELOPMENT DISTRICT
  - COR = CORNER
  - CST = CLEAR SIGHT TRIANGLE EASEMENT
  - DE = DRAINAGE EASEMENT
  - E = EASTERLY
  - ESMT = EASEMENT
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FE = FENCE EASEMENT
  - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - LB = LICENSED BUSINESS
  - LBA = LANDSCAPE BUFFER AREA
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  - N/F = NOT FOUND
  - NGS = NATIONAL GEODETIC SURVEY
  - NR = NON-RADIAL
  - NLY = NORTHERLY
  - NTS = NOT TO SCALE
  - NWLY = NORTHWESTERLY
  - O/A = OVERALL
  - ORB = OPTICAL RECORDS BOOK
  - PAE = PEDESTRIAN ACCESS EASEMENT
  - PB = PLAT BOOK
  - PID = PERMANENT IDENTIFICATION NUMBER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
  - PG(S) = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - W = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
  - SEC = SECTION
  - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
  - 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
  - WBA = WETLAND BUFFER AREA
  - WLY = WESTERLY
  - WCA = WETLAND 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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 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707  
 AUGUST 2023 - 2021-0093 (460)

# CHAPEL CROSSINGS PARCEL C

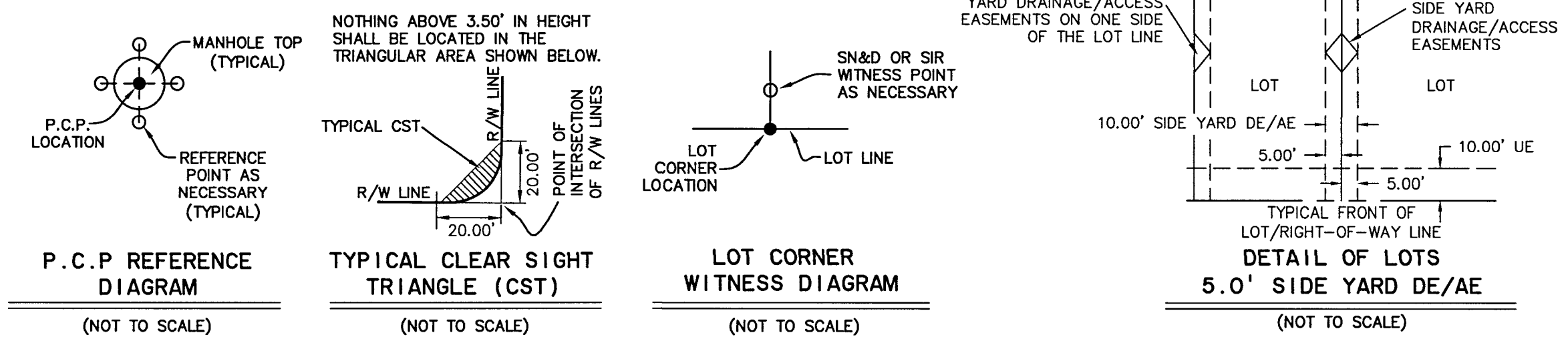
A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C4	550.00'	22.55'	22.54'	N14°08'40"E	002°20'55"	N74°40'52"W
C5	650.00'	58.16'	58.14'	N15°32'00"E	005°07'35"	-
C22	600.00'	350.26'	345.31'	N13°38'06"W	033°26'50"	-
C23	600.00'	563.30'	542.84'	S03°27'46"E	053°47'29"	-
C24	600.00'	196.41'	195.53'	N20°58'50"W	018°45'20"	-
C25	600.00'	366.89'	361.20'	N05°54'54"E	035°02'09"	-
C26	600.00'	109.57'	109.41'	N18°12'05"E	010°27'46"	-
C27	600.00'	255.68'	253.75'	S25°10'41"W	024°24'57"	-
C28	600.00'	205.32'	204.32'	N22°46'25"E	019°36'26"	-
C52	560.00'	326.91'	322.29'	N13°38'06"W	033°26'50"	-
C53	640.00'	134.07'	133.83'	S24°21'26"E	012°00'10"	-
C54	25.00'	36.23'	33.14'	N59°52'34"W	083°02'27"	-
C57	640.00'	373.61'	368.33'	N13°38'06"W	033°26'50"	-
C58	560.00'	525.75'	506.65'	S03°27'46"E	053°47'29"	-
C59	35.00'	50.85'	46.49'	N36°58'56"E	083°14'32"	-
C60	640.00'	313.57'	310.44'	S09°23'49"W	028°04'19"	-
C61	640.00'	311.57'	308.50'	N09°18'27"E	027°53'34"	-
C62	640.00'	2.00'	2.00'	N23°20'36"E	000°10'45"	-
C63	560.00'	102.26'	102.12'	N18°12'05"E	010°27'46"	-
C64	560.00'	48.02'	48.00'	N20°58'56"E	004°54'46"	-
C65	560.00'	54.24'	54.23'	N15°44'43"E	005°33'01"	-
C66	640.00'	122.80'	122.61'	S18°28'01"W	010°59'38"	-
C67	640.00'	116.87'	116.71'	N18°12'05"E	010°27'46"	-
C68	560.00'	97.76'	97.63'	S17°58'16"W	010°00'07"	-
C211	25.00'	9.57'	9.51'	S40°36'44"E	021°55'49"	-
C212	25.00'	9.97'	9.90'	S18°13'35"E	022°50'28"	-
C213	25.00'	13.47'	13.31'	S32°31'18"E	030°52'23"	-
C214	25.00'	18.48'	18.06'	S04°05'34"W	042°21'22"	-
C215	25.00'	29.96'	28.20'	S36°58'51"W	068°39'55"	-

LINE TABLE		
LINE	BEARING	LENGTH
L4	N14°04'58"W	60.63'
L5	N26°38'38"W	91.63'
L6	N22°21'35"W	39.12'
L7	N18°59'21"W	39.12'
L8	S72°41'45"W	38.20'
L9	N11°23'48"W	140.07'
L10	N81°31'21"E	39.23'
L11	N05°51'29"W	39.29'
L12	N08°59'34"W	51.29'
L13	N15°37'52"W	51.62'
L14	N22°16'10"W	51.62'
L15	N28°54'28"W	64.58'
L16	N32°46'59"W	58.07'
L17	N38°18'19"W	42.85'
L18	N51°41'41"E	11.98'
L19	N38°18'19"W	54.00'
L20	N49°46'43"W	23.36'
L21	N88°30'33"E	266.52'
L38	S78°36'12"W	39.50'
L40	N78°36'12"E	29.29'
L43	N54°56'20"E	78.33'
L132	N66°48'18"W	48.00'
L133	N09°37'27"W	30.35'
L134	N29°38'49"W	30.42'
L135	N06°48'21"W	68.93'
L136	N35°18'03"W	6.73'
L137	N47°57'29"W	23.16'
L138	N17°05'07"W	16.24'
L139	N35°18'03"W	3.46'
L140	N35°12'25"E	1.37'
L141	N17°05'07"W	2.27'
L142	N25°16'15"E	106.16'
L143	N09°09'33"E	81.40'
L144	N02°38'54"E	86.26'
L145	N22°32'20"W	10.50'
L146	N72°22'43"E	40.62'
L172	N51°34'38"W	89.64'
L173	N29°38'49"W	51.00'
L174	N06°48'21"W	61.79'
L175	N47°57'29"W	18.66'
L176	N17°05'07"W	22.63'
L177	N25°16'15"E	102.62'
L178	N09°09'33"E	76.44'
L179	N02°38'54"E	95.27'
L180	N71°18'48"E	38.84'
L181	N54°56'20"E	74.73'
L300	N71°18'48"E	6.32'

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  - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
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  - LBA = LANDSCAPE BUFFER AREA
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  - N/F = NOT FOUND
  - NGS = NATIONAL GEODETIC SURVEY
  - (NR) = NON-RADIAL
  - N'LY = NORTHERLY
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  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - PAE = PEDESTRIAN ACCESS EASEMENT
  - PB = PLAT BOOK
  - PID = PERMANENT IDENTIFICATION NUMBER
  - POB = POINT OF BEGINNING
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  - PLS = PROFESSIONAL LAND SURVEYOR
  - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
  - PCS = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
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  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
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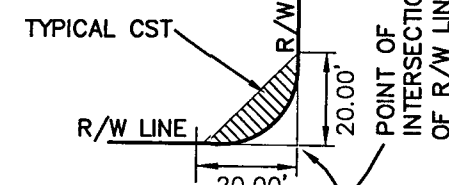
# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

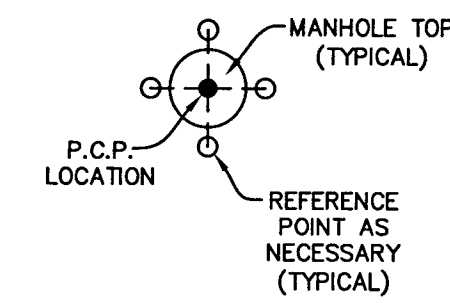
**LEGEND:**

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- (C) = CALCULATED
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- CDD = COMMUNITY DEVELOPMENT DISTRICT
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- NTS = NOT TO SCALE
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- PAE = PEDESTRIAN ACCESS EASEMENT
- PB = PLAT BOOK
- PID = PERMANENT IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
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- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PP(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- R/W = RIGHT-OF-WAY
- RWE = RETAINING WALL EASEMENT
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
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- SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
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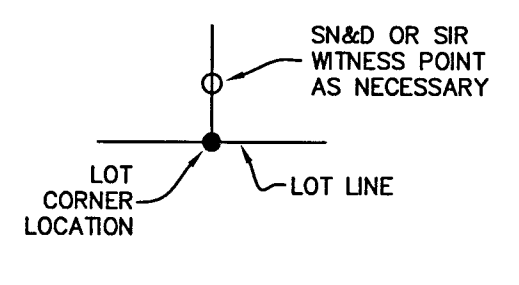
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



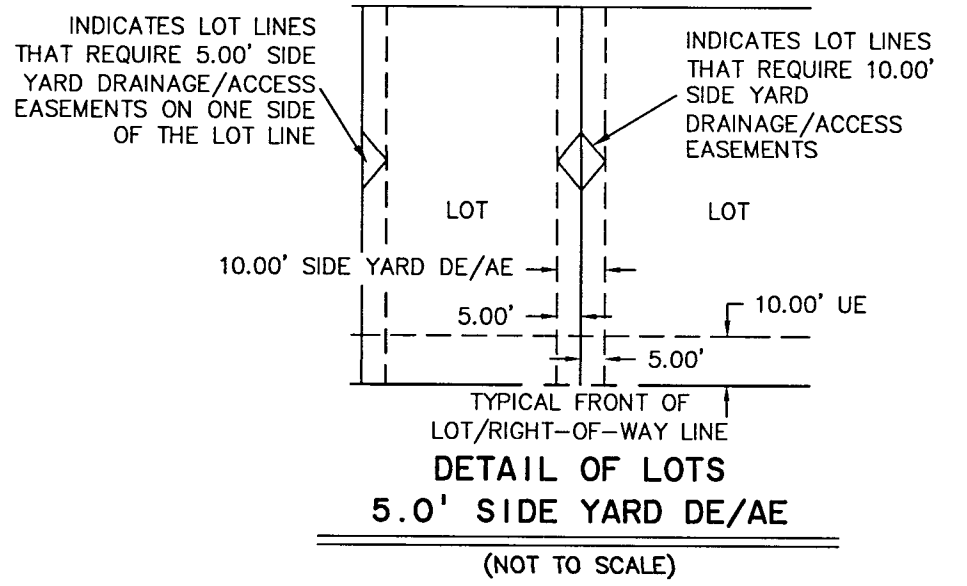
TYPICAL CLEAR SIGHT TRIANGLE (CST) (NOT TO SCALE)



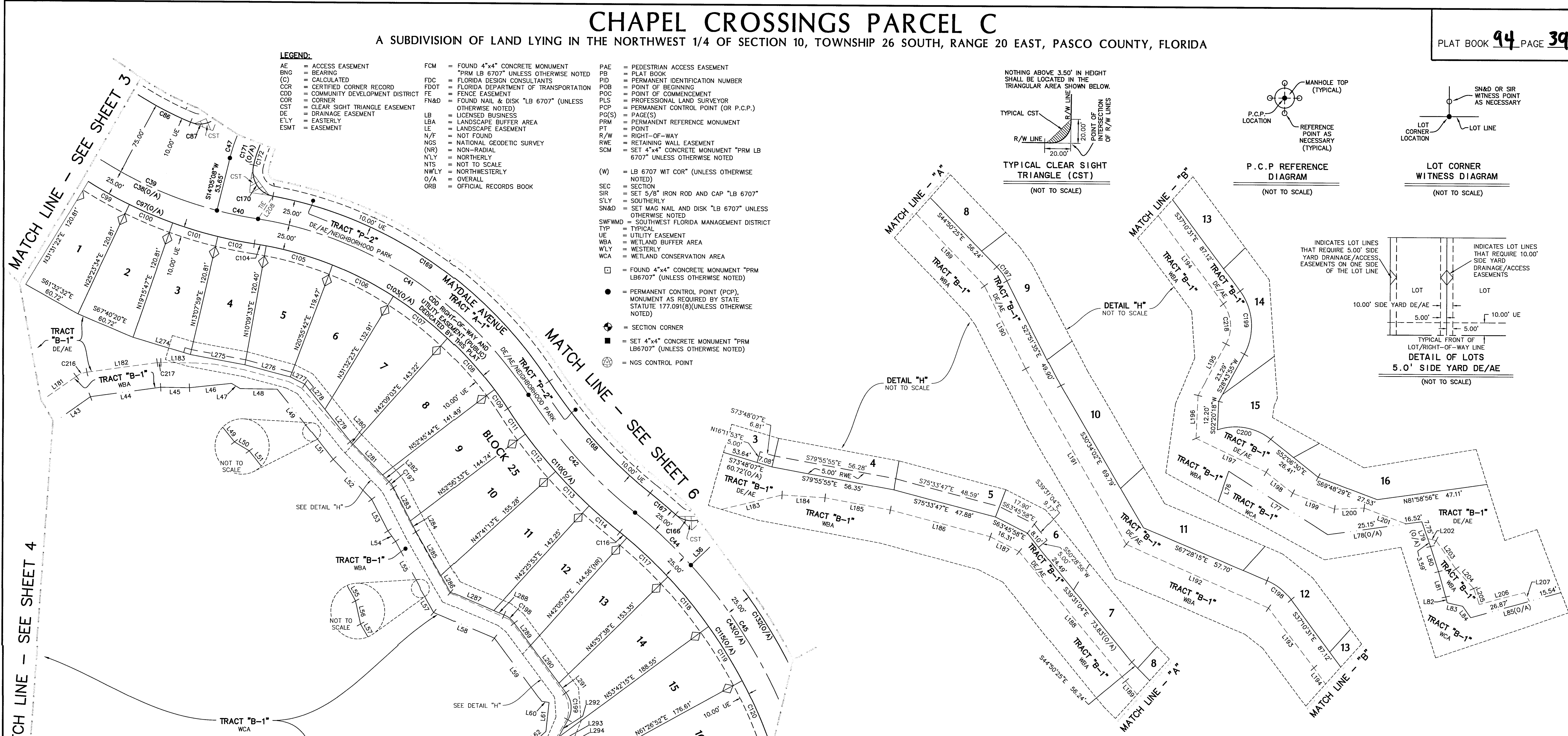
P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)



LOT CORNER WITNESS DIAGRAM (NOT TO SCALE)

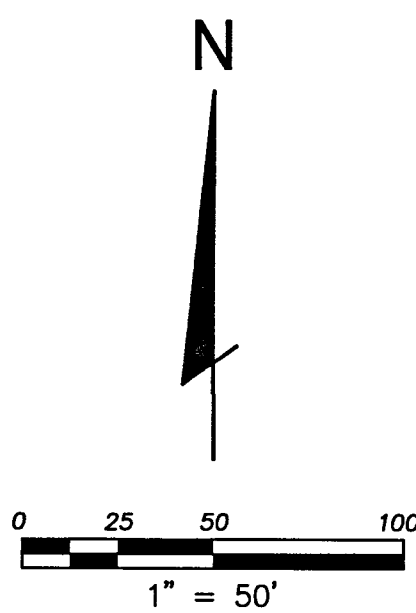


DETAIL OF LOTS 5.0' SIDE YARD DE/AE (NOT TO SCALE)



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE						
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
L36	N46°50'25"E	70.96'	L67	S03°19'35"E	54.11'	L186	S75°33'48"E	47.15'	L276	S75°33'47"E	47.88'	C38	422.04'	231.50'	228.60'	S66°00'05"E	031°25'41"	C112	524.83'	48.14'	48.12'	N39°41'07"W	005°15'20"
L43	N54°56'20"E	78.33'	L68	S02°00'56"E	2.51'	L187	S63°47'06"E	14.74'	L277	S63°45'58"E	16.31'	C39	422.04'	188.77'	187.20'	S63°06'04"E	025°37'37"	C113	524.83'	48.14'	48.12'	N44°56'27"W	005°15'20"
L44	N82°09'03"E	72.09'	L69	N81°37'26"E	14.96'	L188	S42°45'52"E	76.84'	L278	S39°31'04"E	32.58'	C40	422.04'	42.73'	42.71'	S78°48'54"E	005°48'04"	C114	524.83'	40.83'	40.82'	N49°47'50"W	004°27'27"
L45	S89°21'45"E	29.27'	L70	N06°54'29"W	42.74'	L189	S44°22'07"E	58.68'	L279	S39°31'04"E	41.24'	C41	400.00'	335.35'	325.61'	N57°41'53"W	048°02'06"	C115	475.00'	469.75'	450.84'	N23°41'41"W	056°39'44"
L46	N83°51'02"E	42.95'	L71	N03°22'54"E	48.33'	L190	S27°26'06"E	39.32'	L280	S44°50'25"E	3.78'	C42	499.83'	160.04'	159.36'	S42°51'11"E	018°20'44"	C116	475.00'	9.10'	9.10'	N51°28'37"W	001°05'52"
L47	S59°35'59"E	10.23'	L72	N00°33'00"W	65.90'	L191	S30°09'45"E	81.56'	L281	S44°50'25"E	43.06'	C43	500.00'	470.61'	453.43'	N25°03'44"W	053°55'40"	C117	475.00'	57.11'	57.08'	N47°29'02"W	066°53'20"
L48	S89°21'45"E	37.77'	L73	N19°25'57"E	17.11'	L192	S66°30'22"E	65.52'	L282	S44°50'25"E	9.40'	C44	500.00'	77.37'	77.30'	S47°35'34"E	008°51'59"	C118	475.00'	64.20'	64.15'	N40°10'03"W	007°44'37"
L49	S39°31'04"E	54.61'	L74	N00°01'01"W	14.56'	L193	S37°58'39"E	31.99'	L283	S27°51'35"E	37.52'	C45	500.00'	393.24'	383.18'	S20°37'44"E	045°03'41"	C119	475.00'	64.20'	64.15'	N32°25'26"W	007°44'37"
L50	S59°35'59"E	1.38'	L75	N67°18'30"E	6.54'	L194	S36°30'09"E	60.55'	L284	S27°51'35"E	12.38'	C47	160.00'	192.61'	181.19'	S48°34'20"W	068°58'24"	C120	475.00'	64.20'	64.15'	N24°40'49"W	007°44'37"
L51	S38°58'15"E	34.47'	L76	N19°25'57"E	18.76'	L195	S29°01'23"W	25.26'	L285	S30°34'02"E	50.40'	C86	347.04'	121.40'	120.78'	S58°01'12"E	020°02'37"	C132	525.00'	371.58'	363.87'	N17°40'03"W	040°33'09"
L52	S44°50'25"E	55.83'	L77	S57°56'46"E	51.16'	L196	S00°19'37"E	13.78'	L286	S30°34'02"E	19.39'	C87	25.00'	36.77'	33.54'	N69°49'22"E	084°16'16"	C166	25.00'	36.99'	33.71'	N89°13'57"E	084°47'03"
L53	S27°51'35"E	35.73'	L78	N81°58'56"E	41.67'	L197	S64°51'00"E	34.34'	L287	S67°28'15"E	46.53'	C97	447.04'	226.14'	223.74'	S67°13'25"E	028°59'02"	C167	525.00'	33.45'	33.44'	N50°12'03"W	003°39'01"
L54	S37°15'50"E	13.12'	L79	S20°13'19"E	11.34'	L198	S52°06'30"E	14.62'	L288	S67°28'15"E	11.17'	C99	447.04'	47.83'	47.80'	N61°32'32"W	006°07'48"	C168	474.83'	152.03'	151.39'	S42°51'11"E	018°20'44"
L55	S28°56'03"E	52.17'	L80	S18°20'17"E	11.34'	L199	S69°48'29"E	19.56'	L289	S37°10'31"E	27.66'	C100	447.04'	47.83'	47.80'	N67°40'20"W	006°07'48"	C169	425.00'	344.55'	335.19'	N56°54'20"W	046°27'01"
L56	S13°02'45"E	2.46'	L81	S16°27'15"E	11.34'	L200	N87°32'26"E	12.98'	C101	447.04'	47.83'	47.80'	N73°48'07"W	006°07'48"	C170	25.00'	40.96'	36.53'	S33°11'38"E	093°52'26"			
L57	S30°34'02"E	25.95'	L82	S14°34'13"E	2.51'	L201	S69°48'29"E	3.79'	L291	S37°10'31"E	11.91'	C102	447.04'	37.83'	37.82'	N79°17'28"W	004°50'55"	C171	135.00'	163.32'	153.54'	S48°24'04"W	069°18'57"
L58	S67°28'15"E	66.04'	L83	S77°48'54"E	6.95'	L202	S77°48'54"E	3.76'	L292	S28°43'55"W	19.87'	C103	375.00'	314.39'	305.26'	N57°41'53"W	048°02'06"	C172	135.00'	108.43'	105.54'	S36°45'10"W	046°01'09"
L59	S37°10'31"E	79.23'	L84	S36°49'51"E	6.05'	L203	S35°55'56"E	14.98'	L293	S28°43'55"W	3.43'	C104	375.00'	12.27'	12.27'	N80°46'42"W	001°52'29"	C197	25.00'	7.41'	7.38'	N36°21'00"W	016°58'50"
L60	S81°41'02"E	7.56'	L85	N74°42'39"E	42.41'	L204	S40°49'32"E	12.96'	L294	S02°20'18"W	12.20'	C105	375.00'	70.49'	70.38'	N74°27'22"W	010°46'09"	C198	25.00'	13.22'	13.07'	N52°19'23"W	030°17'45"
L61	S06°01'40"W	29.10'	L86	S40°55'43"E	51.99'	L205	S19°10'34"E	7.38'	L295	S52°06'30"E	12.70'	C106	375.00'	69.45'	69.35'	N63°45'58"W	010°36'40"	C199	25.00'	28.76'	27.20'	N04°13'18"W	065°54'25"
L62	S48°27'01"W	18.86'	L87	N54°56'20"E	74.73'	L206	N75°53'49"E	20.70'	L296	S52°06'30"E	13.71'	C107	375.00'	69.45'	69.35'	N53°09'17"W	010°36'40"	C200	25.00'	24.68'	23.69'	N80°23'21"W	056°33'41"
L63	S02°20'18"W	19.41'	L88	N82°09'03"E	72.09'	L207	S36°49'51"E	2.64'	L297	S69°48'29"E	27.53'	C108	375.00'	69.45'	69.35'	N42°32'37"W	010°36'40"	C216	25.00'	11.87'	11.76'	S68°32'42"W	027°12'44"
L64	S08°52'04"E	30.73'	L89	S89°21'45"E	34.99'	L208	N33°36'32"E	27.48'	L298	N81°58'56"E	47.11'	C109	375.00'	23.28'	23.28'	N35°27'33"W	003°33'27"	C217	25.00'	3.70'	3.70'	S86°23'39"W	008°29'12"
L65	S06°05'58"W	49.00'	L90	S86°39'26"E	19.55'	L274	S73°48'07"E	60.72'				C110	524.83'	168.04'	167.33'	S42°51'11"E	018°20'44"	C218	34.61'	24.26'	23.77'	N06°44'03"W	040°09'48"
L66	S00°59'08"E	71.51'	L185	S79°55'55"E	30.27'	L275	S79°55'55"E	56.35'				C111	524.83'	30.93'	30.93'	N35°22'08"W	003°22'37"						

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.  
 20525 AMBERFIELD DRIVE, SUITE 201 LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532-1047 FAX: (727) 846-3648 WWW.FLDESIGN.COM L.B. NO.6707  
 AUGUST 2023 - 2021-0093 (460)



# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 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
  - E'LY = EASTERLY
  - ESMT = EASEMENT
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FE = FENCE EASEMENT
  - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - LB = LICENSED BUSINESS
  - LBA = LANDSCAPE BUFFER AREA
  - LE = LANDSCAPE 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
  - PAE = PEDESTRIAN ACCESS EASEMENT
  - PB = PLAT BOOK
  - PID = PERMANENT IDENTIFICATION NUMBER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
  - PG(S) = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED

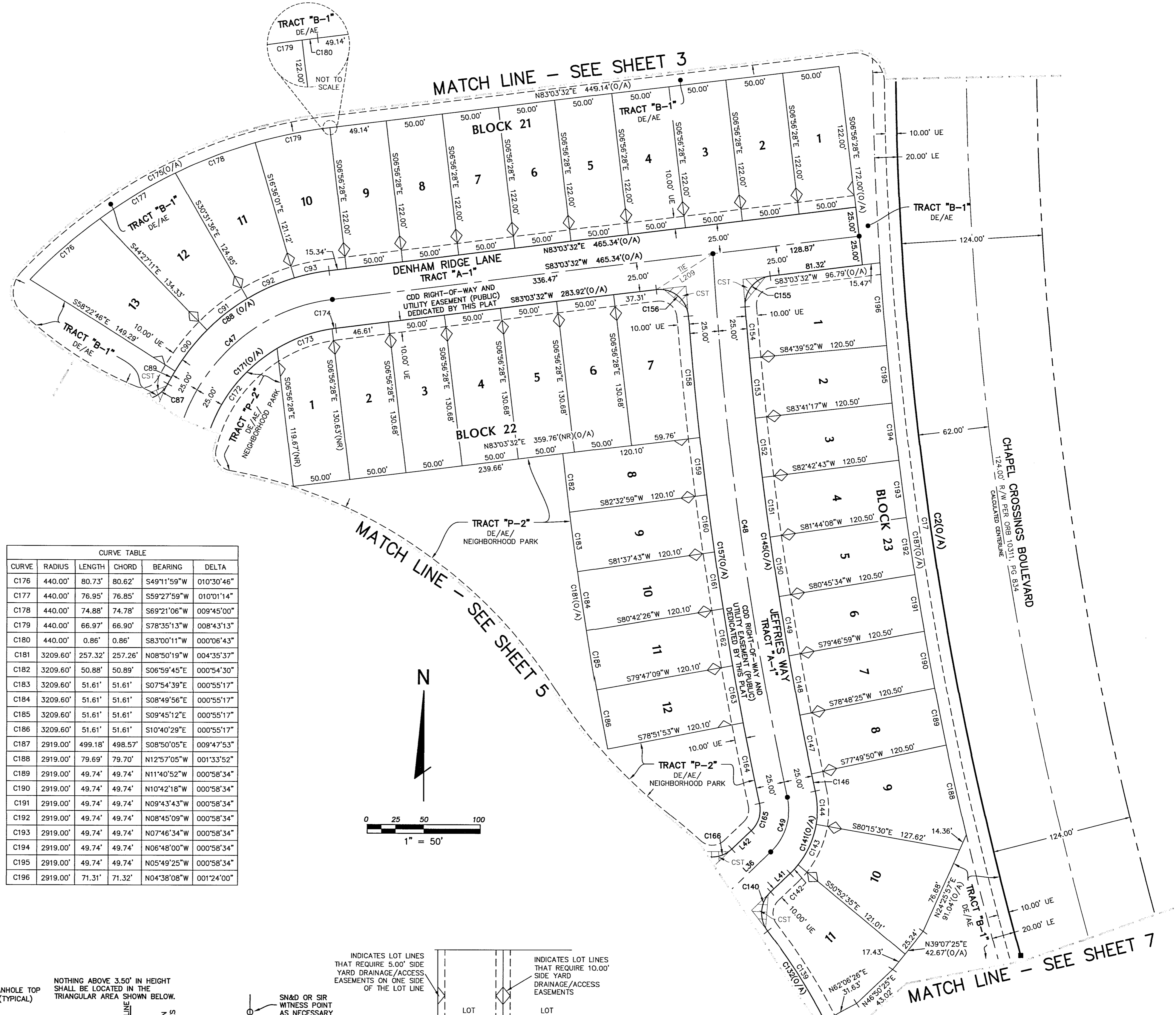
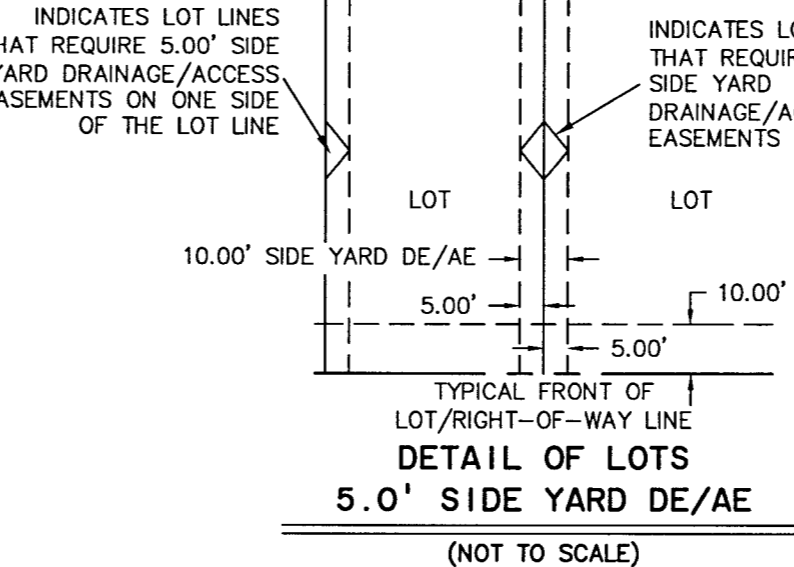
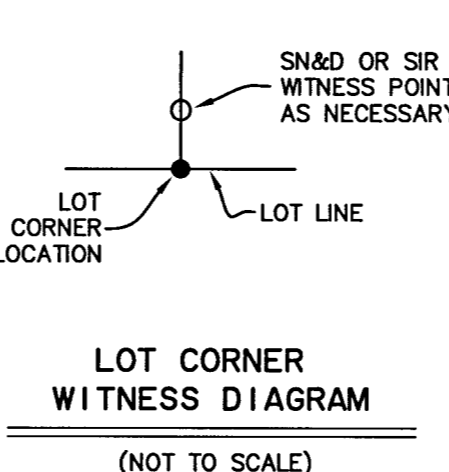
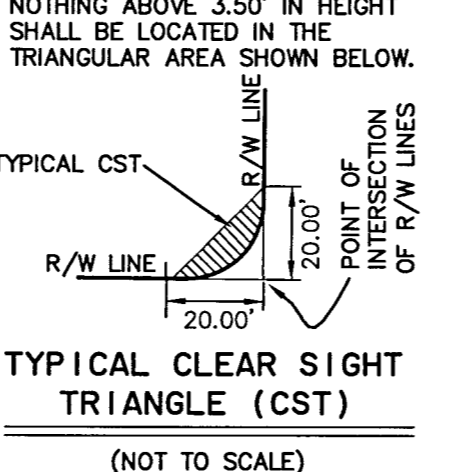
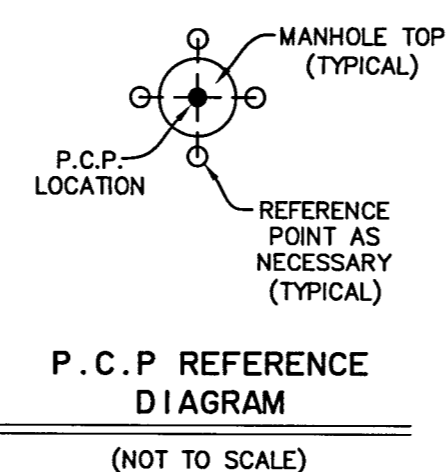
- (W) = LB 6707 WIT COR\* (UNLESS OTHERWISE NOTED)
- SEC = SECTION
- SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
- S'LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- WLY = WESTERLY
- WCA = WETLAND 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 TABLE		
LINE	BEARING	LENGTH
L36	N46°50'25"E	70.96'
L41	S46°50'25"W	23.24'
L42	N46°50'25"E	23.24'
L209	N57°36'50"E	58.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	2899.00'	1038.17'	1032.63'	S05°41'04"E	020°31'06"
C17	2899.00'	762.42'	760.23'	S08°24'34"E	015°04'07"
C47	160.00'	192.61'	181.19'	S48°34'20"W	068°58'24"
C48	3064.50'	473.14'	472.67'	S08°02'00"E	008°50'46"
C49	50.00'	51.75'	49.47'	N17°11'31"E	059°17'48"
C87	25.00'	36.77'	33.54'	N69°49'22"E	084°16'16"
C88	185.00'	178.79'	171.91'	S55°22'23"W	055°22'18"
C89	185.00'	12.70'	12.70'	N29°39'14"E	003°56'00"
C90	185.00'	44.97'	44.86'	N38°35'02"E	013°55'35"
C91	185.00'	44.97'	44.86'	N52°30'37"E	013°55'35"
C92	185.00'	44.97'	44.86'	N66°26'12"E	013°55'35"
C93	185.00'	31.18'	31.15'	N78°13'46"E	009°39'33"
C132	525.00'	371.58'	363.87'	N17°40'03"W	040°33'09"
C139	525.00'	92.09'	91.98'	S32°55'06"E	010°03'04"
C140	25.00'	36.99'	33.71'	S04°26'54"W	084°47'03"
C141	75.00'	77.62'	74.20'	N17°11'31"E	059°17'48"
C142	75.00'	10.10'	10.09'	S42°58'55"W	007°43'00"
C143	75.00'	38.46'	38.04'	S24°25'57"W	029°22'55"
C144	75.00'	29.06'	28.88'	S01°21'26"E	022°11'53"
C145	3039.50'	421.73'	421.39'	S08°28'53"E	007°56'59"
C146	3039.50'	15.23'	15.23'	S12°18'46"E	000°17'13"
C147	3039.50'	51.79'	51.79'	S11°40'52"E	000°58'34"
C148	3039.50'	51.79'	51.79'	S10°42'18"E	000°58'34"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C149	3039.50'	51.79'	51.79'	S09°43'43"E	000°58'34"
C150	3039.50'	51.79'	51.79'	S08°45'09"E	000°58'34"
C151	3039.50'	51.79'	51.79'	S07°46'34"E	000°58'34"
C152	3039.50'	51.79'	51.79'	S06°48'00"E	000°58'34"
C153	3039.50'	51.79'	51.79'	S05°49'25"E	000°58'34"
C154	3039.50'	43.97'	43.98'	S04°55'16"E	000°49'44"
C155	25.00'	38.21'	34.60'	S39°16'34"W	087°33'56"
C156	25.00'	40.30'	36.07'	N50°45'47"W	092°21'23"
C157	3089.50'	424.45'	424.12'	S08°31'14"E	007°52'18"
C158	3089.50'	104.68'	104.68'	N05°33'20"W	001°56'29"
C159	3089.50'	49.82'	49.82'	N06°59'17"W	000°55'26"
C160	3089.50'	49.68'	49.68'	N07°54'39"W	000°55'17"
C161	3089.50'	49.68'	49.68'	N08°49'56"W	000°55'17"
C162	3089.50'	49.68'	49.68'	N09°45'12"W	000°55'17"
C163	3089.50'	49.68'	49.68'	N10°40'29"W	000°55'17"
C164	3089.50'	71.23'	71.23'	N11°47'45"W	001°19'16"
C165	25.00'	25.87'	24.73'	N17°11'31"E	059°17'48"
C166	25.00'	36.99'	33.71'	N89°13'57"E	084°47'03"
C171	135.00'	163.32'	153.54'	S48°24'04"W	069°18'57"
C172	135.00'	108.43'	105.54'	S36°45'10"W	046°01'09"
C173	135.00'	51.50'	51.19'	S70°41'27"W	021°51'26"
C174	135.00'	3.39'	3.39'	S82°20'21"W	001°26'22"
C175	440.00'	300.39'	294.59'	S63°30'04"W	039°06'56"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C176	440.00'	80.73'	80.62'	S49°11'59"W	010°30'46"
C177	440.00'	76.95'	76.85'	S59°27'59"W	010°01'14"
C178	440.00'	74.88'	74.78'	S69°21'06"W	009°45'00"
C179	440.00'	66.97'	66.90'	S78°35'13"W	008°43'13"
C180	440.00'	0.86'	0.86'	S83°00'11"W	000°06'43"
C181	3209.60'	257.32'	257.26'	N08°50'19"W	004°35'37"
C182	3209.60'	50.88'	50.89'	S06°59'45"E	000°54'30"
C183	3209.60'	51.61'	51.61'	S07°54'39"E	000°55'17"
C184	3209.60'	51.61'	51.61'	S08°49'56"E	000°55'17"
C185	3209.60'	51.61'	51.61'	S09°45'12"E	000°55'17"
C186	3209.60'	51.61'	51.61'	S10°40'29"E	000°55'17"
C187	2919.00'	499.18'	498.57'	S08°50'05"E	009°47'53"
C188	2919.00'	79.69'	79.70'	N12°57'05"W	001°33'52"
C189	2919.00'	49.74'	49.74'	N11°40'52"W	000°58'34"
C190	2919.00'	49.74'	49.74'	N10°42'18"W	000°58'34"
C191	2919.00'	49.74'	49.74'	N09°43'43"W	000°58'34"
C192	2919.00'	49.74'	49.74'	N08°45'09"W	000°58'34"
C193	2919.00'	49.74'	49.74'	N07°46'34"W	000°58'34"
C194	2919.00'	49.74'	49.74'	N06°48'00"W	000°58'34"
C195	2919.00'	49.74'	49.74'	N05°49'25"W	000°58'34"
C196	2919.00'	71.31'	71.32'	N04°38'08"W	001°24'00"



# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

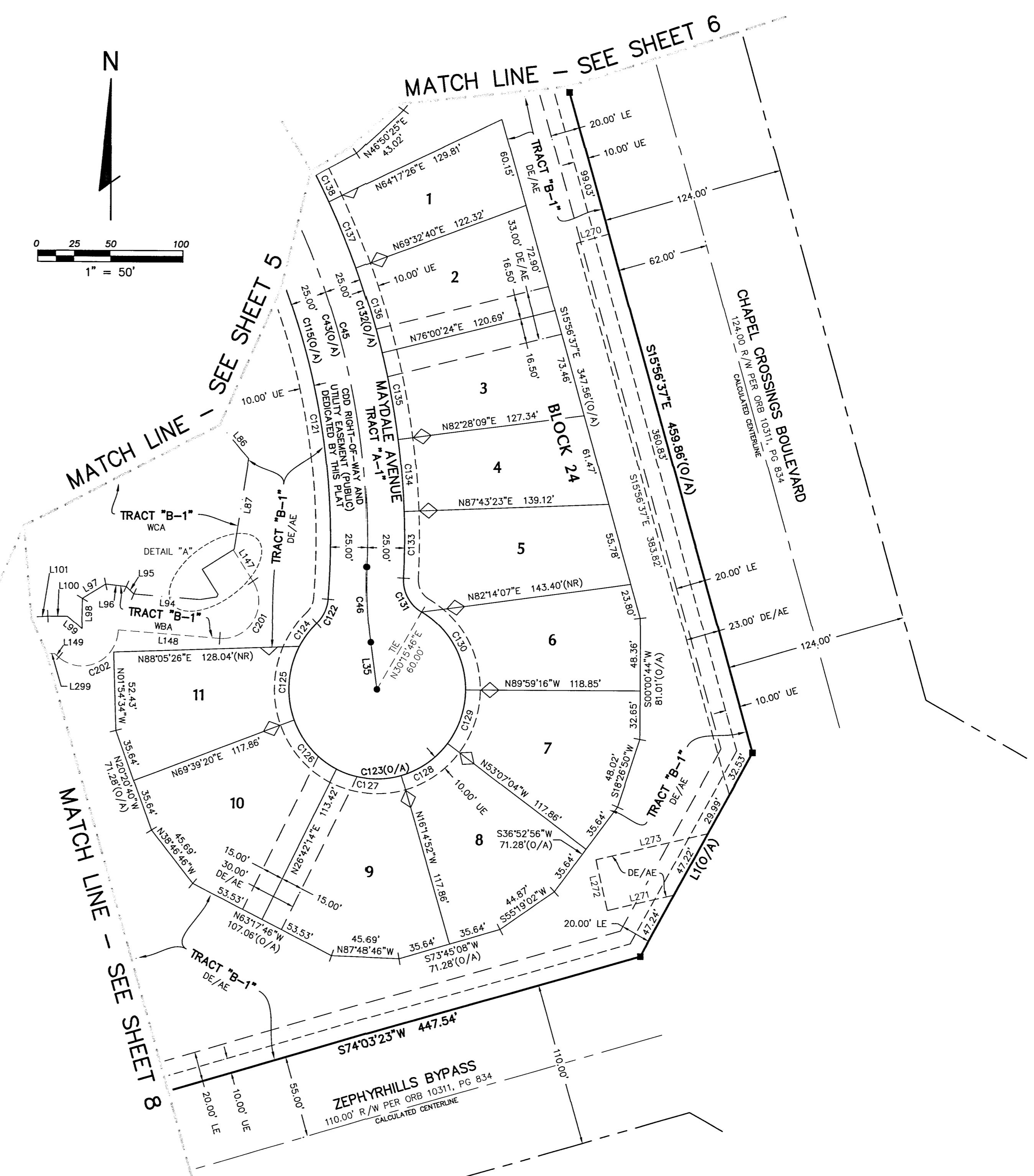
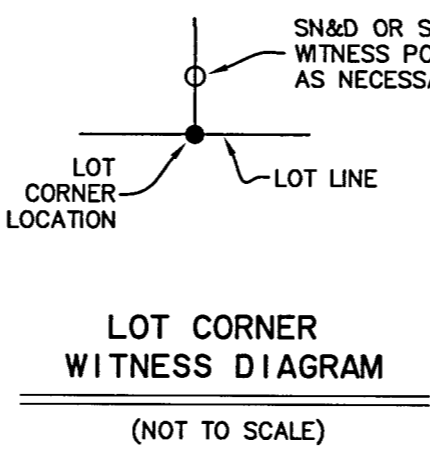
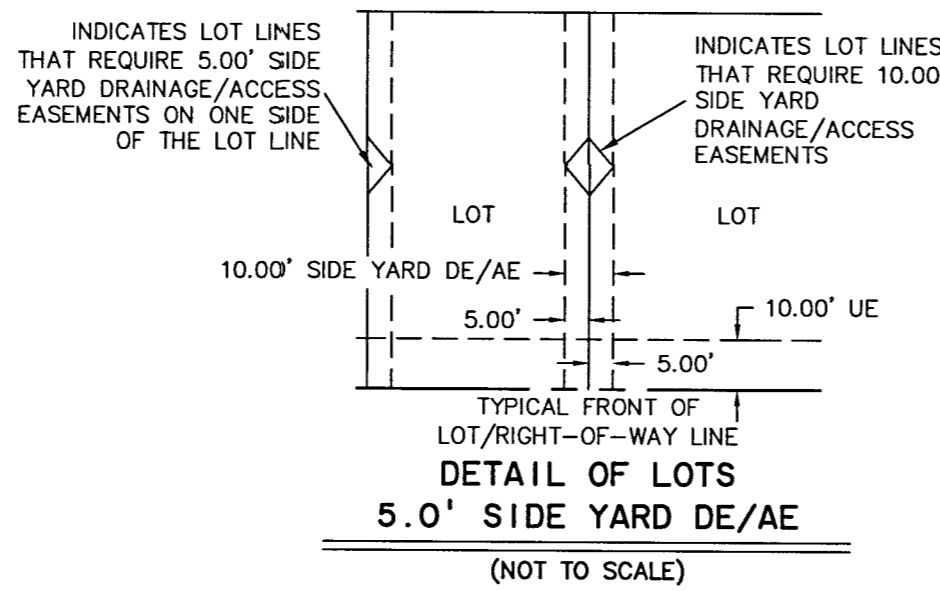
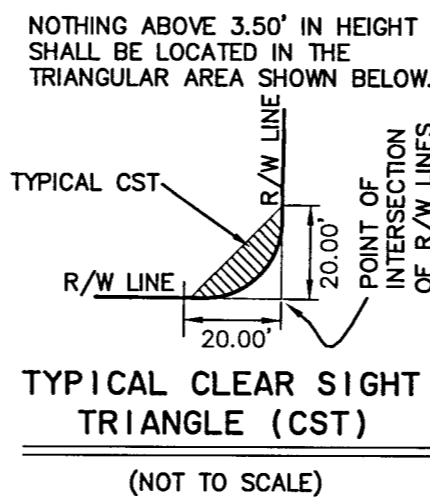
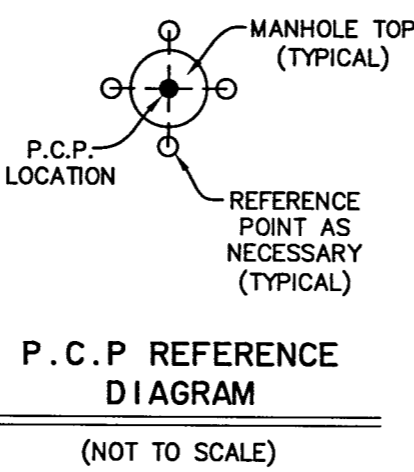
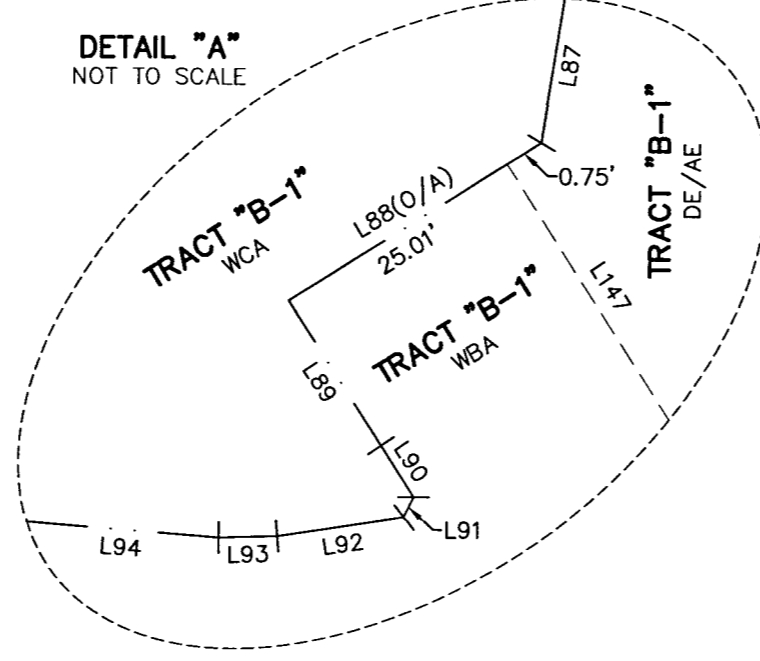
LINE	BEARING	LENGTH
L1	S29°03'23"W	156.98'
L35	N07°46'27"W	31.61'
L86	S40°55'43"E	51.99'
L87	S09°13'30"W	61.34'
L88	S58°23'40"W	25.76'
L89	S33°06'15"E	14.82'
L90	S33°06'15"E	5.21'
L91	S25°53'11"W	1.94'
L92	S81°21'16"W	11.19'
L93	S88°20'56"W	1.42'
L94	N85°37'49"W	44.74'
L95	N45°45'44"W	7.33'
L96	N83°41'04"W	14.27'

LINE	BEARING	LENGTH
L97	S58°43'24"W	18.77'
L98	S01°00'44"W	20.40'
L99	N50°09'46"W	12.85'
L100	S89°51'03"W	13.45'
L101	S86°45'05"W	7.57'
L147	S33°06'15"E	25.01'
L148	N85°37'49"W	70.17'
L149	N50°09'46"W	3.76'
L270	S74°03'23"W	23.00'
L271	S76°53'27"W	46.58'
L272	N13°06'33"W	35.00'
L273	N76°53'27"E	78.28'
L299	S89°51'03"W	3.68'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C43	500.00'	470.61'	453.43'	N25°03'44"W	053°55'40"
C45	500.00'	393.24'	383.18'	S20°37'44"E	045°03'41"
C46	300.00'	50.66'	50.60'	S02°56'10"E	009°40'33"
C115	475.00'	469.75'	450.84'	N23°41'41"W	056°39'44"
C121	475.00'	210.94'	209.22'	N08°05'10"W	025°26'41"
C122	25.00'	18.45'	18.03'	N25°46'27"E	042°16'33"
C123	60.00'	300.18'	71.67'	N83°35'15"E	286°38'57"
C124	60.00'	19.71'	19.62'	N37°30'05"E	018°49'18"
C125	60.00'	50.72'	49.22'	N03°52'23"E	048°26'06"
C126	60.00'	44.98'	43.93'	N41°49'13"W	042°57'06"
C127	60.00'	44.98'	43.93'	N84°46'19"W	042°57'06"
C128	60.00'	38.61'	37.95'	S55°19'02"W	036°52'12"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C129	60.00'	38.61'	37.95'	S18°26'50"W	036°52'12"
C130	60.00'	62.57'	59.77'	S29°51'45"E	059°44'58"
C131	25.00'	27.20'	25.88'	S28°33'51"E	062°20'45"
C132	525.00'	371.58'	363.87'	N17°40'03"W	040°33'09"
C133	525.00'	44.77'	44.75'	S00°09'57"W	004°53'08"
C134	525.00'	48.14'	48.12'	S04°54'14"E	005°15'14"
C135	525.00'	59.21'	59.18'	S10°45'43"E	006°27'44"
C136	525.00'	59.21'	59.18'	S17°13'28"E	006°27'44"
C137	525.00'	48.14'	48.12'	S23°04'57"E	005°15'14"
C138	525.00'	20.00'	20.00'	S26°48'04"E	002°11'00"
C201	25.00'	55.62'	44.84'	N30°37'58"E	127°28'25"
C202	25.00'	55.86'	44.94'	N65°49'36"E	128°01'16"

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  - LB = LICENSED BUSINESS
  - LBA = LANDSCAPE BUFFER AREA
  - LE = LANDSCAPE EASEMENT
  - N/F = NOT FOUND
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  - (NR) = NON-RADIAL
  - N'LY = NORTHERLY
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  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - (W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
  - SEC = SECTION
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  - S'LY = SOUTHERLY
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  - = 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



# CHAPEL CROSSINGS PARCEL C

A SUBDIVISION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LINE	BEARING	LENGTH
L2	N86°50'56"W	27.18'
L3	N02°42'45"W	60.59'
L4	N14°04'58"W	60.63'
L37	N04°41'46"W	29.34'
L39	S04°41'46"E	30.64'
L102	S37°04'50"W	22.47'
L103	S00°14'16"E	39.25'
L104	S09°35'42"W	46.53'
L105	S19°38'20"W	42.69'
L106	S79°10'41"W	43.54'
L107	S63°41'54"W	38.42'
L108	N49°19'50"W	36.32'
L109	N74°03'09"W	28.07'
L110	S83°12'51"W	18.21'
L111	N53°52'02"W	18.39'
L112	N49°19'01"W	15.47'
L113	N64°58'50"W	8.78'
L114	S88°07'56"W	30.58'
L115	S04°20'04"W	18.34'
L116	S78°20'07"E	38.24'

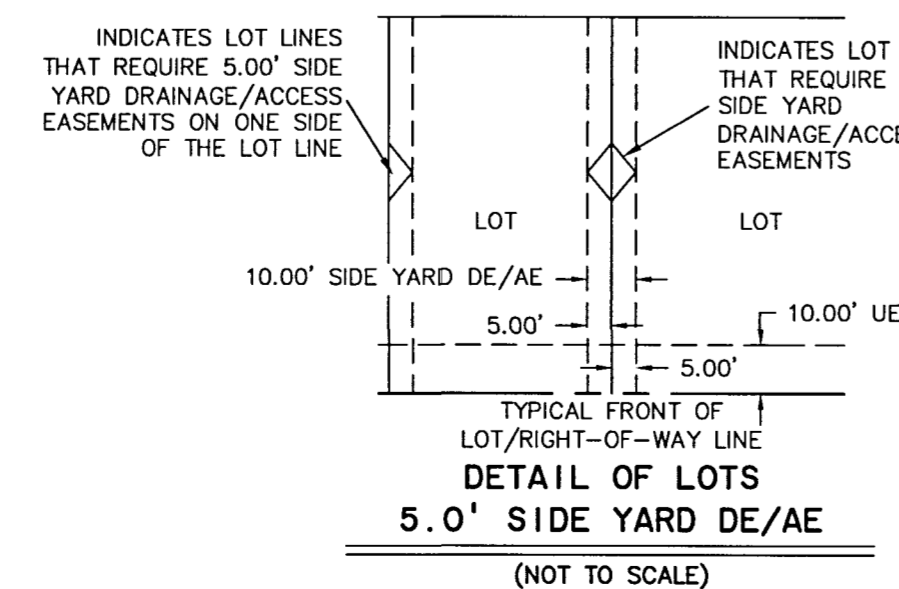
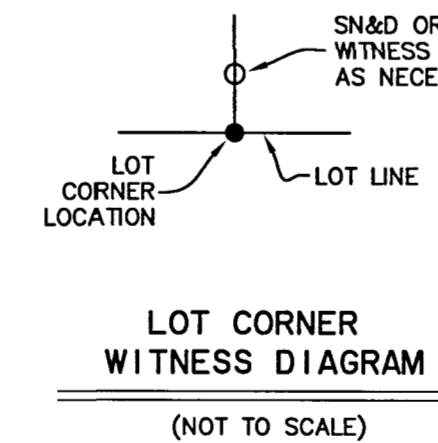
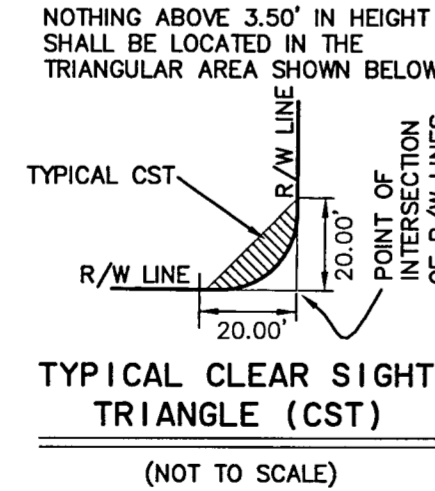
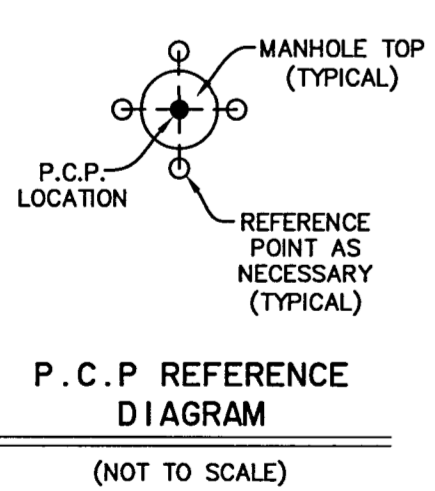
LINE	BEARING	LENGTH
L117	S19°15'01"E	21.21'
L118	S84°42'27"W	53.82'
L119	N65°48'29"W	51.22'
L120	N29°27'18"W	30.06'
L121	N52°01'39"W	46.54'
L122	N66°35'02"W	39.04'
L123	N46°16'50"W	42.35'
L124	N68°17'46"W	57.60'
L125	N64°58'25"W	12.70'
L126	N72°23'24"W	25.83'
L127	S64°48'44"W	20.30'
L128	N03°03'40"E	14.25'
L129	N72°23'24"W	6.10'
L130	N46°24'53"W	59.69'
L131	N51°34'38"W	4.75'
L132	S86°45'05"W	19.33'
L133	S00°02'11"W	64.67'
L134	S29°53'31"W	35.35'
L135	S53°42'35"W	54.14'
L136	N73°07'27"W	38.13'

LINE	BEARING	LENGTH
L155	N74°03'09"W	26.95'
L156	S83°12'51"W	13.18'
L157	N53°52'02"W	13.42'
L158	N49°19'01"W	4.57'
L159	S03°58'08"E	2.30'
L160	N45°45'55"W	5.29'
L161	S01°33'29"E	8.27'
L162	S58°47'27"E	25.60'
L163	N45°45'55"W	7.16'
L164	N59°29'27"W	35.80'
L165	N67°00'22"W	41.89'
L166	N54°20'33"W	56.46'
L167	N68°17'46"W	63.25'
L168	N64°58'25"W	24.55'
L169	S64°48'44"W	12.93'
L170	N03°03'40"E	8.99'
L171	N71°47'59"W	4.34'
L172	N51°34'38"W	89.64'
L299	S89°51'03"W	3.68'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	2965.00'	683.76'	682.25'	S80°39'46"W	01°31'24"
C18	2965.00'	531.95'	531.24'	S79°11'46"W	01°01'46"
C19	2965.00'	75.59'	75.59'	S85°03'58"W	001°27'39"
C20	2965.00'	76.22'	76.22'	S86°31'59"W	001°28'22"
C21	750.00'	101.90'	101.82'	S00°48'13"E	007°47'05"
C22	600.00'	350.26'	345.31'	N13°38'06"W	033°26'50"
C50	35.00'	56.18'	50.34'	N41°17'12"E	091°57'56"
C51	790.00'	107.34'	107.26'	S00°48'13"E	007°47'05"
C52	560.00'	326.91'	322.29'	N13°38'06"W	033°26'50"
C55	35.00'	55.57'	49.91'	S50°10'49"E	090°58'05"
C56	710.00'	96.47'	96.39'	S00°48'13"E	007°47'05"
C57	640.00'	373.61'	368.33'	N13°38'06"W	033°26'50"
C203	25.00'	13.03'	12.88'	N14°57'51"E	029°51'20"
C204	25.00'	1.72'	1.72'	N51°44'03"E	003°57'03"
C205	25.00'	23.20'	22.37'	N80°17'34"E	053°09'59"
C206	25.00'	18.73'	18.29'	S75°19'36"E	042°55'07"
C207	25.00'	55.80'	44.92'	N70°17'23"E	127°53'23"
C208	25.00'	5.53'	5.51'	S60°40'27"E	012°39'49"
C209	25.00'	51.60'	42.91'	S56°03'48"E	118°14'57"
C210	25.00'	8.82'	8.78'	S61°41'19"E	020°13'21"



- LEGEND:**
- AE = ACCESS EASEMENT
  - BNG = BEARING
  - (C) = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - CCD = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CORNER
  - CST = CLEAR SIGHT TRIANGLE EASEMENT
  - DE = DRAINAGE EASEMENT
  - E'LY = EASTERLY
  - ESMT = EASEMENT
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FE = FENCE EASEMENT
  - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - LB = LICENSED BUSINESS
  - LBA = LANDSCAPE BUFFER AREA
  - LE = LANDSCAPE EASEMENT
  - N/F = NOT FOUND
  - NGS = NATIONAL GEODETIC SURVEY
  - (NR) = NON-RADIAL
  - N'LY = NORTHERLY
  - NW'LY = NORTHWESTERLY
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - PAE = PEDESTRIAN ACCESS EASEMENT
  - PB = PLAT BOOK
  - PID = PERMANENT IDENTIFICATION NUMBER
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
  - PG(S) = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - (W) = LB 6707 "WT COR" (UNLESS OTHERWISE NOTED)
  - SEC = SECTION
  - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
  - S'LY = SOUTHERLY
  - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
  - SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - WBA = WETLAND BUFFER AREA
  - WLY = WESTERLY
  - WCA = WETLAND CONSERVATION AREA
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  - ⊙ = NGS CONTROL POINT



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —  
20525 AMBERFIELD DRIVE, SUITE 201 LAND O LAKES, FLORIDA 34638  
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