

WIREGRASS RANCH M21 PLAT

A REPLAT OF TRACT 5, ARBORS AT WIREGRASS RANCH, AS RECORDED IN PLAT BOOK 72, PAGE 17, LYING IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT 5, ARBORS AT WIREGRASS RANCH, AS RECORDED IN PLAT BOOK 72, PAGE 17 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
CONTAINING 3.44 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATIONS:

LENNAR HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS WIREGRASS RANCH M21, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER HEREBY RESERVES FEE TITLE TO TRACT "A" (INGRESS/EGRESS, DRAINAGE & UTILITIES), AND TRACT "B-1" AND "B-2" (OPEN SPACE, COMMON AREA, DRAINAGE & UTILITIES), AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A" (INGRESS/EGRESS, DRAINAGE & UTILITIES), AND TRACT "B-1" AND "B-2" (OPEN SPACE, COMMON AREA, DRAINAGE & UTILITIES), SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES AFTER SUCH CONVEYANCE.
- OWNER DOES FURTHER HEREBY:
 - GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO 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 ITS SUCCESSORS OR ASSIGNS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.
 - GRANT AND CONVEY TO THE ASSOCIATION A NON-EXCLUSIVE EASEMENT OVER ALL DRAINAGE AND ACCESS EASEMENTS, AS SHOWN HEREON, FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
 - GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "C" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR SILENT GARDEN COVE) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY, SUBSEQUENT TO THE RECORDING OF THIS PLAT.
 - 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 GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT, IN THE EVENT THE OWNER OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
 - OWNER FURTHER GRANTS TO DUKE ENERGY FLORIDA, LLC, ITS PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), ITS RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES AND ITS SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENT OVER ALL UTILITY EASEMENTS SHOWN AND DESIGNATED ON THIS PLAT FOR THE DISTRIBUTION OF ELECTRICITY. SUCH CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT EXPRESSLY INCLUDES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT "A" AS NECESSARY TO ACCESS THEIR EASEMENTS.
 - GRANT, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A", AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND ANY EMERGENCY MEDICAL SERVICES.
 - OWNER HEREBY GRANTS, CONVEYS, AND DEDICATES 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, STREET LIGHTS, FIRE PROTECTION 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.



NOTICE:

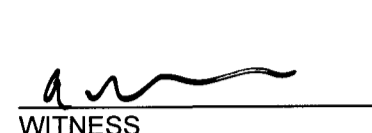
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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


OWNER:

LENNAR HOMES, LLC

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:


ROBERT BOSARGE
TITLE: VICE PRESIDENT

PRINT NAME


WITNESS
ALLYSSA WALLE
PRINT NAME




WITNESS
SEAN M. FINOTTI
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 1st DAY OF May, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ROBERT BOSARGE, AS VICE PRESIDENT OF LENNAR HOMES, LLC, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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)

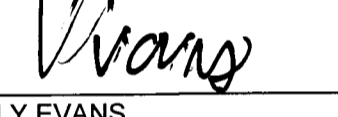
MY COMMISSION EXPIRES: 3-1-26
COMMISSION NUMBER: 234399




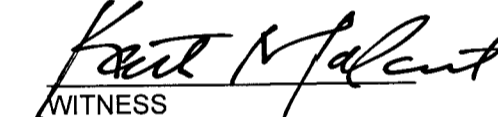
CERTIFICATE OF ACCEPTANCE:

OF THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: 
KELLY EVANS
TITLE: PRESIDENT


WITNESS
SEAN M. FINOTTI
PRINTED NAME


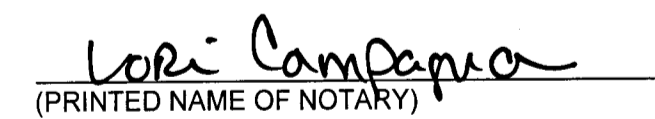

WITNESS
KEITH MALCUIT
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 1st DAY OF May, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, KELLY EVANS, AS PRESIDENT OF THE ARBORS AT WIREGRASS RANCH COMMUNITY ASSOCIATION, INC. PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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: 3-1-26
COMMISSION NUMBER: 234399



SURVEYOR'S NOTES:

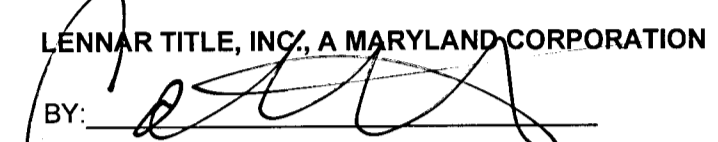
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR, MORE PARTICULARLY BEARINGS ARE BASED UPON THE WESTERLY RIGHT-OF-WAY LINE OF HILLCREST VALLEY BOULEVARD, USING A PLATTED BEARINGS OF SOUTH 34°46'01" EAST, ACCORDING TO THE PLAT OF ARBORS AT WIREGRASS RANCH, AS RECORDED IN PLAT BOOK 72, PAGE 17 PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- 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.
- ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CURVILINEAR LOT LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (NR).
- 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 RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.
- A 1/2" IRON ROD INSCRIBED WITH "LB 8323" SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).

PROPERTY INFORMATION:

STATE OF FLORIDA)
) SS:
COUNTY OF Escambia

WE, LENNAR TITLE, INC., A MARYLAND CORPORATION, ON BEHALF OF NORTH AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 2023-04711-FL) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 2023-04711-FL.


THIS THE 30th DAY OF April, 2024

LENNAR TITLE, INC., A MARYLAND CORPORATION
BY: 
NAME: CATHERINE P. MUELLER, ESQ.
TITLE: VICE PRESIDENT

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 COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS THE 1st DAY OF May, 2024


ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131

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 THE 8th DAY OF May, 2024 IN PLAT BOOK 94, PAGE(S) 71-72.


NIKKI ALVAREZ-SOWLES, ESQ., CLERK AND COMPTROLLER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:


THIS IS TO CERTIFY THAT ON THIS THE 7th DAY OF May, 2024 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

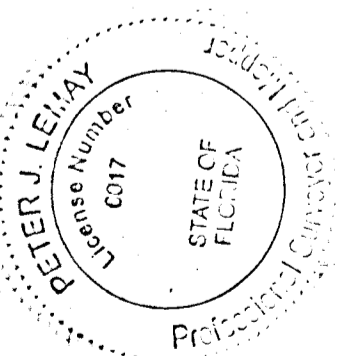

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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 CHAPTER 177, FLORIDA STATUTES, PART I.

SIGNED AND SEALED THIS THE 1st DAY OF MAY, 2024

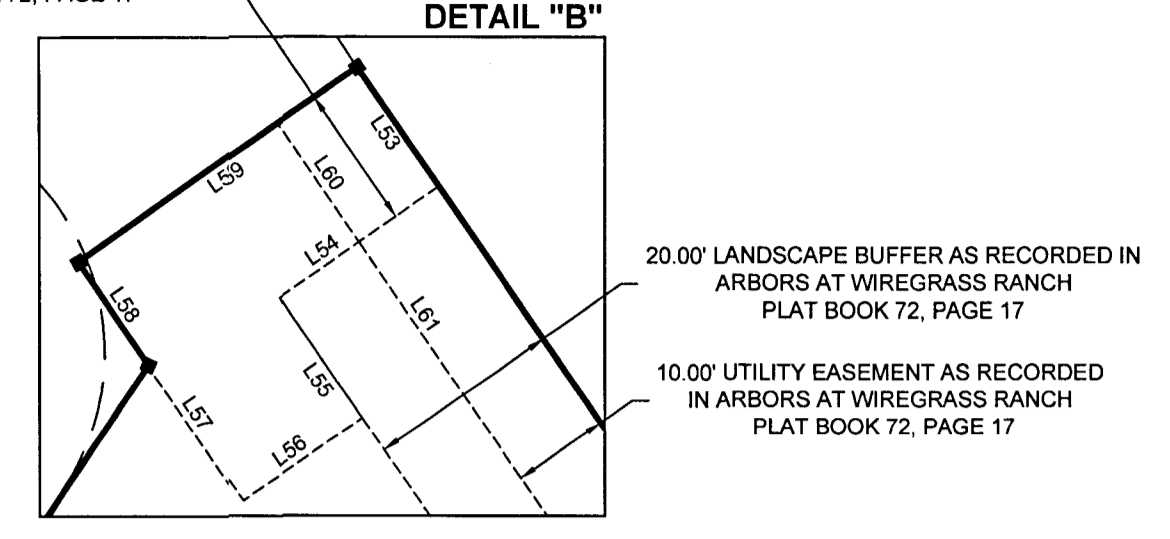
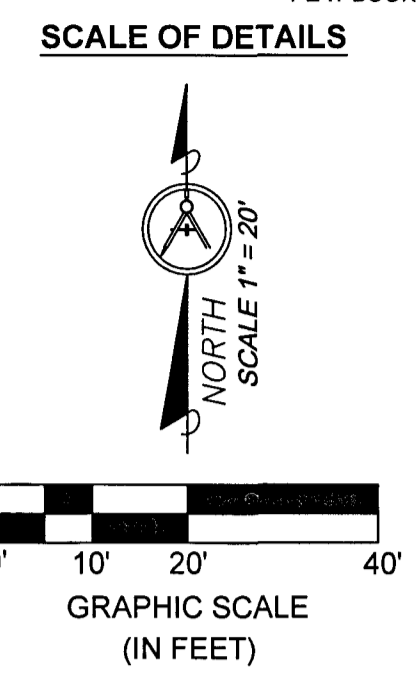
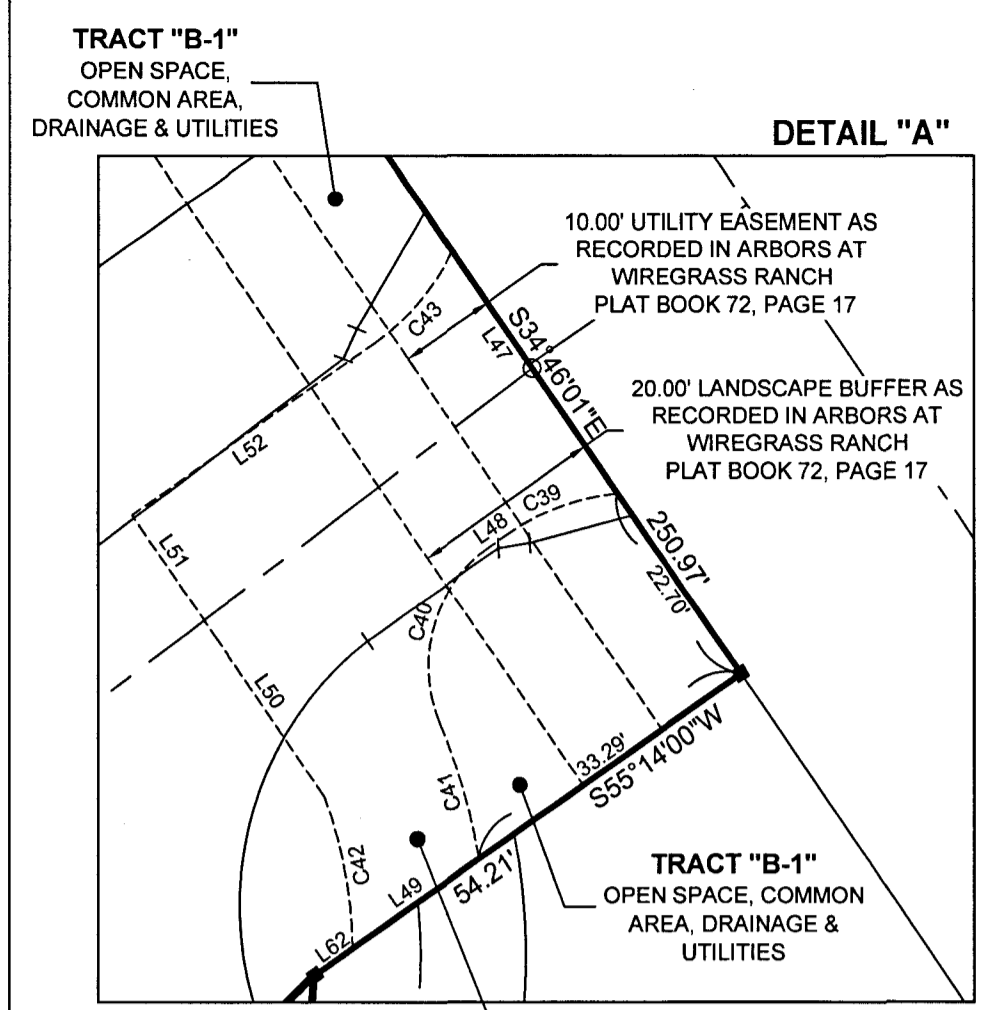
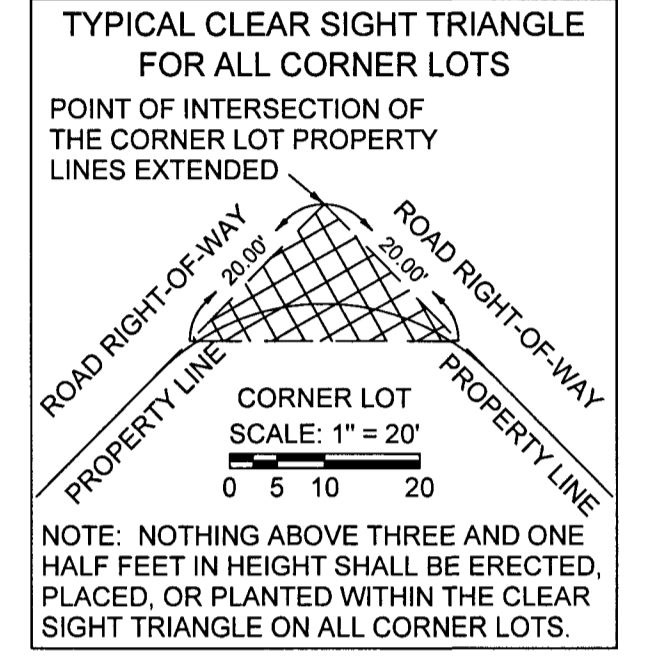
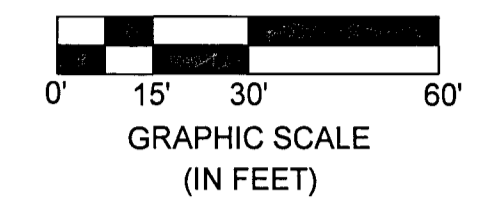
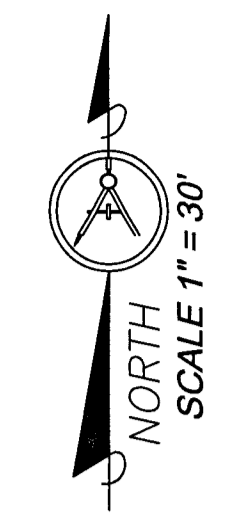

PETER J. LEMAY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS6017
CERTIFICATE OF AUTHORIZATION NUMBER LB8323
TAMPA CIVIL DESIGN, LLC
17937 HUNTING BOW CIRCLE, SUITE 102
LUTZ, FLORIDA 33558



TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR. 5-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9125 FAX
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

WIREGRASS RANCH M21 PLAT

A REPLAT OF TRACT 5, ARBORS AT WIREGRASS RANCH, AS RECORDED IN PLAT BOOK 72, PAGE 17, LYING IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



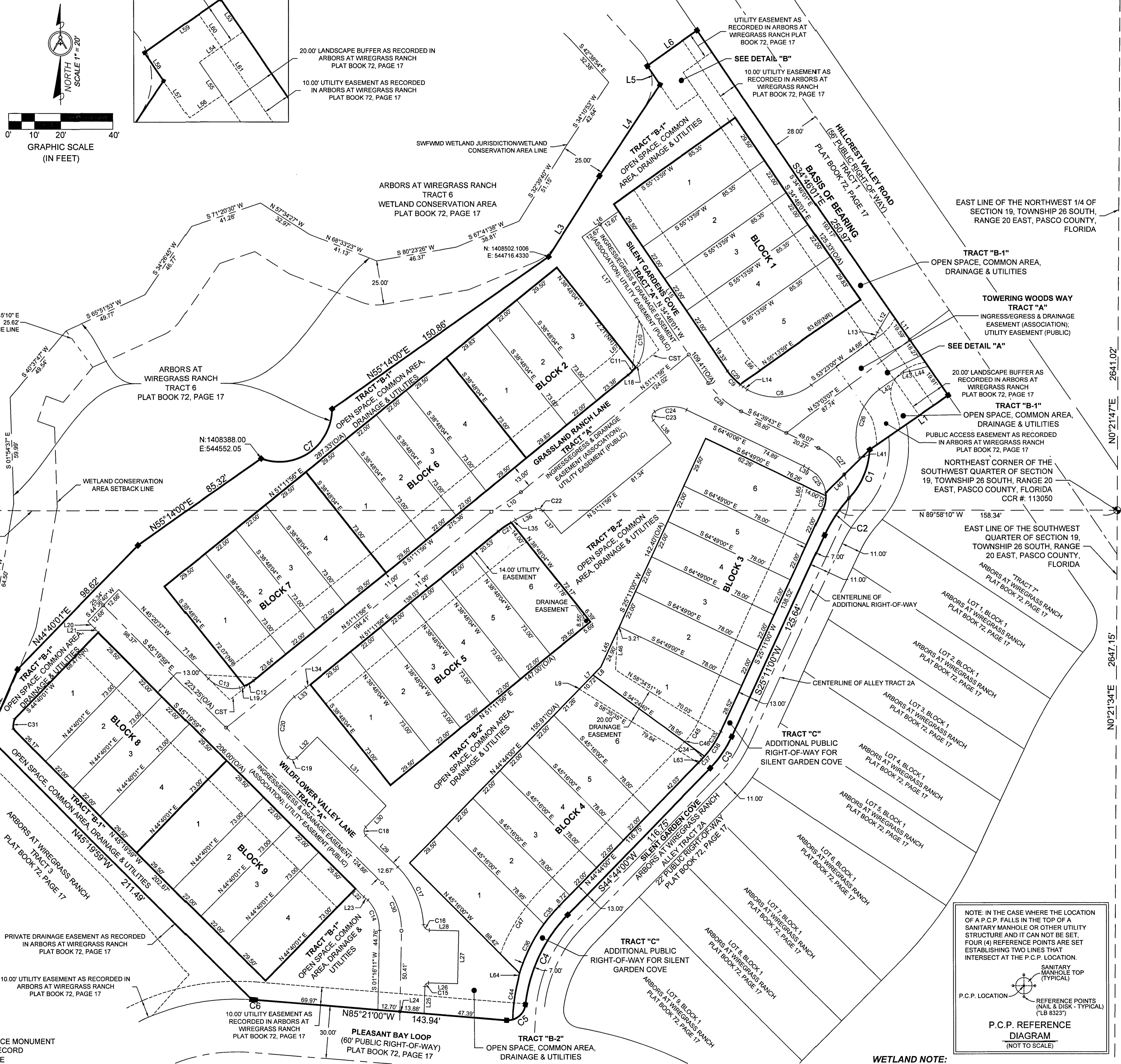
NO.	BEARING	LENGTH
L1	S 55°14'00" W	54.21'
L2	N 23°46'20" E	41.48'
L3	N 32°39'40" E	54.10'
L4	N 34°10'53" E	62.38'
L5	N 34°46'01" W	12.84'
L6	N 55°13'59" W	35.00'
L7	S 44°44'00" W	17.15'
L8	N 44°44'00" E	6.43'
L9	S 02°51'18" W	0.46'
L10	N 56°51'27" E	20.28'
L11	N 34°46'05" W	37.87'
L12	S 30°44'14" W	13.89'
L13	S 24°39'05" W	3.42'
L14	N 52°14'48" W	2.87'
L15	N 34°46'01" W	110.00'
L16	S 55°13'59" W	25.67'
L17	S 34°46'01" E	55.23'
L18	S 39°30'00" W	2.91'
L19	S 66°53'37" W	2.88'
L20	S 45°28'01" E	5.59'
L21	S 39°03'21" E	3.02'
L22	N 45°19'59" W	6.61'
L23	S 51°13'23" E	3.03'
L24	S 84°37'04" E	26.58'
L25	N 01°51'15" W	15.56'
L26	S 88°44'20" E	16.67'
L27	N 01°15'40" E	29.67'
L28	N 88°44'20" W	16.82'
L29	N 45°19'59" W	25.74'
L30	N 44°40'01" E	16.67'
L31	N 45°19'59" W	55.34'
L32	S 44°40'01" W	16.54'
L33	N 51°11'56" E	8.34'
L34	N 57°28'34" E	3.02'
L35	N 56°19'24" E	2.96'
L36	N 63°20'19" E	13.05'
L37	S 38°48'04" E	16.58'
L38	N 38°48'04" W	16.54'
L39	S 58°23'28" E	3.02'
L40	N 45°46'03" E	27.34'
L41	N 28°24'40" W	0.97'
L42	N 54°59'35" E	16.75'
L43	N 80°39'18" E	3.33'
L44	N 75°22'00" W	10.98'
L45	S 25°11'00" W	22.47'
L46	N 02°57'49" E	22.08'
L47	S 34°46'01" E	30.14'
L48	N 55°13'00" E	2.00'
L49	N 55°15'21" E	15.84'
L50	S 34°46'00" E	20.34'
L51	N 34°46'00" W	15.00'
L52	N 55°14'00" W	30.91'
L53	S 12°42'27" W	67.72'
L54	S 55°13'59" W	20.00'
L55	S 34°46'01" E	15.00'
L56	N 55°13'59" E	15.00'
L57	S 15°18'34" W	65.07'
L58	N 89°23'24" W	12.58'
L59	N 84°22'16" W	35.05'
L60	S 34°46'01" E	15.00'
L61	S 34°46'01" E	183.23'
L62	S 54°02'36" W	4.87'
L63	N 44°44'00" E	2.71'
L64	N 09°48'48" E	3.01'
L65	S 12°05'38" W	7.70'
L66	N 43°45'40" W	10.63'
L67	N 43°48'53" E	6.17'

PUBLIC ACCESS EASEMENT AS RECORDED IN ARBORS AT WIREGRASS RANCH PLAT BOOK 72, PAGE 17

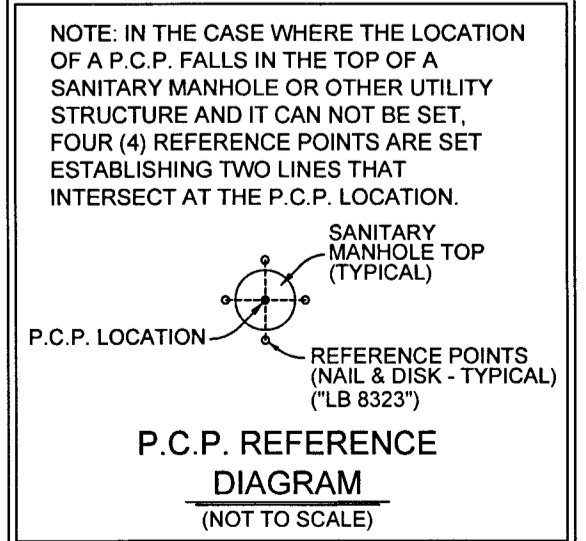
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PRIVATE DRAINAGE EASEMENT AS RECORDED IN ARBORS AT WIREGRASS RANCH PLAT BOOK 72, PAGE 17

LEGEND:
 PRM - PERMANENT REFERENCE MONUMENT
 CCR - CERTIFIED CORNER RECORD
 CST - CLEAR SIGHT TRIANGLE
 O/A - OVERALL
 (NR) - NON-RADIAL CURVE
 (P) - PER PLAT
 ■ - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 ○ - SET NAIL AND DISK STAMPED "PCP LB 8323"



TRACT DESIGNATION:
 TRACT "A" - INGRESS/EGRESS & DRAINAGE EASEMENT (ASSOCIATION); UTILITY EASEMENT (PUBLIC) (0.60 ACRES)
 TRACT "B-1" - OPEN SPACE, COMMON AREA, DRAINAGE & UTILITIES (0.53 ACRES)
 TRACT "B-2" - OPEN SPACE, COMMON AREA, DRAINAGE & UTILITIES (0.35 ACRES)
 TRACT "C" - ADDITIONAL PUBLIC RIGHT-OF-WAY FOR SILENT GARDEN COVE (0.05 ACRES)



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	42.00'	39°51'19"	29.22'	28.63'	S 22°44'13" W
C2	86.00'	17°28'59"	26.24'	26.14'	S 33°55'28" W
C3	64.00'	19°32'54"	21.84'	21.73'	S 34°57'30" W
C4	86.00'	38°05'36"	57.18'	56.13'	S 25°41'11" W
C5	10.00'	87°58'29"	15.35'	13.89'	S 50°38'41" W
C6	130.00'	0°55'11"	2.09'	2.09'	N 85°48'21" W
C7	30.00'	110°18'11"	57.75'	49.24'	N 55°14'00" E
C8	34.33'	65°22'41"	39.17'	37.08'	S 86°04'21" W
C9	34.00'	21°41'36"	12.87'	12.80'	N 45°36'49" W
C10	24.33'	64°20'16"	27.32'	25.91'	S 02°35'53" E
C11	24.00'	14°46'05"	6.19'	6.17'	S 43°46'53" W
C12	19.00'	17°57'28"	5.95'	5.93'	S 60°10'39" W
C13	19.33'	56°56'06"	19.21'	18.43'	N 73°48'02" W
C14	24.33'	44°19'12"	18.82'	18.35'	S 20°55'59" E
C15	2.00'	90°03'10"	3.14'	2.83'	N 46°14'05" E
C16	3.33'	85°40'18"	4.98'	4.53'	N 45°54'11" W
C17	49.67'	42°15'57"	36.64'	35.82'	N 24°12'01" W
C18	3.33'	90°00'00"	5.23'	4.71'	N 00°19'59" W
C19	3.33'	96°21'12"	5.60'	4.96'	N 87°09'23" W
C20	24.33'	90°10'43"	38.29'	34.46'	N 06°06'34" E
C21	49.00'	10°32'59"	9.02'	9.01'	N 56°28'25" E
C22	3.33'	77°51'37"	4.53'	4.18'	S 77°43'53" E
C23	3.33'	97°19'39"	5.66'	5.00'	N 09°51'45" E
C24	19.33'	56°48'19"	19.16'	18.39'	N 86°55'44" E
C25	17.00'	57°57'23"	17.20'	16.47'	S 35°41'25" E
C26	34.33'	71°50'11"	43.04'	40.28'	N 16°23'00" E
C27	30.00'	89°50'43"	47.04'	42.37'	S 19°44'22" E
C28	48.00'	28°53'42"	25.04'	24.78'	S 49°42'52" E
C29	34.00'	17°59'18"	10.67'	10.63'	S 43°46'40" E
C30	37.00'	46°35'39"	30.09'	29.27'	S 22°02'10" E
C31	15.00'	21°36'18"	5.66'	5.62'	S 08°18'10" W
C32	17.00'	26°10'44"	7.77'	7.70'	S 12°05'38" W
C33	57.00'	17°01'59"	16.94'	16.88'	S 33°42'02" W
C34	57.00'	2°30'56"	2.50'	2.50'	S 43°28'29" W
C35	93.00'	8°12'27"	13.32'	13.31'	S 40°37'46" W
C36	93.00'	19°10'38"	31.13'	30.98'	S 26°56'13" W
C37	57.00'	2°30'56"	2.50'	2.50'	N 43°28'29" E
C38	57.00'	15°03'51"	14.99'	14.94'	N 34°41'06" E
C39	25.00'	28°41'41"	12.52'	12.39'	S 69°34'03" W
C40	15.00'	78°29'39"	20.55'	18.98'	S 15°58'22" W
C41	60.00'	13°46'29"	14.42'	14.39'	N 16°23'05" W
C42	46.00'	19°38'20"	15.77'	15.69'	N 10°45'08" W
C43	25.00'	28°40'16"	12.51'	12.38'	N 40°52'25" E
C44	92.67'	14°15'57"	23.07'	23.01'	N 08°02'39" E
C45	43.00'	17°01'59"	12.78'	12.74'	S 33°42'03" W
C46	43.00'	2°30'56"	1.89'	1.89'	S 43°28'29" W
C47	107.00'	23°33'52"	44.01'	43.70'	S 32°57'03" W