

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B
BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87,
PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17,
TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of Tract F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, according to the plat thereof, as recorded in Plat Book 87, Pages 33 through 51, of the Public Records of Pasco County, Florida; lying in Sections 17 and 20, Township 26 South, Range 20 East, Pasco County, Florida, and all being more particularly described as follows:

BEGIN at the Northeast corner of said Section 20; run thence along the Easterly boundary thereof, S.00°26'03"W., a distance of 33.00 feet; thence N.89°35'58"W., a distance of 456.39 feet; thence southerly, 122.47 feet along the arc of a non-tangent curve to the right having a radius of 1040.00 feet and a central angle of 06°44'49" (chord bearing S.07°35'18"E., 122.39 feet); thence southeasterly, 22.35 feet along the arc of a reverse curve to the left having a radius of 15.00 feet and a central angle of 85°23'05" (chord bearing S.46°54'26"E., 20.34 feet); thence S.00°24'02"W., a distance of 10.00 feet; thence S.07°15'04"E., a distance of 77.04 feet; thence southerly, 10.85 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 41°27'14" (chord bearing S.14°53'17"W., 10.62 feet); thence S.05°50'20"E., a distance of 56.77 feet; thence southerly, 310.72 feet along the arc of a tangent curve to the right having a radius of 350.00 feet and a central angle of 50°51'58" (chord bearing S.19°35'39"W., 300.62 feet); thence S.45°01'38"W., a distance of 108.60 feet; thence southwesterly, 138.21 feet along the arc of a tangent curve to the left having a radius of 350.00 feet and a central angle of 22°37'31" (chord bearing S.33°42'52"W., 137.31 feet); thence S.22°24'07"W., a distance of 17.63 feet; thence southerly, 128.38 feet along the arc of a tangent curve to the left having a radius of 490.00 feet and a central angle of 15°00'41" (chord bearing S.14°53'46"W., 128.01 feet); thence southwesterly, 133.27 feet along the arc of a reverse curve to the right having a radius of 190.00 feet and a central angle of 40°11'23" (chord bearing S.27°29'07"W., 130.56 feet); thence southwesterly, 28.34 feet along the arc of a reverse curve to the left having a radius of 40.00 feet and a central angle of 40°35'20" (chord bearing S.27°17'08"W., 27.75 feet); thence S.06°59'28"W., a distance of 19.48 feet to a point on the Northerly right of way of Chancey Road; thence along said Northerly right of way, westerly, 120.01 feet along the arc of a non-tangent curve to the right having a radius of 2030.00 feet and a central angle of 03°23'14" (chord bearing N.81°35'51"W., 119.99 feet); thence N.09°56'28"E., a distance of 97.11 feet; thence northeasterly, 95.41 feet along the arc of a tangent curve to the right having a radius of 178.00 feet and a central angle of 30°42'44" (chord bearing N.25°17'50"E., 94.27 feet); thence northeasterly, 156.09 feet along the arc of a reverse curve to the left having a radius of 490.00 feet and a central angle of 18°15'05" (chord bearing N.31°31'39"E., 155.43 feet); thence N.22°24'07"E., a distance of 7.61 feet; thence northeasterly, 117.78 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 14°59'46" (chord bearing N.29°54'00"E., 117.44 feet); thence northwesterly, 78.62 feet along the arc of a non-tangent curve to the right having a radius of 201.37 feet and a central angle of 22°22'07" (chord bearing N.28°23'38"W., 78.12 feet); thence N.24°30'23"W., a distance of 100.45 feet; thence N.20°27'37"W., a distance of 164.40 feet; thence N.69°32'23"E., a distance of 182.24 feet; thence Easterly, 132.95 feet along the arc of a tangent curve to the right having a radius of 674.98 feet and a central angle of 11°17'07" (chord bearing N.75°10'57"E., 132.73 feet); thence N.09°10'30"W., a distance of 50.00 feet; thence N.80°58'38"E., a distance of 3.85 feet; thence N.08°52'13"W., a distance of 10.00 feet; thence N.81°34'56"E., a distance of 11.61 feet; thence northeasterly, 23.01 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 87°52'25" (chord bearing N.38°05'53"E., 20.82 feet); thence N.05°50'20"W., a distance of 32.99 feet; thence northerly, 93.62 feet along the arc of a tangent curve to the left having a radius of 960.00 feet and a central angle of 05°35'16" (chord bearing N.08°37'58"W., 93.59 feet); thence Westerly, 146.20 feet along the arc of a non-tangent curve to the left having a radius of 870.00 feet and a central angle of 09°37'41" (chord bearing S.76°24'40"W., 146.03 feet); thence S.69°37'06"W., a distance of 251.33 feet; thence N.44°16'32"W., a distance of 302.14 feet; thence N.90°00'00"W., a distance of 971.26 feet; thence N.05°50'31"W., a distance of 248.58 feet to a point on the Easterly boundary of ESPLANADE AT WIREGRASS RANCH PHASE I, according to the plat thereof, as recorded in Plat Book 82, Pages 76 through 91, of the Public Records of Pasco County, Florida; thence along said Easterly boundary the following seven (7) courses: 1) N.84°09'29"E., a distance of 109.32 feet; 2) N.54°31'18"E., a distance of 776.34 feet; 3) N.61°31'05"W., a distance of 402.39 feet; 4) N.16°18'13"W., a distance of 329.96 feet; 5) N.68°54'43"E., a distance of 465.38 feet; 6) S.62°17'23"E., a distance of 522.31 feet; 7) N.10°53'03"E., a distance of 195.13 feet to a point on the Southerly boundary of said ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, thence along said Southerly boundary the following five (5) courses: 1) N.48°50'15"E., a distance of 44.11 feet; 2) Southeasterly, 22.41 feet along the arc of a non-tangent curve to the right having a radius of 535.00 feet and a central angle of 02°24'01" (chord bearing S.37°48'59"E., 22.41 feet); 3) N.53°23'02"E., a distance of 80.00 feet; 4) Southeasterly, 12.48 feet along the arc of a non-tangent curve to the right having a radius of 615.00 feet and a central angle of 01°09'45" (chord bearing S.36°02'06"E., 12.48 feet); 5) N.54°36'24"E., a distance of 38.16 feet; thence N.16°28'49"W., a distance of 16.78 feet to a point on the Northerly boundary of said Tract F; thence along said Northerly boundary, Northeasterly, 418.83 feet along the arc of a non-tangent curve to the left having a radius of 1818.00 feet and a central angle of 13°11'59" (chord bearing N.66°55'12"E., 417.90 feet) to the Northermost corner thereof; thence along the said Southerly boundary of ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3 the following three (3) courses: 1) Northeasterly, 16.73 feet along the arc of a compound curve to the left having a radius of 200.00 feet and a central angle of 04°47'39" (chord bearing N.39°04'28"E., 16.73 feet); 9) Northeasterly, 148.36 feet along the arc of a reverse curve to the right having a radius of 205.00 feet and a central angle of 41°27'51" (chord bearing N.57°24'31"E., 145.14 feet); 10) N.78°08'27"E., a distance of 245.90 feet to the Southeast corner of aforesaid ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, said point also being on the Easterly boundary of said Section 17; thence along said Easterly boundary, S.00°17'41"W., a distance of 1783.58 feet to the POINT OF BEGINNING.

Containing 65.800 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS REFERRED TO AS "ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B, AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL NEIGHBORHOOD ROADS AND RIGHTS-OF-WAY, WHICH ARE SHOWN HEREON AS TRACTS "A-1", "A-2" AND "R-1", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE GATES ON THE SUBDIVISION TRACT "R-1" SHALL REMAIN OPEN AND THE PUBLIC IS GRANTED A TEMPORARY INGRESS-EGRESS EASEMENT OVER AND ACROSS TRACT "R-1", UNTIL TRAFFIC FLOW IS RESTORED.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBTSTRUCTED 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", 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.

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES 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.

OWNER HEREBY RESERVES LEGAL TITLE TO TRACTS A-1, A-2, B-5, B-19, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-30, C-4, C-5, C-6, C-13, C-14, D-3, D-4, D-5, D-6, D-12, D-13, D-14, D-15, D-16, D-17, R-1, W-7, W-8, AS SHOWN HERON AND DEPICTED HEREON FOR CONVEYANCE BY THE OWNER TO THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION") BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS SHALL BE MAINTAINED BY THE OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

OWNER DOES FURTHER GRANT, CONVEY 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, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY. IN THE EVENT THE OWNER OR ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER DOES FURTHER GRANT AND CONVEY ALL DRAINAGE AND ACCESS EASEMENTS (D.A.E.) FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORMWATER MAINTENANCE SYSTEMS TO THE ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MAINTENANCE SYSTEMS LOCATED THEREIN. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

OWNER DOES FURTHER HEREBY GRANT AND CONVEY TO THE ASSOCIATION SIDE YARD DRAINAGE AND ACCESS EASEMENTS AND PRIVATE WALL AND FENCE EASEMENTS, AS SHOWN HEREON FOR THE PURPOSES STATED HEREON. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

OWNER DOES FURTHER RESERVE TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS AND/OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATIONS SHALL EITHER BE VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTES, SECTION 177.085(1).

OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED IN THE UTILITY EASEMENTS 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 COMMUNICATION LINES INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.081(28), FLORIDA STATUTES, PROVIDED THAT NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

OWNER: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

BY: Andrew Drew Miller (Signature)
NAME: ANDREW DREW MILLER
TITLE: VICE PRESIDENT
WITNESS: Marc Ferlita (Signature)
WITNESS: Marc Ferlita (Printed Name)

OWNERS ACKNOWLEDGEMENT

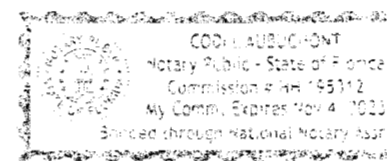
STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }

I HEREBY CERTIFY ON THIS 12 DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ANDREW "DREW" MILLER, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 11/4/2025 COMMISSION NUMBER: HH 195312

Notary Public Signature and Seal



CERTIFICATE OF ACCEPTANCE

THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCES TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: Marc Ferlita (Signature)
MARC FERLITA
VICE PRESIDENT/DIRECTOR
WITNESS SIGNATURE: Michael Pounds (Signature)
WITNESS NAME-PRINTED: Michael Pounds
WITNESS SIGNATURE: Henry Trickett (Signature)
WITNESS NAME-PRINTED: Henry Trickett

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

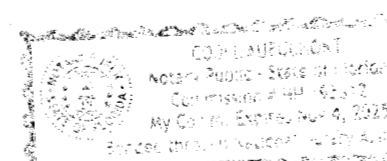
STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }

I HEREBY CERTIFY ON THIS 12 DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MARC FERLITA, VICE PRESIDENT/DIRECTOR OF THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, KNOWN TO ME OR WHO 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.

MY COMMISSION EXPIRES: 11/4/2025 COMMISSION NUMBER: HH 195312

Notary Public Signature and Seal



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.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PASCO }

WE, FIRST 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, FATIC FILE NO. 2140-2790727) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2140-2790727.

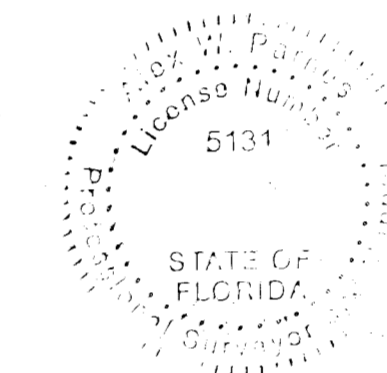
THIS THE 12 DAY OF June, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: David H. Roberts (Signature)
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED SURVEYOR

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 12th DAY OF June, 2024.



Alex W. Parnes (Signature)
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE 18 DAY OF June, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Board of County Commissioners (Signature)
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 20th DAY OF June, 2024 IN PLAT BOOK 95, PAGES 14-22.

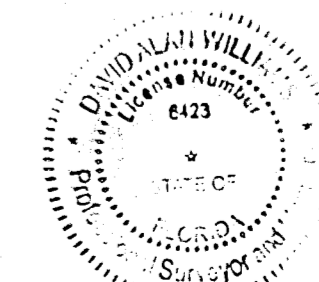
Heather Armes, D.C. (Signature)
NIKKI ALVAREZ-SOMLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

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 12th DAY OF June, 2024.

David A. Williams (Signature)
DAVID A. WILLIAMS
PROFESSIONAL LAND SURVEYOR NO. LS6423
CERTIFICATE OF AUTHORIZATION NO. LB7768

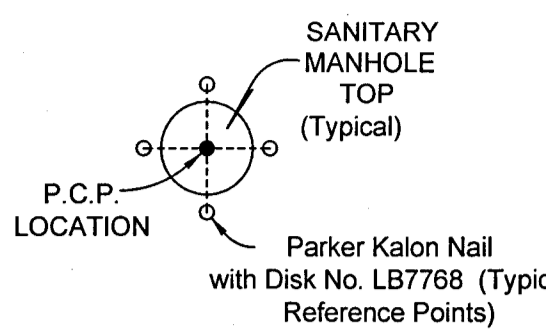


GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

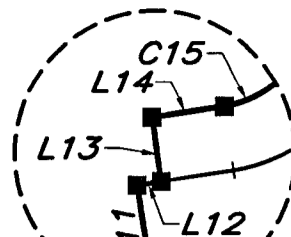
ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B

BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87, PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

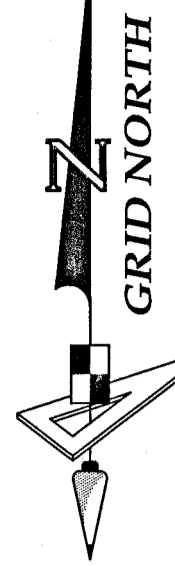
Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



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



DETAIL "A" NOT TO SCALE



SCALE 1" = 150'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

THE EASTERLY BOUNDARY OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, HAVING A GRID BEARING OF S 00°17'41"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

CURVE DATA TABLE

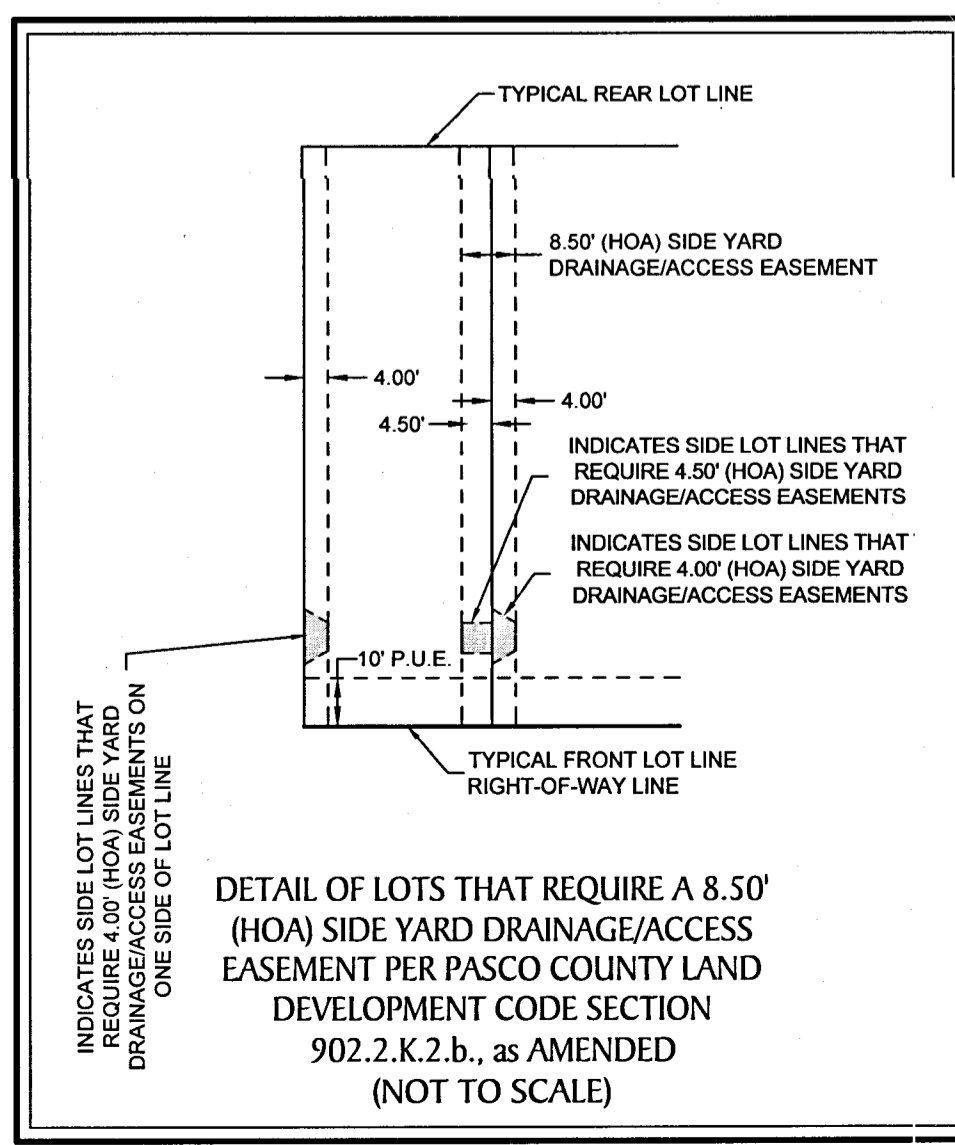
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1040.00'	6°44'49"	122.47'	122.39'	S07°35'18"E
C2	15.00'	85°23'05"	22.35'	20.34'	S46°54'26"E
C3	15.00'	41°27'14"	10.85'	10.62'	S14°53'17"W
C4	350.00'	50°51'58"	310.72'	300.62'	S19°35'39"W
C5	350.00'	22°37'31"	138.21'	137.31'	S33°42'52"W
C6	490.00'	15°00'41"	128.38'	128.01'	S14°53'48"W
C7	190.00'	40°11'23"	133.27'	130.56'	S27°29'07"W
C8	40.00'	40°35'20"	28.34'	27.75'	S27°17'08"W
C9	2030.00'	3°23'14"	120.01'	119.99'	N81°35'51"W
C10	178.00'	30°42'44"	95.41'	94.27'	N25°17'50"E
C11	490.00'	18°15'05"	156.09'	155.43'	N31°31'39"E
C12	450.00'	14°59'46"	117.78'	117.44'	N29°54'00"E
C13	201.37'	22°22'07"	78.62'	78.12'	N28°23'38"E
C14	674.98'	11°17'07"	132.95'	132.73'	N75°10'57"E
C15	15.00'	87°52'25"	23.01'	20.82'	N38°09'53"E
C16	970.00'	5°35'16"	93.62'	93.59'	N08°37'58"W
C17	800.00'	9°37'41"	146.20'	146.03'	S08°24'40"W
C18	535.00'	2°24'01"	22.41'	22.41'	S37°48'59"E
C19	615.00'	1°09'45"	12.48'	12.48'	S36°02'06"E
C20	1818.00'	13°11'59"	418.83'	417.90'	N66°55'12"E
C21	200.00'	4°47'39"	16.73'	16.73'	N39°04'28"E
C22	205.00'	41°27'51"	148.36'	145.14'	N57°24'31"E

LINE DATA TABLE

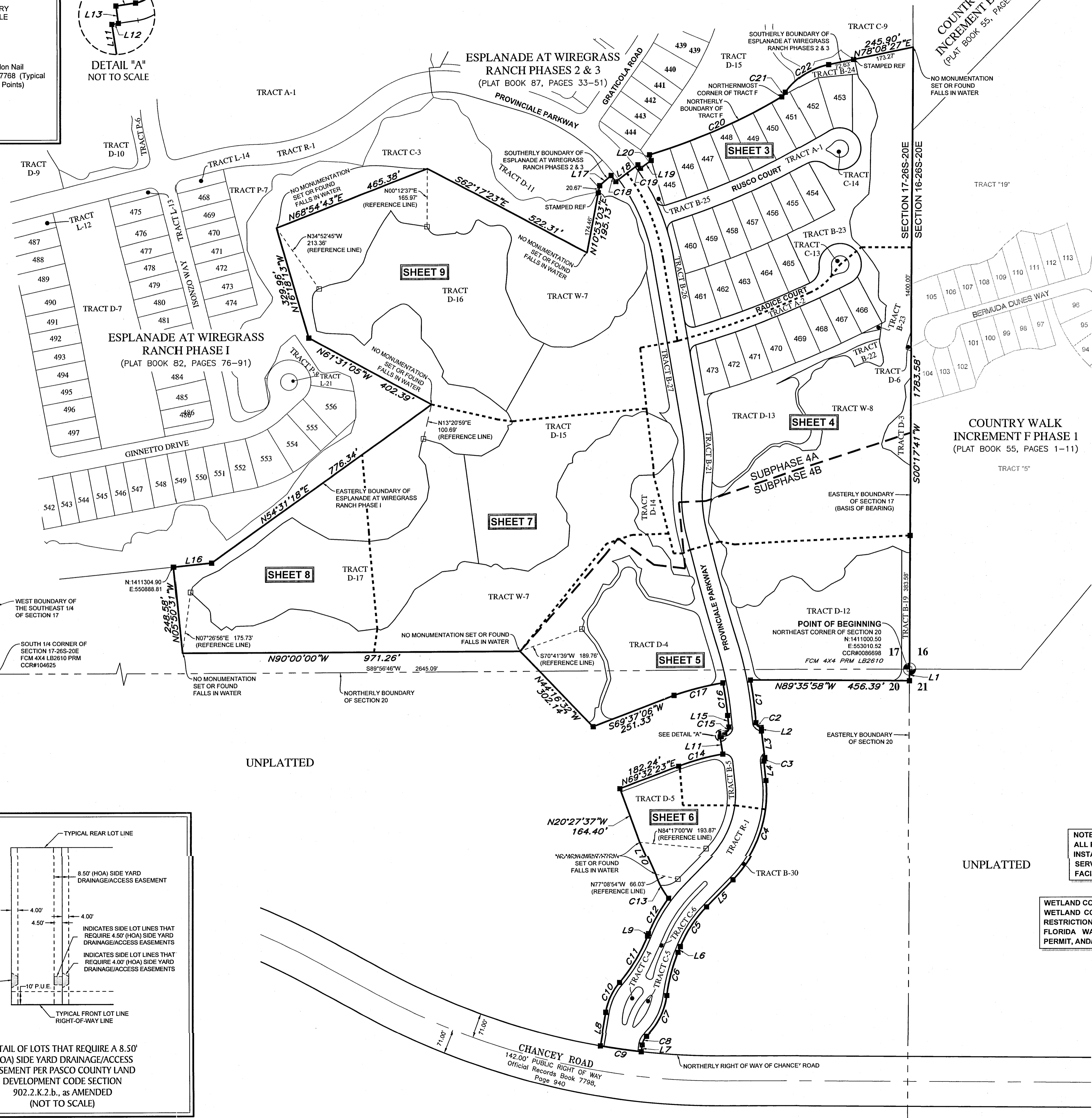
NO.	BEARING	LENGTH
L1	S 00°26'03"W	33.00'
L2	S 00°24'02"W	10.00'
L3	S 07°15'04"E	77.04'
L4	S 05°50'20"E	56.77'
L5	S 45°01'38"W	108.60'
L6	S 22°24'07"W	17.63'
L7	S 06°59'28"W	19.48'
L8	N 09°56'28"E	97.11'
L9	N 22°24'07"E	7.61'
L10	N 24°30'23"W	100.45'
L11	N 09°10'30"W	50.00'
L12	N 80°58'38"E	3.85'
L13	N 08°52'13"W	10.00'
L14	N 81°34'56"E	11.61'
L15	N 05°50'20"W	32.99'
L16	N 84°09'29"E	109.32'
L17	N 48°50'15"E	44.11'
L18	N 53°23'02"E	80.00'
L19	N 54°36'24"E	38.16'
L20	N 16°28'49"W	16.78'

LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates 1/2" Iron Rod LB7768 P.R.M.
- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- (NR) — Non-Radial
- (TYP.) — Typical
- O/A — Overall
- C.S.T. — Clear Sight Triangle
- P.U.E. — Public Utility Easement
- D.A.E. — Drainage and Access Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS DEVELOPMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., AS AMENDED (NOT TO SCALE)



TRACT DESIGNATION TABLE

TRACT	USAGE	OWNER/ MAINTENANCE	ACRES
R-1	PRIVATE RIGHT-OF-WAY, DRAINAGE, ACCESS AND PUBLIC UTILITY EASEMENT	HOMEOWNERS ASSOCIATION	4.216
A-1	PRIVATE RIGHT-OF-WAY, DRAINAGE, ACCESS AND PUBLIC UTILITY EASEMENT	HOMEOWNERS ASSOCIATION	0.794
A-2	PRIVATE RIGHT-OF-WAY, DRAINAGE, ACCESS AND PUBLIC UTILITY EASEMENT	HOMEOWNERS ASSOCIATION	0.737
B-5	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.461
B-19	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.202
B-21	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.557
B-22	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.347
B-23	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	1.274
B-24	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.144
B-25	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.090
B-26	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.158
B-27	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	1.170
B-30	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.220
C-4	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.059
C-5	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.041
C-6	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.098
C-13	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.049
C-14	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.049
W-7	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	17.004
W-8	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	8.310
D-3	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	0.230
D-4	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	2.207
D-5	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	1.611
D-6	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	0.011
D-12	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	3.069
D-13	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	1.581
D-14	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	0.619
D-15	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	5.007
D-16	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	4.350
D-17	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	4.406

NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE: ALL LINES INTERSECTING A CURVE ALONG THE RADIUS (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NOTE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

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

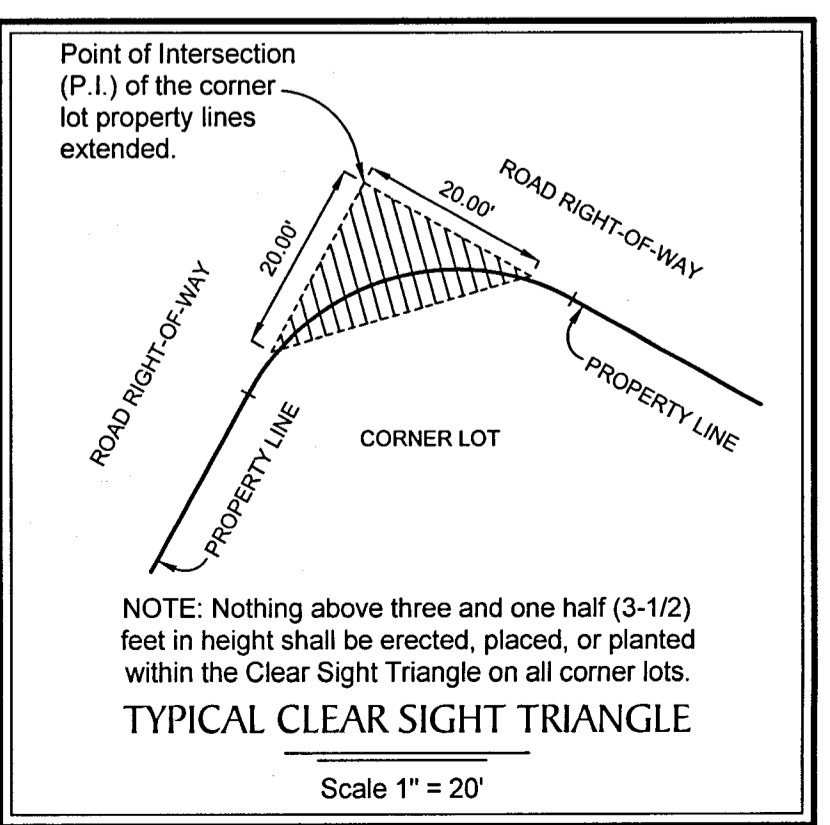
ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B

BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87, PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

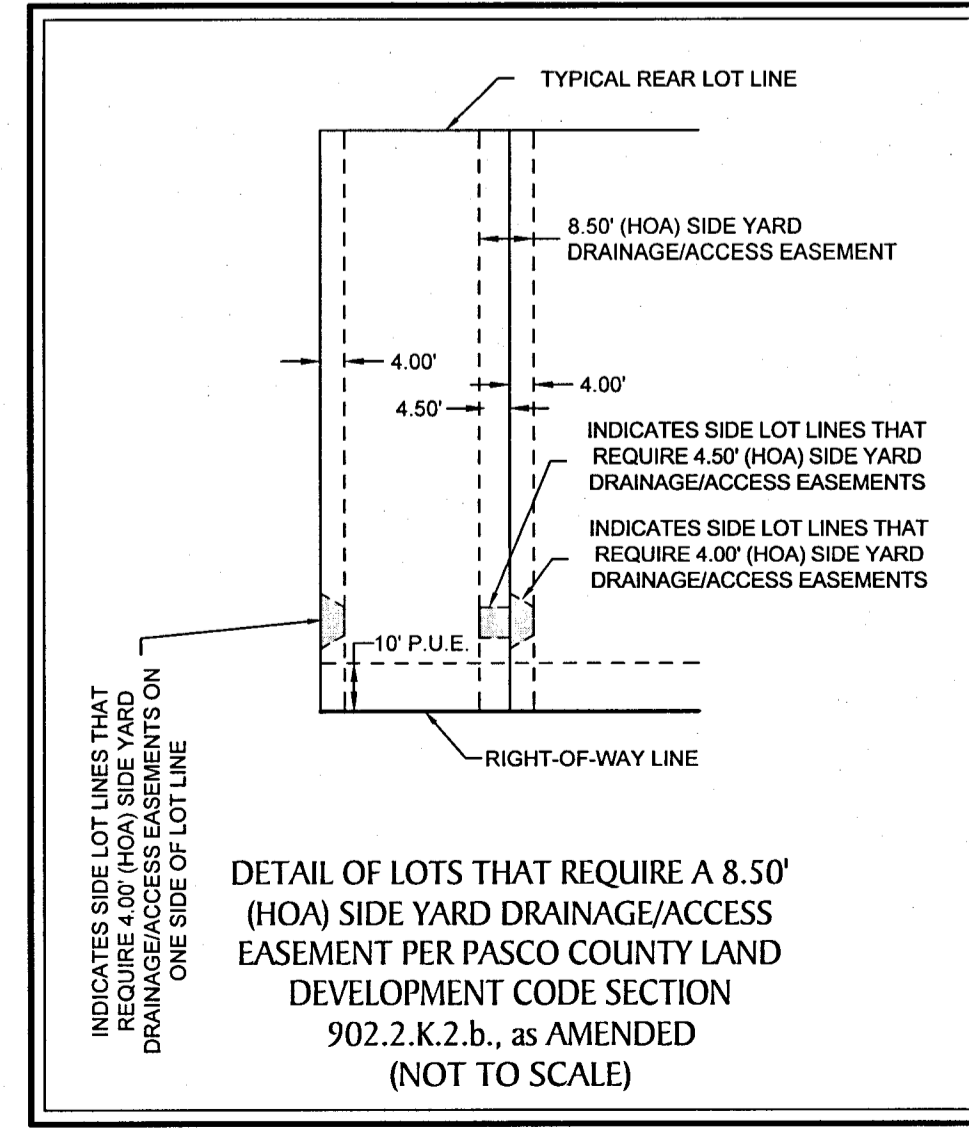
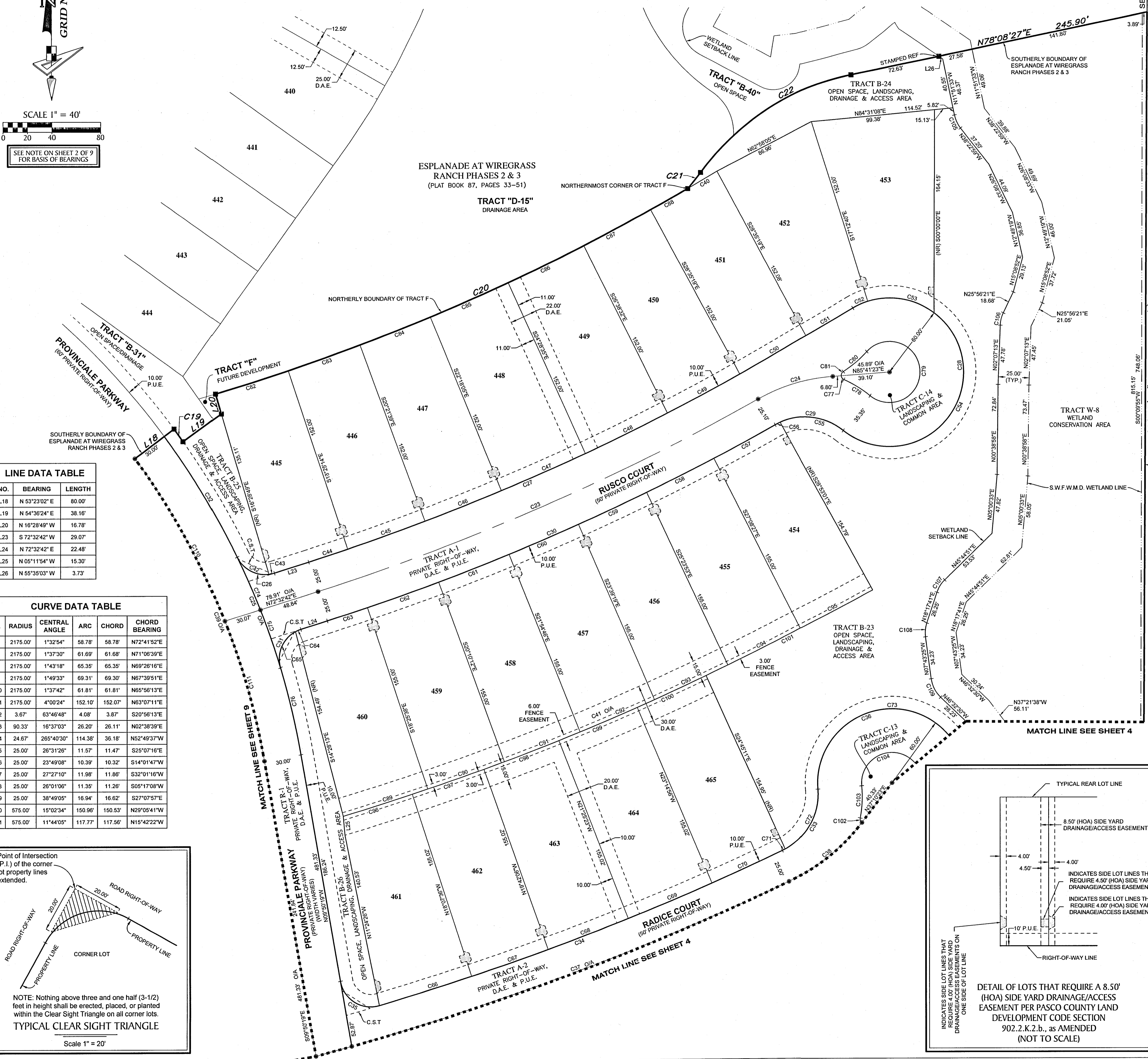
CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C19	615.00'	1°09'45"	12.48'	12.48'
C20	1818.00'	13°11'59"	418.83'	417.90'
C21	200.00'	4°47'39"	16.73'	16.73'
C22	205.00'	41°27'51"	148.36'	145.14'
C23	1995.00'	11°14'06"	391.20'	390.57'
C24	150.00'	24°22'48"	63.83'	63.35'
C25	605.00'	26°46'40"	282.75'	280.19'
C26	25.00'	81°40'04"	35.63'	32.69'
C27	1970.00'	14°13'04"	488.85'	487.60'
C28	60.00'	248°19'23"	260.04'	99.29'
C29	50.00'	67°14'05"	58.67'	55.36'
C30	2020.00'	11°17'59"	398.38'	397.73'
C31	25.00'	89°12'30"	38.92'	35.11'
C32	605.00'	10°49'44"	114.34'	114.17'
C33	50.00'	69°41'34"	60.82'	57.14'
C34	2330.00'	8°39'37"	352.18'	351.84'
C35	25.00'	96°21'45"	42.05'	37.26'
C36	60.00'	247°24'19"	259.08'	99.83'
C37	2355.00'	10°00'10"	411.14'	410.62'
C38	161.72'	26°59'30"	76.19'	75.48'
C39	575.00'	26°46'39"	268.73'	266.29'
C40	1818.00'	0°52'10"	27.59'	27.59'
C41	2175.00'	12°21'20"	469.03'	468.12'
C42	25.00'	71°25'52"	31.17'	29.19'
C43	25.00'	10°14'12"	4.47'	4.46'
C44	1970.00'	0°57'56"	33.19'	33.19'
C45	1970.00'	1°56'25"	66.72'	66.71'
C46	1970.00'	1°56'25"	66.72'	66.71'
C47	1970.00'	2°10'31"	74.79'	74.78'
C48	1970.00'	2°09'56"	74.46'	74.46'
C49	1970.00'	1°56'48"	66.93'	66.93'
C50	1970.00'	1°48'34"	62.21'	62.21'
C51	1970.00'	1°16'30"	43.84'	43.84'
C52	60.00'	12°37'55"	13.23'	13.20'
C53	60.00'	54°19'15"	56.88'	54.78'
C54	60.00'	181°22'12"	189.93'	119.99'
C55	50.00'	62°01'14"	54.12'	51.52'
C56	50.00'	5°12'51"	4.55'	4.55'
C57	2020.00'	1°36'50"	56.90'	56.90'
C58	2020.00'	1°44'34"	61.44'	61.44'
C59	2020.00'	1°44'34"	61.44'	61.44'
C60	2020.00'	1°44'34"	61.44'	61.44'
C61	2020.00'	1°44'34"	61.44'	61.44'
C62	2020.00'	1°44'34"	61.44'	61.44'
C63	2020.00'	0°58'19"	34.27'	34.27'
C64	25.00'	10°44'17"	4.69'	4.68'
C65	25.00'	78°28'13"	34.24'	31.63'
C66	2330.00'	1°56'03"	78.65'	78.65'
C67	2330.00'	1°37'18"	65.95'	65.94'
C68	2330.00'	1°43'18"	70.01'	70.01'
C69	2330.00'	1°49'33"	74.25'	74.24'
C70	2330.00'	1°33'28"	63.32'	63.32'
C71	50.00'	2°55'38"	2.55'	2.55'
C72	50.00'	66°45'56"	58.26'	55.02'
C73	60.00'	220°20'32"	230.74'	112.64'
C74	605.00'	4°25'06"	46.65'	46.64'
C75	605.00'	4°42'20"	49.69'	49.67'
C76	605.00'	6°49'30"	72.07'	72.02'
C77	3.66'	61°56'35"	3.96'	3.77'
C78	90.34'	15°46'43"	24.88'	24.80'
C79	24.66'	287°40'15"	115.21'	35.58'
C80	90.34'	15°46'43"	24.88'	24.80'
C81	3.66'	61°56'35"	3.96'	3.77'
C82	1818.00'	1°56'25"	61.57'	61.56'
C83	1818.00'	1°56'25"	61.57'	61.56'
C84	1818.00'	1°56'25"	61.57'	61.56'
C85	1818.00'	2°10'31"	69.02'	69.01'
C86	1818.00'	2°09'56"	68.72'	68.71'
C87	1818.00'	1°56'48"	61.76'	61.76'
C88	1818.00'	1°05'29"	34.63'	34.63'
C89	2175.00'	1°53'56"	72.09'	72.08'
C90	2175.00'	1°44'34"	66.16'	66.15'
C91	2175.00'	1°44'34"	66.16'	66.15'
C92	2175.00'	1°44'34"	66.16'	66.15'
C93	2175.00'	1°44'34"	66.16'	66.15'
C94	2175.00'	1°44'34"	66.16'	66.15'
C95	2175.00'	1°44'34"	66.16'	66.15'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	N 53°23'02" E	80.00'
L19	N 54°36'24" E	38.16'
L20	N 16°28'49" W	16.78'
L23	S 72°32'42" W	29.07'
L24	N 72°32'42" E	22.48'
L25	N 05°11'54" W	15.30'
L26	N 55°35'03" W	3.73'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C96	2175.00'	1°32'54"	58.78'	58.78'
C97	2175.00'	1°37'30"	61.69'	61.68'
C98	2175.00'	1°43'18"	65.35'	65.35'
C99	2175.00'	1°49'33"	69.31'	69.30'
C100	2175.00'	1°37'42"	61.81'	61.81'
C101	2175.00'	4°00'24"	152.10'	152.07'
C102	3.67'	63°46'48"	4.08'	3.87'
C103	90.33'	16°37'03"	26.20'	26.11'
C104	24.67'	265°40'30"	114.38'	38.18'
C105	25.00'	26°31'26"	11.57'	11.47'
C106	25.00'	23°49'08"	10.39'	10.32'
C107	25.00'	27°27'10"	11.98'	11.86'
C108	25.00'	26°01'06"	11.35'	11.26'
C109	25.00'	38°49'05"	16.94'	16.62'
C110	575.00'	15°02'34"	150.96'	150.53'
C111	575.00'	11°44'05"	117.77'	117.56'



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates 1/2" Iron Rod LB7768 P.R.M.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) — Non-Radial
 - (TYP.) — Typical
 - O/A — Overall
 - C.S.T. — Clear Sight Triangle
 - P.U.E. — Public Utility Easement
 - D.A.E. — Drainage and Access Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

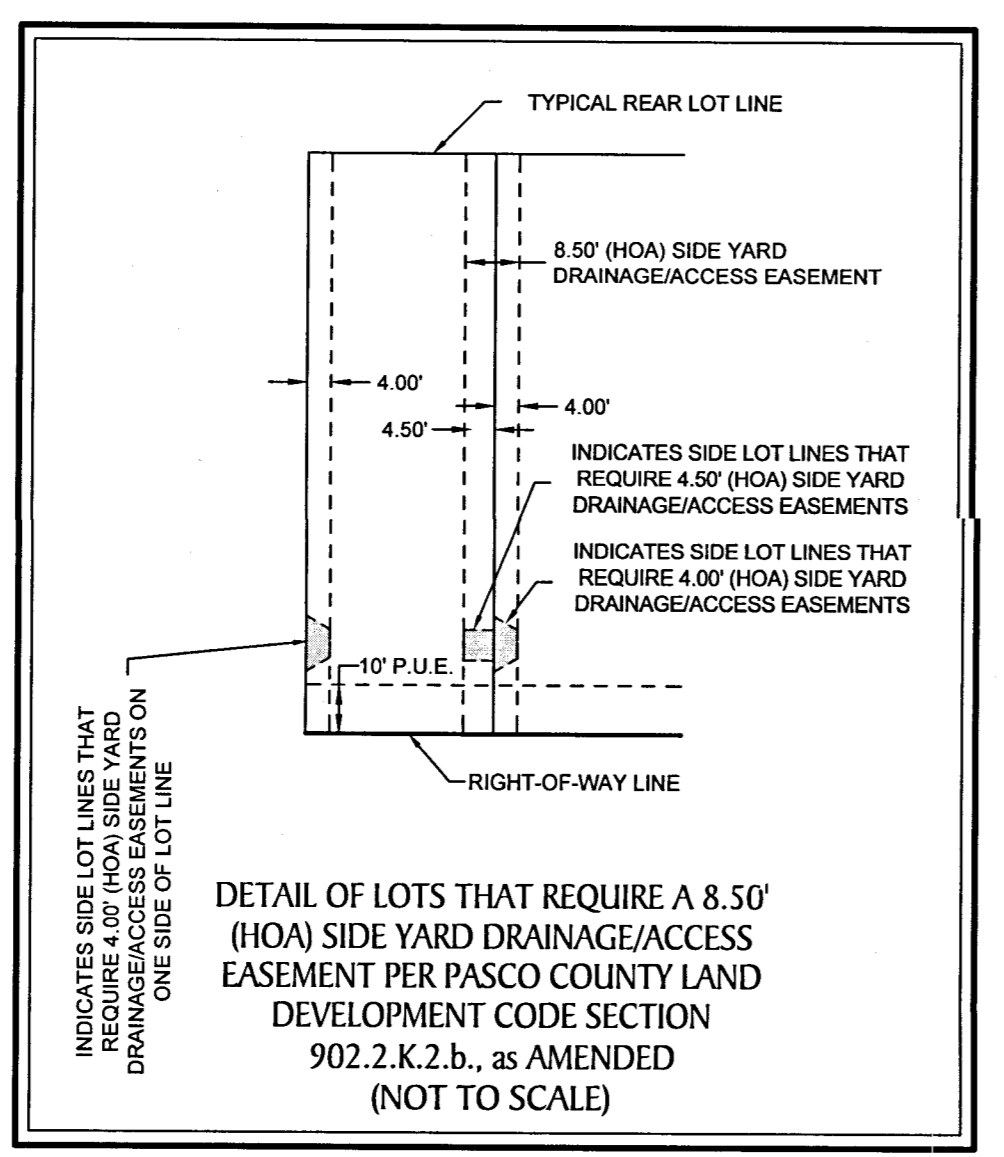
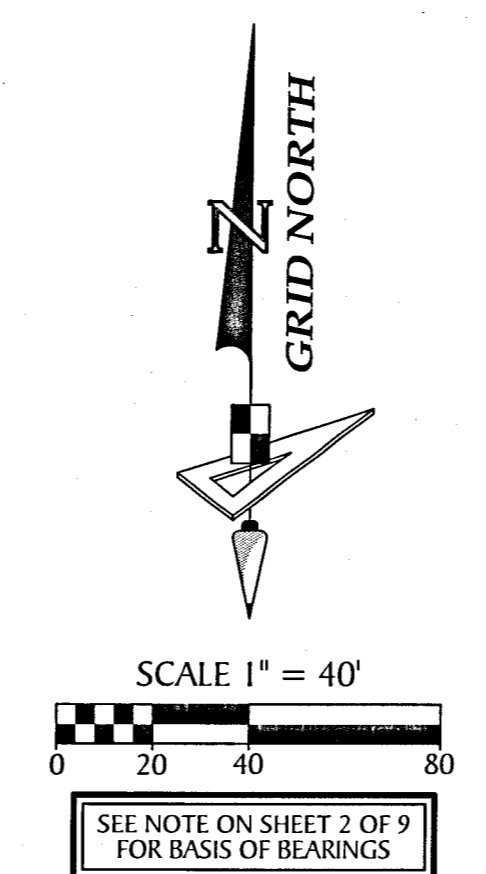
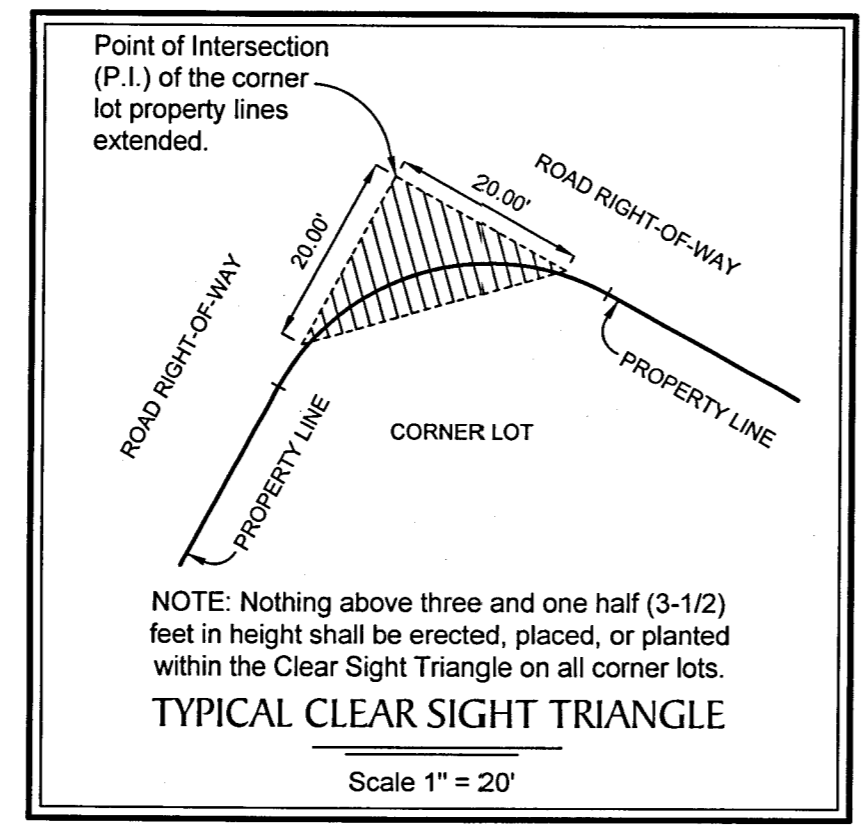
SHEET 3 OF 9 SHEETS

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B

BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87, PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

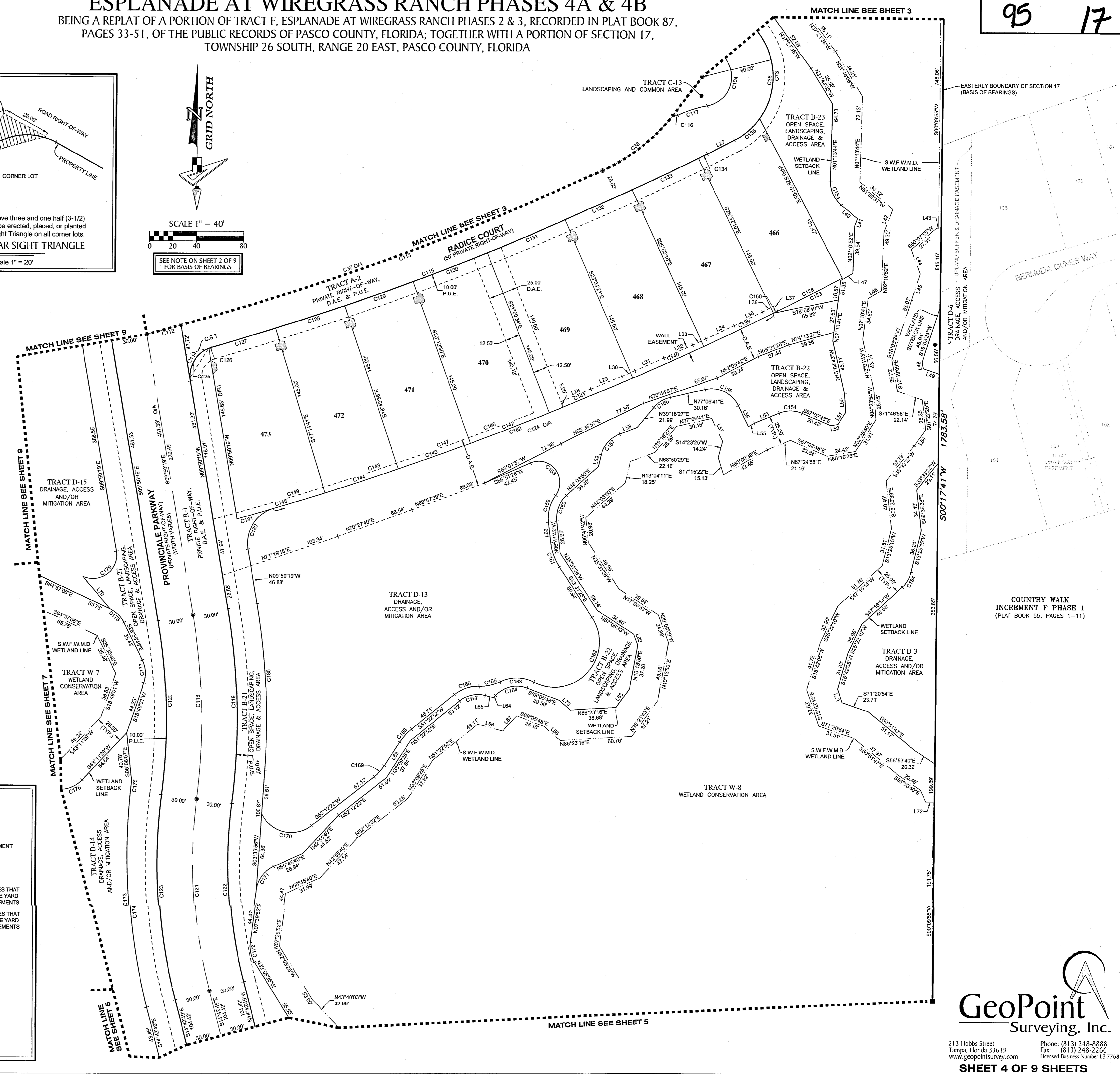
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C36	60.00	247°24'19"	259.08	99.83	N61°11'15"W
C37	2355.00	10°00'10"	411.14	410.62	N70°19'55"E
C38	161.72	26°59'30"	76.19	75.48	N51°07'40"E
C73	60.00	220°20'32"	230.74	112.64	N74°43'09"W
C104	24.67	265°40'30"	114.38	36.18	N52°49'37"W
C112	2355.00	0°43'58"	30.12	30.12	N74°57'59"E
C113	2355.00	9°16'12"	381.02	380.60	N69°57'54"E
C114	25.00	83°57'22"	36.63	33.44	S32°08'22"W
C115	2380.00	10°51'23"	450.97	450.29	N68°41'21"E
C116	3.67	63°46'48"	4.08	3.67	S84°43'01"E
C117	90.33	16°37'03"	26.20	26.11	S71°42'07"W
C118	530.00	16°49'34"	155.65	155.09	N01°25'32"W
C119	560.00	16°49'34"	164.46	163.87	N01°25'32"W
C120	500.00	16°49'34"	146.84	146.31	N01°25'32"W
C121	430.00	21°42'04"	162.86	161.89	S03°51'47"E
C122	400.00	21°42'04"	151.50	150.60	S03°51'47"E
C123	460.00	21°42'04"	174.23	173.19	S03°51'47"E
C124	2525.00	12°32'16"	552.53	551.43	N68°15'03"E
C125	25.00	78°27'47"	34.24	31.62	S29°23'34"W
C126	25.00	5°29'35"	2.40	2.40	S71°22'15"W
C127	2380.00	1°21'44"	56.58	56.58	N73°28'11"E
C128	2380.00	1°28'55"	61.56	61.55	N72°00'52"E
C129	2380.00	1°28'55"	61.56	61.55	N70°31'57"E
C130	2380.00	1°38'04"	67.89	67.89	N68°58'28"E
C131	2380.00	1°43'47"	71.85	71.85	N67°17'33"E
C132	2380.00	1°28'55"	61.56	61.55	N65°41'12"E
C133	2380.00	1°28'55"	61.56	61.55	N64°12'17"E
C134	2380.00	0°12'11"	8.43	8.43	N63°21'44"E
C135	60.00	27°03'48"	28.34	28.08	N48°59'01"E
C138	2525.00	1°23'26"	61.28	61.28	N62°40'38"E
C139	2525.00	1°28'55"	65.31	65.30	N64°12'17"E
C140	2525.00	1°28'55"	65.31	65.30	N65°41'12"E
C141	2525.00	1°43'47"	76.23	76.22	N67°17'33"E
C142	2525.00	1°38'04"	72.03	72.02	N68°58'28"E
C143	2525.00	1°28'55"	65.31	65.30	N70°31'57"E
C144	2525.00	1°28'55"	65.31	65.30	N72°00'52"E
C145	2525.00	1°46'52"	77.75	77.75	N73°38'15"E
C146	4347.01	0°46'58"	59.38	59.38	S69°13'43"W
C147	2520.00	1°28'55"	65.18	65.17	S70°31'57"W
C148	2520.00	1°28'55"	65.18	65.17	S72°00'52"W
C149	2520.00	2°12'36"	97.20	97.19	S73°51'37"W
C150	2525.00	0°05'29"	4.02	4.02	N63°25'05"E
C153	25.00	52°14'21"	22.79	22.01	S24°53'28"E
C154	25.00	45°32'15"	19.87	19.35	N89°48'55"W
C155	25.00	76°41'22"	33.46	31.02	N64°32'38"W
C156	25.00	37°50'14"	16.51	16.21	S58°11'34"W
C157	25.00	55°46'18"	24.34	23.39	S40°57'20"W
C158	18.00	149°01'32"	46.82	34.69	N38°37'46"W
C159	32.00	42°33'47"	23.77	23.23	S14°35'12"W
C160	25.00	54°45'32"	23.89	22.99	S20°41'04"W
C161	47.00	26°49'47"	22.01	21.81	S20°06'35"E
C162	38.00	151°01'05"	100.16	73.58	N41°59'04"E
C163	32.00	53°30'04"	29.88	28.81	N89°15'25"W
C164	25.00	67°39'31"	29.52	27.84	S77°04'28"W
C165	38.00	28°09'43"	18.68	18.49	N78°04'24"E
C166	32.00	40°46'24"	22.77	22.29	S71°46'04"W
C167	25.00	53°22'59"	23.29	22.46	S78°04'21"W
C168	47.00	18°13'27"	14.95	14.89	S42°16'09"W
C169	38.00	19°02'57"	12.63	12.58	N42°40'53"E
C170	28.00	102°12'48"	49.95	43.59	S76°41'14"E
C171	25.00	58°05'48"	25.35	24.28	S36°42'46"W
C172	25.00	39°45'17"	17.35	17.00	S12°12'47"E
C173	530.66	20°44'20"	192.08	191.03	S03°51'15"E
C174	530.66	18°58'29"	175.74	174.94	S04°44'10"E
C175	530.66	1°45'51"	16.34	16.34	S05°38'00"W
C176	25.00	45°15'27"	19.75	19.24	N65°49'12"E
C177	25.00	45°24'46"	19.82	19.30	N03°53'22"W
C178	25.00	38°21'20"	16.74	16.43	N45°46'26"W
C179	20.00	124°53'14"	43.59	35.46	N52°36'17"E
C180	30.00	83°38'14"	43.79	40.01	S31°58'48"W
C181	2525.00	0°43'22"	31.85	31.85	N74°09'30"E
C182	2525.00	10°19'59"	455.38	454.76	N68°37'49"E
C183	2525.22	1°28'54"	65.31	65.30	N62°43'22"E
C184	25.00	33°47'00"	14.74	14.53	N30°22'45"E
C185	585.00	13°47'33"	140.82	140.48	N02°56'33"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L27	N 62°57'01" E	25.77
L28	N 67°33'26" E	27.77
L29	N 66°55'33" E	27.77
L30	N 66°28'24" E	12.05
L31	N 66°02'03" E	26.56
L32	N 65°25'49" E	26.56
L33	N 64°59'29" E	12.05
L34	N 64°33'09" E	26.56
L35	N 63°56'54" E	26.56
L36	N 62°06'10" E	12.05
L37	S 26°37'39" E	5.30
L40	N 51°00'37" W	18.02
L41	N 20°47'32" E	6.42
L42	N 20°47'32" E	20.42
L43	N 89°50'05" W	1.90
L44	S 20°38'35" E	22.00
L45	S 17°47'39" W	23.41
L46	N 58°46'31" E	13.19
L47	N 58°46'31" E	11.81
L48	S 10°59'09" E	5.58
L49	S 71°46'58" E	14.54
L50	N 04°23'54" W	15.23
L51	N 32°25'40" E	12.52
L52	N 80°10'36" E	6.01
L53	N 67°24'58" E	22.77
L54	S 35°05'36" W	16.95
L55	N 60°00'39" E	5.72
L56	S 26°11'57" E	19.69
L57	S 26°11'57" E	21.40
L58	N 68°50'29" E	15.56
L59	N 13°04'11" E	10.37
L60	S 06°41'42" E	17.41
L62	N 20°09'09" W	9.85
L63	N 35°21'43" E	19.71
L64	N 43°14'41" E	2.53
L65	S 75°14'09" E	7.25
L66	S 49°25'17" E	18.20
L67	N 43°14'41" E	17.41
L68	S 75°14'09" E	22.13
L69	S 33°09'25" W	23.67
L70	S 40°07'02" E	35.71
L71	S 18°52'45" E	11.92
L72	S 89°50'05" E	6.31
L73	S 49°25'17" E	12.39



LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates 1/2" Iron Rod LB7768 P.R.M.
- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- (NR) — Non-Radial
- (TYP.) — Typical
- O/A — Overall
- C.S.T. — Clear Sight Triangle
- P.U.E. — Public Utility Easement
- D.A.E. — Drainage and Access Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District



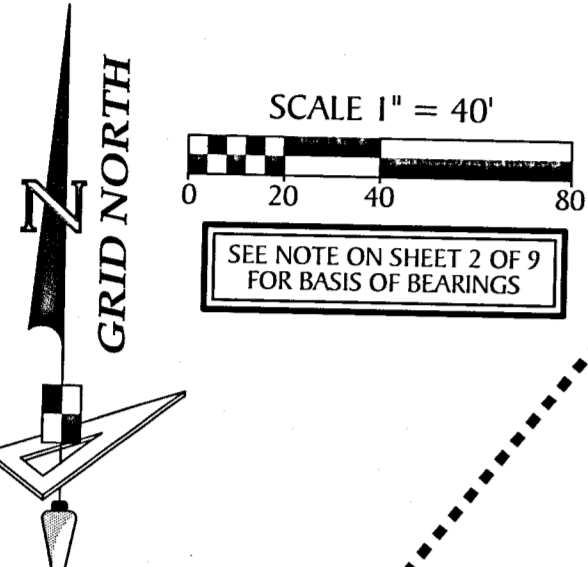
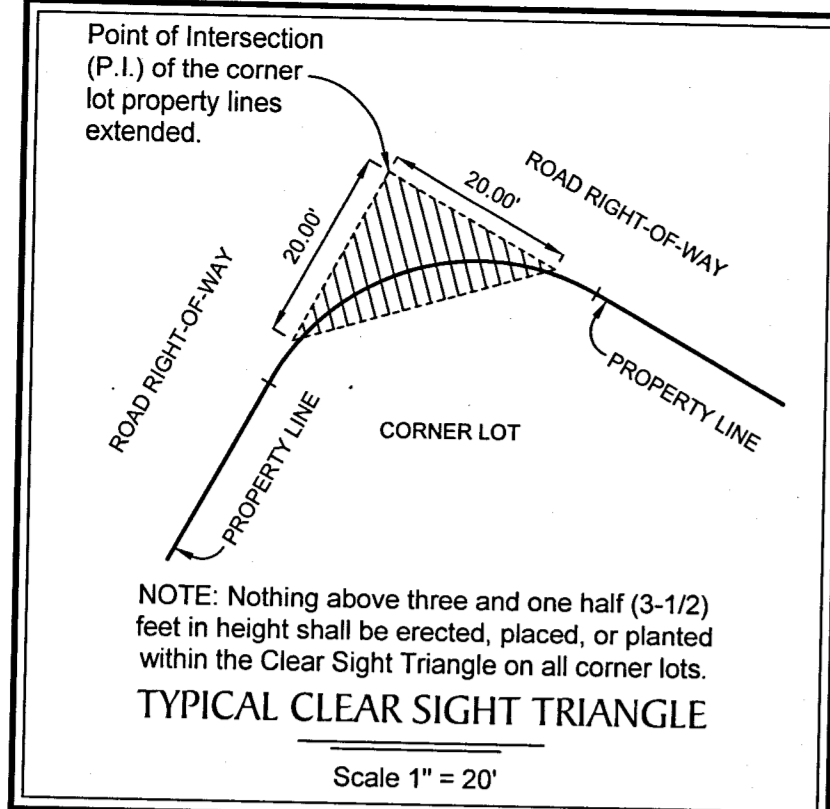
GeoPoint Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurveying.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

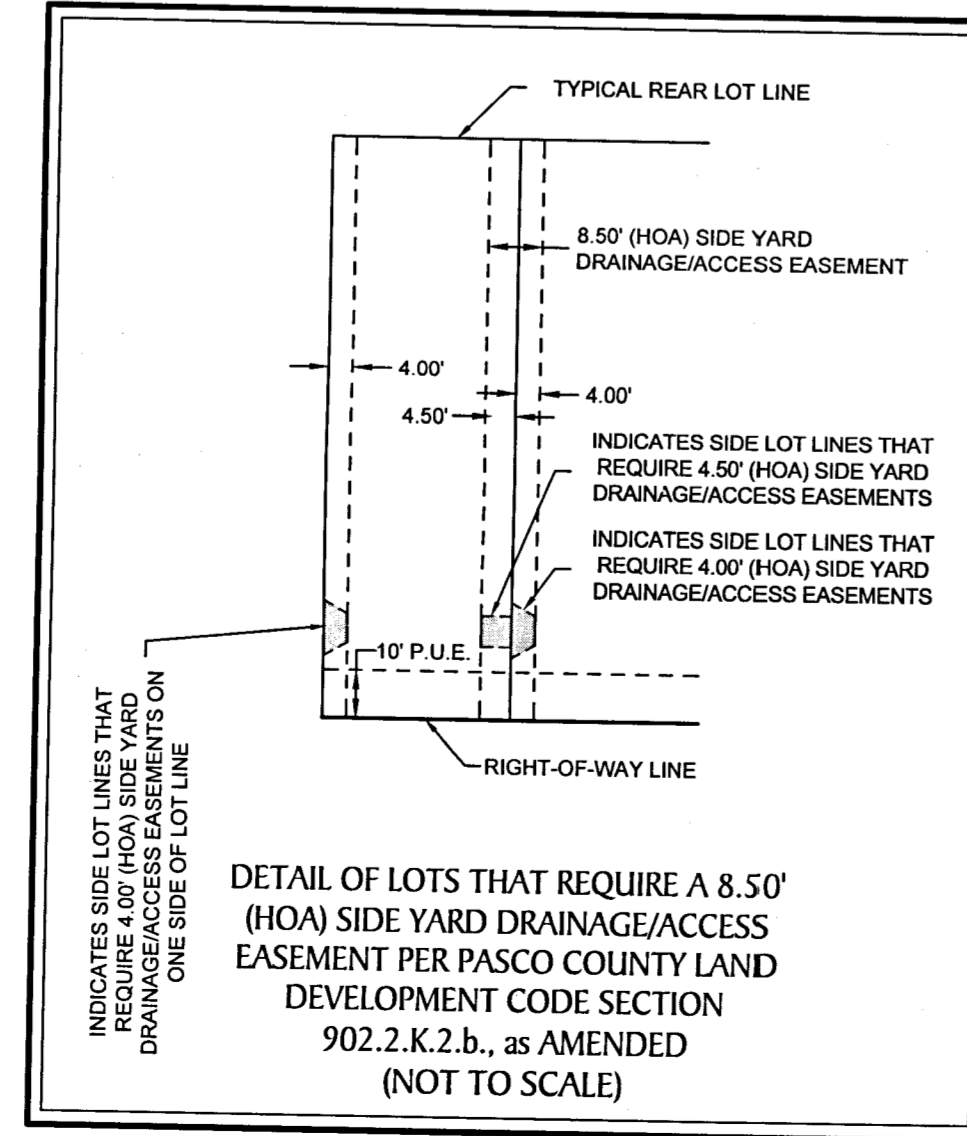
SHEET 4 OF 9 SHEETS

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B
 BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87,
 PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17,
 TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	BEARING	LENGTH
L1	S 00°26'03" W	33.00'
L2	S 00°24'02" E	10.00'
L3	S 07°15'04" E	77.04'
L4	S 05°50'20" E	56.77'
L11	N 09°10'30" W	50.00'
L12	N 80°58'38" E	3.86'
L13	N 08°52'13" W	10.00'
L14	N 81°34'56" E	11.61'
L15	N 05°50'20" W	32.99'
L74	N 43°40'03" W	26.78'
L75	N 05°07'07" W	16.31'
L76	S 24°58'18" E	16.53'
L77	N 88°13'46" E	8.70'
L78	S 58°18'47" E	13.45'
L79	S 31°41'13" W	10.28'
L80	S 30°23'42" W	7.30'
L81	N 75°52'44" W	5.99'
L82	N 75°53'10" W	28.80'
L83	N 78°02'51" W	28.98'
L84	N 45°36'10" E	17.48'
L85	N 66°07'32" W	12.49'
L86	S 62°39'44" E	5.38'
L87	N 81°38'48" W	15.72'
L88	S 37°31'19" W	20.02'
L89	N 81°38'46" W	21.94'
L90	S 34°21'04" W	21.22'
L91	S 39°48'42" E	7.65'


NO.	BEARING	LENGTH
L52	S 17°11'05" W	20.80'
L53	S 38°32'39" E	10.54'
L54	S 40°01'50" E	15.36'
L55	S 77°36'37" W	9.85'
L56	S 03°56'03" W	18.77'
L57	S 03°56'03" W	19.92'
L58	N 72°27'48" W	12.89'
L59	N 24°13'41" W	12.55'
L100	N 71°42'54" E	8.49'
L101	N 70°12'40" W	12.27'
L102	S 61°33'21" W	12.45'
L103	N 73°43'43" W	19.57'
L104	S 66°26'02" W	16.29'
L105	N 66°16'58" W	10.84'
L106	N 89°50'05" W	9.53'
L107	N 89°50'05" W	3.59'
L108	N 65°25'03" W	28.26'
L109	N 66°16'58" W	21.97'
L110	S 66°26'02" W	25.83'
L111	N 25°55'27" W	32.85'



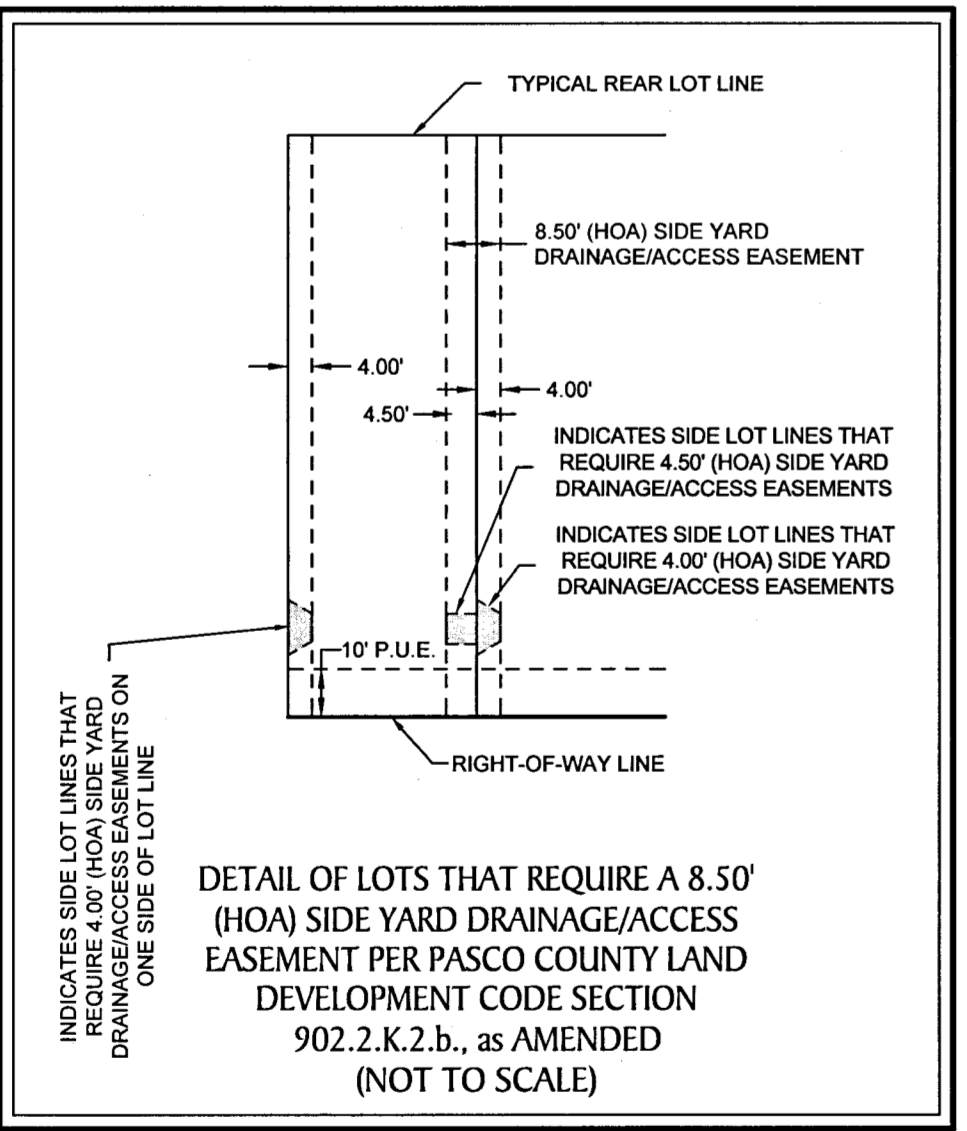
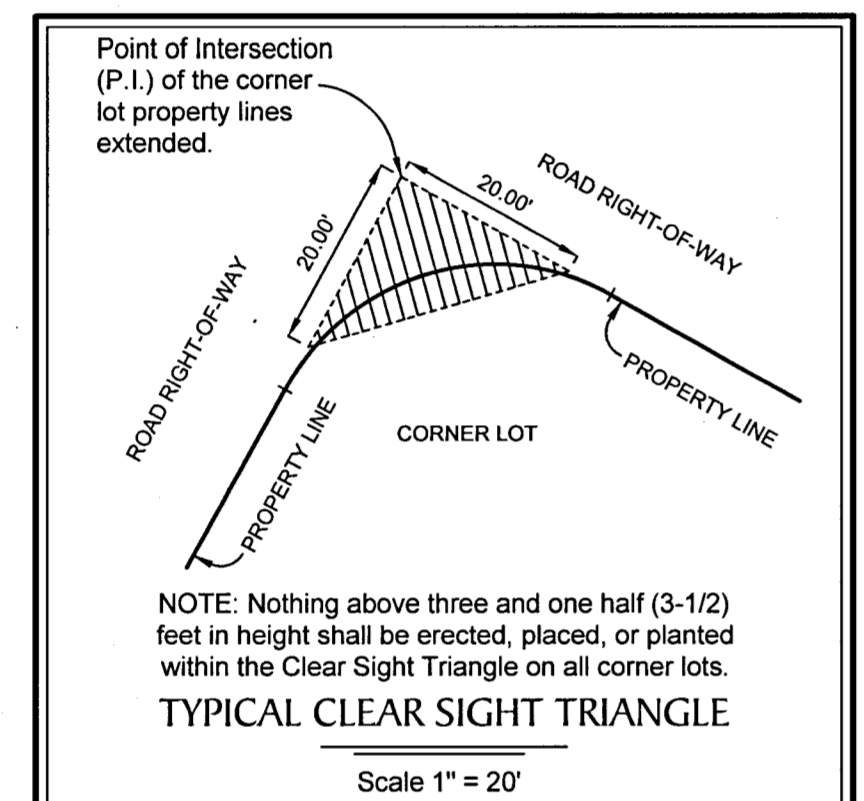
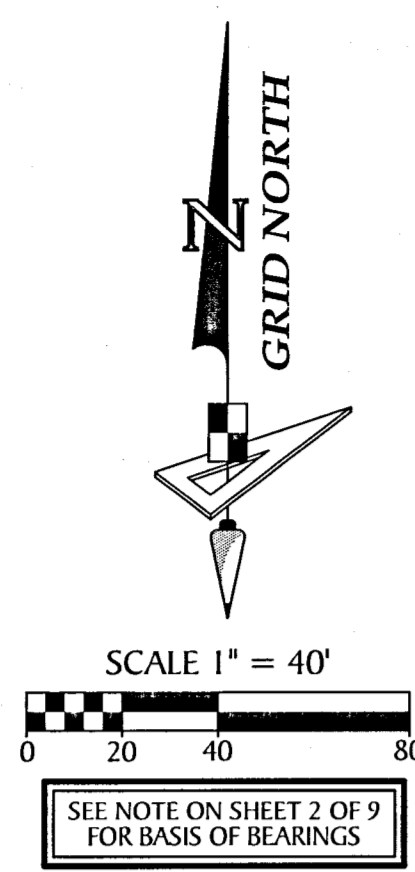
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1040.00'	6°44'49"	122.47'	122.39'	S07°35'18"E
C2	15.00'	85°23'05"	22.35'	20.34'	S46°54'26"E
C3	15.00'	41°27'14"	10.85'	10.62'	S14°53'17"W
C4	350.00'	50°51'58"	310.72'	300.62'	S19°35'39"W
C14	674.98'	11°17'07"	132.95'	132.73'	N75°10'57"E
C15	15.00'	87°52'25"	23.01'	20.82'	N38°05'53"E
C16	960.00'	5°35'16"	93.62'	93.59'	N08°37'58"W
C17	870.00'	9°37'41"	146.20'	146.03'	S76°24'40"W
C18	5000.00'	2°36'52"	228.16'	228.14'	S16°01'15"E
C187	5030.00'	2°36'52"	229.53'	229.51'	S16°01'15"E
C188	4970.00'	2°36'52"	226.79'	226.77'	S16°01'15"E
C189	10000.00'	11°29'21"	200.53'	200.19'	N11°35'01"W
C190	970.00'	11°29'21"	194.51'	194.18'	N11°35'01"W
C191	10300.00'	11°29'21"	206.54'	206.20'	N11°35'00"W
C192	15.00'	114°37'27"	30.01'	25.25'	N25°37'31"W
C193	25.00'	55°28'20"	24.20'	23.27'	N64°02'04"W
C194	25.00'	31°48'38"	13.87'	13.69'	N39°55'07"W
C195	25.00'	73°43'35"	32.17'	30.00'	N67°15'29"E
C196	25.00'	43°25'07"	18.94'	18.49'	S56°20'17"E
C197	35.00'	47°09'25"	28.81'	28.00'	S11°03'01"E
C198	25.00'	47°25'08"	20.69'	20.10'	S10°55'10"E
C199	23.55'	186°19'24"	76.59'	47.03'	N80°31'19"W
C200	25.00'	100°11'03"	43.71'	38.35'	N12°34'12"W
C201	25.00'	27°39'17"	12.07'	11.95'	N23°41'41"E
C202	25.00'	36°28'34"	15.92'	15.65'	N55°45'36"E
C203	5.00'	60°49'55"	5.31'	5.06'	N67°56'17"E
C204	35.00'	47°02'17"	28.73'	27.93'	S50°28'45"W
C205	95.00'	11°46'16"	19.52'	19.48'	N32°50'45"E
C206	55.00'	78°45'43"	75.61'	69.79'	S00°38'59"E
C207	25.00'	56°59'46"	4.97'	4.77'	N11°18'49"W
C208	95.00'	11°39'06"	19.32'	19.29'	N34°12'17"W
C209	25.00'	17°37'50"	7.69'	7.66'	N19°33'49"W
C210	25.00'	31°56'04"	13.93'	13.75'	N05°13'09"E
C211	35.00'	41°38'48"	25.44'	24.88'	S00°21'47"W
C212	30.00'	90°00'00"	47.12'	42.43'	S65°27'37"E
C213	25.00'	67°23'20"	29.40'	27.74'	N37°37'43"E
C214	30.00'	88°17'52"	46.23'	41.79'	N30°47'21"E

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C216	945.00'	3°58'06"	65.45'	65.44'	N15°20'38"W
C218	5055.00'	1°03'24"	93.22'	93.22'	S16°47'59"E
C219	30.00'	2°54'19"	1.52'	1.52'	N17°43'27"W
C220	35.00'	60°13'43"	36.79'	35.12'	N43°39'41"W
C221	870.00'	6°45'17"	102.57'	102.51'	S74°58'27"W
C222	870.00'	2°52'25"	43.63'	43.63'	S79°47'18"W
C223	4945.00'	1°08'22"	98.35'	98.35'	N16°45'30"W
C224	25.00'	55°09'14"	24.07'	23.15'	N89°07'58"E
C225	25.00'	67°59'52"	29.67'	27.98'	S29°17'29"E
C226	25.00'	87°52'25"	38.34'	34.69'	N38°05'53"E
C227	725.00'	0°54'19"	11.46'	11.46'	S81°34'56"W
C228	25.00'	82°47'01"	36.12'	33.06'	S47°13'50"E
C229	700.00'	9°53'01"	120.75'	120.60'	N85°18'57"E
C230	25.00'	93°20'11"	40.73'	36.37'	N52°30'25"W
C231	25.00'	62°29'56"	27.27'	25.94'	S25°24'33"W
C232	275.00'	50°51'58"	244.14'	236.20'	N19°35'39"E
C233	260.00'	50°51'58"	230.82'	223.32'	N19°35'39"E
C234	340.00'	60°51'58"	301.85'	292.03'	N19°35'39"E
C235	700.00'	4°19'01"	52.74'	52.73'	S88°05'57"W
C236	700.00'	5°34'00"	68.01'	67.98'	S83°09'27"W
C238	665.00'	8°29'22"	98.53'	98.44'	S73°47'05"W
C239	30.00'	96°07'54"	50.33'	44.63'	N53°54'17"W
C242	30.00'	77°29'45"	40.58'	37.55'	S50°51'04"E
C243	1055.00'	5°13'32"	96.22'	96.19'	N14°42'55"W
C246	25.00'	72°30'32"	31.64'	29.57'	N73°32'03"E
C247	25.00'	123°09'06"	53.74'	43.97'	S56°52'06"E
C248	25.00'	79°14'25"	34.58'	31.88'	S84°50'49"E
C249	25.00'	72°16'48"	31.54'	29.49'	N26°41'09"E
C250	25.00'	43°24'28"	18.94'	18.49'	S04°13'13"E
C251	30.00'	90°13'55"	47.25'	42.51'	N45°17'04"E

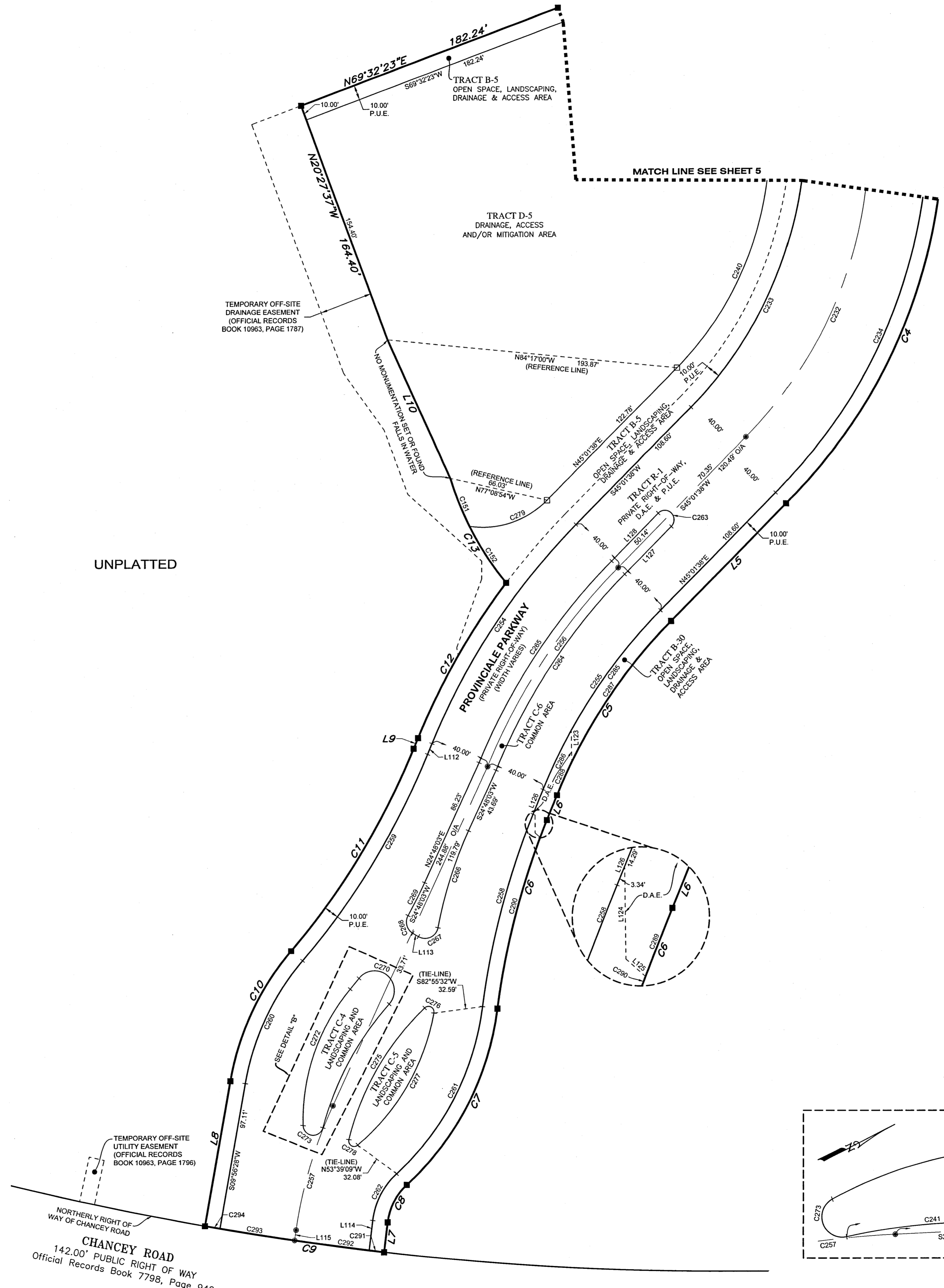
- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates 1/2" Iron Rod LB7768 P.R.M.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) — Non-Radial
 - (TYP.) — Typical
 - O/A — Overall
 - C.S.T. — Clear Sight Triangle
 - P.U.E. — Public Utility Easement
 - D.A.E. — Drainage and Access Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District


GeoPoint
 Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number LB 7768

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B
 BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87,
 PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17,
 TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

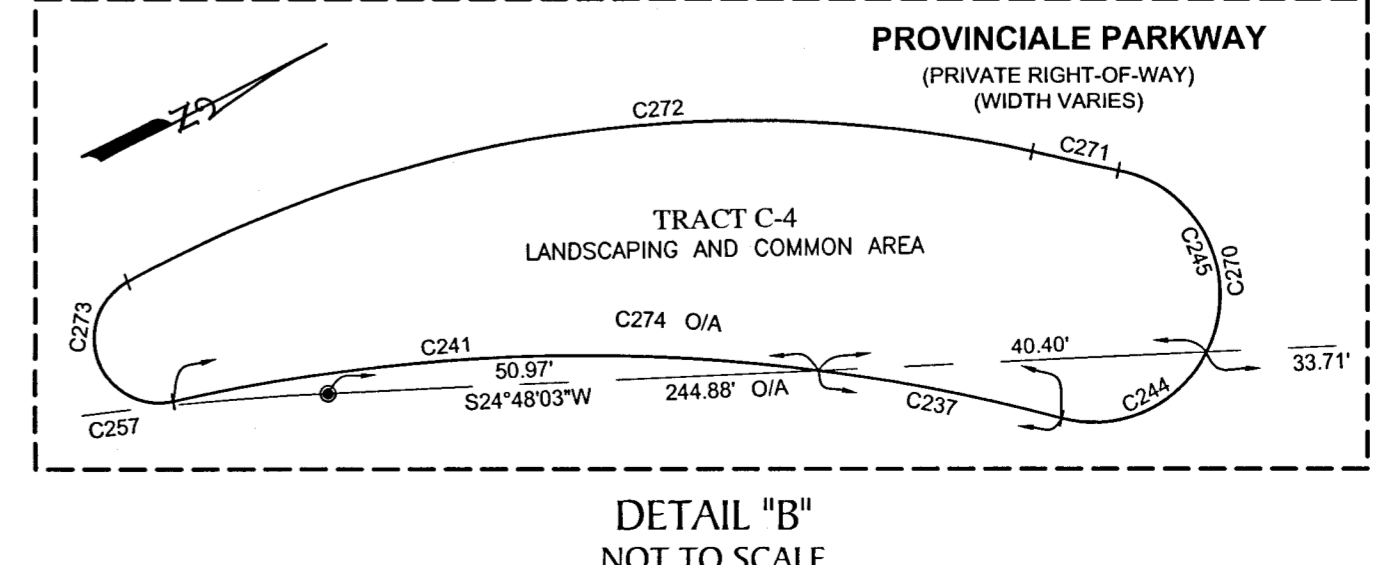


- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates 1/2" Iron Rod LB7768 P.R.M.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) — Non-Radial
 - (TYP.) — Typical
 - O/A — Overall
 - C.S.T. — Clear Sight Triangle
 - P.U.E. — Public Utility Easement
 - D.A.E. — Drainage and Access Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District



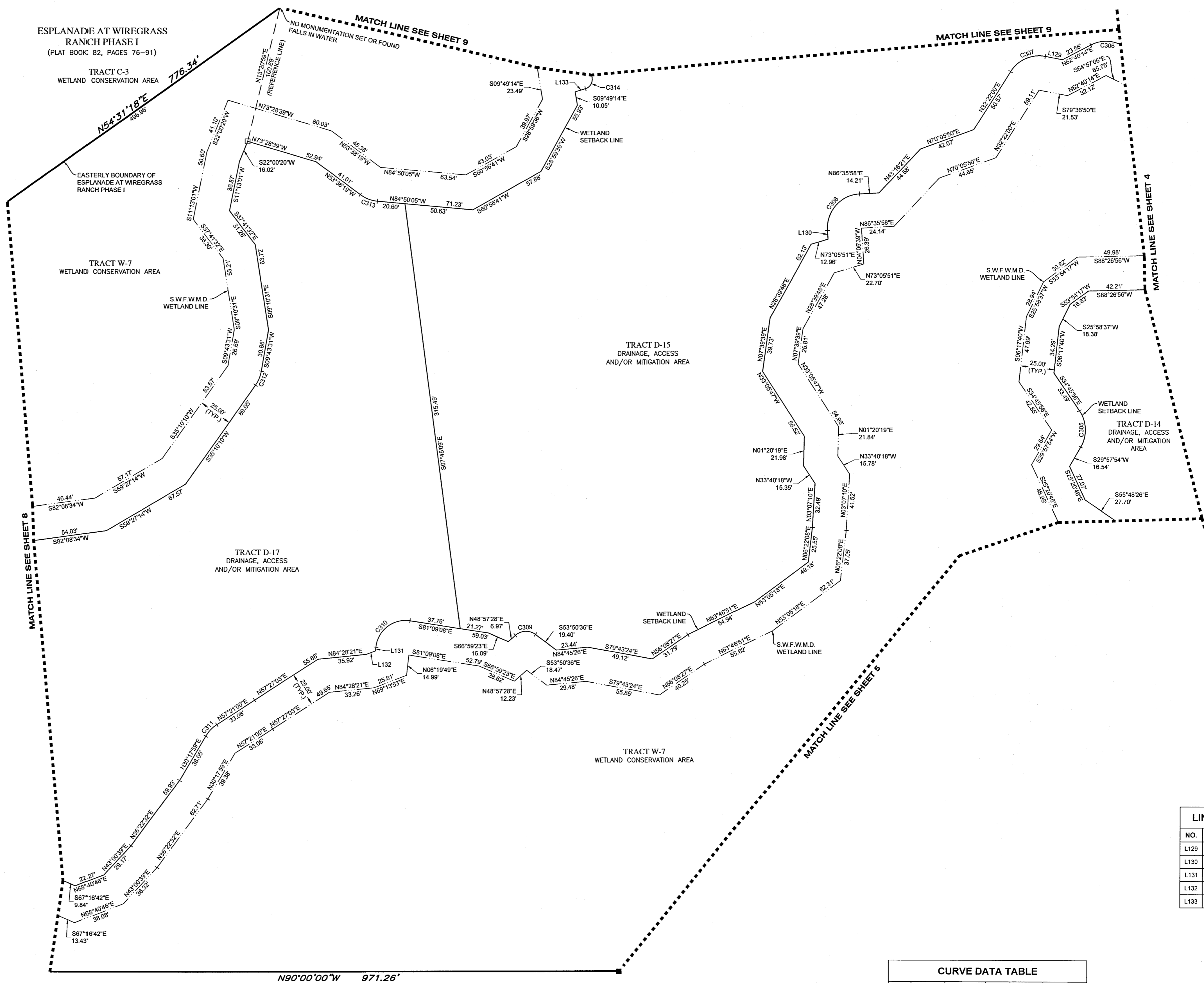
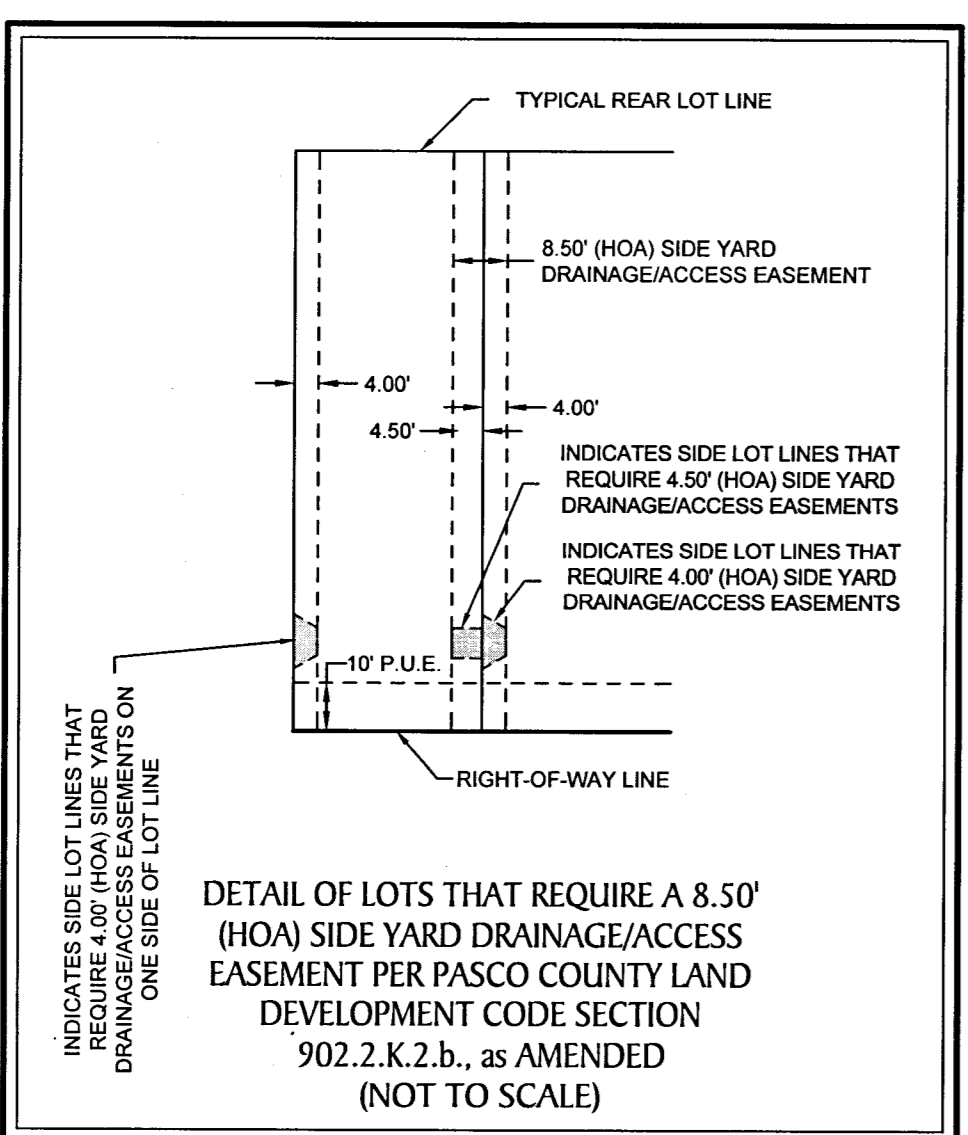
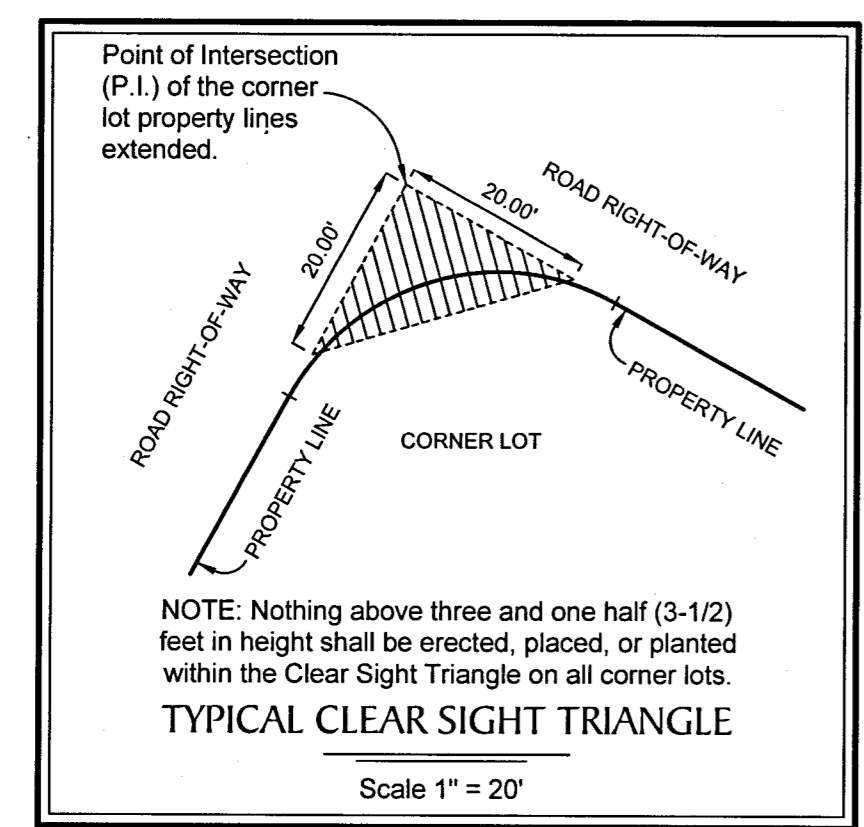
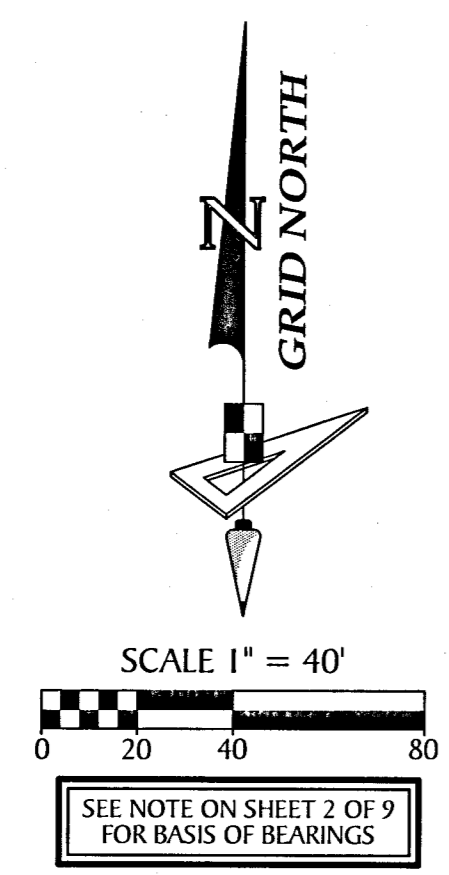
CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C4	350.00'	50°51'58"	310.72'	300.62' S19°35'39"W
C5	350.00'	22°37'31"	138.21'	137.31' S33°42'52"W
C6	490.00'	15°00'41"	128.38'	128.01' S14°53'46"W
C7	180.00'	40°11'23"	133.27'	130.56' S27°29'07"W
C8	40.00'	40°35'20"	28.34'	27.75' S27°17'08"W
C9	2030.00'	3°23'14"	120.01'	119.99' N81°35'51"W
C10	178.00'	30°42'44"	95.41'	94.27' N25°17'50"E
C11	490.00'	18°15'05"	156.09'	155.43' N31°31'39"E
C12	450.00'	14°59'46"	117.78'	117.44' N29°54'00"E
C13	201.37'	22°22'07"	78.62'	78.12' N28°23'38"W
C151	201.37'	9°41'29"	34.06'	34.02' S22°03'18"E
C152	201.37'	12°40'38"	44.56'	44.47' S33°14'22"E
C232	275.00'	50°51'58"	244.14'	236.20' N19°35'39"E
C233	260.00'	50°51'58"	230.82'	223.32' N19°35'39"E
C234	340.00'	50°51'58"	301.85'	292.03' N19°35'39"E
C237	195.33'	7°33'39"	25.78'	25.76' S38°24'22"W
C240	210.00'	50°51'58"	186.43'	180.37' N19°35'39"E
C241	195.33'	19°44'41"	67.31'	66.98' S24°45'11"W
C254	440.00'	22°37'31"	173.75'	172.62' S33°42'52"W
C255	380.00'	22°37'31"	142.16'	141.24' S33°42'52"W
C256	400.00'	22°37'31"	157.96'	156.93' S33°42'52"W
C257	300.00'	16°24'06"	85.88'	85.59' S16°36'01"W
C258	500.00'	15°00'41"	131.00'	130.62' S14°53'46"W
C259	500.00'	18°15'05"	159.27'	158.60' N31°31'39"E
C260	168.00'	30°42'44"	90.05'	88.98' S25°17'50"W
C261	180.00'	40°11'23"	126.26'	123.69' N27°29'07"E
C262	50.00'	40°35'20"	35.42'	34.68' S27°17'08"W
C263	6.17'	180°00'00"	19.38'	12.34' N44°58'22"W
C264	393.83'	22°38'39"	155.65'	154.64' S33°42'19"W
C265	406.17'	22°36'26"	160.26'	159.22' S33°43'25"W
C266	271.33'	14°05'20"	66.72'	66.55' S17°45'23"W
C267	8.67'	110°09'08"	16.67'	14.22' N65°47'17"E
C268	8.67'	88°15'49"	13.36'	12.07' S15°00'14"E
C269	321.33'	4°19'37"	24.27'	24.26' N26°57'52"E
C270	13.15'	183°37'50"	42.16'	26.29' N49°37'44"W
C271	317.33'	1°39'27"	9.18'	9.18' N39°23'04"E
C272	132.67'	41°50'27"	96.88'	94.75' S19°17'34"W
C273	6.67'	163°29'30"	19.03'	13.20' S83°22'24"E
C274	195.33'	27°18'21"	93.09'	92.21' S28°32'01"W
C275	176.67'	32°52'21"	101.36'	99.98' S30°15'32"W
C276	3.67'	143°50'02"	9.21'	6.98' N61°23'17"W
C277	148.67'	39°27'35"	102.39'	100.38' N30°15'32"E
C278	3.67'	143°50'02"	9.21'	6.98' S8°05'40"E
C279	60.00'	53°47'15"	56.33'	54.28' N71°55'15"E
C285	360.00'	15°44'42"	98.93'	98.62' S37°09'17"W
C286	360.00'	6°52'50"	43.23'	43.21' S25°50'31"W
C287	350.00'	18°42'17"	114.26'	113.75' S35°40'29"W
C288	350.00'	3°55'14"	23.95'	23.94' S24°21'44"W
C289	490.00'	1°25'30"	12.19'	12.19' S21°41'21"W
C290	490.00'	13°35'11"	116.19'	115.92' S14°11'01"W
C291	2030.00'	0°16'56"	10.00'	10.00' S83°09'00"E
C292	2030.00'	1°24'34"	49.93'	49.93' S82°18'15"E
C293	2030.00'	1°24'48"	50.08'	50.07' S80°53'34"E
C294	2030.00'	0°16'56"	10.00'	10.00' S80°02'42"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	S 45°01'38" W	108.60'
L6	S 22°24'07" W	17.63'
L7	S 06°59'28" W	19.48'
L8	N 09°56'28" E	97.11'
L9	N 22°24'07" E	7.61'
L10	N 24°30'23" W	100.45'
L112	S 22°24'07" W	7.61'
L113	N 59°08'09" W	4.39'
L114	N 06°59'28" E	19.51'
L115	S 08°23'58" W	6.77'
L123	S 00°47'42" E	20.89'
L124	S 00°47'42" E	15.30'
L125	N 48°10'13" W	4.37'
L126	N 22°24'07" E	17.63'
L127	S 45°01'38" W	43.97'
L128	N 45°01'38" E	43.97'




GeoPoint
 Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number LB 7768
SHEET 6 OF 9 SHEETS

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B
 BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87,
 PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17,
 TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates 1/2" Iron Rod LB7768 P.R.M.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) — Non-Radial
 - (TYP.) — Typical
 - O/A — Overall
 - C.S.T. — Clear Sight Triangle
 - P.U.E. — Public Utility Easement
 - D.A.E. — Drainage and Access Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District

LINE DATA TABLE

NO.	BEARING	LENGTH
L129	S 79°36'50"E	12.99'
L130	N 04°05'39"W	6.44'
L131	N 06°19'49"E	2.84'
L132	N 69°13'53"E	7.17'
L133	S 73°30'54"W	8.04'

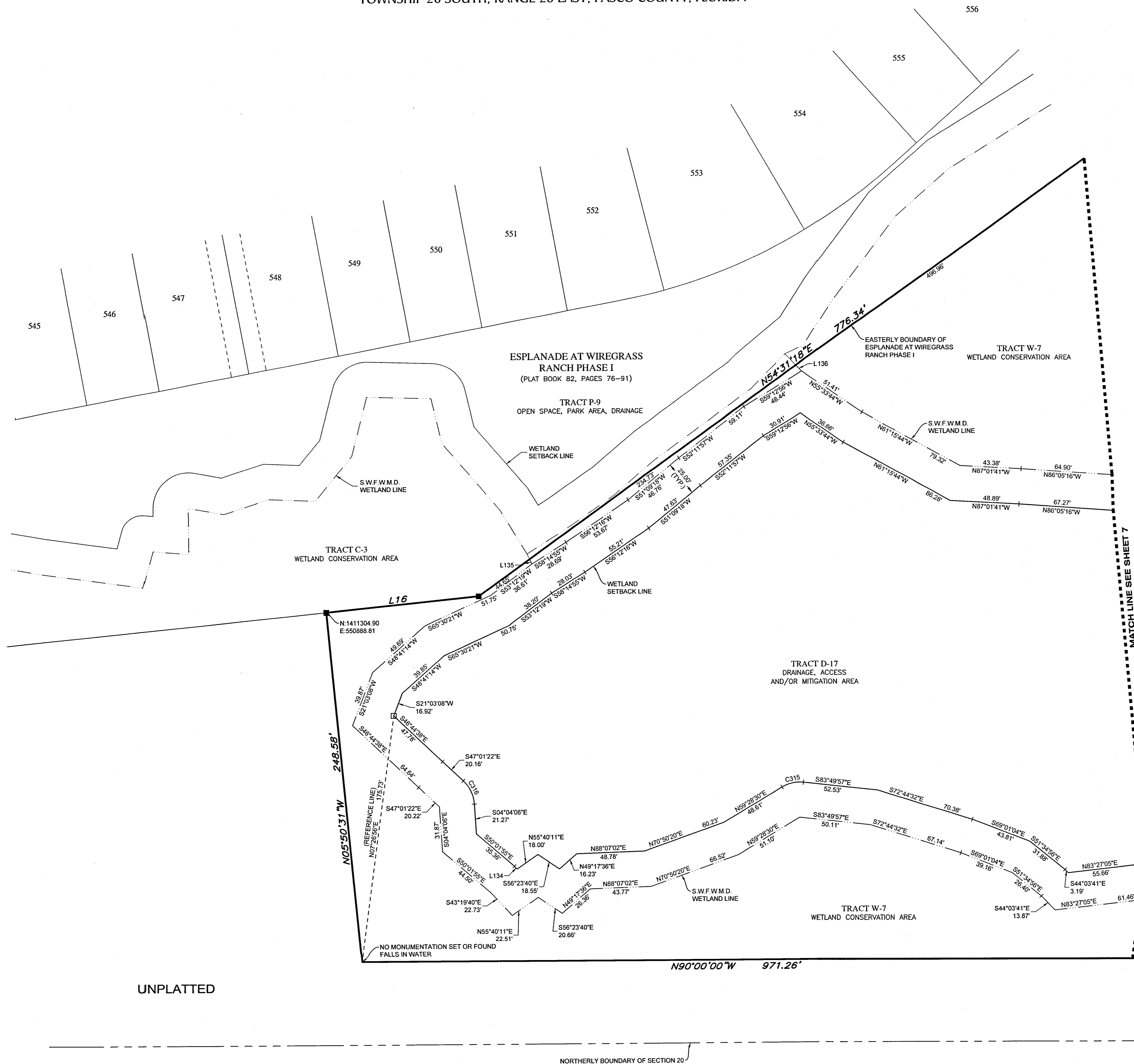
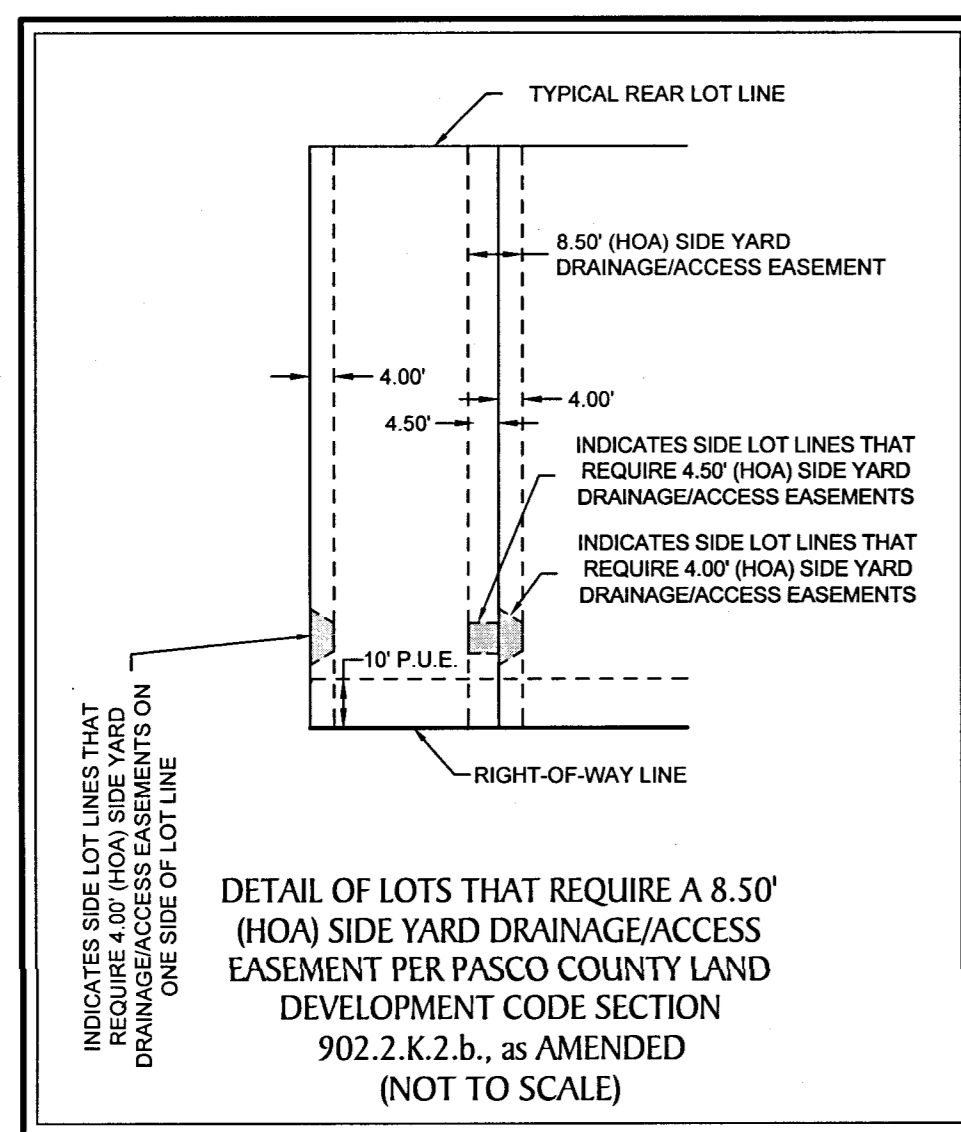
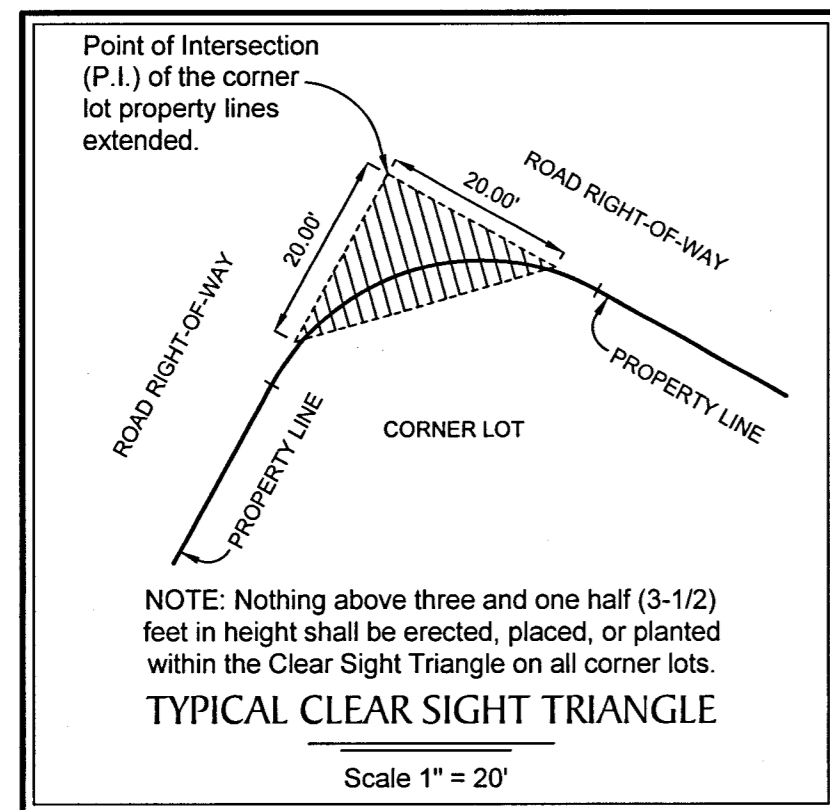
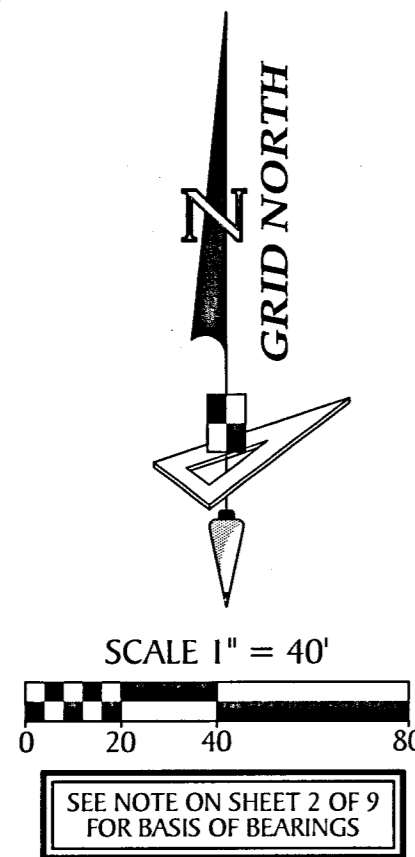
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C305	25.00'	64°43'50"	28.24'	26.77'	N02°24'01"W
C306	25.00'	52°22'40"	22.85'	22.07'	S88°51'34"W
C307	25.00'	68°01'10"	29.68'	27.97'	S66°22'35"W
C308	25.00'	90°41'37"	39.57'	35.57'	S41°15'09"W
C309	12.00'	77°11'56"	16.17'	14.97'	S87°33'26"W
C310	22.00'	92°31'02"	35.52'	31.79'	S52°35'21"W
C311	25.00'	27°03'01"	11.80'	11.69'	S43°49'29"W
C312	25.00'	25°26'38"	11.10'	11.01'	N22°26'50"E
C313	25.00'	31°11'46"	13.61'	13.44'	S69°14'12"E
C314	7.00'	100°28'12"	12.27'	10.76'	N23°16'48"E


GeoPoint
 Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number LB 7768
SHEET 7 OF 9 SHEETS

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B

BEING A REPLAT OF A PORTION OF TRACT F, ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3, RECORDED IN PLAT BOOK 87, PAGES 33-51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C315	25.00'	36°41'32"	16.01'	15.74'	S77°49'16"W
C316	25.00'	42°57'16"	18.74'	18.31'	N25°32'44"W

NO.	BEARING	LENGTH
L16	N 84°09'29" E	109.32'
L134	S 43°19'40" E	2.84'
L135	N 26°08'46" W	3.77'
L136	S 44°32'02" E	6.06'

UNPLATTED

NORTHERLY BOUNDARY OF SECTION 20

- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates 1/2" Iron Rod LB7768 P.R.M.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) Non-Radial
 - (TYP.) Typical
 - O/A Overall
 - C.S.T. Clear Sight Triangle
 - P.U.E. Public Utility Easement
 - D.A.E. Drainage and Access Easement
 - S.W.F.W.M.D. Southwest Florida Water Management District

