

MIRADA PARCEL 23A

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

COMMENCING AT THE NORTHEAST CORNER AT THE INTERSECTION OF SETTER PALM ROAD AND MIRADA BOULEVARD OF MIRADA PARCELS 20 & 22 REPLAT AS RECORDED IN PLAT BOOK 79, PAGE 41 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERN BOUNDARY OF SAID MIRADA PARCELS 20 & 22 REPLAT THE FOLLOWING ELEVEN (11) COURSES: BEGINNING AT A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 45°00'00" WEST, A DISTANCE OF 35.36 FEET; 1) AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; 2) NORTH 00°00'00" WEST, A DISTANCE OF 110.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 613.00 FEET, A CENTRAL ANGLE OF 21°44'20" AND A CHORD WHICH BEARS NORTH 10°10'10" WEST, A DISTANCE OF 231.19 FEET; 3) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 232.88 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE EASTERLY, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 07°39'13" AND A CHORD WHICH BEARS NORTH 17°54'43" WEST, A DISTANCE OF 133.48 FEET; 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 133.48 FEET; 5) NORTH 14°00'00" WEST, A DISTANCE OF 78.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 356.00 FEET, A CENTRAL ANGLE OF 20°10'48" AND A CHORD WHICH BEARS NORTH 01°29'41" WEST, A DISTANCE OF 155.20 FEET; 6) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 156.45 FEET; 7) NORTH 11°02'41" EAST, A DISTANCE OF 215.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 49°16'34" AND A CHORD WHICH BEARS NORTH 11°32'36" WEST, A DISTANCE OF 346.42 FEET; 8) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 355.60 FEET; 9) NORTH 34°10'53" WEST, A DISTANCE OF 152.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 556.00 FEET, A CENTRAL ANGLE OF 40°44'51" AND A CHORD WHICH BEARS NORTH 13°46'58" WEST, A DISTANCE OF 248.17 FEET; 10) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 253.49 FEET; 11) NORTH 06°36'58" EAST, A DISTANCE OF 52.76 FEET; THENCE DEPARTING THE EASTERN BOUNDARY OF SAID MIRADA PARCELS 20 & 22 REPLAT, SOUTH 56°49'23" EAST, A DISTANCE OF 467.34 FEET; THENCE SOUTH 63°00'00" EAST, A DISTANCE OF 206.74 FEET; THENCE SOUTH 88°00'00" EAST, A DISTANCE OF 708.07 FEET; THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 50.65 FEET; THENCE SOUTH 21°33'33" WEST, A DISTANCE OF 150.89 FEET; THENCE NORTH 68°50'01" WEST, A DISTANCE OF 173.56 FEET; THENCE SOUTH 13°03'53" WEST, A DISTANCE OF 111.37 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 12°52'43" AND A CHORD WHICH BEARS SOUTH 70°01'05" EAST, A DISTANCE OF 124.58 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 134.86 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE NORTHERLY, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 09°24'53" AND A CHORD WHICH BEARS SOUTH 68°17'10" EAST, A DISTANCE OF 139.51 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 139.67 FEET; THENCE SOUTH 72°59'37" EAST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 17°00'23" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 72°59'37" WEST, A DISTANCE OF 24.30 FEET; THENCE SOUTH 15°20'59" WEST, A DISTANCE OF 101.66 FEET; THENCE SOUTH 30°44'37" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 61°20'00" WEST, A DISTANCE OF 36.49 FEET; THENCE NORTH 58°54'17" WEST, A DISTANCE OF 38.02 FEET; THENCE SOUTH 23°00'30" WEST, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 09°37'52" AND A CHORD WHICH BEARS SOUTH 66°40'34" EAST, A DISTANCE OF 4.79 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 4.79 FEET; THENCE SOUTH 22°48'51" WEST, A DISTANCE OF 61.50 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 373.50 FEET, A CENTRAL ANGLE OF 02°26'04" AND A CHORD WHICH BEARS NORTH 67°28'10" WEST, A DISTANCE OF 15.87 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 15.87 FEET; THENCE SOUTH 21°18'48" WEST, A DISTANCE OF 100.86 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 09°37'52" AND A CHORD WHICH BEARS SOUTH 66°40'34" EAST, A DISTANCE OF 4.79 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 4.79 FEET; THENCE SOUTH 09°00'00" WEST, A DISTANCE OF 19.04 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS SOUTH 45°00'00" WEST, A DISTANCE OF 35.36 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 26.40 ACRES, MORE OR LESS.

OWNER:

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

JOHN RYAN, MANAGER
WITNESS [Signature] WITNESS [Signature]
WITNESS [Signature] WITNESS [Signature]

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 20 DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN RYAN, AS MANAGER OF SUBSTANTIA CANNON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF CR PASCO INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF CR PASCO DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Jennifer L. Barrs
(PRINTED NAME OF NOTARY)
JENNIFER L. BARRS
MY COMMISSION # FH 272057
EXPIRES: September 28, 2026
MY COMMISSION EXPIRES: 9/28/26
COMMISSION NUMBER: HH275057

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CR PASCO DEVELOPMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND CR CG ONE, LP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA (THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "MIRADA PARCEL 23A" AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1. THE OWNERS DO HEREBY GRANT, CONVEY, AND DEDICATE THE ROADWAYS SHOWN HEREON AS TRACT "RW1" (CDD RIGHT-OF-WAY) TO THE MIRADA COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES, AND DECLARED THAT THEY ARE THE OWNER AS EVIDENCED BY ITS EXECUTION OF THIS PLAT. THE DISTRICT ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND APPURTENANCES THEREIN. NONE OF THE ROADWAYS WITHIN TRACT "RW1" AS SHOWN AND DEPICTED ON THIS PLAT SHALL BE DEEMED TO BE DEDICATED TO PASCO COUNTY, FLORIDA (THE "COUNTY").
- 2. THE OWNERS DO HEREBY GRANT, CONVEY AND DEDICATE TRACTS "A" AND "B" (COMMON AREA), TRACT "C" (DRAINAGE AREA), TRACTS "D", (DRAINAGE, WETLAND CONSERVATION, AND TRAIL AREA), TRACT "E" (DRAINAGE AREA), TRACT "LP" (LINEAR PARK AND TRAIL) AS SHOWN AND DEPICTED HEREON TO THE DISTRICT, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT. THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS.
- 3. THE OWNERS FURTHER DO:
 - A. GRANT, CONVEY AND DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACT "RW1" WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
 - B. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
 - C. GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON WALL EASEMENTS FOR THE PURPOSE OF THE CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE WALLS LYING THEREIN.
 - D. GRANT, CONVEY AND DEDICATE TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL SIDE YARD DRAINAGE / ACCESS EASEMENTS, AS INDICATED HEREON ALL LANDS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.
 - E. RESERVE UNTO ITSELF, 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 177.065(1) FLORIDA STATUTES.
 - F. RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF 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.
 - G. CONVEY TO GIG FIBER, LLC, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT (TE) OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS.
- 4. THE OWNERS FURTHER DO HEREBY GRANT, CONVEY, WARRANT, AND DEDICATE TO THE "COUNTY" A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS (DE) OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE 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.
- 5. THE OWNERS DO GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY EASEMENTS, IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, 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.

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 20 DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN RYAN, AS PRESIDENT AND TREASURER OF CRGP, INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF CRGP MALLP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Jennifer L. Barrs
(PRINTED NAME OF NOTARY)
JENNIFER L. BARRS
MY COMMISSION # FH 272057
EXPIRES: September 28, 2026
MY COMMISSION EXPIRES: 9/28/26
COMMISSION NUMBER: HH275057

CERTIFICATE OF ACCEPTANCE

THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES.

THE DEDICATION TO MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS

THIS DAY 20 OF June, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATION AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: [Signature] WITNESS [Signature] WITNESS [Signature]
MIKE LAWSON, CHAIRMAN WITNESS [Signature] WITNESS [Signature]

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

I HEREBY CERTIFY ON THIS 20 DAY OF June, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MIKE LAWSON, OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF OR HERSELF 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
Jennifer L. Barrs
(PRINTED NAME OF NOTARY)
JENNIFER L. BARRS
MY COMMISSION # FH 272057
EXPIRES: September 28, 2026
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COMMISSION NUMBER: HH275057

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-6174602) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CR PASCO DEVELOPMENT COMPANY, LLC AND CR CG ONE, LP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-6174602.

THIS 21 DAY OF June, 2024.

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

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

PURSUANT TO SECTION 177.081 (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 25th DAY OF June, 2024.

[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 4th DAY OF July, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 10th DAY OF July, 2024, IN PLAT BOOK 95, PAGE(S) 42-47.

BY: [Signature]
NIKKI ALVAREZ-SOARES ESQ.,
PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1 AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET THE 16TH DAY OF APRIL, 2024, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (COPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 19th DAY OF June, 2024.

[Signature]
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB7013

HAMILTON
ENGINEERING & SURVEYING, LLC
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535
LB #7013 CA #8474 www.HamiltonEngineering.us
775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.9929

MIRADA PARCEL 23A

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA
BOUNDARY AND KEY SHEET

SURVEYOR'S NOTES

1. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO SECOND ORDER CLASS II ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLDCC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "N30-124" AND "T31-122".
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 10-25S-20E AS SHOWN HAVING A GRID BEARING OF NORTH 00°48'17" EAST.
3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
5. DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS; THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

WETLAND CONSERVATION NOTE:

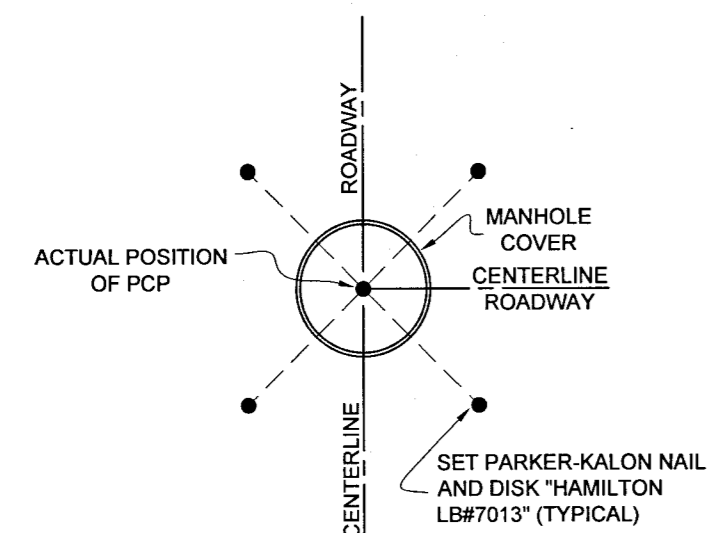
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE:

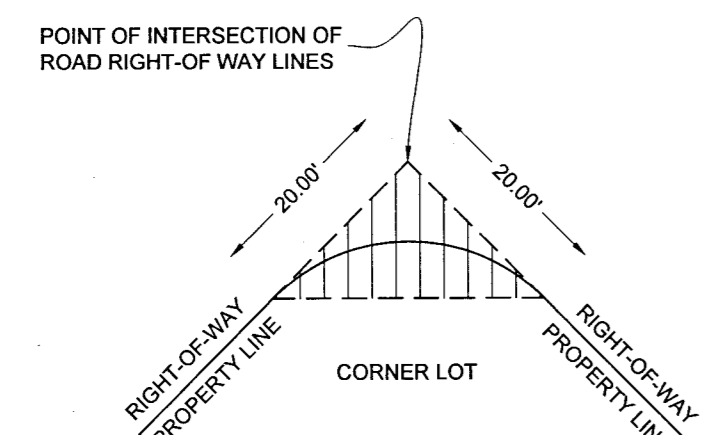
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

TRACT TABULATION

- TRACT A - COMMON AREA (CDD)
- TRACT B - COMMON AREA (CDD)
- TRACT C - DRAINAGE AREA (CDD)
- TRACT D - DRAINAGE, WETLAND CONSERVATION, AND TRAIL AREA (CDD)
- TRACT E - DRAINAGE AREA (CDD)
- TRACT LP - LINEAR PARK AND TRAIL AREA (CDD)
- TRACT RW1 - CDD RIGHT-OF-WAY AND UTILITY EASEMENT (PUBLIC)



PERMANENT CONTROL POINT (P.C.P.) MANHOLE DETAIL (NOT TO SCALE)



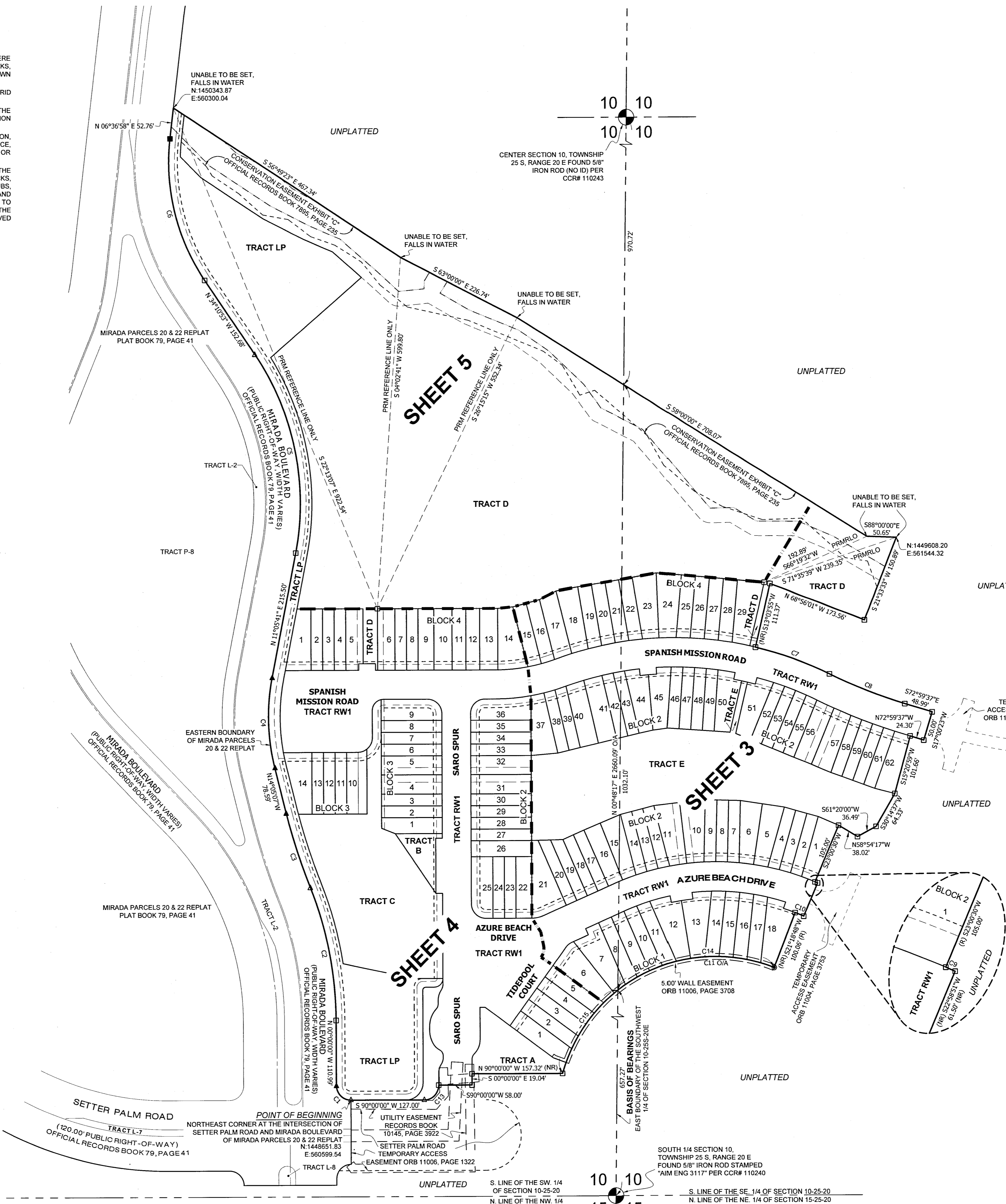
CLEAR SIGHT TRIANGLE DETAIL (NOT TO SCALE)

HAMILTON
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3555

LB #7013 CA #8474 www.HamiltonEngineering.US

775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929



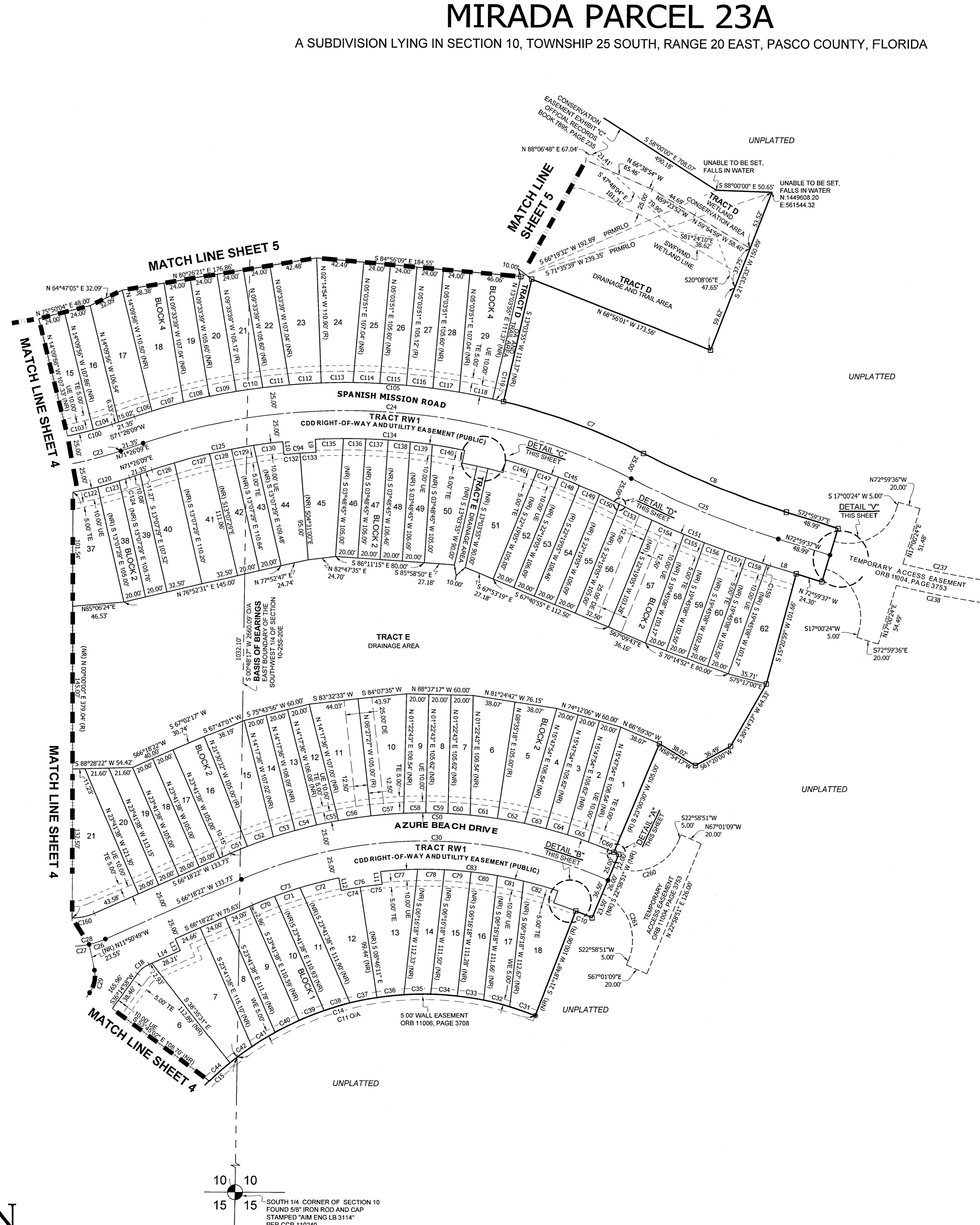
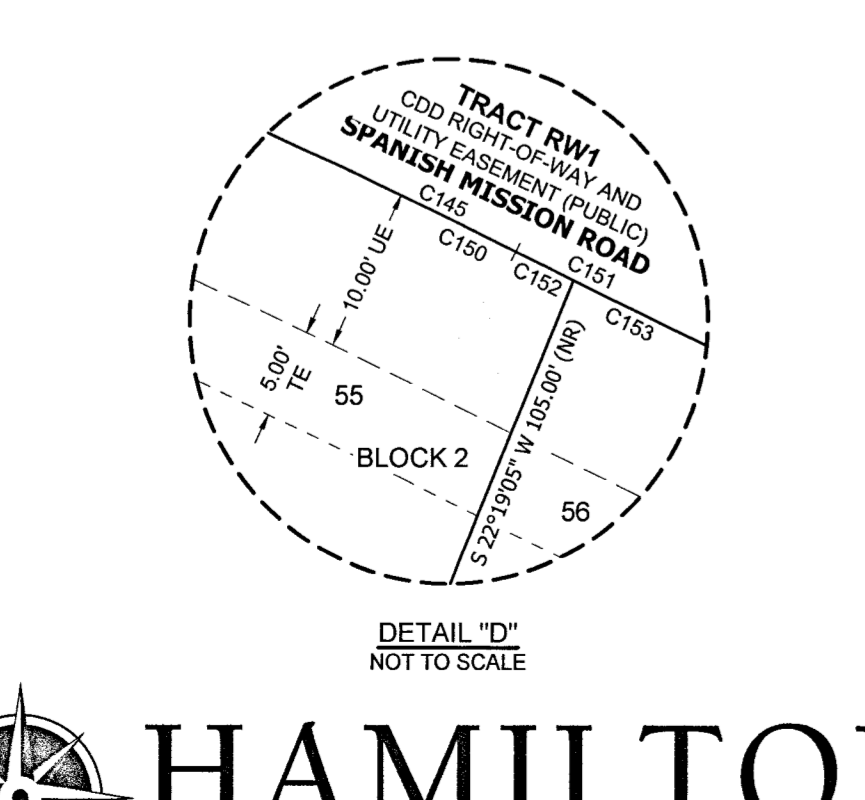
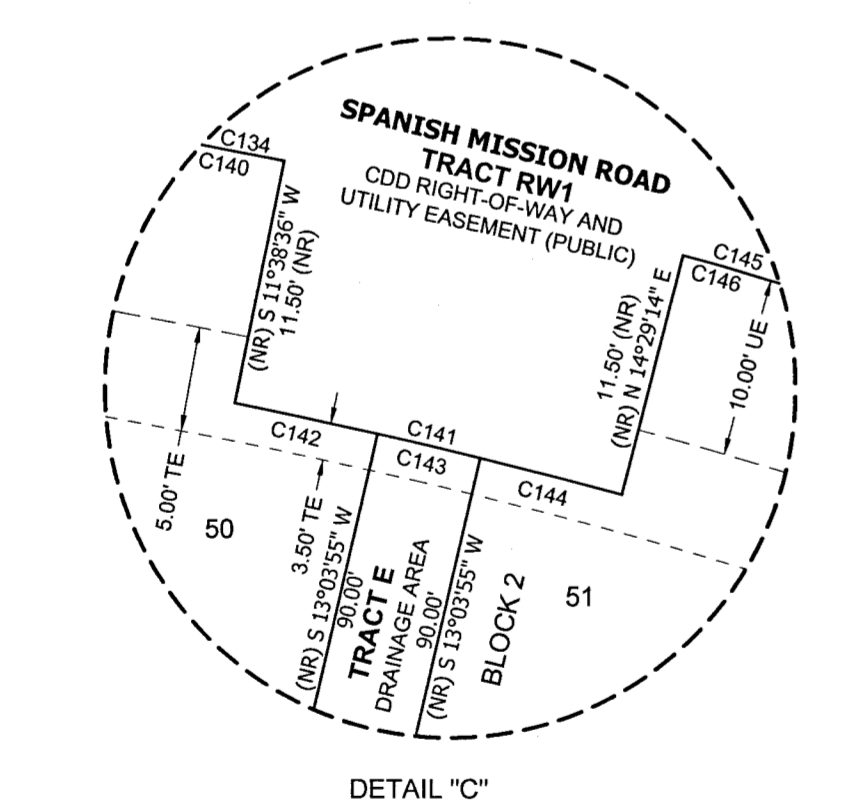
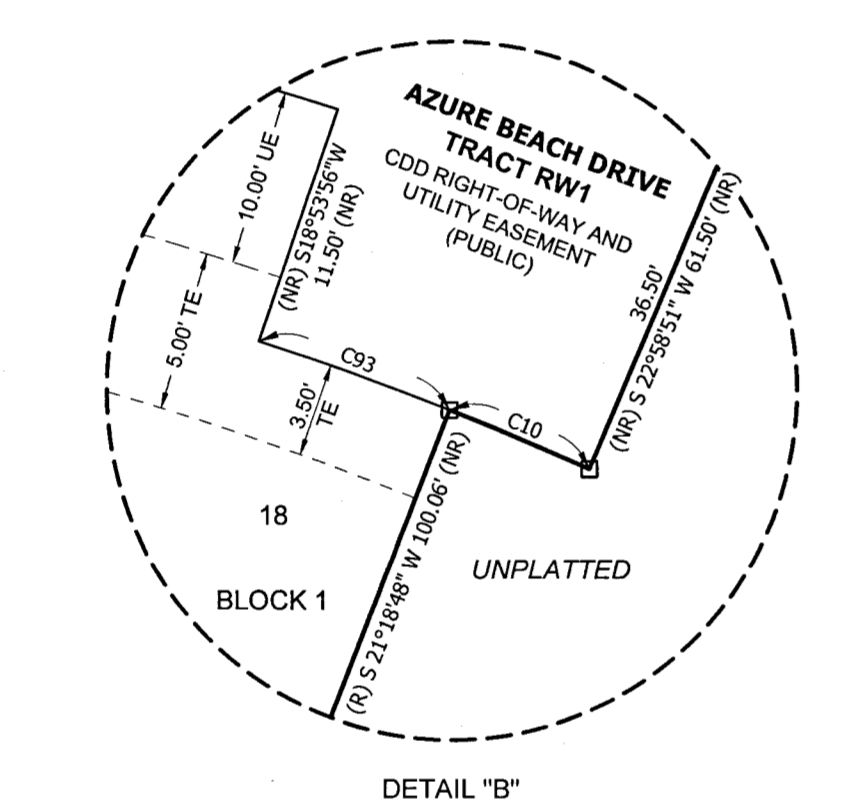
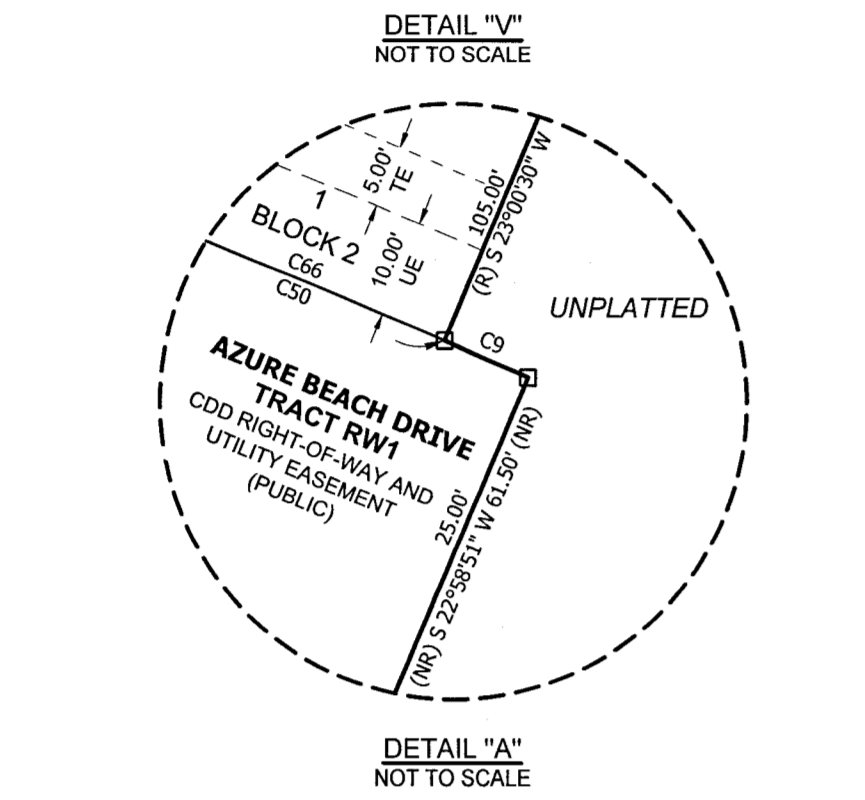
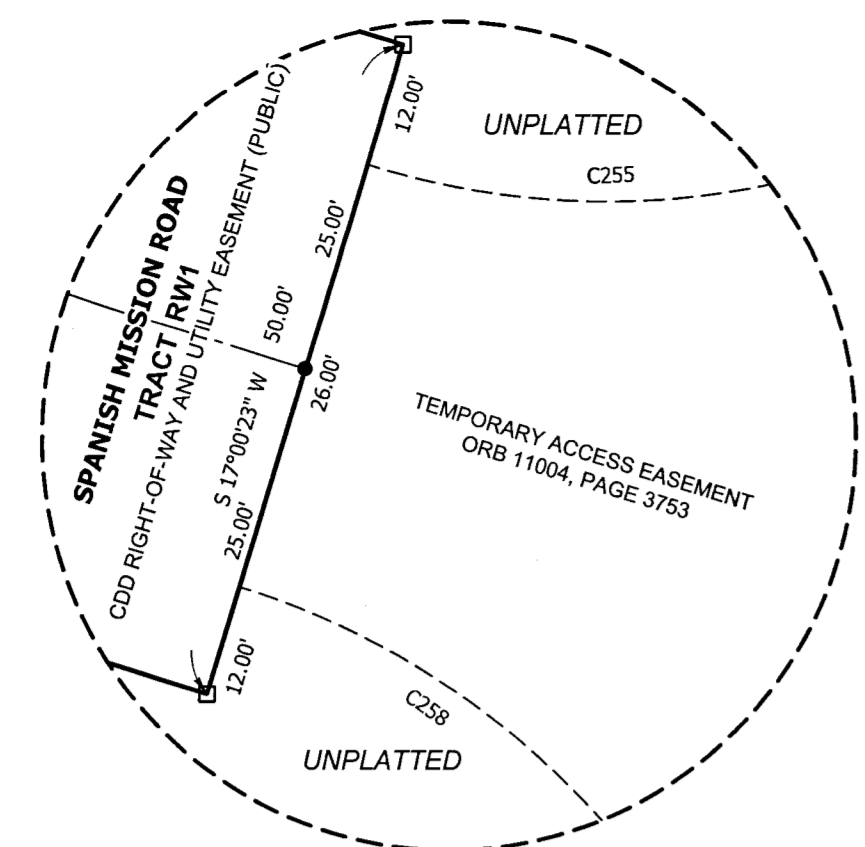
CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 45°00'00" W	35.36'	39.27'	90°00'00"
C2	613.00'	N 10°52'10" W	231.19'	232.58'	21°44'20"
C3	1000.00'	N 17°54'43" W	133.48'	133.58'	7°39'13"
C4	356.00'	N 01°29'43" W	155.20'	156.45'	25°10'48"
C5	480.00'	N 11°32'36" W	346.42'	355.60'	45°16'34"
C6	356.00'	N 13°46'58" W	248.17'	253.49'	40°47'51"
C7	600.00'	S 70°01'05" E	134.58'	134.86'	12°52'43"
C8	850.00'	S 68°17'10" E	139.51'	139.67'	9°24'53"
C9	435.00'	S 66°40'34" E	4.79'	4.79'	0°37'52"
C10	373.50'	N 67°28'10" W	15.87'	15.87'	2°28'04"
C11	274.45'	S 63°46'47" W	406.19'	457.28'	95°27'56"
C13	25.00'	S 45°00'00" W	35.36'	39.27'	90°00'00"
C14	274.45'	N 82°00'10" E	270.37'	282.70'	59°01'10"
C15	274.45'	N 34°16'12" E	171.65'	174.58'	36°25'46"

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. (FSS 177.091(27))

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
 - = FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #7013
 - ▲ = SET PARKER-KALON NAIL AND DISC "HAMILTON" LB #7013 PRM, UNLESS NOTED OTHERWISE
 - ▲ = FOUND PARKER-KALON NAIL AND DISC LB #7768 PRM, UNLESS NOTED OTHERWISE
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON" LB #7013
 - = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
- BOBY = BOUNDARY
CCR = CERTIFIED CORNER RECORD
DA = DRAINAGE AREA
DE = DRAINAGE EASEMENT
LB = LICENSE BUSINESS
IN = INSTRUMENT NUMBER
(NR) = NON-RADIAL LINE
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK
UE = UTILITY EASEMENT
(R) = RADIAL LINE
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WCA = WETLAND CONSERVATION AREA
WE = WALL EASEMENT

MIRADA PARCEL 23A

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C7	600.00'	S 70°01'05" E	134.58'	134.86'	12°52'43"
C8	850.00'	S 68°17'10" E	139.51'	139.67'	9°24'53"
C9	435.00'	S 66°40'34" E	4.79'	4.79'	0°37'52"
C10	373.50'	N 67°28'10" W	15.87'	15.87'	2°26'04"
C11	274.45'	S 63°46'47" W	406.19'	457.28'	95°27'56"
C14	274.45'	S 82°00'10" W	270.37'	282.70'	59°01'10"
C15	274.45'	S 36°19'27" W	152.85'	154.90'	32°20'16"
C18	25.00'	N 51°16'40" E	12.96'	13.11'	30°03'24"
C23	325.00'	S 80°43'05" W	104.84'	105.30'	18°33'51"
C24	575.00'	N 86°04'17" W	439.95'	451.46'	44°59'08"
C25	875.00'	N 68°17'10" W	143.62'	143.78'	9°24'53"
C26	75.00'	N 72°13'46" E	15.48'	15.51'	11°50'49"
C27	75.00'	N 84°04'35" E	15.48'	15.51'	11°50'49"
C28	75.00'	N 78°09'11" E	30.79'	31.02'	23°41'38"
C29	25.00'	S 12°12'05" W	20.38'	20.99'	48°05'47"
C30	410.00'	N 89°59'34" E	329.42'	339.00'	47°22'25"
C31	274.45'	S 71°01'52" E	24.36'	24.37'	5°05'14"
C32	274.45'	S 76°06'11" E	24.21'	24.22'	5°03'24"
C33	274.45'	S 81°08'24" E	24.02'	24.03'	5°01'02"
C34	274.45'	S 86°09'25" E	24.02'	24.03'	5°01'00"
C35	274.45'	N 88°48'27" E	24.21'	24.21'	5°03'18"
C38	274.45'	N 83°43'57" E	24.40'	24.40'	5°05'42"
C37	274.45'	N 78°36'54" E	24.61'	24.62'	5°08'24"
C38	274.45'	N 73°31'09" E	24.19'	24.20'	5°03'07"
C39	274.45'	N 68°29'07" E	24.02'	24.03'	5°00'56"
C40	274.45'	N 63°28'06" E	24.03'	24.04'	5°01'05"
C41	274.45'	N 58°25'45" E	24.23'	24.24'	5°03'35"
C42	274.45'	N 53°20'39" E	24.47'	24.48'	5°06'37"
C44	274.45'	N 48°13'38" E	24.53'	24.54'	5°07'26"
C50	435.00'	N 89°39'26" E	344.84'	354.57'	46°42'08"
C51	435.00'	S 67°23'55" W	16.59'	16.59'	2°11'06"
C52	435.00'	S 70°07'18" W	24.75'	24.76'	3°15'40"
C53	435.00'	S 73°04'15" W	20.02'	20.02'	2°38'14"
C54	435.00'	S 75°42'24" W	20.00'	20.00'	2°38'04"
C55	435.00'	S 78°20'33" W	20.02'	20.02'	2°38'14"
C56	435.00'	S 81°36'07" W	29.46'	29.47'	3°52'53"
C57	435.00'	S 85°29'00" W	29.46'	29.47'	3°52'53"
C58	435.00'	N 88°44'33" W	20.02'	20.02'	2°38'14"
C59	435.00'	N 88°37'18" W	20.00'	20.00'	2°38'04"
C60	435.00'	N 85°59'08" W	20.02'	20.02'	2°38'14"
C61	435.00'	N 83°02'21" W	24.71'	24.72'	3°15'19"
C62	435.00'	N 79°47'02" W	24.71'	24.72'	3°15'19"
C63	435.00'	N 76°50'15" W	20.02'	20.02'	2°38'14"
C64	435.00'	N 74°12'06" W	20.00'	20.00'	2°38'04"
C65	435.00'	N 71°33'57" W	20.02'	20.02'	2°38'14"
C66	435.00'	N 68°37'10" W	24.71'	24.72'	3°15'19"
C70	385.00'	N 67°52'20" E	21.05'	21.05'	3°07'57"
C71	385.00'	N 71°13'53" E	24.09'	24.09'	3°35'08"
C72	385.00'	N 75°41'51" E	35.91'	35.93'	5°20'48"
C73	385.00'	S 72°20'18" W	80.92'	81.07'	12°03'53"
C74	373.50'	N 79°40'09" E	17.26'	17.28'	2°38'51"
C75	373.50'	N 82°30'56" E	19.85'	19.85'	3°02'42"
C76	373.50'	S 81°11'31" W	37.09'	37.11'	5°41'33"
C77	385.00'	N 66°30'09" E	33.42'	33.43'	4°58'28"
C78	385.00'	S 89°12'57" E	24.11'	24.11'	3°35'19"
C79	385.00'	S 85°38'04" E	24.01'	24.02'	3°34'27"
C80	385.00'	S 82°03'38" E	24.01'	24.01'	3°34'26"
C81	385.00'	S 78°28'48" E	24.10'	24.10'	3°35'14"
C82	385.00'	S 74°18'10" E	32.02'	32.03'	4°46'00"
C83	385.00'	N 83°57'08" W	160.52'	161.71'	24°03'55"
C93	373.50'	S 70°18'56" E	21.24'	21.24'	3°15'29"
C94	538.50'	N 85°29'00" E	28.72'	28.73'	3°03'23"
C100	600.00'	S 80°43'05" W	96.78'	97.20'	18°33'51"
C103	300.00'	N 77°06'40" E	24.01'	24.01'	4°35'10"
C104	300.00'	N 73°07'37" E	17.71'	17.71'	3°22'56"
C105	600.00'	N 87°29'22" E	331.84'	336.22'	32°06'25"
C106	600.00'	N 72°13'35" E	16.56'	16.56'	1°34'52"
C107	600.00'	N 74°26'02" E	29.67'	29.67'	2°50'01"
C108	600.00'	N 76°59'55" E	24.04'	24.04'	2°17'46"
C109	600.00'	N 79°17'35" E	24.00'	24.01'	2°17'33"
C110	600.00'	N 81°35'08" E	24.00'	24.01'	2°17'33"
C111	600.00'	N 83°52'47" E	24.04'	24.04'	2°17'46"
C112	600.00'	N 86°23'23" E	28.52'	28.53'	2°43'26"
C113	600.00'	N 89°06'49" E	28.52'	28.53'	2°43'26"
C114	600.00'	S 88°22'35" E	24.04'	24.04'	2°17'46"
C115	600.00'	S 86°04'55" E	24.00'	24.01'	2°17'33"
C116	600.00'	S 83°47'22" E	24.00'	24.01'	2°17'33"
C117	600.00'	S 81°29'43" E	24.04'	24.04'	2°17'46"
C118	600.00'	S 78°52'47" E	30.73'	30.74'	2°56'05"
C119	600.00'	S 76°56'05" E	10.00'	10.00'	0°57'18"

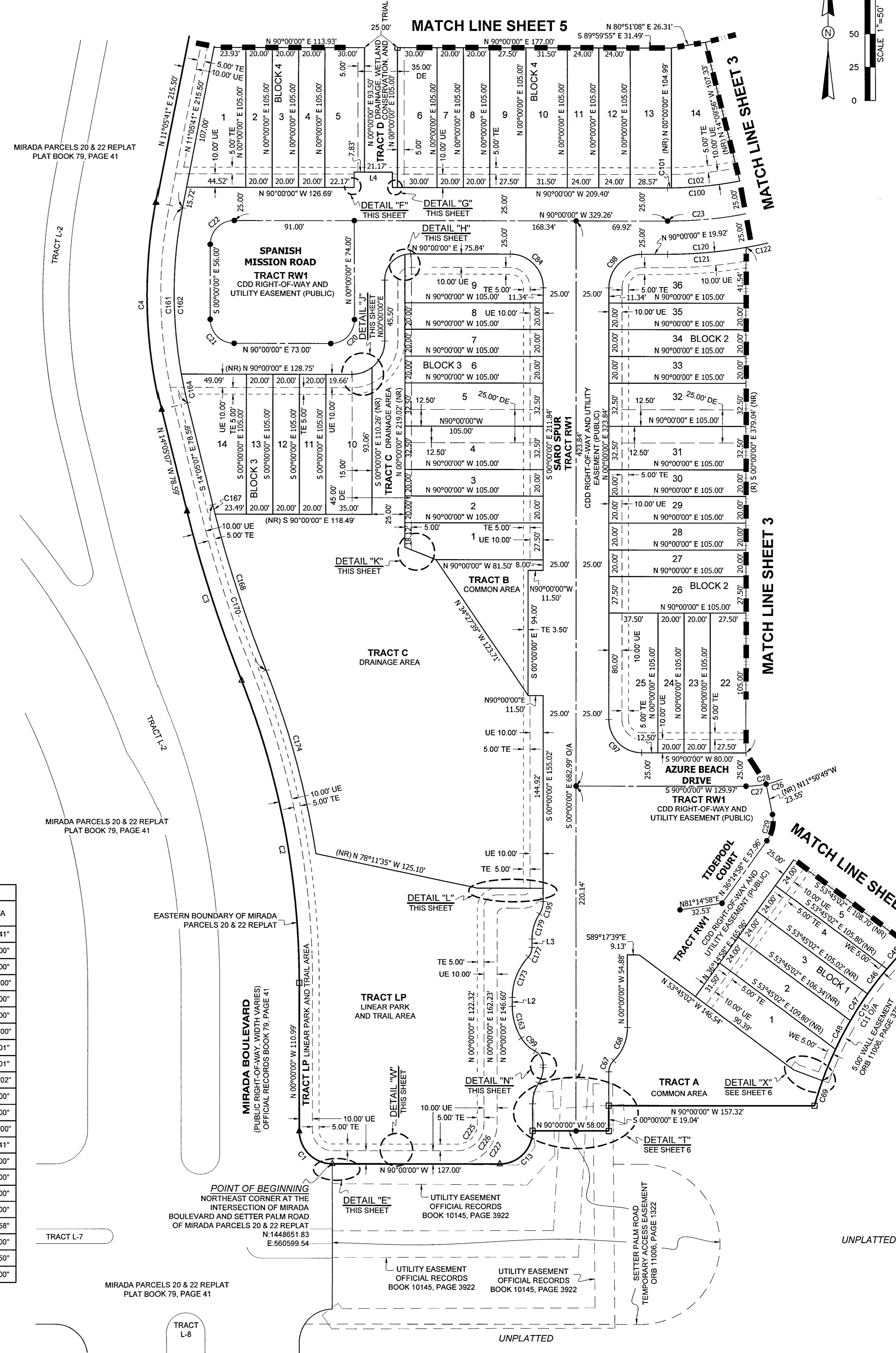
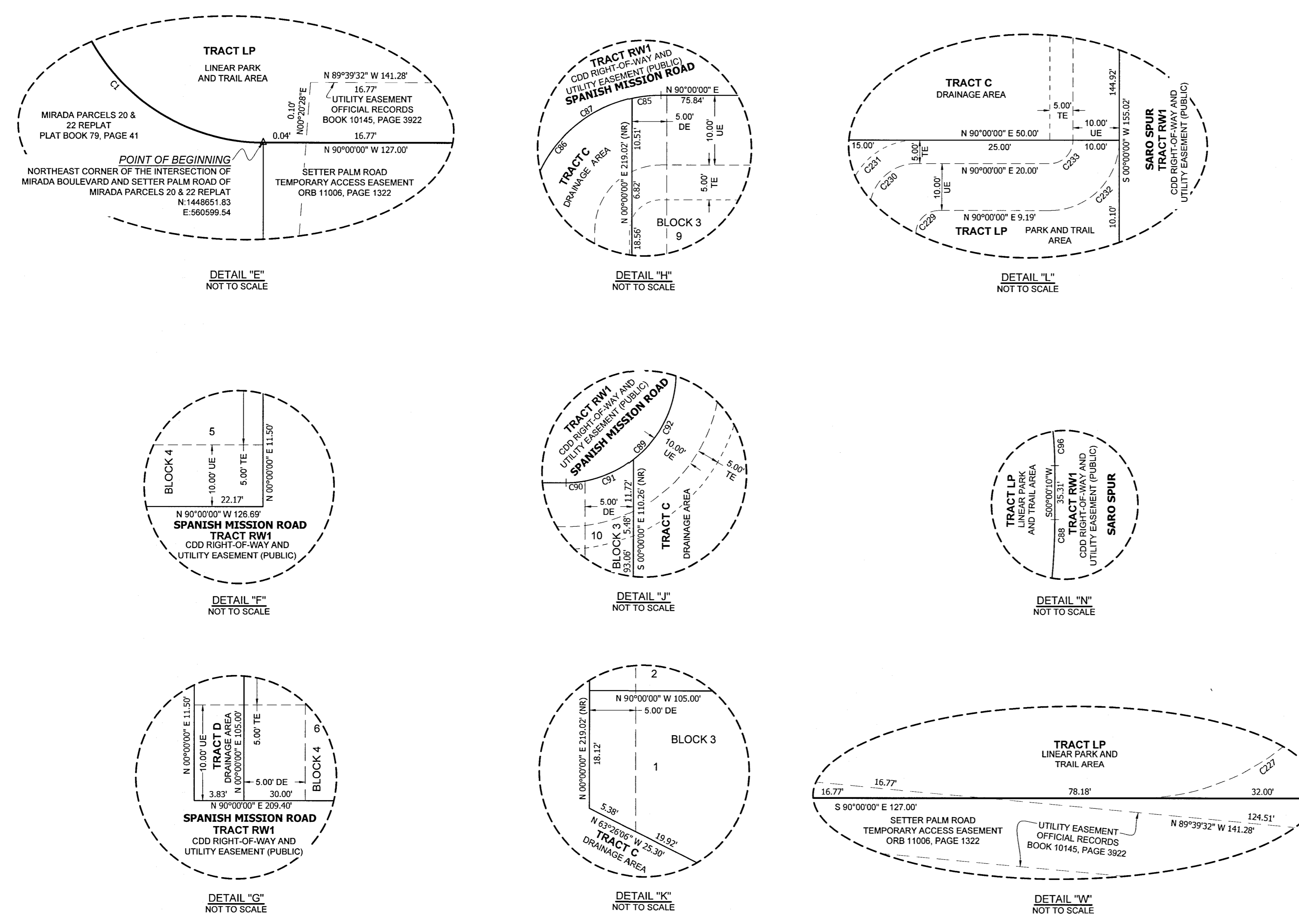
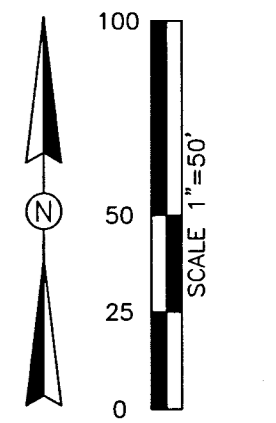
LINE#	DIRECTION	LENGTH
L8	S 72°59'37" E	24.69'
L9	N 03°05'41" W	11.50'
L10	S 05°56'19" E	11.50'
L11	N 06°43'44" W	11.50'
L12	S 10°48'39" E	11.50'
L13	N 23°41'38" W	11.50'
L14	N 66°16'22" E	31.14'

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C120	350.00'	N 80°43'05" E	112.91'	113.40'	18°33'51"
C122	350.00'	N 78°15'15" E	23.00'	23.01'	3°45'59"
C123	350.00'	N 74°42'39" E	20.01'	20.02'	3°16'37"
C124	350.00'	N 72°15'15" E	10.00'	10.00'	1°38'11"
C125	550.00'	N 77°41'48" E	119.96'	120.20'	12°31'17"
C126	550.00'	N 72°32'51" E	21.34'	21.34'	2°13'24"
C127	550.00'	N 75°21'10" E	32.51'	32.52'	3°23'14"
C128	550.00'	N 78°05'19" E	20.00'	20.01'	2°05'03"
C129	550.00'	N 80°10'27" E	20.03'	20.03'	2°05'13"
C130	550.00'	N 82°35'18" E	26.30'	26.30'	2°44'23"
C132	538.50'	S 84°43'09" W	14.36'	14.36'	1°31'42"
C133	538.50'	S 86°14'51" W	14.36'	14.36'	1°31'42"
C134	550.00'	S 85°57'36" E	134.64'	134.88'	14°03'40"
C135	550.00'	N 88°19'32" E	25.27'	25.27'	2°37'58"
C136	550.00'	S 89°18'53" E	20.03'	20.03'	2°05'12"
C137	550.00'	S 87°13'46" E	20.00'	20.00'	2°05'02"
C138	550.00'	S 85°08'43" E	20.00'	20.00'	2°05'02"
C139	550.00'	S 83°03'38" E	20.03'	20.03'	2°05'12"
C140	550.00'	S 80°28'23" E	29.63'	29.64'	3°05'14"
C141	538.50'	S 76°56'05" E	37.72'	37.73'	4°00'51"
C142	538.50'	N 78°12'15" W	13.86'	13.86'	1°28'30"
C143	538.50'	N 76°56'05" W	10.00'	10.00'	1°03'50"
C144	538.50'	N 75°39'55" W	13.86'	13.86'	1°28'30"
C145	550.00'	S 69°15'33" E	108.88'	109.06'	11°21'40"
C146	550.00'	N 73°23'46" W	29.63'	29.64'	3°05'14"
C147	550.00'	N 70°48'33" W	20.03'	20.03'	2°05'12"
C148	550.00'	N 68°43'26" W	20.00'	20.00'	2°05'02"
C149	550.00'	N 66°38'24" W	20.00'	20.00'	2°05'02"
C150	550.00'	N 64°33'18" W	19.38'	19.38'	2°01'10"
C151	900.00'	N 68°17'10" W	147.72'	147.89'	9°24'53"
C152	900.00'	S 63°35'57" E	0.65'	0.65'	0°02'28"
C153	900.00'	S 64°39'21" E	32.55'	32.55'	2°04'19"
C154	900.00'	S 66°41'46" E	31.55'	31.55'	2°00'31"
C155	900.00'	S 68°20'15" E	20.01'	20.01'	1°16'26"
C156	900.00'	S 69°36'40" E	20.00'	20.00'	1°16'24"
C157	900.00'	S 70°53'04" E	20.00'	20.00'	1°16'24"
C158	900.00'	S 72°09'29" E	20.01'	20.01'	1°16'26"
C159	900.00'	S 73°53'39" E	3.12'	3.12'	0°11'54"
C160	50.00'	S 78°08'14" W	20.00'	20.65'	23°39'44"
C237	860.00'	S 84°43'38" E	248.99'	249.87'	16°38'50"
C238	880.00'	N 84°41'18" W	255.96'	256.87'	16°43'29"
C255	45.00'	S 62°09'24" W	63.64'	70.69'	90°00'00"
C256	45.00'	S 27°59'35" E	63.64'	70.69'	89°59'59"
C260	45.00'	S 67°58'51" W	63.64'	70.69'	90°00'00"
C261	45.00'	S 22°01'09" E	63.64'	70.69'	90°00'00"

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C120	350.00'	N 80°43'05" E	112.91'	113.40'	18°33'51"
C122	350.00'	N 78°15'15" E	23.00'	23.01'	3°45'59"
C123	350.00'	N 74°42'39" E	20.01'	20.02'	3°16'37"
C124	350.00'	N 72°15'15" E	10.00'	10.00'	1°38'11"
C125	550.00'	N 77°41'48" E	119.96'	120.20'	12°31'17"
C126	550.00'	N 72°32'51" E	21.34'	21.34'	2°13'24"
C127	550.00'	N 75°21'10" E	32.51'	32.52'	3°23'14"
C128	550.00'	N 78°05'19" E	20.00'	20.01'	2°05'03"
C129	550.00'	N 80°10'27" E	20.03'	20.03'	2°05'13"
C130	550.00'	N 82°35'18" E	26.30'	26.30'	2°44'23"
C132	538.50'	S 84°43'09" W	14.36'	14.36'	1°31'42"
C133	538.50'	S 86°14'51" W	14.36'	14.36'	1°31'42"
C134	550.00'	S 85°57'36" E	134.64'	134.88'	14°03'40"
C135	550.00'	N 88°19'32" E	25.27'	25.27'	2°37'58"
C136	550.00'	S 89°18'53" E	20.03'	20.03'	2°05'12"
C137	550.00'	S 87°13'46" E	20.00'	20.00'	2°05'02"
C138	550.00'	S 85°08'43" E	20.00'	20.00'	2°05'02"
C139	550.00'	S 83°03'38" E	20.03'	20.03'	2°05'12"
C140	550.00'	S 80°28'23" E	29.63'	29.64'	3°05'14"
C141	538.50'	S 76°56'05" E	37.72'	37.73'	4°00'51"
C142	538.50'	N 78°12'15" W	13.86'	13.86'	1°28'30"
C143	538.50'	N 76°56'05" W	10.00'	10.00'	1°03'50"
C144	538.50'	N 75°39'55" W	13.86'	13.86'	1°28'30"
C145	550.00'	S 69°15'33" E	108.88'	109.06'	11°21'40"
C146	550.00'	N 73°23'46" W	29.63'	29.64'	3°05'14"
C147	550.00'	N 70°48'33" W	20.03'	20.03'	2°05'12"
C148	550.00'	N 68°43'26" W	20.00'	20.00'	2°05'02"
C149	550.00'	N 66°38'24" W	20.00'	20.00'	2°05'02"
C150	550.00'	N 64°33'18" W	19.38'	19.38'	2°01'10"
C151	900.00'	N 68°17'10" W	147.72'	147.89'	9°24'53"
C152	900.00'	S 63°35'57" E	0.65'		

MIRADA PARCEL 23A

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE#	DIRECTION	LENGTH
L2	S 00°00'00" W	6.72'
L3	S 00°00'00" E	6.25'
L4	N 90°00'00" W	21.17'

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - = FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #7013.
 - ▲ = SET PARKER-KALON NAIL AND DISC "HAMILTON LB #7013" PRM, UNLESS NOTED OTHERWISE.
 - △ = FOUND PARKER-KALON NAIL AND DISC LB #7768 PRM, UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
- BDRY = BOUNDARY
 CCR = CERTIFIED CORNER RECORD
 DA = DRAINAGE AREA
 DE = DRAINAGE EASEMENT
 IED & UE = INGRESS/EGRESS/DRAINAGE AND UTILITY EASEMENT
 IN = INSTRUMENT NUMBER
 LB = LICENSE BUSINESS
 (NR) = NON-RADIAL LINE
 OVA = OVERALL
 ORB = OFFICIAL RECORDS BOOK
 PUE = PUBLIC UTILITY EASEMENT
 RL = RADIAL LINE
 SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 WCA = WETLAND CONSERVATION AREA
 WE = WALL EASEMENT

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 45°00'00" W	35.36'	39.27'	90°00'00"
C2	613.00'	N 10°52'10" W	231.19'	232.58'	21°44'20"
C3	1000.00'	N 17°54'43" W	133.48'	133.58'	7°39'13"
C4	356.00'	N 01°29'43" W	155.20'	156.45'	25°10'48"
C11	274.45'	S 83°46'47" W	406.19'	457.28'	95°27'56"
C13	25.00'	S 45°00'00" W	35.36'	39.27'	90°00'00"
C15	274.45'	S 36°19'27" W	152.85'	154.90'	32°20'16"
C20	18.00'	N 45°00'00" E	25.46'	28.27'	90°00'00"
C21	18.00'	S 45°00'00" E	25.46'	28.27'	90°00'00"
C22	18.00'	S 45°00'00" W	25.46'	28.27'	90°00'00"
C23	325.00'	N 80°43'05" W	104.84'	105.30'	18°33'51"
C26	75.00'	N 72°13'49" E	15.48'	15.51'	11°50'49"
C27	75.00'	N 84°04'39" E	15.48'	15.51'	11°50'49"
C28	75.00'	N 78°09'11" E	30.79'	31.02'	23°41'38"
C29	25.00'	S 12°12'05" W	20.38'	20.99'	48°09'47"
C45	274.45'	N 43°08'27" E	24.17'	24.18'	5°02'55"
C46	274.45'	N 38°06'34" E	24.01'	24.02'	5°00'53"
C47	274.45'	N 33°05'32" E	24.04'	24.04'	5°01'11"
C48	274.45'	N 28°03'02" E	24.25'	24.26'	5°03'50"
C67	12.00'	S 22°58'11" W	9.37'	9.62'	45°56'22"
C68	34.50'	N 22°58'11" E	26.93'	27.66'	45°56'22"
C69	274.45'	N 18°06'04" E	19.68'	19.68'	4°06'30"
C84	25.00'	S 45°00'00" E	35.36'	39.27'	90°00'00"
C85	19.50'	N 83°50'28" E	4.18'	4.19'	12°19'04"
C86	19.50'	N 38°50'28" E	24.46'	26.44'	77°40'56"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C87	19.50'	N 45°00'00" E	27.58'	30.63'	90°00'00"
C88	22.00'	S 16°29'48" W	12.45'	12.62'	32°51'36"
C89	25.00'	S 45°00'00" W	35.36'	39.27'	90°00'00"
C90	25.00'	S 89°36'37" W	0.34'	0.34'	0°46'45"
C91	25.00'	N 70°41'07" E	15.89'	16.18'	37°04'16"
C92	25.00'	N 26°04'30" E	21.98'	22.75'	52°08'59"
C96	12.00'	S 30°52'41" E	12.24'	12.84'	61°18'47"
C97	25.00'	N 45°00'00" W	35.36'	39.27'	90°00'00"
C98	25.00'	N 45°00'00" E	35.36'	39.27'	90°00'00"
C99	28.00'	S 46°57'24" E	14.10'	14.25'	29°09'22"
C100	300.00'	S 80°43'05" W	96.78'	97.20'	18°33'51"
C101	300.00'	N 89°43'11" E	2.93'	2.93'	0°33'37"
C102	300.00'	N 84°25'19" E	52.48'	52.55'	10°02'08"
C120	350.00'	N 80°43'05" E	112.91'	113.40'	18°33'51"
C121	350.00'	N 85°03'28" E	60.31'	60.38'	9°53'04"
C122	350.00'	N 78°13'57" E	23.00'	23.01'	3°45'59"
C161	336.00'	S 01°29'43" E	146.48'	147.66'	25°10'48"
C162	336.00'	N 00°24'40" E	124.58'	125.30'	21°20'01"
C163	44.50'	S 16°11'21" E	24.81'	25.15'	32°22'43"
C164	336.00'	N 12°10'44" W	22.36'	22.36'	3°48'47"
C167	980.00'	S 14°17'39" E	7.14'	7.14'	0°25'04"
C168	980.00'	S 17°54'43" E	130.81'	130.91'	7°39'13"
C170	980.00'	N 16°07'15" W	123.68'	123.76'	7°14'09"
C173	44.50'	S 21°40'15" W	32.87'	33.76'	43°20'30"
C177	10.50'	S 21°40'15" W	7.75'	7.94'	43°20'30"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C179	33.50'	S 16°51'50" W	19.44'	19.72'	33°43'41"
C183	4.00'	S 45°00'00" E	5.66'	6.28'	90°00'00"
C184	4.00'	N 45°00'00" E	5.66'	6.28'	90°00'00"
C185	4.00'	N 90°00'00" W	8.00'	12.57'	180°00'00"
C186	4.00'	N 45°00'00" E	5.66'	6.28'	90°00'00"
C187	4.00'	S 45°00'00" E	5.66'	6.28'	90°00'00"
C188	4.00'	S 90°00'00" E	8.00'	12.57'	180°00'00"
C189	3.50'	S 45°00'00" E	4.95'	5.50'	90°00'00"
C190	3.50'	N 45°00'00" E	4.95'	5.50'	90°00'00"
C191	3.50'	S 90°00'00" W	7.00'	11.00'	180°00'00"
C192	3.50'	N 45°00'00" E	4.95'	5.50'	90°00'00"
C193	3.50'	S 45°00'00" E	4.95'	5.50'	90°00'00"
C194	3.50'	N 90°00'00" E	7.00'	11.00'	180°00'00"
C195	17.00'	S 16°51'50" W	9.86'	10.01'	33°43'41"
C225	15.00'	N 45°00'00" E	21.21'	23.56'	90°00'00"
C226	20.00'	N 45°00'00" E	28.28'	31.42'	90°00'00"
C227	30.00'	N 45°00'00" E	42.43'	47.12'	90°00'00"
C229	50.00'	N 45°00'00" E	7.07'	7.85'	90°00'00"
C230	10.00'	N 44°59'59" E	14.14'	15.71'	89°59'58"
C231	15.00'	N 45°00'00" E	21.21'	23.56'	90°00'00"
C232	15.00'	N 57°47'05" E	19.99'	16.87'	64°25'50"
C233	5.00'	N 45°00'00" E	7.07'	7.85'	90°00'00"

HAMILTON
ENGINEERING & SURVEYING, LLC

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TEL: 813.250.3535

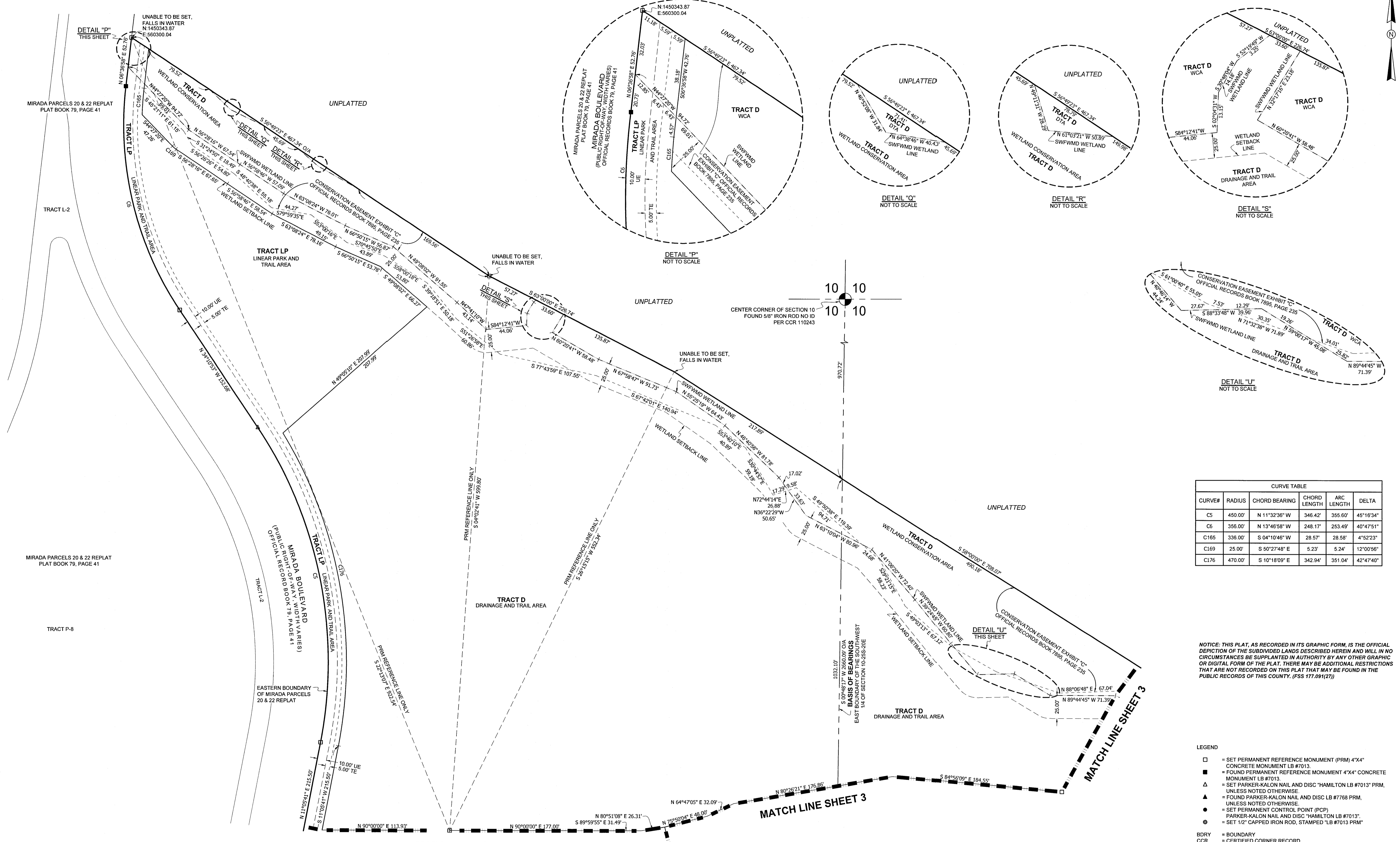
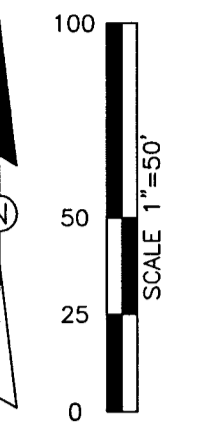
LB #7013 CA #8474
www.HamiltonEngineering.com

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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. (FSS 117.091(27))

MIRADA PARCEL 23A

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	450.00'	N 11°32'36" W	346.42'	355.60'	45°16'34"
C6	356.00'	N 13°46'58" W	248.17'	253.49'	40°47'51"
C165	336.00'	S 04°10'46" W	28.57'	28.58'	4°52'23"
C169	25.00'	S 60°27'48" E	5.23'	5.24'	12°00'56"
C176	470.00'	S 10°18'09" E	342.94'	351.04'	42°47'40"

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. (FSS 177.091(27))

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013.
 - = FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #7013.
 - ▲ = SET PARKER-KALON NAIL AND DISC "HAMILTON LB #7013" PRM, UNLESS NOTED OTHERWISE.
 - ▲ = FOUND PARKER-KALON NAIL AND DISC LB #7768 PRM, UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013".
 - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #7013 PRM"
- BDRY** = BOUNDARY
CCR = CERTIFIED CORNER RECORD
DA = DRAINAGE AREA
DE = DRAINAGE EASEMENT
IED & UE = INGRESS/EGRESS/DRAINAGE AND UTILITY EASEMENT
IN = INSTRUMENT NUMBER
LB = LICENSE BUSINESS
(NR) = NON-RADIAL LINE
O/A = OVERALL
ORB = OFFICIAL RECORDS BOOK
PUE = PUBLIC UTILITY EASEMENT
(R) = RADIAL LINE
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WCA = WETLAND CONSERVATION AREA
WE = WALL EASEMENT

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