

ALTIS SUNCOAST
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 95 PAGE 112
SHEET 1 OF 4

DESCRIPTION:

A parcel of land lying within Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of said Section 30; thence along the East boundary thereof, S.00°23'01"W., a distance of 1,135.93 feet to a POINT OF BEGINNING; thence continue along said East boundary, S.00°23'01"W., a distance of 1,502.79 feet to the Southeast corner of the Northeast 1/4 of said Section 30; thence S.00°21'14"W., a distance of 40.26 feet to a point of intersection with the Northerly right-of-way line of State Road No. 54 and a non-tangent point of curvature; thence along said Northerly right-of-way line the following four (4) courses: 1) Westerly 374.99 feet along the arc of a curve to the left, said curve having a radius of 3,944.39 feet, a central angle of 05°26'49", and a chord bearing and distance of S.67°49'45"W., 374.85 feet; 2) S.65°16'17"W., a distance of 67.24 feet; 3) N.24°57'53"W., a distance of 12.02 feet; 4) S.85°11'02"W., a distance of 479.50 feet to the East boundary of a Florida Department of Transportation parcel; thence along said parcel the following eight (8) courses: 1) N.20°21'54"E., a distance of 787.72 feet; 2) N.69°35'09"W., a distance of 435.00 feet; 3) S.13°09'47"W., a distance of 154.01 feet; 4) N.77°39'22"W., a distance of 32.77 feet; 5) S.12°17'34"W., a distance of 65.62 feet; 6) S.77°40'33"E., a distance of 32.76 feet; 7) S.12°16'31"W., a distance of 66.48 feet; 8) S.37°10'24"W., a distance of 123.77 feet to the East boundary of Tract "F-2"; SUNCOAST COMMERCIAL CENTER, as per the plat thereof, recorded in Plat Book 71, Page 144, of the public records of Pasco County Florida; thence along the East boundary of said Tract "F-2", and continuing along the East boundary of Tract "B-1", BEXLEY VILLAGE DRIVE 1st EXTENSION, as per the plat thereof, recorded in Plat Book 72, Page 122, of the public records of Pasco County Florida, N.02°24'54"W., a distance of 1,760.45 feet; thence S.88°17'32"E., a distance of 27.48 feet; thence S.00°23'38"W., a distance of 20.52 feet; thence S.89°33'27"E., a distance of 54.88 feet to a non-tangent point of curvature; thence Southerly 26.20 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 50°02'41", and a chord bearing and distance of S.05°50'31"W., 25.38 feet; thence East, a distance of 40.63 feet to a non-tangent point of curvature; thence Easterly 24.09 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 46°00'43", and a chord bearing and distance of N.70°01'54"E., 23.45 feet; thence N.42°24'47"E., a distance of 51.59 feet to a non-tangent point of curvature; thence Northwestwesterly 36.57 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 69°50'45", and a chord bearing and distance of N.36°00'36"W., 34.35 feet; thence N.01°05'13"W., a distance of 140.27 feet; thence S.89°39'40"E., a distance of 52.77 feet to the wetland line of Wetland A; thence along the Wetland line of Wetland A the following twenty (20) courses: 1) S.09°17'00"E., a distance of 3.64 feet; 2) S.32°56'58"E., a distance of 133.98 feet; 3) S.53°58'26"E., a distance of 103.66 feet; 4) S.29°25'57"E., a distance of 133.69 feet; 5) S.22°06'18"E., a distance of 91.73 feet; 6) S.22°24'09"E., a distance of 113.82 feet; 7) S.30°18'47"E., a distance of 91.49 feet; 8) S.43°37'58"E., a distance of 49.05 feet; 9) S.50°33'32"E., a distance of 41.56 feet; 10) S.75°33'26"E., a distance of 115.36 feet; 11) S.79°32'46"E., a distance of 62.73 feet; 12) N.77°15'09"E., a distance of 80.81 feet; 13) N.86°27'12"E., a distance of 30.49 feet; 14) S.80°08'12"E., a distance of 36.30 feet; 15) S.69°59'33"E., a distance of 20.92 feet; 16) S.78°28'53"E., a distance of 15.51 feet; 17) N.08°56'16"E., a distance of 29.63 feet; 18) N.29°24'23"E., a distance of 62.45 feet; 19) N.48°28'07"E., a distance of 28.80 feet; 20) N.11°00'09"E., a distance of 17.37 feet; thence S.89°37'29"E., a distance of 164.37 feet to the POINT OF BEGINNING.

Containing 42.16 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Lawrence E. Fuentes as Trustee of the Hayman-Fuentes Farm Land Trust of October 23, 2006 and Suncoast Multi Owner, LLC, a Foreign limited liability company authorized to do business in Florida (Owners) hereby state and declare that they are the fee simple owners of all lands referred to as ALTIS SUNCOAST, as described in the legal description which is a part of this plat, and make the following dedications:

Owner(s) hereby reserve fee title to Tracts A-1 (Drainage/Access/Utility Easement), A-2 (Drainage/Access Easement), A-3 (Drainage/Access/Utility Easement), A-4 (Drainage/Access/Utility Easement), Tract C (Drainage/Access/Utility Easement) and Tract RW (Ingress/Egress, Drainage & Utility Easement) as shown hereon, for conveyance by the Owner(s) to the Altis Suncoast Owner Association, Inc., a Florida not-for-profit corporation (the "Association"), by separate instrument, subsequent to the recording of this plat. Tract A-1 (Drainage/Access/Utility Easement), Tract A-2 (Drainage/Access Easement), Tract A-3 (Drainage/Access/Utility Easement), Tract A-4 (Drainage/Access/Utility Easement), Tract C (Drainage/Access/Utility Easement) and Tract RW (Ingress/Egress, Drainage & Utility Easement) shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance said tracts are not dedicated to the County.

The Hayman-Fuentes Farm Land Trust reserves unto itself, its successors, or assigns, Tract B for Access and Utility.

Owner(s) do grant, convey and dedicate to Pasco County, Florida (the "County") a perpetual easement for ingress and egress over and across, TRACT RW (Ingress/Egress & Drainage Easement (POA) & Utility Easement (Public)) as shown hereon and any parking areas, for any and all governmental purposes.

Owner(s) do reserve unto itself, its successors and 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 s. 177.085(1).

Owner(s) do grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

Owner(s) do reserve unto itself, their respective heirs, successors, assigns or legal representatives, a non-exclusive easement in common with others located within the Utility Easements as shown hereon. Said non-exclusive easement is for the installation, operation, 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 s. 177.091(28).

Owner(s) do 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 or commonly owned property shown on this plat. In the event the Owner, or the Association fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage and maintenance easement for the purpose of performing maintenance to ensure the free flow of water.

OWNER

Lawrence E. Fuentes, Trustee of The Hayman-Fuentes Farm Land Trust

Lawrence E. Fuentes
Lawrence E. Fuentes
Trustee

Albert C. Kreisler, Jr.
Albert C. Kreisler, Jr.
Print Name

Dawn Jensen
Dawn Jensen
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Hillsborough } ss:

I hereby certify on this 28th day of June, 2024, before me personally appeared, by means of physical presence, Lawrence E. Fuentes, Trustee of The Hayman-Fuentes Farm Land Trust, known to me or has produced FIDELIC 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 his 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: 9-18-2026 Commission number: H4 266636

David M. Hixson
Notary Public, State of Florida at Large

OWNER

Suncoast Multi Owner, LLC

Jeffery A. Roberts
Jeffery A. Roberts
Vice President

Matthew Ashford
Matthew Ashford
Print Name

Zenaida Flecha
Zenaida Flecha
Print Name

ACKNOWLEDGMENT

STATE OF Florida } ss:
COUNTY OF Broward

I hereby certify on this 11th day of June, 2024, before me personally appeared, by means of physical presence, Jeffery A. Roberts, Vice President of Suncoast Multi Owner, LLC, known to me or has 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 his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Broward County, Florida, the day and year aforesaid.

My commission expires: 12/20/24

Chad Paul
Notary Public, State of Florida at Large

LAURA RAND
Notary Public - State of Florida
Commission # H1 073831
My Comm. Expires Dec 20, 2024
Bonded through National Notary Assoc.

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

Altis Suncoast Owner Association (POA), hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon:

Jeffery A. Roberts
Jeffery A. Roberts
Vice President

Matthew Ashford
Matthew Ashford
Print Name

Zenaida Flecha
Zenaida Flecha
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Pasco } ss:

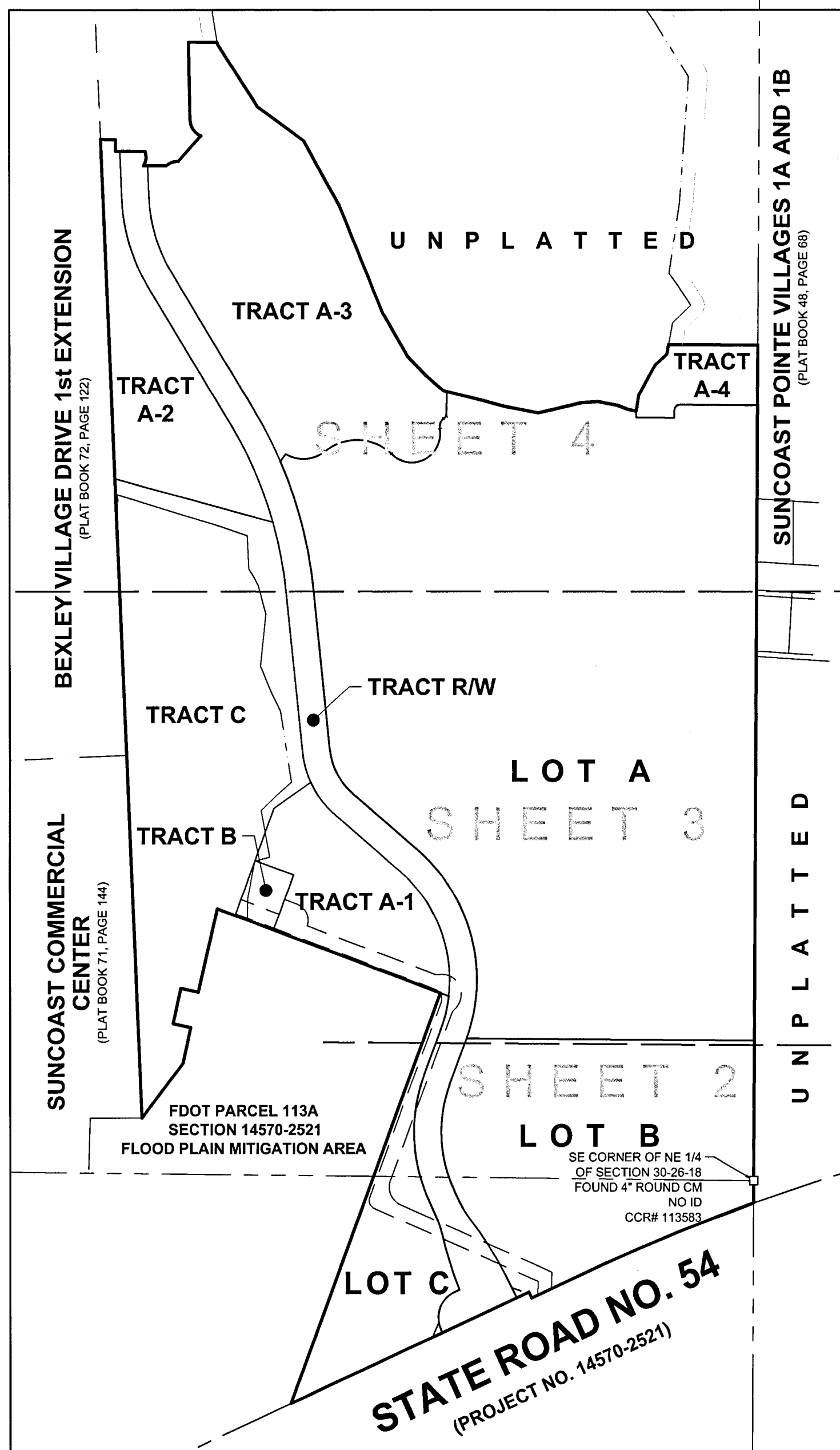
I hereby certify on this 27th day of June, 2024, before me personally appeared, by means of physical presence, Jeffery A. Roberts, Vice President of Altis Suncoast Owner Association, known to me or has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, the day and year aforesaid.

My commission expires: 12/20/24

Chad Paul
Notary Public, State of Florida at Large

LAURA RAND
Notary Public - State of Florida
Commission # H1 073831
My Comm. Expires Dec 20, 2024
Bonded through National Notary Assoc.



KEY MAP

30 29
31 32

TRACT TABLE

TRACT A-1	STORMWATER POND / DRAINAGE, ACCESS AND UTILITY EASEMENT
TRACT A-2	FLOOD PLAIN COMPENSATION AREA / DRAINAGE AND ACCESS EASEMENT
TRACT A-3	STORMWATER POND / FLOOD PLAIN COMPENSATION AREA / WETLAND BUFFER / DRAINAGE AND ACCESS EASEMENT
TRACT A-4	FLOOD PLAIN COMPENSATION AREA/ DRAINAGE, ACCESS AND UTILITY EASEMENT
TRACT B	LEASE PARCEL / ACCESS AND UTILITY EASEMENT
TRACT C	WETLAND CONSERVATION AREA / DRAINAGE, ACCESS AND UTILITY EASEMENT
TRACT RW	INGRESS/EGRESS & DRAINAGE EASEMENT (POA) AND UTILITY EASEMENT (PUBLIC)

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the East boundary of Section 30, Township 26 South, Range 18 East, Pasco County, Florida having a grid bearing of S.00°23'01"W.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- All platted utility easements will provide that such easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- A 5/8" capped iron rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).

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 PASCO COUNTY, FLORIDA.

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

Lands being platted herein are, as of the date of platting, encumbered by that certain mortgage from PNC Bank, recorded December 12, 2021 in Official Records Book 10525, Page 1652, Public Records of Pasco County, Florida, and a separate Joinder and Consent to Plat of Altis Suncoast, is being recorded in the Public Records of Pasco County, Florida, concurrent with the recording of this Plat.

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } ss:

I, David Itskovich of Nelson Mullins Riley & Scarborough, LLP, do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has record title to the land. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certifications, or omitted year's taxes outstanding on the land.

This the 27 day of June, 2024.

Nelson Mullins Riley & Scarborough

David Itskovich
David Itskovich
Attorney
Bar #: 882771

REVIEW OF PLAT BY REGISTERED SURVEYOR, 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 constitute a field verification of any points or measurements.

Signed and Sealed this 27th day of July, 2024.

Alex W. Farnes
Alex W. Farnes
Pasco County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131
State of Florida

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this 6th day of August, 2024 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

David Hixson
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 on this

11th day of August, 2024 in Plat Book 95, Page(s) 112-115.

Mick Alvarez-Sowles, Esq.
Mick Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

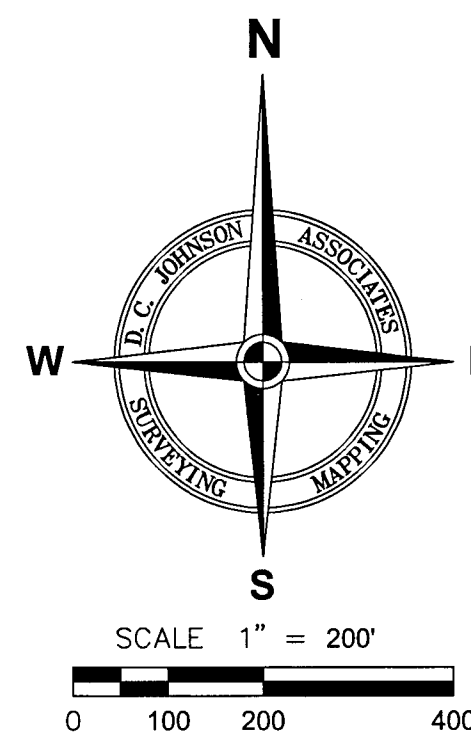
The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Chapter 177, Florida Statutes, Part I.

Signed and Sealed this 26 day of JUNE, 2024.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

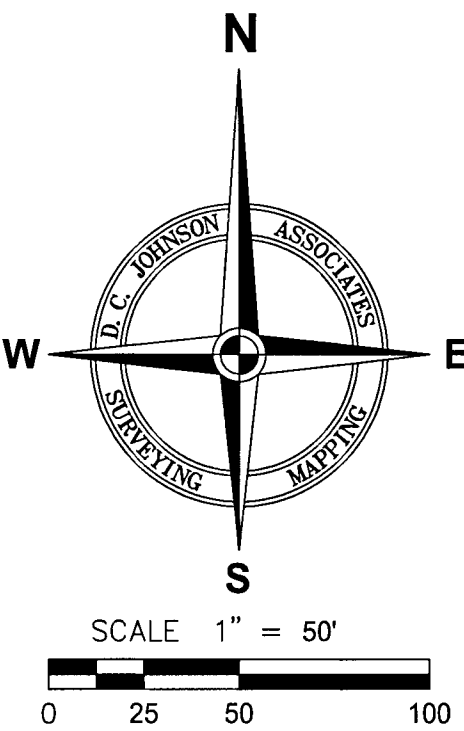
Daniel C. Johnson
Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 3653

DANIEL C. JOHNSON
Professional Surveyor and Mapper
STATE OF FLORIDA
License Number 3653



ALTIS SUNCOAST
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

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SHEET 2 OF 4



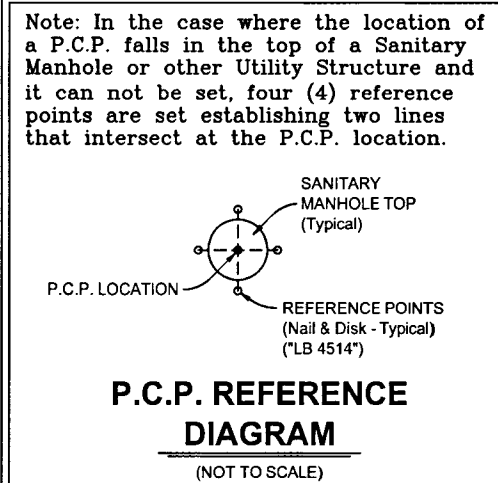
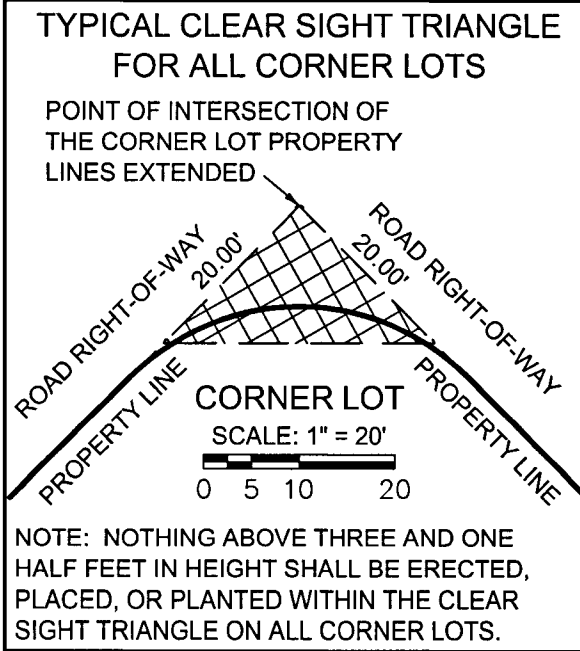
- LEGEND
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - N&D = NAIL & DISK
 - R/W = RIGHT-OF-WAY
 - POA = PROPERTY OWNERS ASSOCIATION
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - CCR = CERTIFIED CORNER RECORD
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - (NR) = NON-RADIAL LINE
 - = SET 4"x4" CM "PRM LB 4514"
 - = SET 5/8" IR "PRM LB 4514"
 - ▲ = SET N&D "PCP LB 4514"
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = DUKE ENERGY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 24°57'53" W	12.02'
L18	N 24°48'58" W	7.14'
L19	N 68°01'38" E	8.18'
L20	S 25°44'46" E	27.89'
L21	S 25°44'46" E	26.52'
L22	S 26°47'09" E	16.87'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	374.99'	3944.39'	5°26'49"	S 67°49'45" W	374.85'
C5	215.46'	267.00'	46°14'05"	S 02°37'43" E	209.66'
C10	81.02'	50.00'	92°50'36"	N 21°36'20" E	72.44'
C11	106.32'	688.98'	8°50'31"	S 17°33'07" E	106.22'
C12	30.82'	140.00'	12°36'55"	S 19°26'18" E	30.76'
C13	235.63'	292.00'	46°14'05"	S 02°37'43" E	229.29'
C22	195.28'	242.00'	46°14'05"	S 02°37'43" E	190.03'
C23	29.08'	134.00'	12°25'59"	S 31°57'46" E	29.02'
C24	150.68'	694.96'	12°25'17"	N 31°58'07" W	150.37'

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.

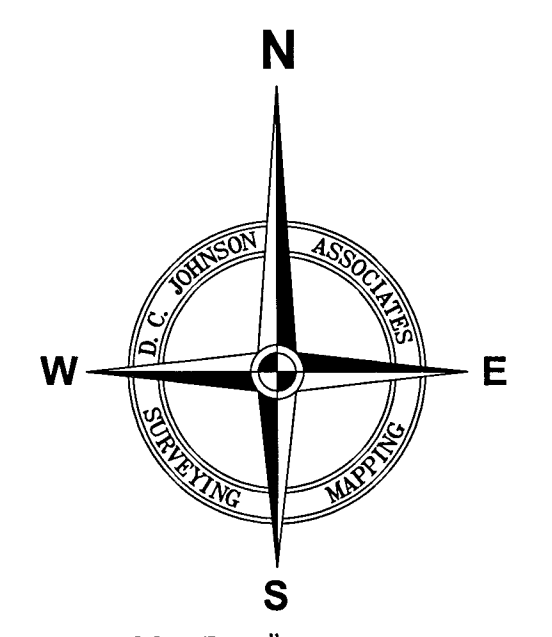


JOHNSON ASSOCIATES
SURVEYING AND MAPPING

11911 South Curley Street
San Antonio, Florida 33576
(202) 588-2768 Fax: (202) 588-2713

ALTIS SUNCOAST
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

MATCHLINE - SEE SHEET 4



SCALE 1" = 50'

- LEGEND
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - N&D = NAIL & DISK
 - R/W = RIGHT-OF-WAY
 - POA = PROPERTY OWNERS ASSOCIATION
 - O.R. = OFFICIAL RECORDS BOOK
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 - = SET 4"x4" CM "PRM LB 4514"
 - = SET 5/8" IR "PRM LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - ▲ = SET N&D "PCP LB 4514"
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)

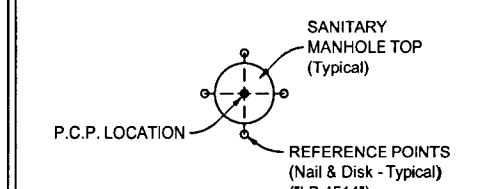
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 77°39'22" W	32.77'
L3	S 12°17'34" W	65.62'
L4	S 77°40'33" E	32.76'
L23	S 69°35'09" E	16.14'
L107	N 15°35'46" W	53.19'
L108	N 06°08'01" E	94.34'
L109	N 22°33'56" W	56.04'
L110	N 27°08'33" W	32.55'
L111	N 08°44'51" W	130.66'
L112	N 48°41'27" E	28.71'
L113	N 48°38'40" E	46.40'
L114	N 10°23'12" W	85.30'
L115	N 76°51'04" E	28.21'
L116	N 10°42'04" E	68.99'
L117	N 01°14'04" E	38.21'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C6	339.63'	278.00'	69°59'54"	S 14°30'38" E	318.90'
C7	112.04'	147.00'	43°40'15"	S 27°40'27" E	109.35'
C14	309.09'	253.00'	69°59'54"	S 14°30'38" E	280.22'
C15	131.10'	172.00'	43°40'15"	S 27°40'27" E	127.95'
C20	92.99'	122.00'	43°40'15"	S 27°40'27" E	90.75'
C21	370.17'	303.00'	69°59'54"	N 14°30'38" W	347.58'
C25	60.56'	253.00'	13°42'54"	S 13°37'52" W	60.42'
C26	248.53'	253.00'	56°17'00"	S 21°22'05" E	238.66'
C27	74.23'	172.00'	24°43'37"	S 37°08'46" E	73.65'
C28	56.87'	172.00'	18°56'38"	S 15°18'39" E	56.61'

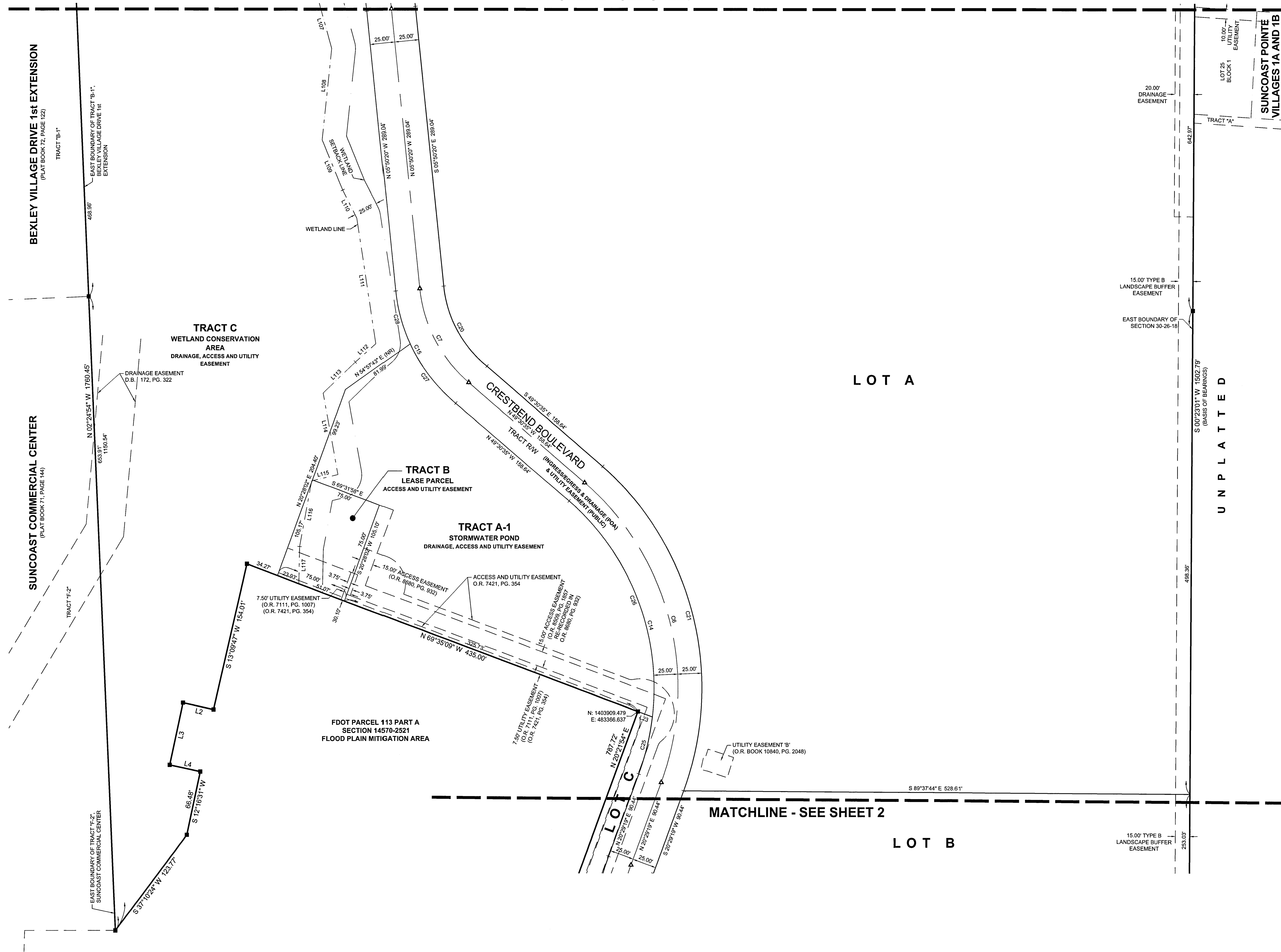
WETLAND CONSERVATION AREA NOTE:

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.

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 can not 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)

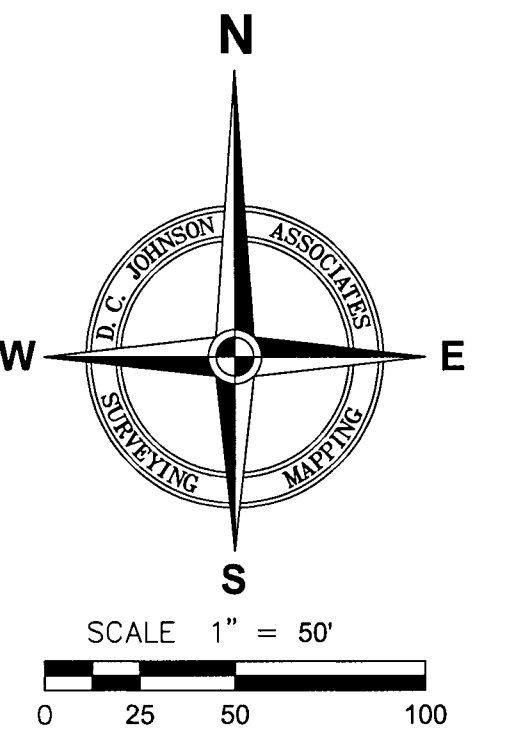


MATCHLINE - SEE SHEET 2

LOT B

ALTIS SUNCOAST
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

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SHEET 4 OF 4

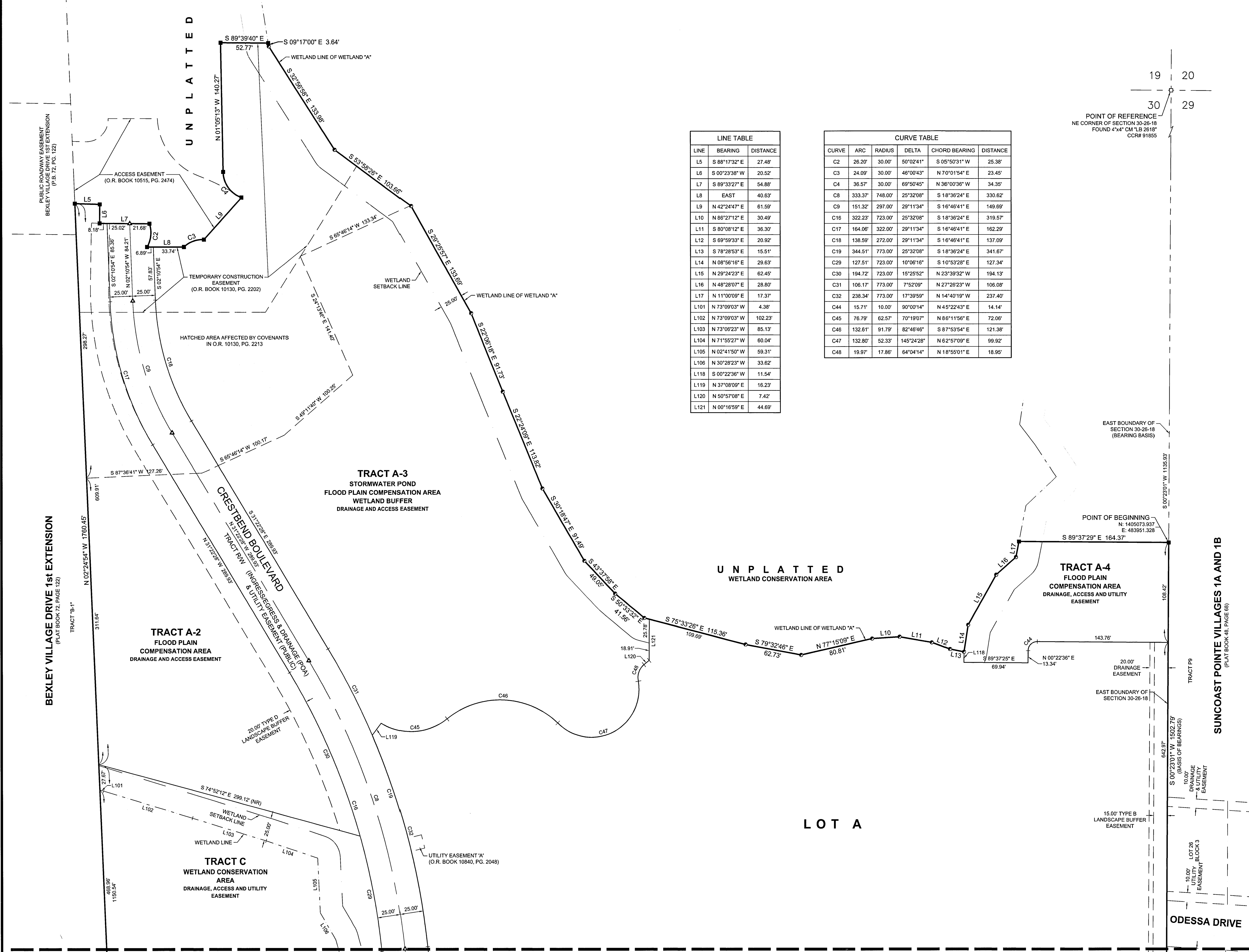


LEGEND
IP, IR = IRON PIPE, IRON ROD
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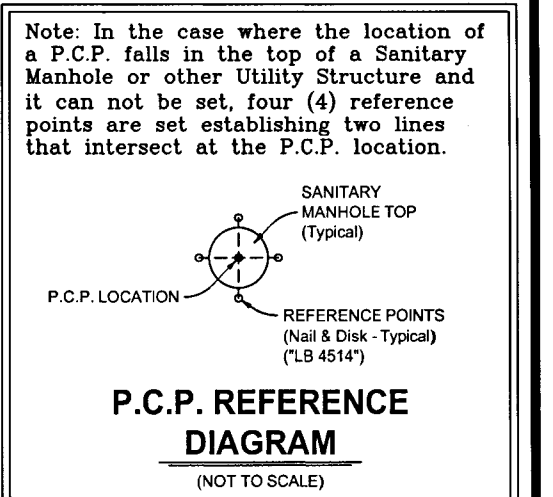
LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 88°17'32" E	27.48'
L6	S 00°23'38" W	20.52'
L7	S 89°33'27" E	54.88'
L8	EAST	40.63'
L9	N 42°24'47" E	61.59'
L10	N 86°27'12" E	30.49'
L11	S 80°08'12" E	36.30'
L12	S 69°59'33" E	20.92'
L13	S 78°28'53" E	15.51'
L14	N 08°56'16" E	29.63'
L15	N 29°24'23" E	62.45'
L16	N 48°28'07" E	28.80'
L17	N 11°00'09" E	17.37'
L101	N 73°09'03" W	4.38'
L102	N 73°09'03" W	102.23'
L103	N 73°06'23" W	85.13'
L104	N 71°55'27" W	60.04'
L105	N 02°41'50" W	59.31'
L106	N 30°28'23" W	33.62'
L118	S 00°22'36" W	11.54'
L119	N 37°08'09" E	16.23'
L120	N 50°57'08" E	7.42'
L121	N 00°16'59" E	44.69'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C2	26.20'	30.00'	50°02'41"	S 05°50'31" W	25.38'
C3	24.09'	30.00'	46°00'43"	N 70°01'54" E	23.45'
C4	36.57'	30.00'	69°50'45"	N 36°00'36" W	34.35'
C8	333.37'	748.00'	25°32'08"	S 18°36'24" E	330.62'
C9	151.32'	297.00'	29°11'34"	S 16°46'41" E	149.69'
C16	322.23'	723.00'	25°32'08"	S 18°36'24" E	319.57'
C17	164.06'	322.00'	29°11'34"	S 16°46'41" E	162.29'
C18	138.59'	272.00'	29°11'34"	S 16°46'41" E	137.09'
C19	344.51'	773.00'	25°32'08"	S 18°36'24" E	341.67'
C29	127.51'	723.00'	10°06'16"	S 10°53'28" E	127.34'
C30	194.72'	723.00'	15°25'52"	N 23°39'32" W	194.13'
C31	106.17'	773.00'	7°52'09"	N 27°28'23" W	106.08'
C32	238.34'	773.00'	17°39'59"	N 14°40'19" W	237.40'
C44	15.71'	10.00'	90°00'14"	N 45°22'43" E	14.14'
C45	76.79'	62.57'	70°19'07"	N 86°11'56" E	72.06'
C46	132.61'	91.79'	82°46'46"	S 87°53'54" E	121.38'
C47	132.80'	52.33'	145°24'28"	N 62°57'09" E	99.92'
C48	19.97'	17.86'	64°04'14"	N 18°55'01" E	18.95'

POINT OF REFERENCE
NE CORNER OF SECTION 30-26-18
FOUND 4"x4" CM "LB 2518"
CCR# 91855



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.



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MATCHLINE - SEE SHEET 3