

MIRADA PARCELS 15B-2 AND 15B-3
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 15 and 16, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 16, for a POINT OF BEGINNING, run thence along the South boundary of the Southeast 1/4 of said Section 16, S.89°57'49"W., 1334.34 feet to the Southwest corner of the East 1/4 of said Section 16; thence along the West boundary of said East 1/4 of Section 16, N.00°13'57"W., 1196.23 feet to the Southwesterly corner of the Special Warranty Deed for the (Public) Right-of-Way of KENTON ROAD, as recorded in Official Records Book 10449, Page 2278, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said (Public) Right-of-Way of KENTON ROAD, N.48°59'08"E., 509.64 feet to the Westerlymost corner of MIRADA PARCEL 15B-1, according to the plat thereof, as recorded in Plat Book 93, Pages 129 through 137 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said MIRADA PARCEL 15B-1, the following fifteen (15) courses: 1) S.41°00'52"E., 300.00 feet; 2) S.59°00'00"E., 476.40 feet; 3) S.80°21'00"E., 324.90 feet to a point on a curve; 4) Southerly, 28.92 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 03°00'44" (chord bearing S.11°09'22"W., 28.91 feet); 5) S.77°20'16"E., 50.00 feet to a point on a curve; 6) Northeastly, 29.96 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 85°50'16" (chord bearing N.55°34'52"E., 27.24 feet) to a point of tangency; 7) S.81°30'00"E., 45.35 feet to a point of curvature; 8) Easterly, 226.72 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 16°45'42" (chord bearing S.73°07'09"E., 225.92 feet); 9) N.25°15'42"E., 50.00 feet to a point on a curve; 10) Northwesterly, 27.93 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 80°00'26" (chord bearing N.24°44'05"W., 25.71 feet) to a point of reverse curvature; 11) Northerly, 66.96 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 11°48'15" (chord bearing N.09°22'01"E., 66.84 feet) to a point of compound curvature; 12) Northerly, 14.25 feet along the arc of a curve to the left having a radius of 892.00 feet and a central angle of 00°54'54" (chord bearing N.03°00'27"E., 14.24 feet); 13) S.87°27'00"E., 186.60 feet; 14) N.32°00'00"E., 23.43 feet; 15) N.77°06'17"E., 1834.83 feet to the Easterlymost corner of said MIRADA PARCEL 15B-1; thence S.17°21'43"W., 791.70 feet; thence S.32°09'21"E., 847.76 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 15; thence along said South boundary of the Southwest 1/4 of Section 15, S.89°54'46"W., 2522.13 feet to the POINT OF BEGINNING.

Containing 99.411 acres, more or less.

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS:
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 for Platting, FATIC File No. 110132871 and, based on said report find that the title of the property is vested in JEN Tampa 5, LLC, a Florida limited liability company, 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 that Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 110132871.

This the 25 day of July, 2024.

First American Title Insurance Company

By: David H. Roberts
David H. Roberts, Authorized Signatory

OWNER: JEN Tampa 5, LLC, a Florida limited liability company

By: Matt O'Brien
Matt O'Brien, as Vice President

Witness
Heather Meyer
Heather Meyer
Printed Name

Witness
Mary Ann Thiele
Mary Ann Thiele
Printed Name

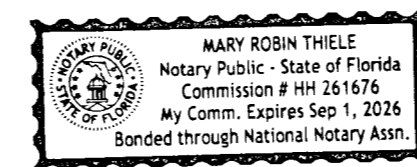
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
I hereby certify on this 19 day of July, 2024, before me personally appeared by means of physical presence, Matt O'Brien, as Vice President of JEN Tampa 5, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced N/A 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.

Mary Ann Thiele
Notary Public, State of Florida at Large
Mary Ann Thiele
(Printed Name of Notary)

My Commission expires: Sept 1, 2026

Commission Number: HH 261676



CERTIFICATE OF OWNERSHIP AND DEDICATION

JEN Tampa 5, LLC, a Florida limited liability company (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as MIRADA PARCELS 15B-2 AND 15B-3, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) Owner hereby reserves fee title to TRACTS "A-1" and "P-2" as shown hereon, for conveyance by the Owner to the Mirada 15B Neighborhood Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACTS "A-1" and "P-2", 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.
- 2) Owner hereby grants, conveys and dedicates to Mirada II Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District"), TRACTS "B-1" and "B-2", as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- 3) Owner hereby grants, conveys and dedicates to the District all (CDD) Drainage and Access Easements, Drainage Easements, (CDD) Side Yard Drainage/Access Easements and (CDD) Wall Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- 4) Owner hereby grants, conveys and dedicates to Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-1", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 5) Owner hereby grants, conveys and dedicates to the County, TRACT "R-1" (Additional Public Right-of-Way for Tyndall Road), TRACT "R-2" (Additional Public Right-of-Way for Kenton Road) and TRACT "R-3" (Additional Public Right-of-Way for Kenton Road), as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 6) Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACT "A-1" as shown hereon.
- 7) Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- 8) 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.
- 9) Owner further does 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 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 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.
- 10) Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. 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.
- 11) Owner does hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- 12) Owner does hereby grant to Gig Fiber, LLC, its successors or assigns a non-exclusive easement located in the Technology Easement (T.E.) over and across the front of all lots on this plat. Said non-exclusive easement is for the installation, operation and maintenance and/or maintenance of underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install within said conduit.

CERTIFICATE OF ACCEPTANCE:

of MIRADA II COMMUNITY DEVELOPMENT DISTRICT

The dedications to Mirada II Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of Mirada II Community Development District by their Board of Supervisors this 22 day of July, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Michael Lawson
Michael Lawson, as Chairman

Witness
Michael A. Baer
Michael A. Baer
Printed Name

Witness
Michael W. Carthen
Michael W. Carthen
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 22 day of July, 2024, before me personally appeared by means of physical presence, Michael Lawson, as chairman of Mirada II Community Development District, [X] personally known to me or [] who has produced N/A 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.

Jennifer L. Barrs
Notary Public, State of Florida at Large
Jennifer L. Barrs
(Printed Name of Notary)

My Commission expires: 9/28/26

Commission Number: HH 275057



CERTIFICATE OF ACCEPTANCE

of the Mirada 15B Neighborhood Association, Inc.

Mirada 15B Neighborhood Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown hereon.

By: Allison Martin
Allison Martin, as President

Witness
Heather Meyer
Heather Meyer
Printed Name

Witness
Alexandra Maley
Alexandra Maley
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 22 day of July, 2024, before me personally appeared by means of physical presence, Allison Martin, as President of Mirada 15B Neighborhood Association, Inc., [X] personally known to me or [] who has produced N/A as identification, who has identified 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.

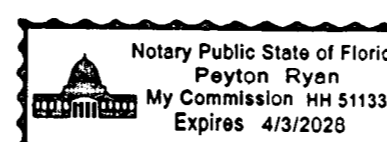
Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Payton Ryan
Notary Public, State of Florida at Large

My Commission expires: 4/3/28

Commission Number: HH 511334

PEYTON RYAN
(Printed Name of Notary)

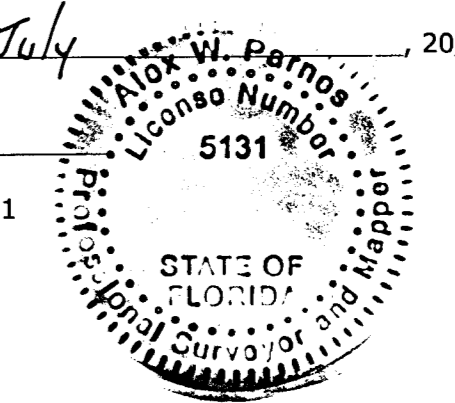


REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 30th day of July, 2024.

Alex W. Parnes
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 the 16th day of August, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Arnold E. O'Brien
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 the 7th day of August, 2024, in Plat Book 95, Page(s) 116-120.

By: Nikki Alvarez-Sowles
Nikki 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 Florida Statutes Chapter 177, Part 1, and that Permanent Reference Monuments (P.R.M.'s) were set on the 8th day of May, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 23rd day of July, 2024.

Arthur W. Merritt
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

PHONE (813) 221-5200
JOB No. AM-HWB-M-004
File: P:\Midas\Parcel 15B\Plat\Parcel 15B-2&3\Mirada 15B-2&3-1.dwg

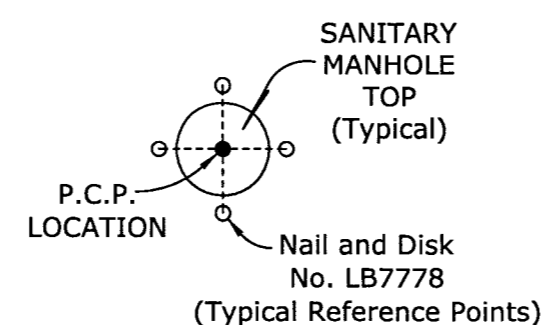
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

JOB No. AM-HWB-M-004
File: P:\Midas\Parcel 15B\Plat\Parcel 15B-2&3\Mirada 15B-2&3-1.dwg

MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 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)

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.

Originating Coordinates: Stations "T31-122", "T34-135" and "N30124"

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, 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.

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.

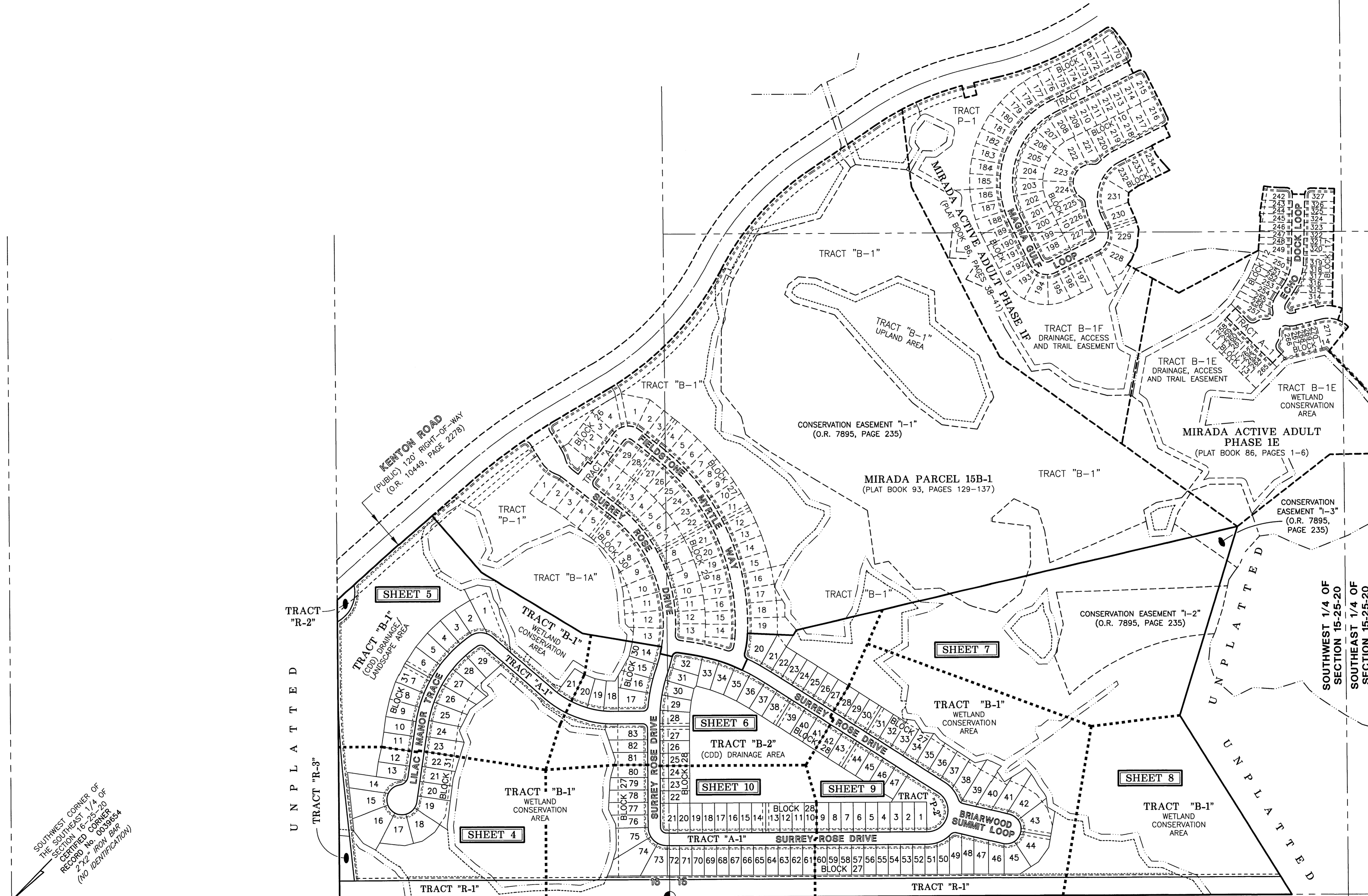
NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

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')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(HOA) INGRESS-EGRESS EASEMENT AND DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	6.153 Ac.±
TRACT "B-1"	(CDD) DRAINAGE/LANDSCAPE AREA; UPLAND AREA; WETLAND CONSERVATION AREA; CONSERVATION EASEMENTS "I-1", "I-2" & "I-3"	54.478 Ac.±
TRACT "B-2"	(CDD) DRAINAGE AREA	5.002 Ac.±
TRACT "P-2"	(HOA) PARK SITE	0.519 Ac.±
TRACT "R-1"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR TYNDALL ROAD	6.250 Ac.±
TRACT "R-2"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR KENTON ROAD	0.140 Ac.±
TRACT "R-3"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR KENTON ROAD	0.422 Ac.±

MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SOUTHWEST CORNER OF THE SECTION 1/4 OF SECTION 15-25-20 RECORD No. 0039554 2"x2" IRON BAR (NO IDENTIFICATION)

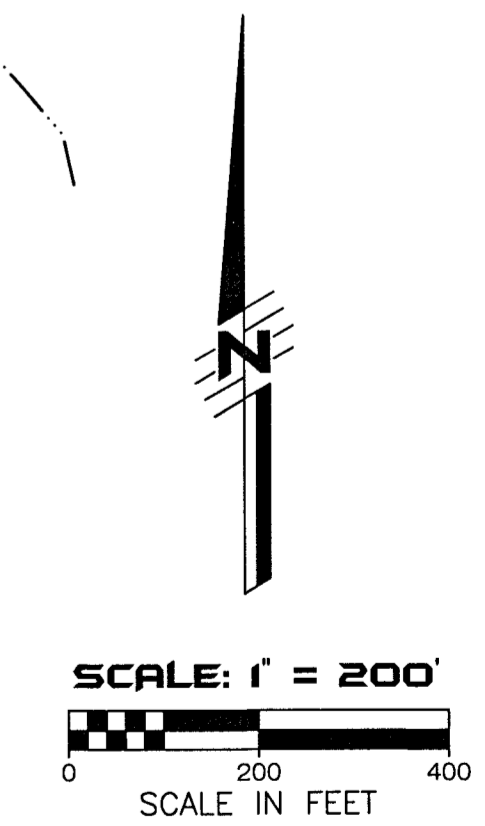
SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 16-25-20 BASIS OF BEARINGS REFERENCE LINE

POINT OF COMMENCEMENT SECTION 16-25-20 CERTIFIED CORNER RECORD No. 0034848 4"x4" CONCRETE MONUMENT POINT OF BEGINNING

LEGEND
 1. O.R. - Official Records Book

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

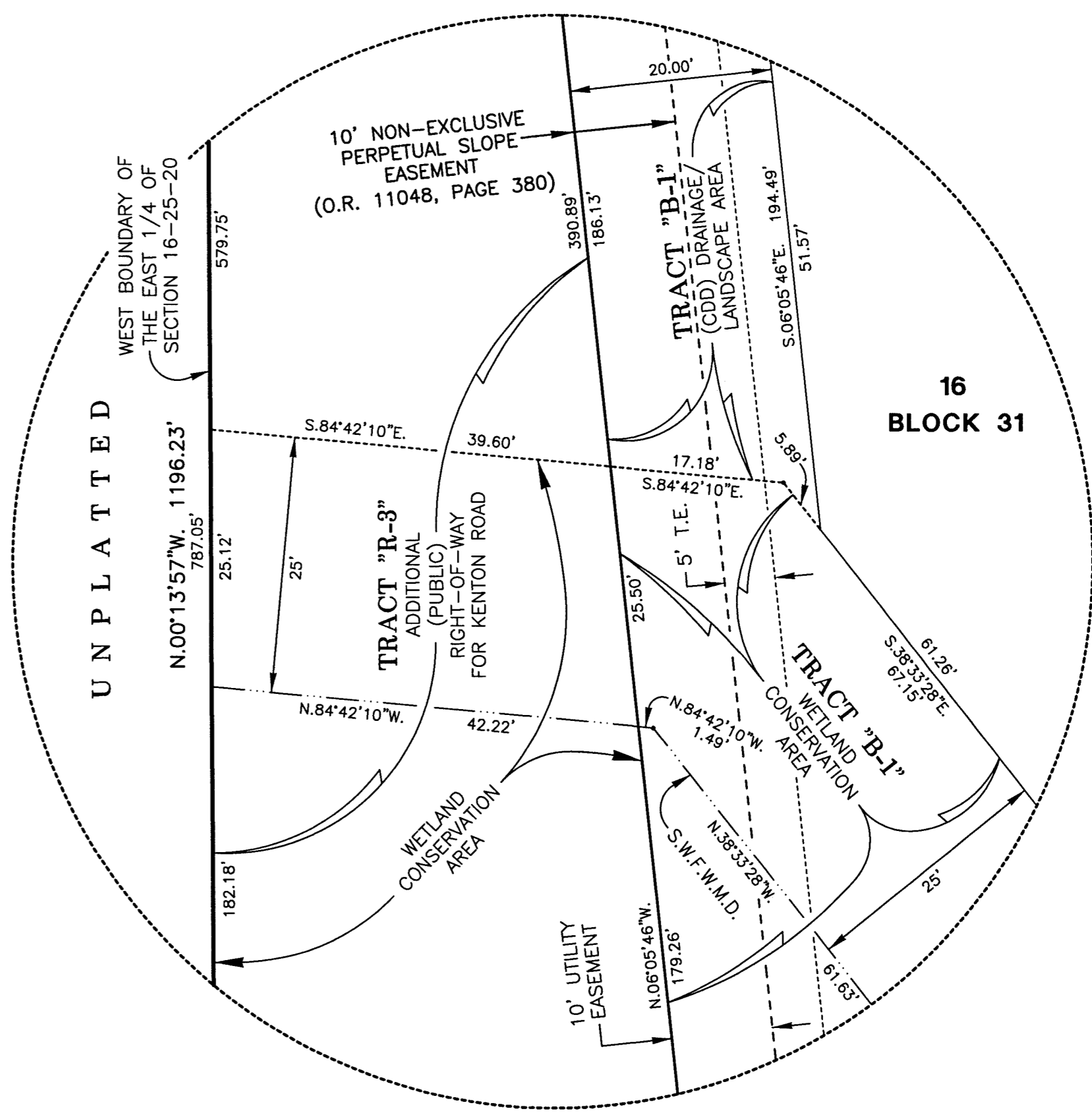
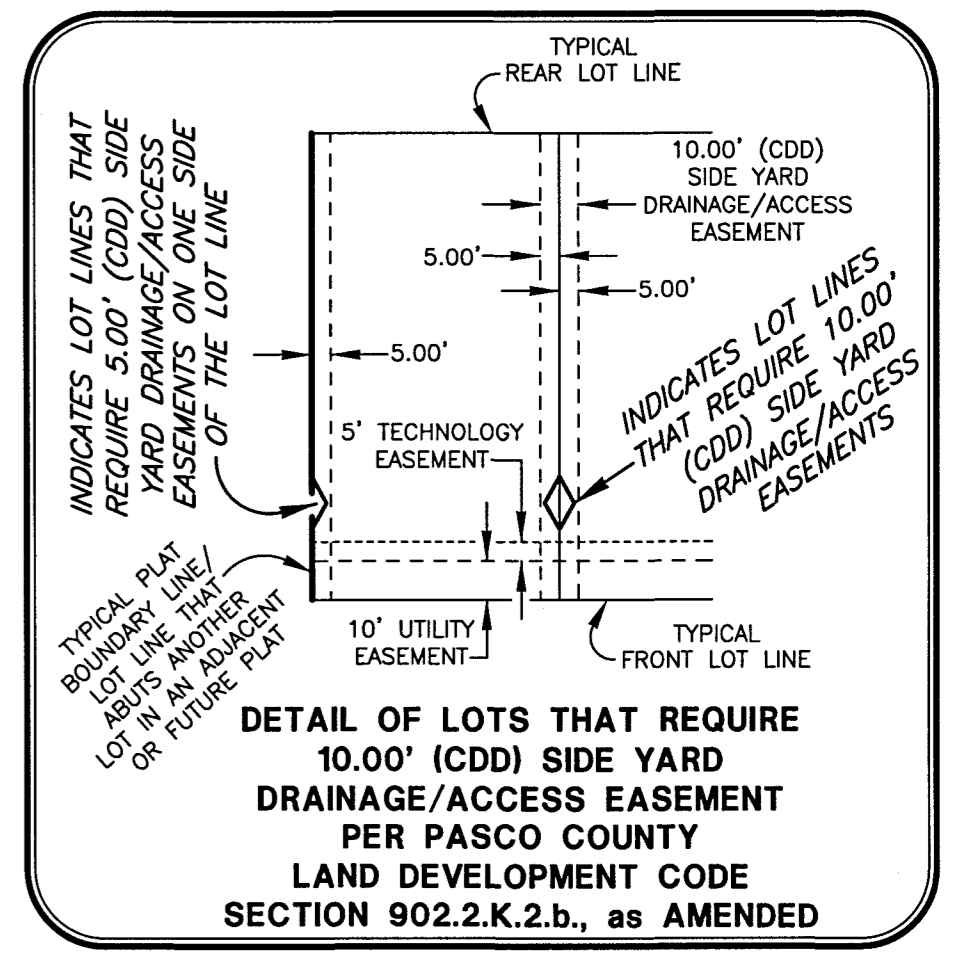
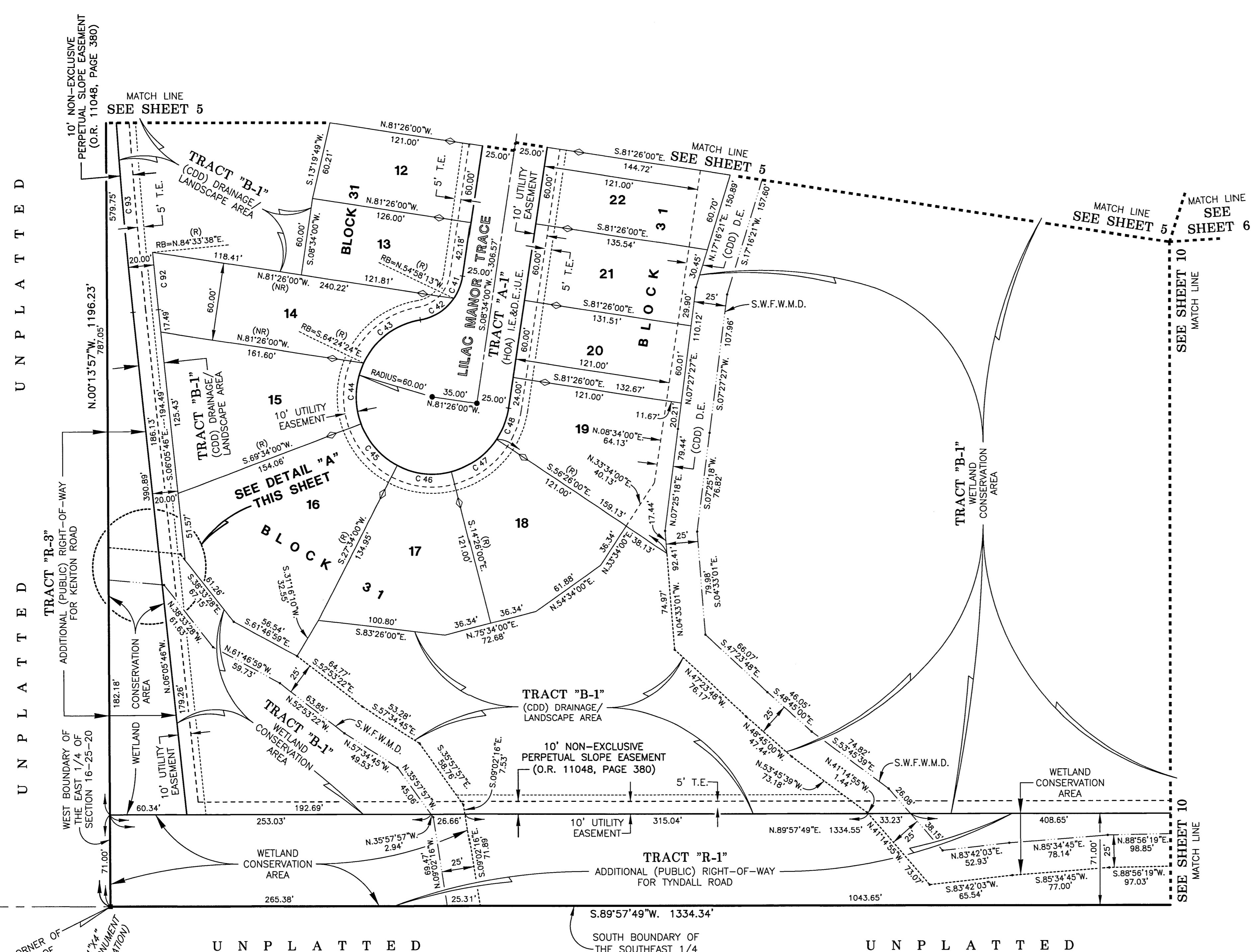
BASIS OF BEARINGS
 The South boundary of the Southeast 1/4 of Section 16, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.89°57'49"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.



KEY SHEET
 NOTE: SEE THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azelle Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

MIRADA PARCELS 15B-2 AND 15B-3
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

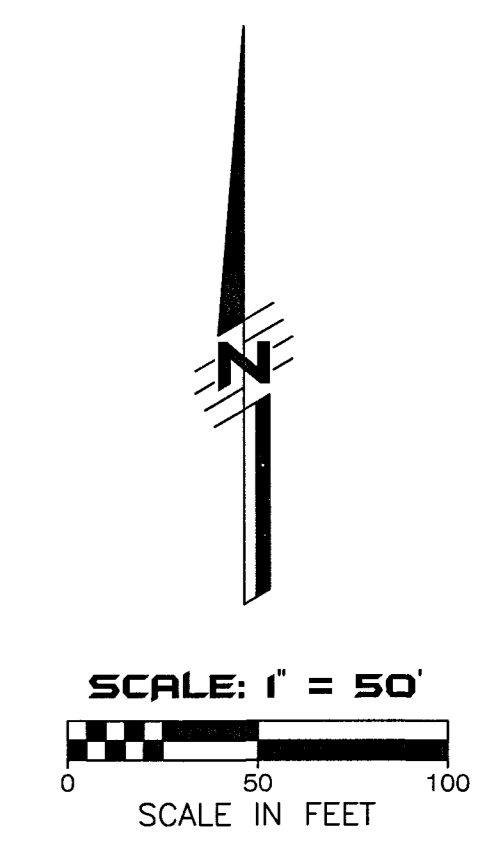


- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Mirada II Community Development District
 - (HOA) - Mirada 15B Neighborhood Association, Inc.
 - T.E. - Technology Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - (P)P.S.S. - (Public) Pump Station Site
 - D.E. - Drainage Easement
 - D.&A.E. - Drainage and Access Easement
 - I.E.&D.E.;U.E. - Ingress-Egress Easement and Drainage Easement; (Public) Utility Easement

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
41	40.00	26°27'47"	18.47	18.31	S.21°47'54"W
42	40.00	46°04'46"	32.17	31.31	S.58°04'10"W
43	60.00	55°30'56"	58.14	55.89	N.53°21'04"W
44	60.00	46°01'36"	48.20	46.91	S.02°34'48"W
45	60.00	42°00'00"	43.98	43.00	S.41°26'00"E
46	60.00	42°00'00"	43.98	43.00	S.83°26'00"E
47	60.00	42°00'00"	43.98	43.00	N.54°34'00"E
48	60.00	25°00'00"	26.18	25.97	N.21°04'00"E
49	3880.00	0°39'24"	44.46	44.46	S.05°46'04"E
92					
93	3900.00	0°51'48"	399.11	398.94	N.03°09'51"W

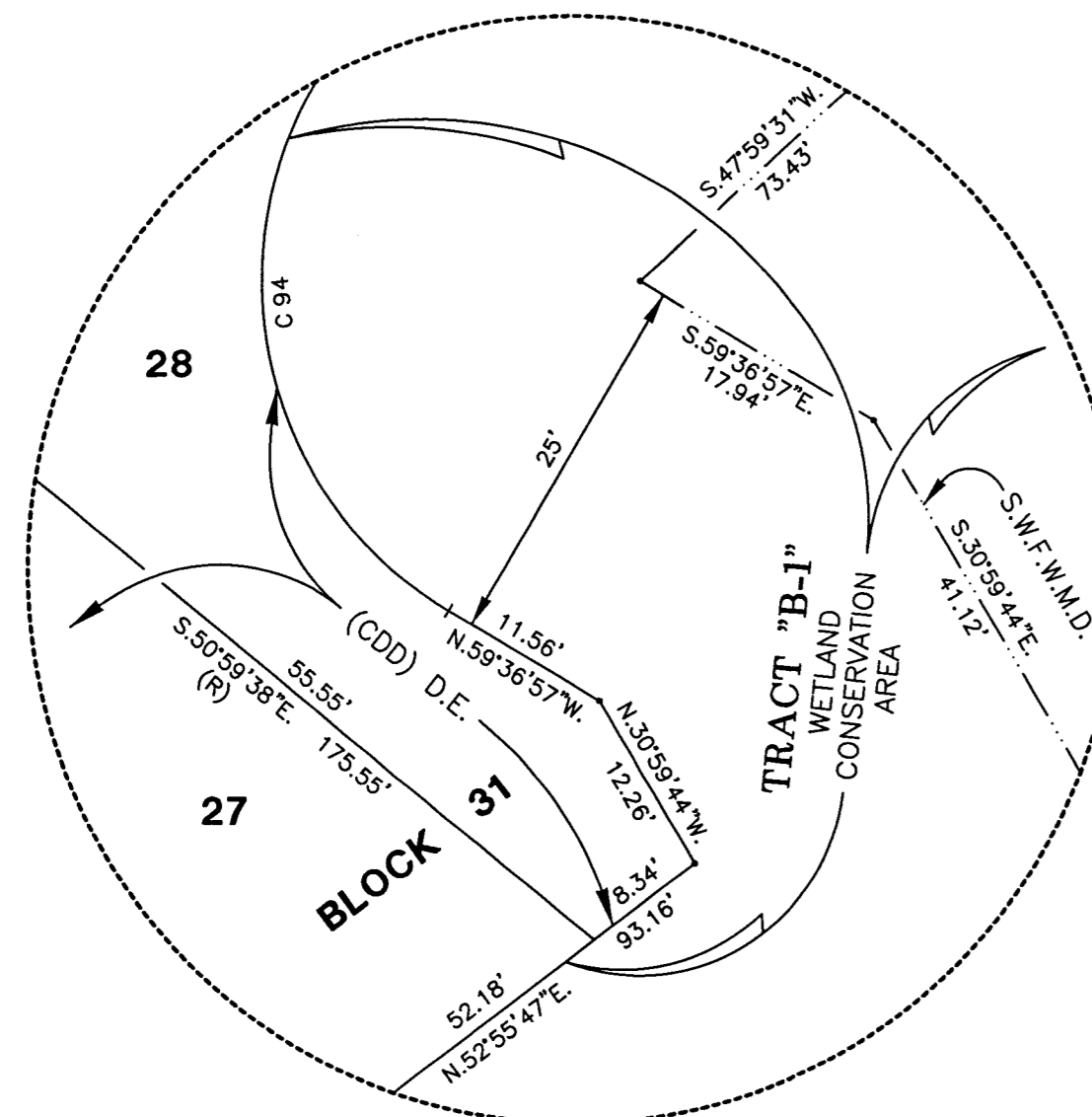
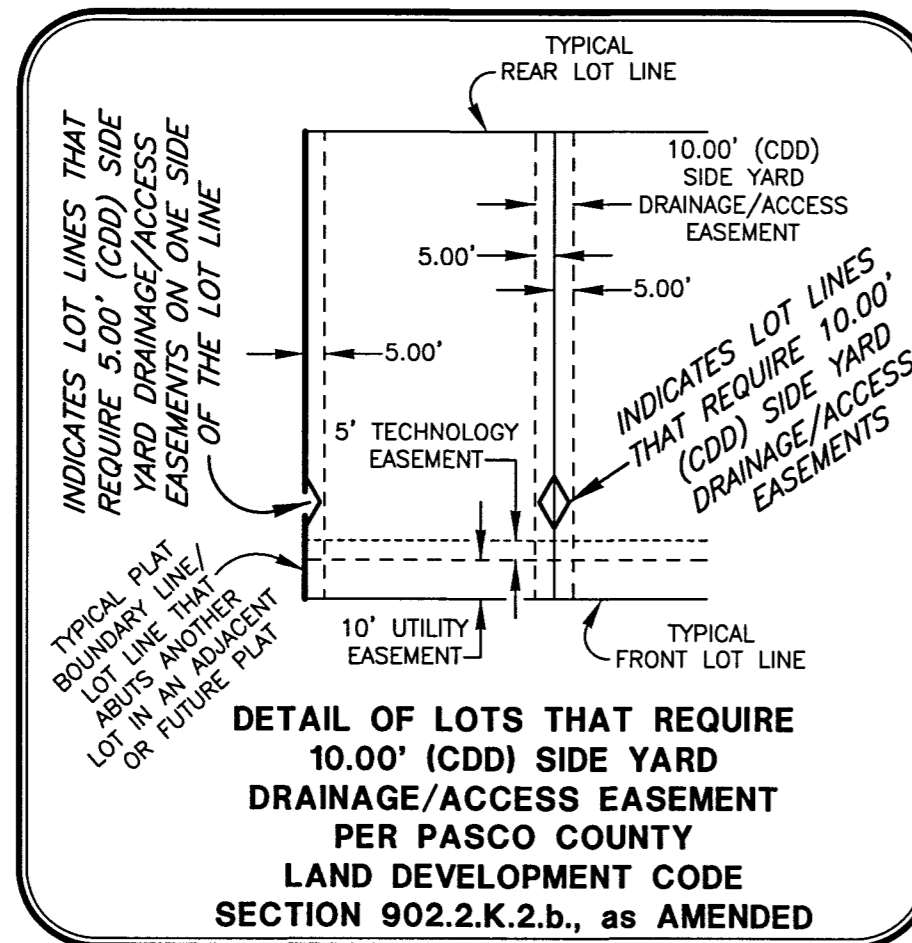


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	400.00	41°05'14"	286.84	280.74	N.69°32'37"W.
12	500.00	75°36'27"	65.98	61.30	N.86°48'14"W.
13	500.00	46°49'33"	408.63	397.35	S.31°58'46"W.
28	375.00	10°26'28"	68.34	68.24	N.58°06'49"W.
29	375.00	03°53'35"	25.48	25.48	N.50°56'48"W.
30	75.00	19°54'04"	26.05	25.92	N.58°57'02"W.
31	75.00	50°16'54"	65.82	63.73	S.85°57'30"W.
32	75.00	05°25'30"	7.10	7.10	S.58°06'18"W.
33	525.00	05°37'33"	51.55	51.53	S.52°34'46"W.
34	525.00	06°24'00"	58.64	58.61	S.46°34'00"W.
35	525.00	06°24'00"	58.64	58.61	S.40°10'00"W.
36	525.00	07°12'00"	65.97	65.93	S.32°22'00"W.
37	525.00	07°12'00"	65.97	65.93	S.26°10'00"W.
38	525.00	08°24'00"	58.64	58.61	S.19°22'00"W.
39	525.00	06°24'00"	58.64	58.61	S.12°58'00"W.
40	525.00	01°12'00"	11.00	11.00	S.09°10'00"W.
49	475.00	02°46'49"	23.05	23.05	N.09°57'24"E.
50	475.00	09°13'11"	76.43	76.35	N.15°57'24"E.
51	475.00	09°13'11"	76.43	76.35	N.25°10'36"E.
52	475.00	09°13'11"	76.43	76.35	N.34°23'47"E.
53	475.00	09°13'11"	76.43	76.35	N.43°36'58"E.
54	475.00	07°09'59"	59.41	59.37	N.51°48'33"E.
55	25.00	75°36'27"	32.99	30.65	S.66°48'14"E.
56	425.00	37°02'28"	274.76	270.00	S.67°31'14"E.
91	132.00	75°45'12"	174.52	162.09	S.24°51'19"W.
93	390.00	05°51'48"	399.11	398.94	N.03°09'51"W.
94	25.00	107°36'28"	46.95	40.35	N.05°48'43"W.



DETAIL "B"
NOT TO SCALE
(SEE THIS SHEET)

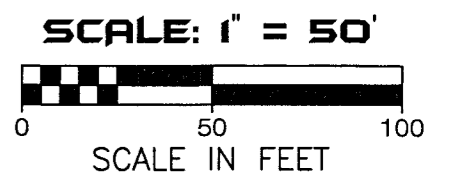
SOUTHWESTERLY CORNER OF SPECIAL WARRANTY DEED FOR KENTON ROAD (O.R. 10449, PAGE 2278)

UNPLATTED UNPLATTED



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Mirada II Community Development District
 - (HOA) - Mirada 15B Neighborhood Association, Inc.
 - T.E. - Technology Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - (P)P.S.S. - (Public) Pump Station Site
 - D.E. - Drainage Easement
 - D.&A.E. - Drainage and Access Easement
 - I.E.&D.E.;U.E. - Ingress-Egress Easement and Drainage Easement; (Public) Utility Easement

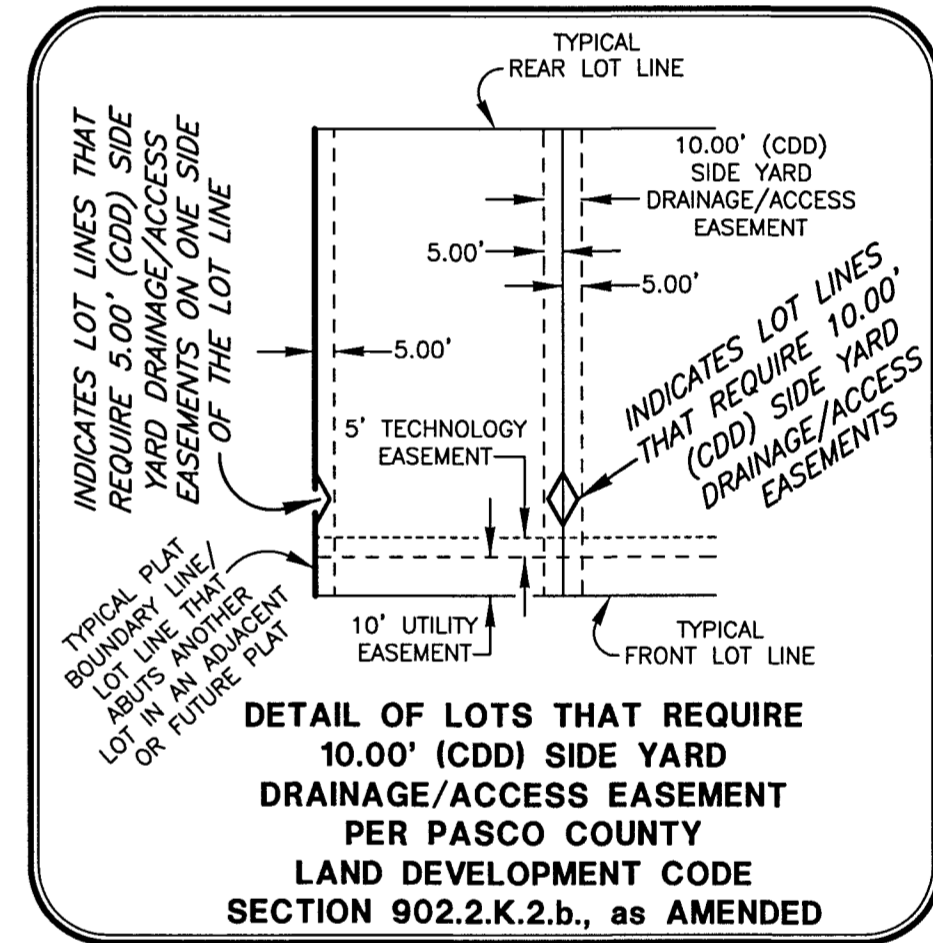
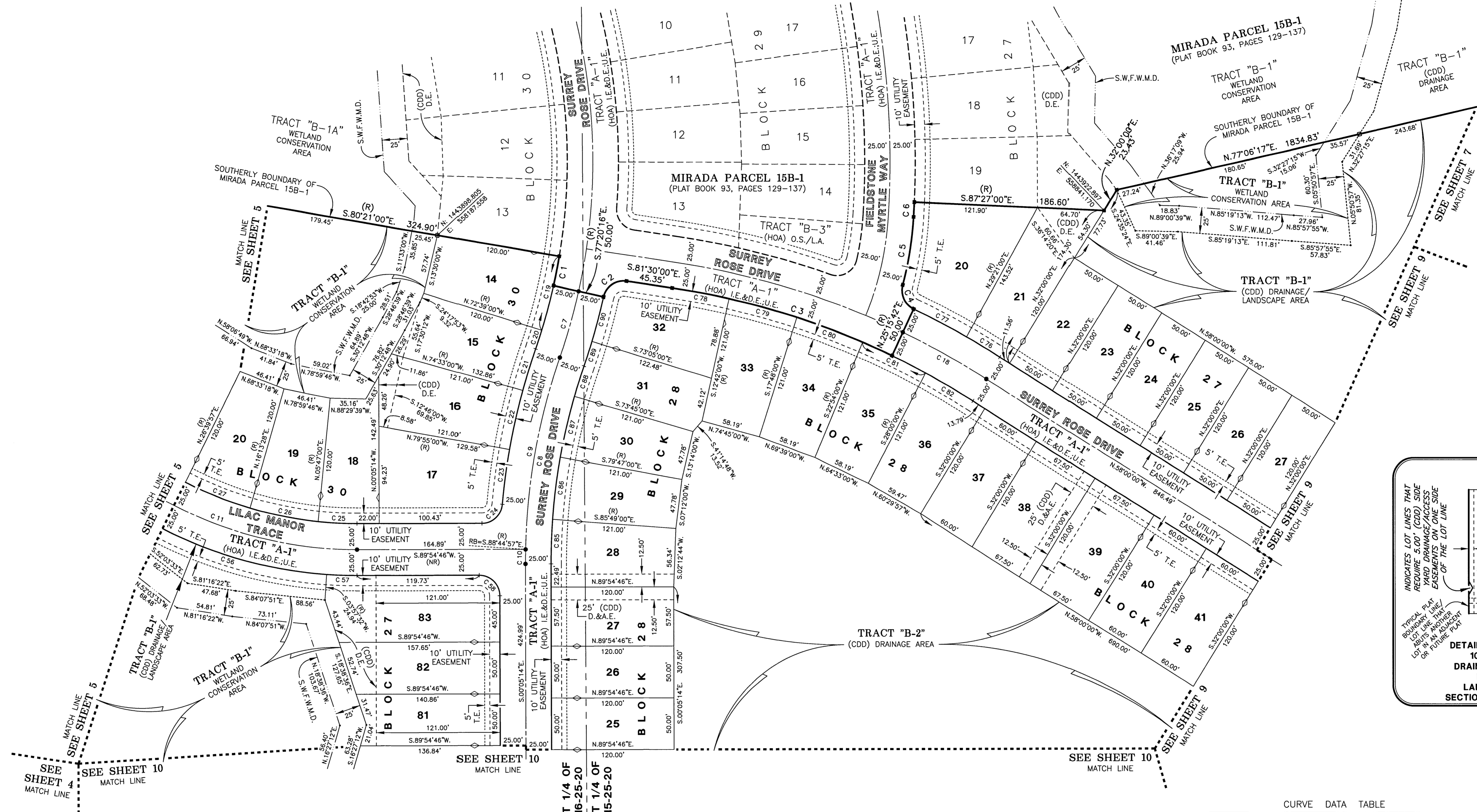
Wetland Conservation Area Note:
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SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	550.00	03°00'44"	28.92	28.91	S.11°09'22"W.
2	20.00	85°50'18"	29.96	27.24	N.55°34'52"E.
3	775.00	16°45'42"	226.72	225.92	S.73°07'09"E.
4	20.00	80°00'26"	27.93	25.71	N.24°44'05"W.
5	325.00	11°48'15"	66.96	66.84	N.09°22'01"E.
6	892.00	00°54'54"	14.25	14.24	N.03°00'27"E.
7	575.00	06°38'48"	66.70	66.67	S.15°59'08"W.
8	600.00	19°23'46"	203.72	202.15	S.17°22'46"W.
9	600.00	18°03'29"	189.10	188.32	S.10°16'47"W.
10	600.00	01°20'17"	14.01	14.01	S.00°34'54"W.
11	400.00	41°05'14"	286.84	280.74	N.69°32'37"W.
18	800.00	06°44'18"	94.08	94.03	N.61°22'09"W.
19	550.00	07°42'00"	73.91	73.86	S.13°30'00"W.
20	550.00	01°57'32"	18.80	18.80	S.18°19'46"W.
21	625.00	03°01'32"	42.09	42.09	S.17°22'46"W.
22	625.00	05°22'00"	58.54	58.52	S.12°46'00"W.
23	625.00	04°55'16"	53.68	53.67	S.07°37'22"W.
24	20.00	84°45'02"	29.58	26.96	S.47°32'15"W.
25	375.00	05°52'14"	38.42	38.41	N.87°09'07"W.
26	375.00	10°26'28"	68.34	68.24	N.78°59'46"W.
27	375.00	10°26'28"	68.34	68.24	N.68°33'18"W.
56	425.00	03°02'28"	274.78	270.00	S.6°33'11"E.
57	425.00	04°02'46"	30.01	30.01	S.88°03'51"E.
58	20.00	90°00'00"	31.42	28.28	S.45°05'14"E.
76	825.00	02°39'00"	38.16	38.15	N.59°19'30"W.
77	825.00	04°05'18"	58.87	58.86	N.62°41'39"W.
78	775.00	04°12'00"	56.81	56.80	S.79°24'00"E.
79	775.00	05°06'00"	68.98	68.96	S.74°45'00"E.
80	775.00	05°06'00"	68.98	68.96	S.63°39'00"E.
81	775.00	05°06'00"	68.98	68.96	S.64°33'00"E.
82	775.00	04°00'00"	54.11	54.09	S.60°00'00"E.
85	575.00	04°16'14"	42.86	42.85	N.02°02'53"E.
86	575.00	06°02'00"	60.55	60.52	N.07°12'00"E.
87	575.00	06°02'00"	60.55	60.52	N.13°14'00"E.
88	575.00	03°03'32"	30.70	30.69	N.17°46'46"E.
89	600.00	02°23'32"	25.05	25.05	N.18°06'46"E.
90	600.00	04°15'16"	44.55	44.54	N.14°47'22"E.

- LEGEND**
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 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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 - (RB) indicates reference bearing
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Wetland Conservation Area Note:
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SCALE: 1" = 50'

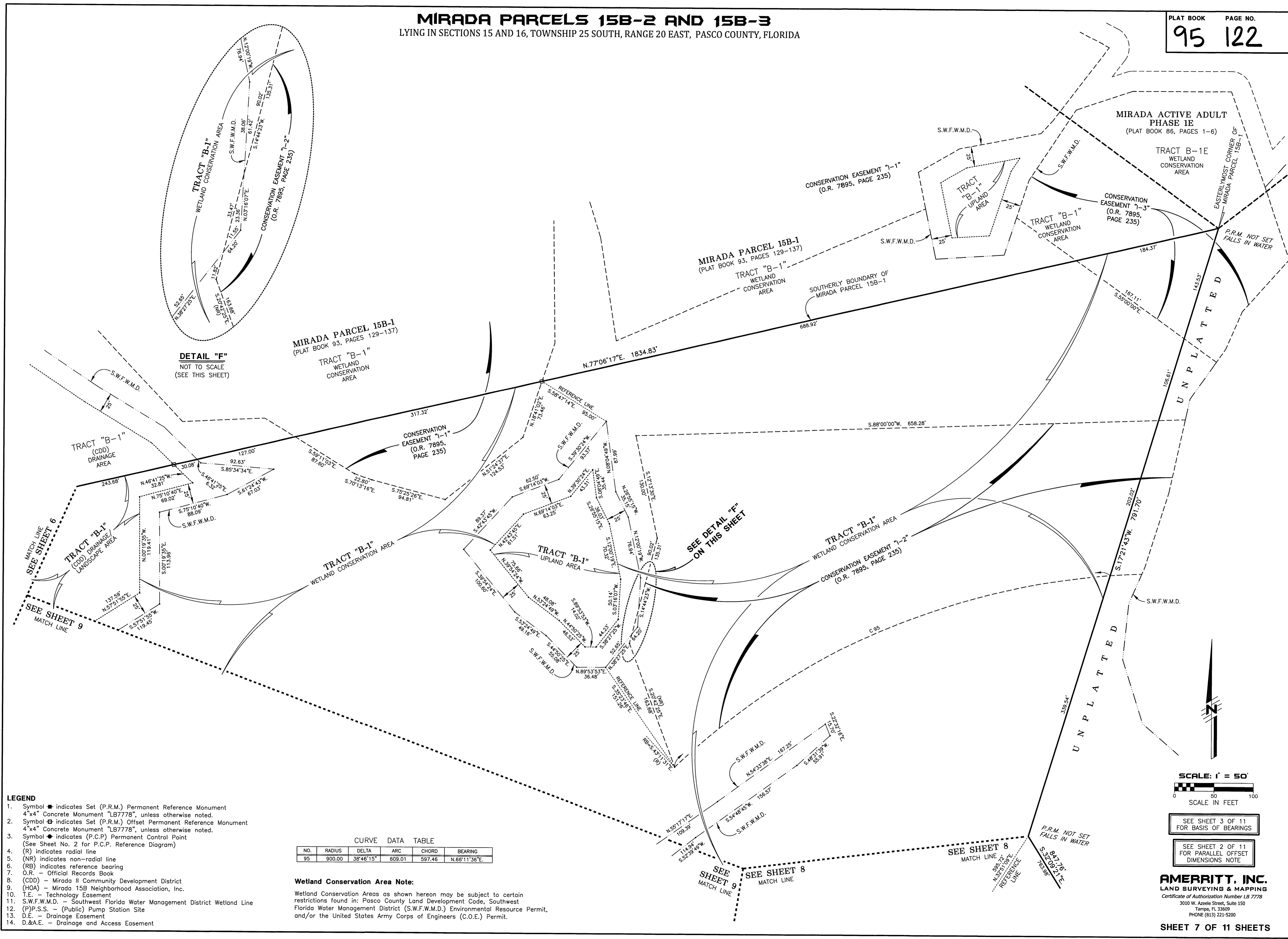
SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
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SHEET 6 OF 11 SHEETS

MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



DETAIL "F"
 NOT TO SCALE
 (SEE THIS SHEET)

MIRADA PARCEL 15B-1
 (PLAT BOOK 93, PAGES 129-137)

MIRADA PARCEL 15B-1
 (PLAT BOOK 93, PAGES 129-137)

MIRADA ACTIVE ADULT PHASE 1E
 (PLAT BOOK 86, PAGES 1-6)

TRACT B-1E
 WETLAND CONSERVATION AREA

TRACT "B-1"
 (CDD) DRAINAGE AREA

TRACT "B-1"
 (CDD) DRAINAGE/ LANDSCAPE AREA

TRACT "B-1"
 WETLAND CONSERVATION AREA

TRACT "B-1"
 UPLAND AREA

TRACT "B-1"
 WETLAND CONSERVATION AREA

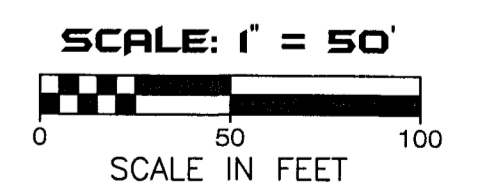
CONSERVATION EASEMENT "1-2"
 (O.R. 7895, PAGE 235)

- LEGEND**
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 - (P)P.S.S. - (Public) Pump Station Site
 - D.E. - Drainage Easement
 - D.&A.E. - Drainage and Access Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
95	900.00	38°46'15"	609.01	597.46	N.66°11'36"E.

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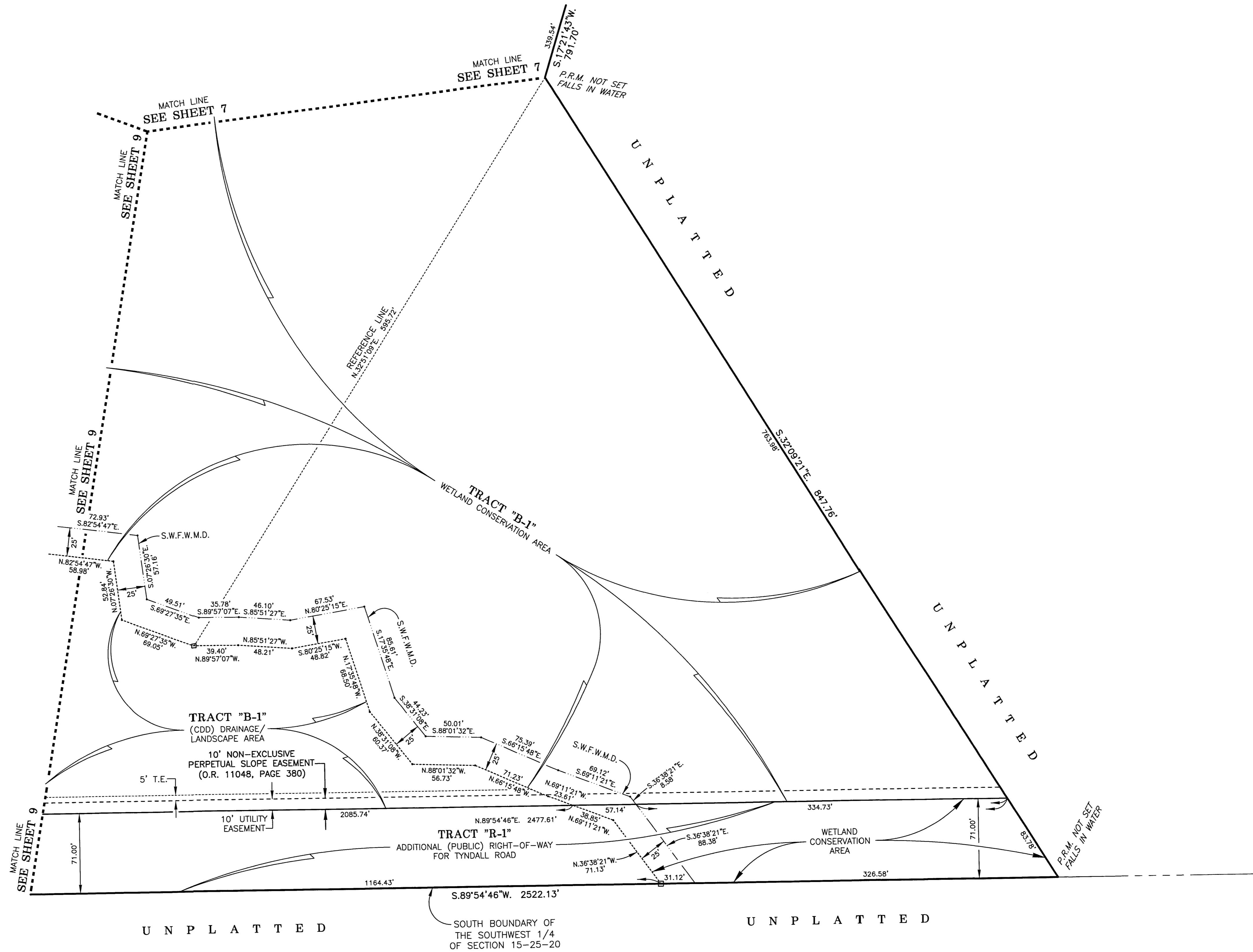


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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MIRADA PARCELS 15B-2 AND 15B-3
LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

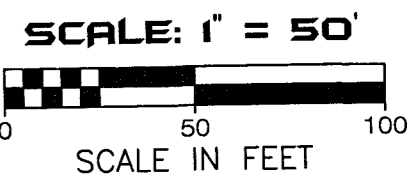


LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
2. Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
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13. D.E. - Drainage Easement
14. D.&A.E. - Drainage and Access Easement

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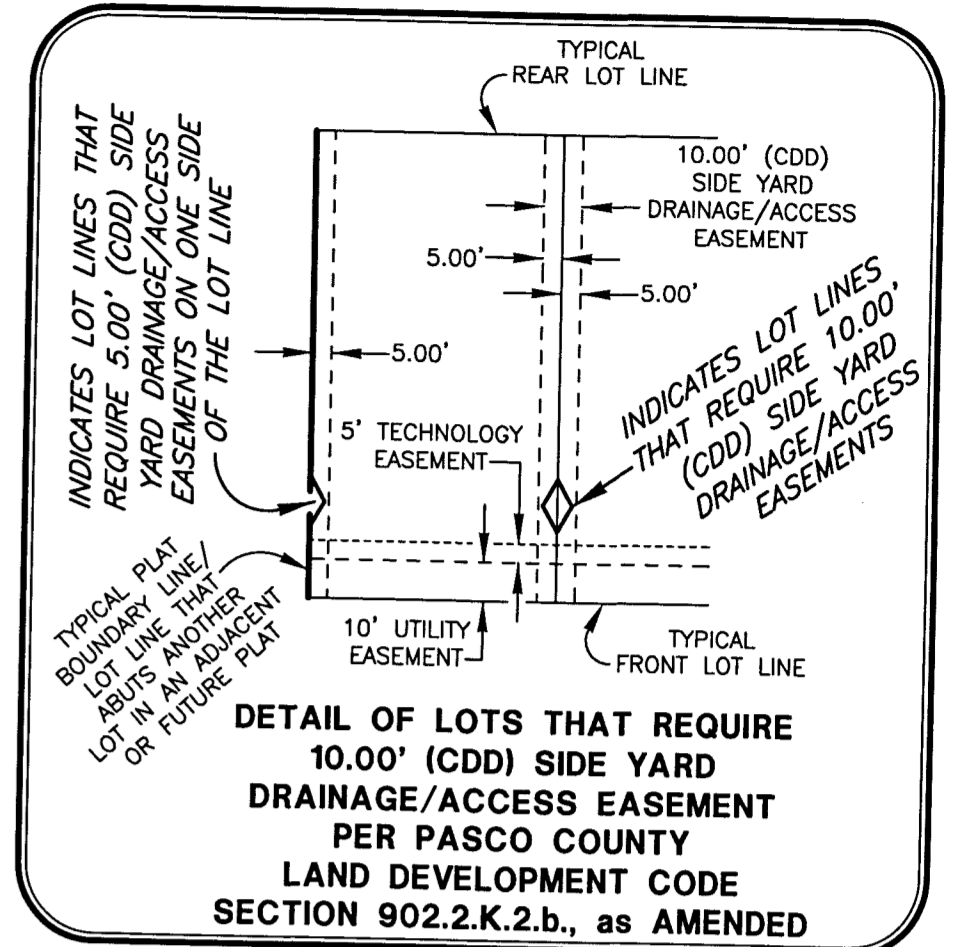


SEE SHEET 3 OF 11
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

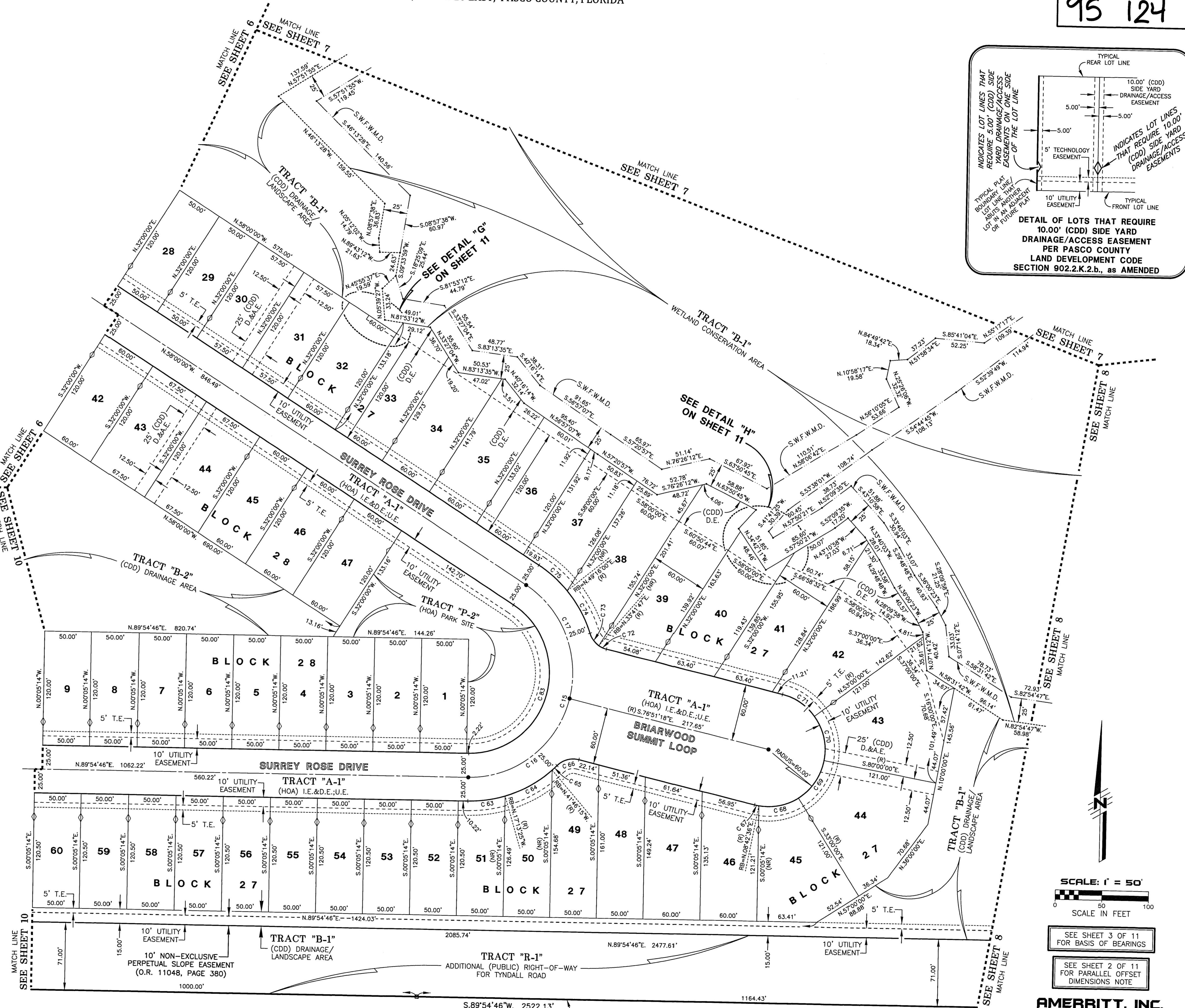
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	110.00	147°54'46"	283.97	211.43	N.15°57'23"E
16	110.00	76°46'03"	147.38	136.60	N.51°31'44"E
17	110.00	71°08'42"	136.59	127.98	N.22°25'39"W
63	135.00	17°08'10"	40.38	40.23	N.81°20'41"E
64	135.00	24°32'50"	57.84	57.40	N.69°30'10"E
65	135.00	02°59'39"	7.05	7.05	N.48°43'56"E
66	25.00	57°54'36"	25.27	24.21	N.74°11'24"E
67	60.00	04°26'06"	4.64	4.64	S.79°04'21"E
68	60.00	41°42'36"	43.68	42.72	N.77°51'18"E
69	60.00	47°00'00"	49.22	47.85	N.33°30'00"E
70	60.00	47°00'00"	49.22	47.85	N.13°30'00"W
71	60.00	39°51'18"	41.74	40.90	N.56°55'39"W
72	25.00	20°33'04"	8.97	8.92	N.68°34'45"W
73	25.00	37°21'32"	16.30	16.01	N.37°37'27"W
74	135.00	21°47'18"	51.34	51.03	N.29°50'20"W
75	135.00	17°16'00"	40.68	40.53	N.49°22'00"W
83	85.00	147°54'46"	219.43	163.38	S.15°57'23"W

Wetland Conservation Area Note:

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LEGEND

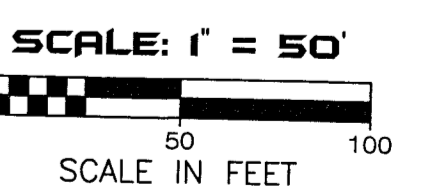
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UNPLATTED

SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 15-25-20

UNPLATTED

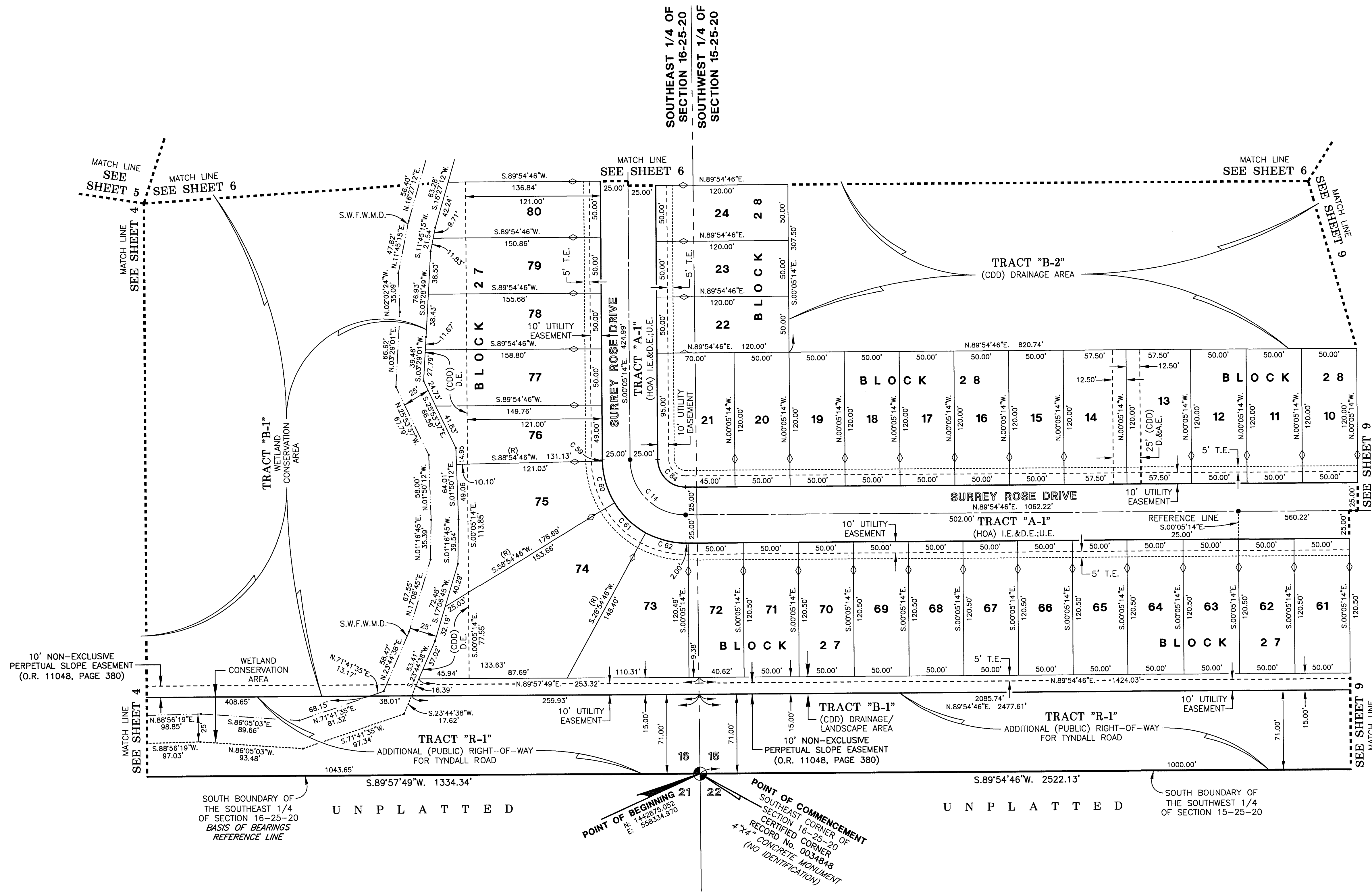
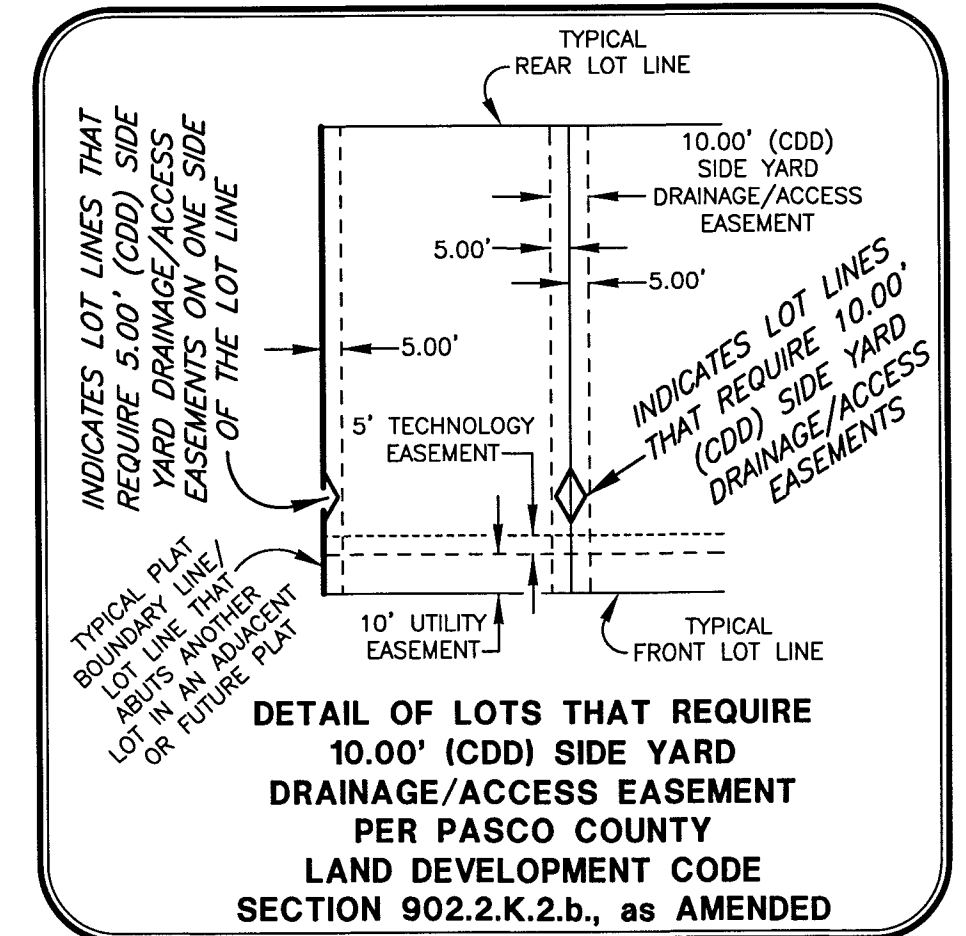


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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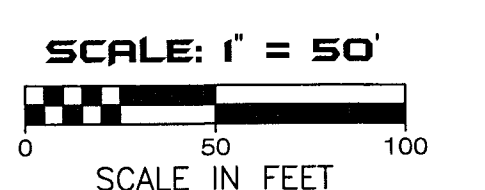


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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
14	50.00	90°00'00"	78.54	70.71	S.45°05'14"E.
59	75.00	01°00'00"	1.31	1.31	S.00°35'14"E.
60	75.00	30°00'00"	39.27	38.82	S.16°05'14"E.
61	75.00	30°00'00"	39.27	38.82	S.46°05'14"E.
62	75.00	29°00'00"	37.96	37.56	S.75°33'14"E.
84	25.00	90°00'00"	39.27	35.36	N.45°05'14"W.

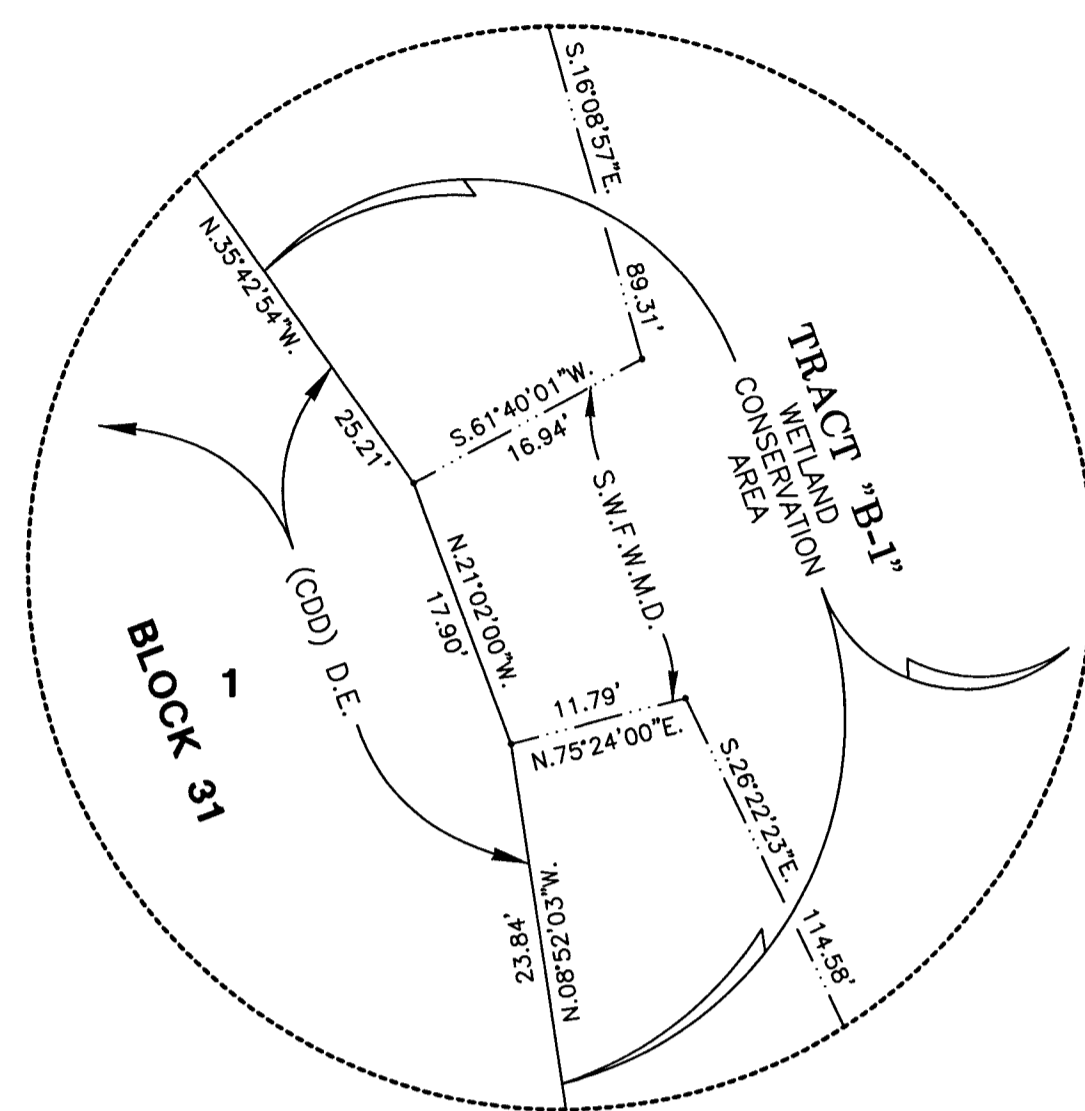


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

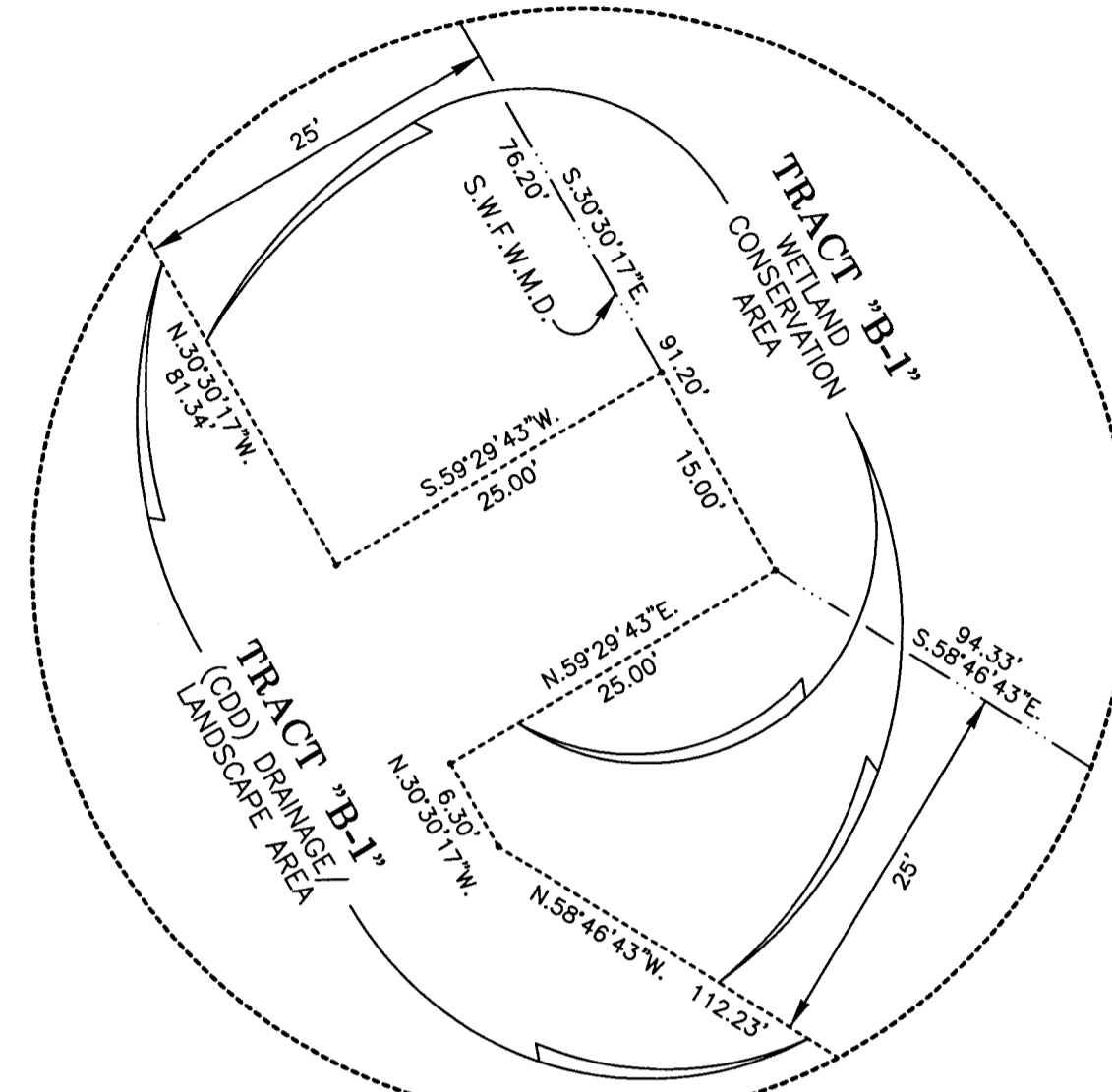
SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE.

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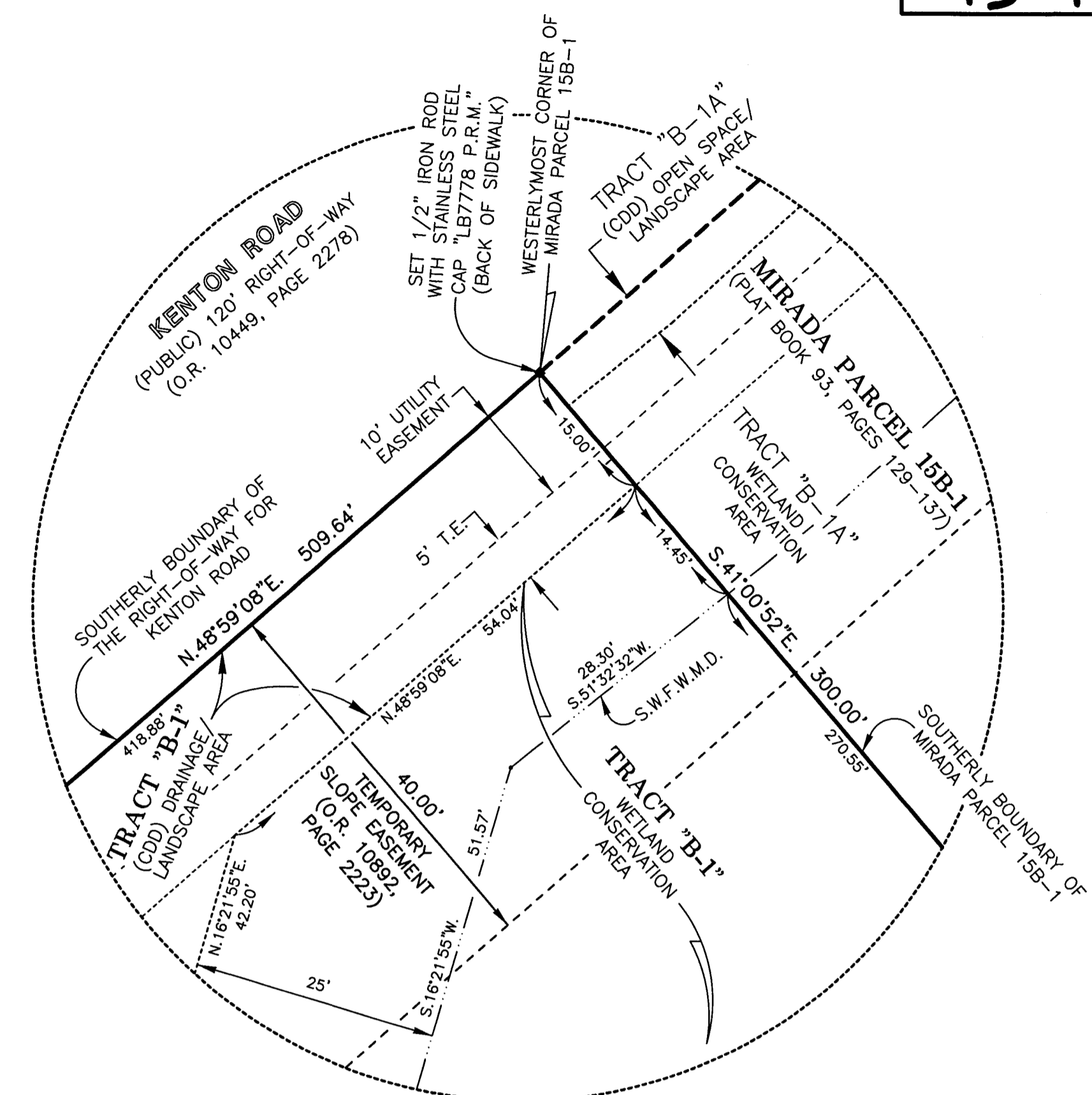
MIRADA PARCELS 15B-2 AND 15B-3
 LYING IN SECTIONS 15 AND 16, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



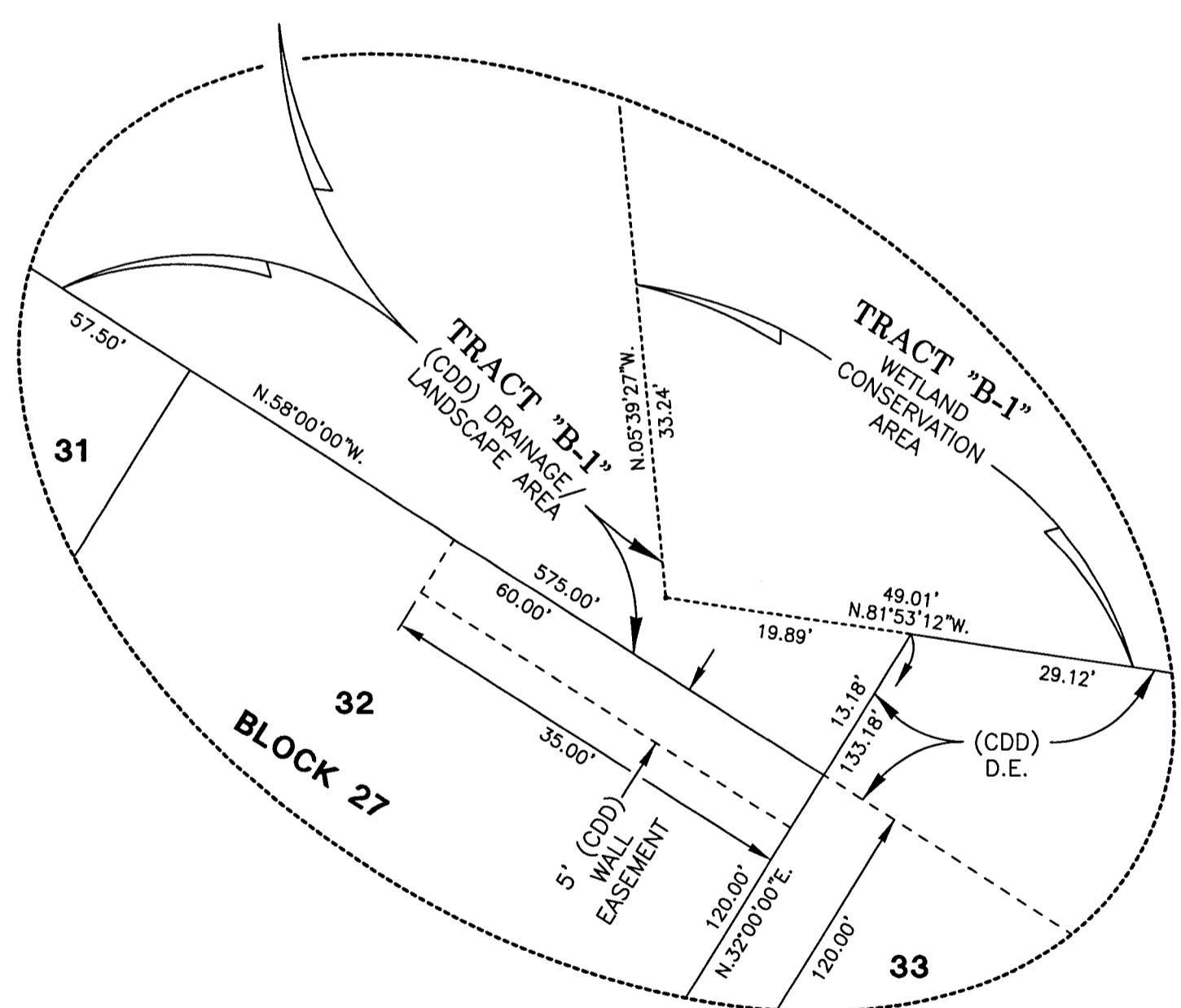
DETAIL "C"
 NOT TO SCALE
 (SEE SHEET 5)



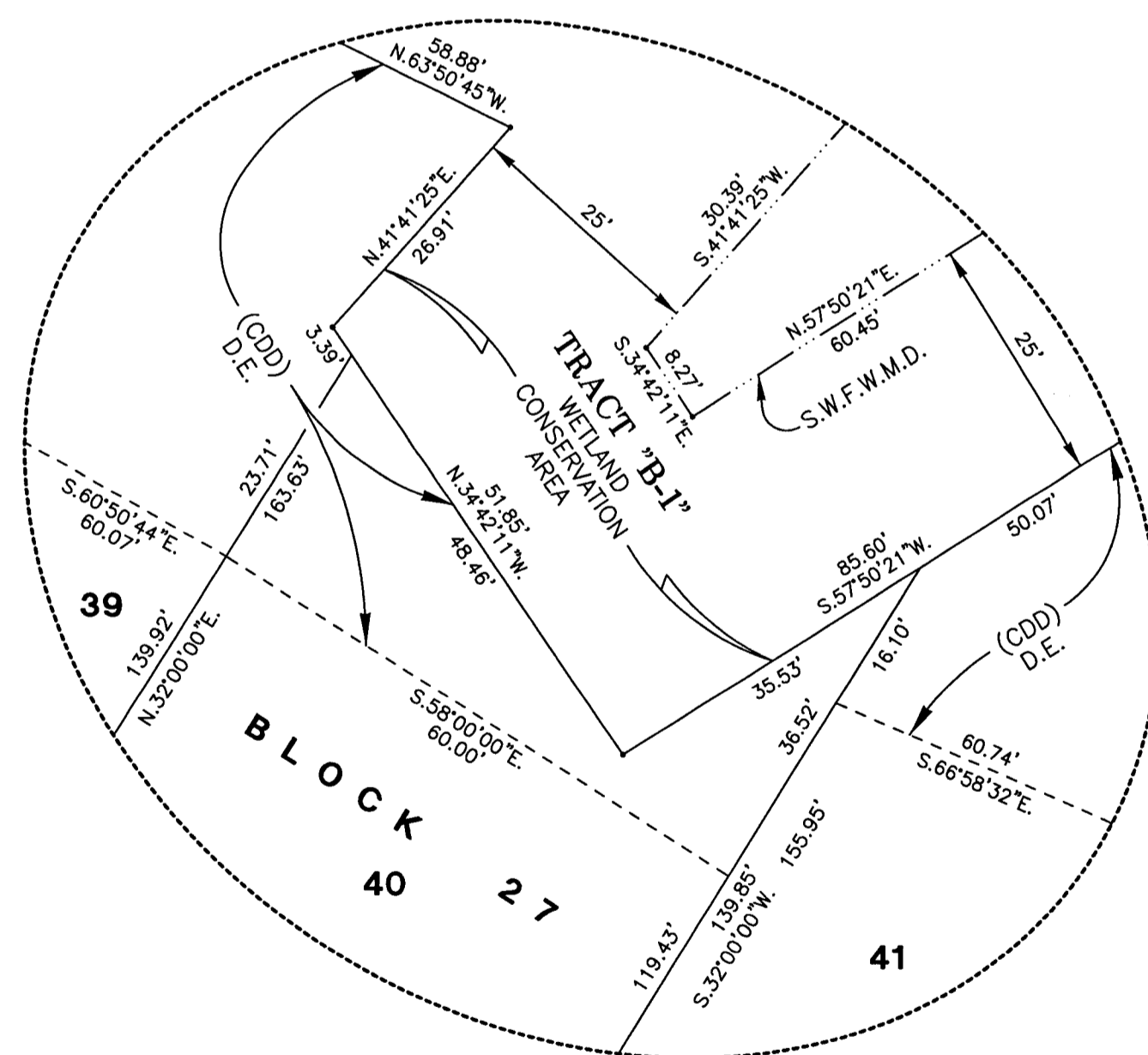
DETAIL "D"
 NOT TO SCALE
 (SEE SHEET 5)



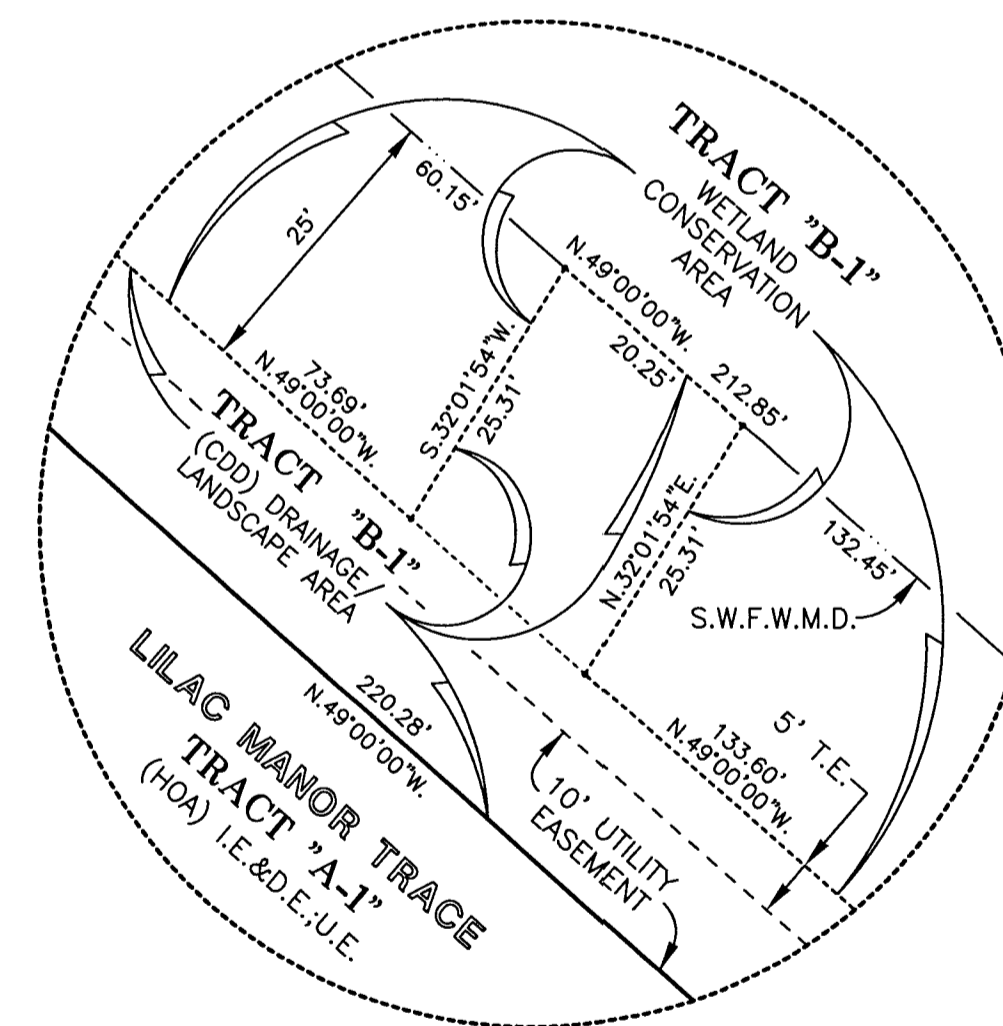
DETAIL "E"
 NOT TO SCALE
 (SEE SHEET 5)



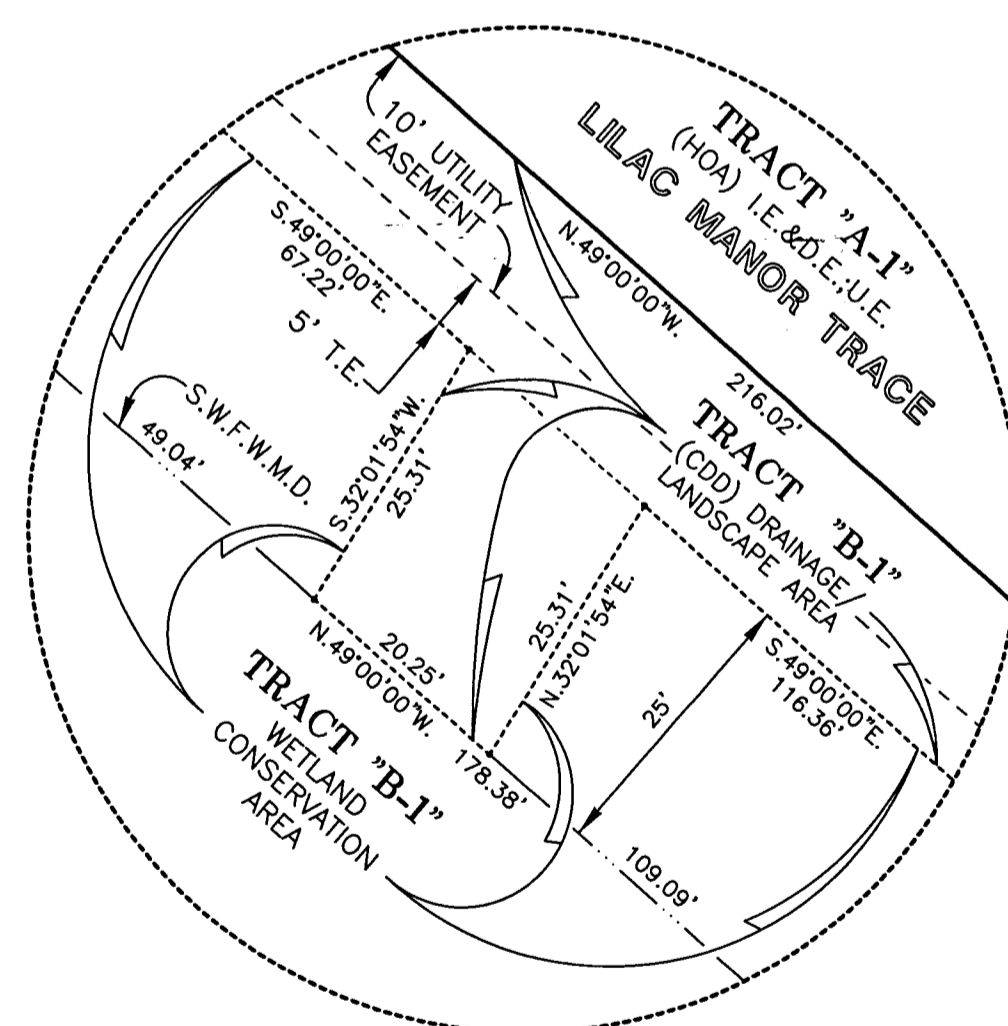
DETAIL "G"
 NOT TO SCALE
 (SEE SHEET 9)



DETAIL "H"
 NOT TO SCALE
 (SEE SHEET 9)



DETAIL "J"
 NOT TO SCALE
 (SEE SHEET 5)



DETAIL "K"
 NOT TO SCALE
 (SEE SHEET 5)

LEGEND

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6. (RB) indicates reference bearing.
7. O.R. - Official Records Book.
8. (CDD) - Mirada II Community Development District.
9. (HOA) - Mirada 15B Neighborhood Association, Inc.
10. T.E. - Technology Easement.
11. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line.
12. (P)P.S.S. - (Public) Pump Station Site.
13. D.E. - Drainage Easement.
14. D.&A.E. - Drainage and Access Easement.
15. I.E.&D.E.;U.E. - Ingress-Egress Easement and Drainage Easement; (Public) Utility Easement.

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

SEE SHEET 3 OF 11
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

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 LAND SURVEYING & MAPPING
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