

MIRADA ACTIVE ADULT PHASE 2H

A REPLAT OF TRACT 2H OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **95** PAGE **15**

LEGAL DESCRIPTION:

A REPLAT OF TRACT 2H OF MIRADA ACTIVE ADULT 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEING AT THE SOUTHEAST CORNER OF TRACT B-1 OF MIRADA ACTIVE ADULT PHASE 2F AS RECORDED IN PLAT BOOK 93, PAGE 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE EASTERN BOUNDARY OF SAID MIRADA ACTIVE ADULT 2F, THE FOLLOWING EIGHT (8) COURSES:
1) NORTH 00°09'04" WEST, A DISTANCE OF 152.78 FEET; 2) NORTH 89°50'56" EAST, A DISTANCE OF 177.18 FEET; 3) NORTH 03°03'00" WEST, A DISTANCE OF 50.06 FEET;
4) NORTH 00°09'04" WEST, A DISTANCE OF 121.00 FEET; 5) NORTH 89°50'56" EAST, A DISTANCE OF 5.80 FEET; 6) NORTH 00°09'04" WEST, A DISTANCE OF 46.28 FEET;
7) NORTH 07°12'55" WEST, A DISTANCE OF 50.47 FEET; 8) NORTH 15°35'53" WEST, A DISTANCE OF 41.52 FEET TO THE SOUTH CORNER OF TRACT B-2 OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE SOUTHEASTERN BOUNDARY OF SAID MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J THE FOLLOWING TEN (10) COURSES: 1) NORTH 55°54'00" EAST, A DISTANCE OF 72.26 FEET; 2) SOUTH 88°31'40" EAST, A DISTANCE OF 93.59 FEET; 3) NORTH 79°05'08" EAST, A DISTANCE OF 106.24 FEET; 4) NORTH 00°50'21" EAST, A DISTANCE OF 144.02 FEET; 5) NORTH 18°24'26" EAST, A DISTANCE OF 410.05 FEET; 6) NORTH 43°58'02" EAST, A DISTANCE OF 179.26 FEET; 7) SOUTH 35°37'48" EAST, A DISTANCE OF 23.22 FEET; 8) SOUTH 38°20'14" EAST, A DISTANCE OF 41.20 FEET; 9) SOUTH 79°03'18" EAST, A DISTANCE OF 412.76 FEET; 10) SOUTH 75°36'04" EAST, A DISTANCE OF 58.20 FEET TO THE SOUTHEAST CORNER OF SAID MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J ALSO BEING A POINT LYING ON THE WESTERN RIGHT-OF-WAY OF TEAK FOLLOW BOULEVARD PHASE 2 AS RECORDED IN PLAT BOOK 94, PAGE 76 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE WESTERN RIGHT-OF-WAY OF SAID TEAK FOLLOW BOULEVARD PHASE 2, SOUTH 10°33'58" WEST, A DISTANCE OF 320.30 FEET TO THE NORTHWEST CORNER OF TEAK FOLLOW BOULEVARD PHASE 3 AS RECORDED IN PLAT BOOK 95, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE WESTERN RIGHT-OF-WAY OF SAID TEAK FOLLOW BOULEVARD PHASE 3 THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 10°33'58" WEST, A DISTANCE OF 450.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 10°33'58", AND A CHORD WHICH BEARS SOUTH 05°19'58" WEST, A DISTANCE 222.82 FEET; 2) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 223.14 FEET; 3) SOUTH 00°00'00" EAST, A DISTANCE OF 30.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°48'44", AND A CHORD WHICH BEARS SOUTH 44°24'52" WEST, A DISTANCE 34.99 FEET; 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 38.76 FEET TO A POINT LYING ON THE NORTHERN RIGHT-OF-WAY OF TYNDALL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7241, PAGE 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN ALONG THE NORTHERN RIGHT-OF-WAY OF SAID TYNDALL ROAD, SOUTH 89°51'28" WEST, A DISTANCE OF 990.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 19.47 ACRES, MORE OR LESS.

OWNER:

LENORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
BY: LEN MIRADA INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA - ITS MANAGING MEMBER
BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

Holly Gallagher
HOLLY GALLAGHER, VICE PRESIDENT

WITNESS *S. Mary*

WITNESS *Isabel Peticion*

WITNESS *Shannon Carey*
(PRINT)

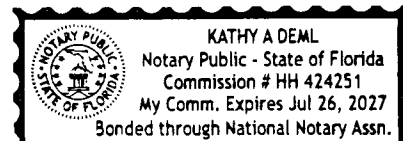
WITNESS *Isabel Peticion*
(PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS:
COUNTY OF Hillsborough)

I HEREBY CERTIFY ON THIS 12 DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE HOLLY GALLAGHER, VICE PRESIDENT OF LENNAR HOMES LLC, A FLORIDA LIMITED LIABILITY, AS SOLE MEMBER OF LEN MIRADA INVESTORS, LLC, DELAWARE, LIMITED LIABILITY COMPANY, AS MANAGING MEMBER OF LENORE 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.

Kathy A Deaml
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Kathy A Deaml
(PRINTED NAME OF NOTARY)



MY COMMISSION EXPIRES: 7/26/2027

COMMISSION NUMBER: HH 424251

CERTIFICATE OF ACCEPTANCE

MEDLEY AT MIRADA COMMUNITY ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION

MEDLEY AT MIRADA COMMUNITY ASSOCIATION HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: *Lori Campagna*
LORI CAMPAGNA, VICE PRESIDENT

WITNESS *Marco Nguyen*

WITNESS *HUNTER LANE*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough)

I HEREBY CERTIFY ON THIS 13 DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE LORI CAMPAGNA, VICE PRESIDENT OF MEDLEY AT MIRADA COMMUNITY ASSOCIATION, KNOWN TO ME OR WHO HAS PRODUCED NA 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.

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

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 12 DAY OF August, 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, CHAIRMAN OF THE BOARD

WITNESS *Marco Nguyen*

WITNESS *HUNTER LANE*

WITNESS *Marco Nguyen*
(PRINT)

WITNESS *HUNTER LANE*
(PRINT)

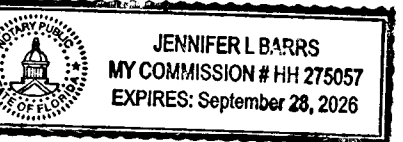
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
SS:
COUNTY OF Hillsborough)

I HEREBY CERTIFY ON THIS 12 DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MICHAEL LAWSON,

CHAIRMAN OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED NA 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

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO)

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. 7222-6444341) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN LENORE, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCLUMBERED 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. 7222-6444341.

THIS 12 DAY OF August, 2024.

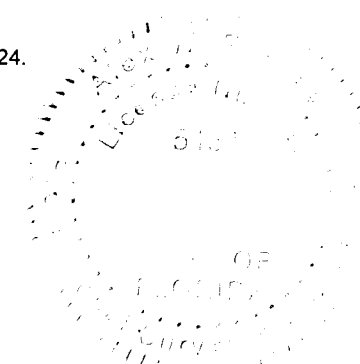
BY: *David H. Roberts*
DAVID H. ROBERTS, AUTHORIZED SIGNATORY
FIRST AMERICAN TITLE INSURANCE COMPANY

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 12th DAY OF August, 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 21st DAY OF August, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Ronald S. Oakley
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 21st DAY OF August, 2024, IN PLAT BOOK 95, PAGE(S) 145-148.

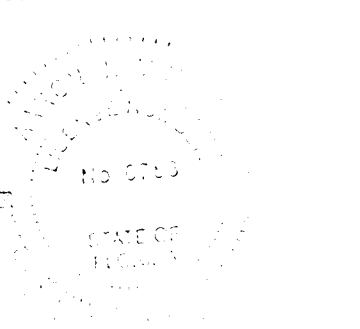
BY: *Nikol Alvarado*
NIKOL ALVARADO, CLERK
PASCO COUNTY CLERK & COMPTROLLER

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 23RD DAY OF MAY, 2024, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) 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 177.081(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 12th DAY OF August, 2024.

Aaron J. Murphy
AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6788
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB7013

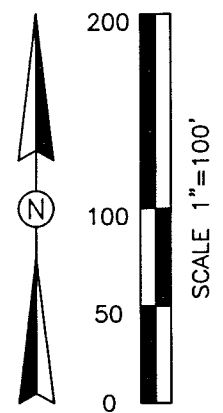


MIRADA ACTIVE ADULT PHASE 2H

A REPLAT OF TRACT 2H OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

BOUNDARY AND KEY SHEET

PLAT BOOK **95** PAGE **146**



SURVEYOR'S NOTES

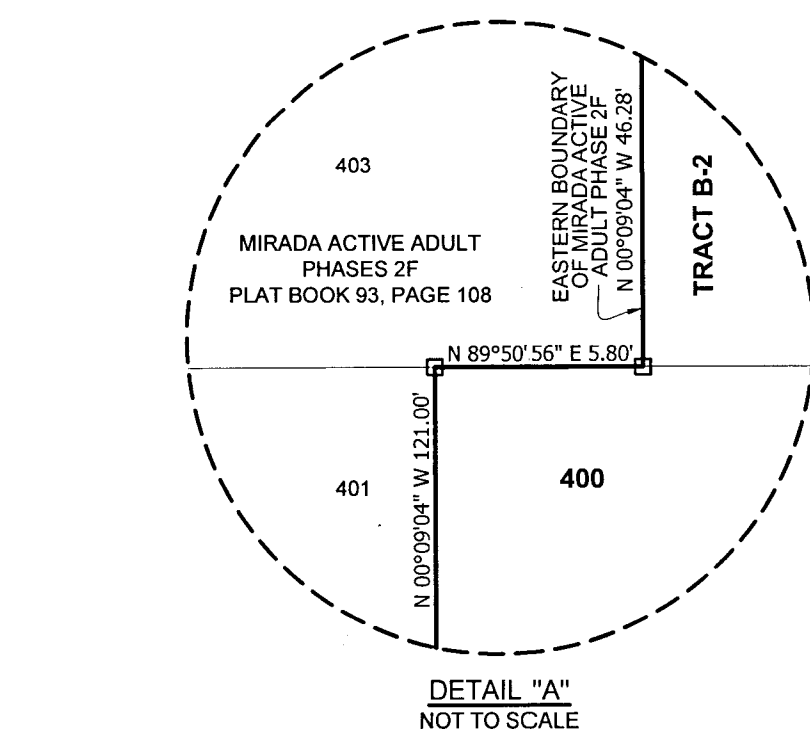
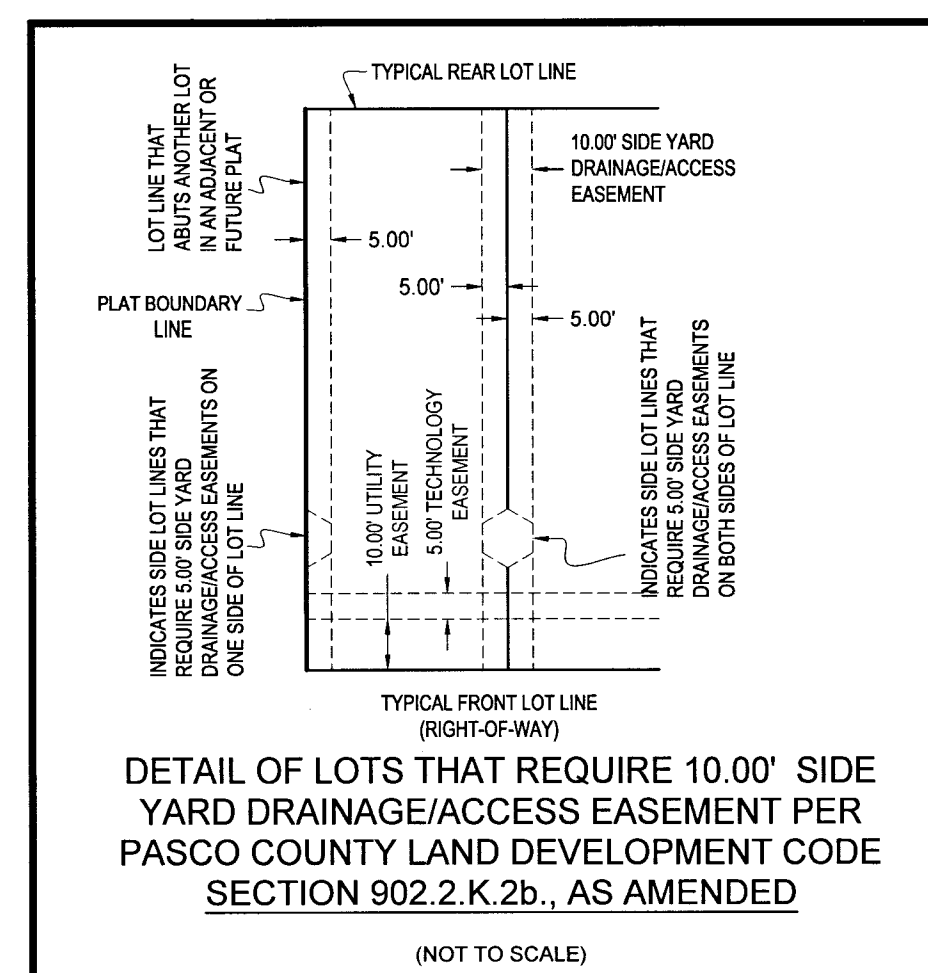
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER, CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCDC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT S36-151.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEASTERN BOUNDARY OF TRACT B-2 OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS SHOWN HAVING A BEARING OF SOUTH 79°03'18" EAST.
- 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.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURES AND PIPES, 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. 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 (SWFWM) 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

NOTE:
FOR ANY UNITS THAT HAVE SIDE YARD ACCESS ABUTTING A DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO RECONSTRUCT THE SIDEWALK IF DAMAGED DUE TO STORMWATER REPAIRS.



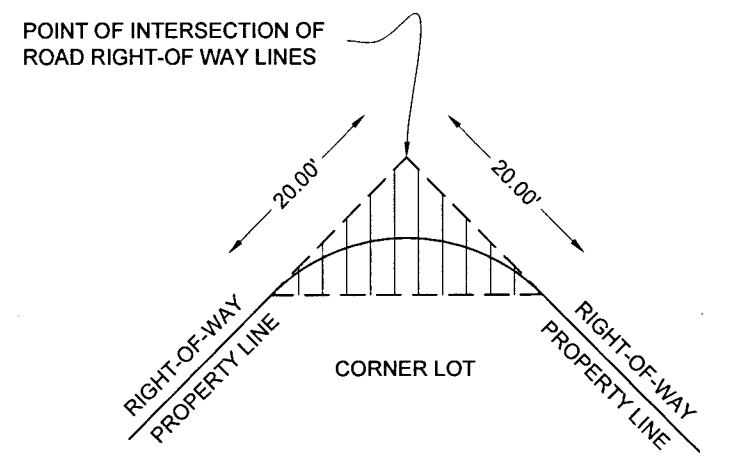
LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
- = FOUND 1/2" CAPPED IRON ROD, NO ID
- ▲ = FOUND PARKER-KALON NAIL AND DISK LB #7013 PRM
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISK "HAMILTON LB #7013"
- = BOUNDARY
- CCR = CERTIFIED CORNER RECORD
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- DE = DRAINAGE EASEMENT
- DMCLATU = DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- LB = LICENSE BUSINESS
- MCA = MITIGATION AND/OR CONSERVATION AREA
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PRMLO = PERMANENT REFERENCE MONUMENT (PRM) REFERENCE LINE ONLY
- (R) = RADIAL LINE
- SWFWM = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT

TRACT TABULATION

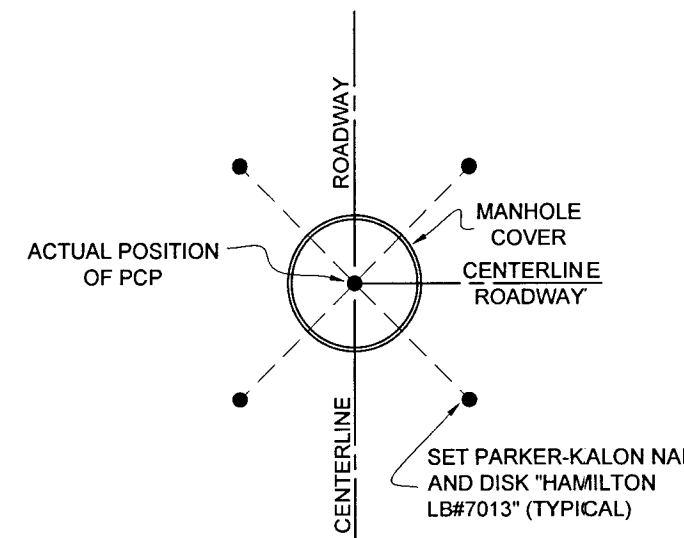
- TRACT A-1 - ACCESS (ASSOCIATION), AND DRAINAGE (CDD), AND UTILITY EASEMENT (PUBLIC)
- TRACT B-1 - DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- TRACT B-2 - DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- TRACT P-4 - PARK AREA (CDD)

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1210.00'	S 05°16'59" W	222.82'	223.14'	10°33'58"
C2	25.00'	S 44°24'52" W	34.99'	38.78'	88°49'44"

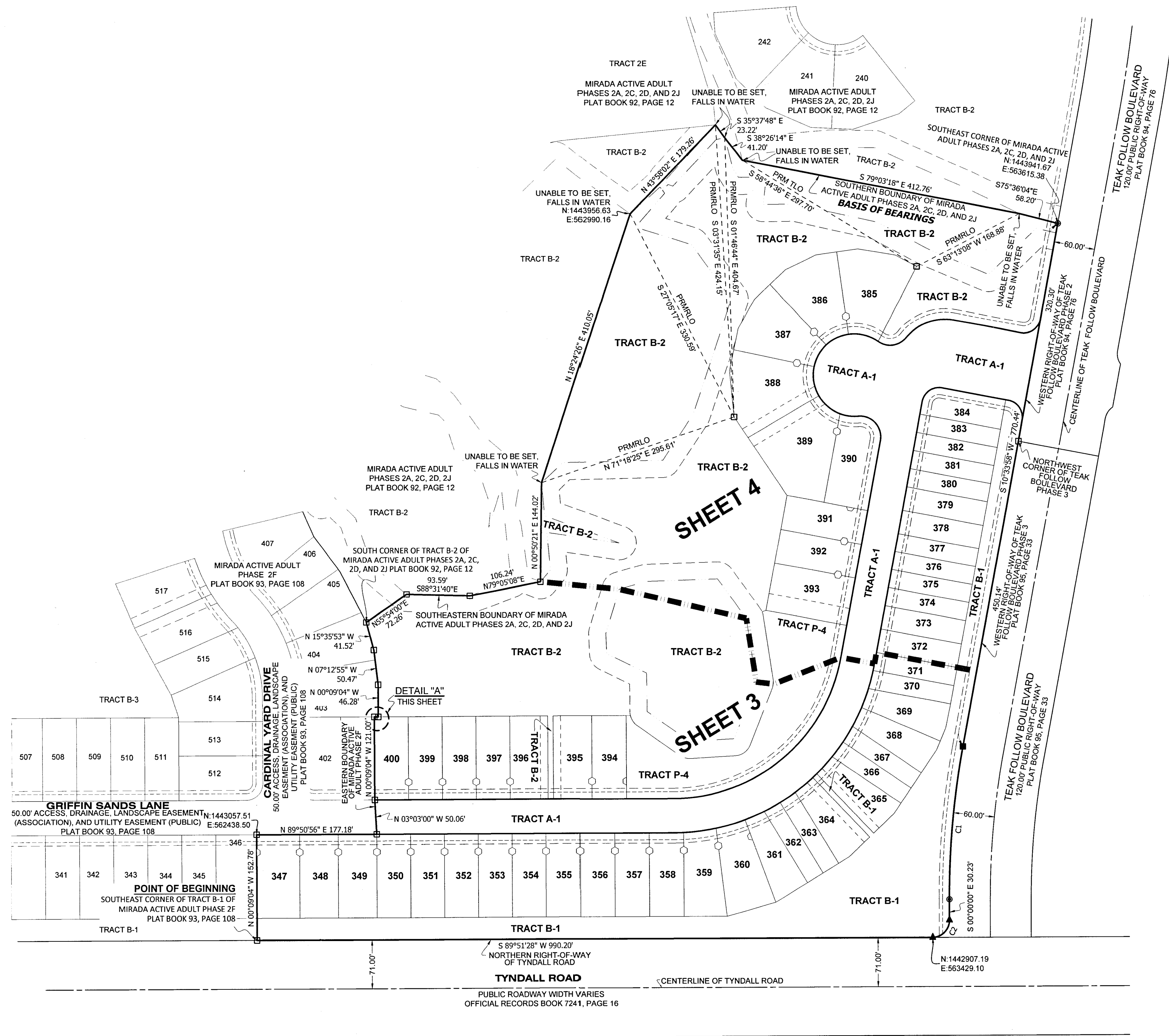


NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

CLEAR SIGHT TRIANGLE DETAIL
(NOT TO SCALE)



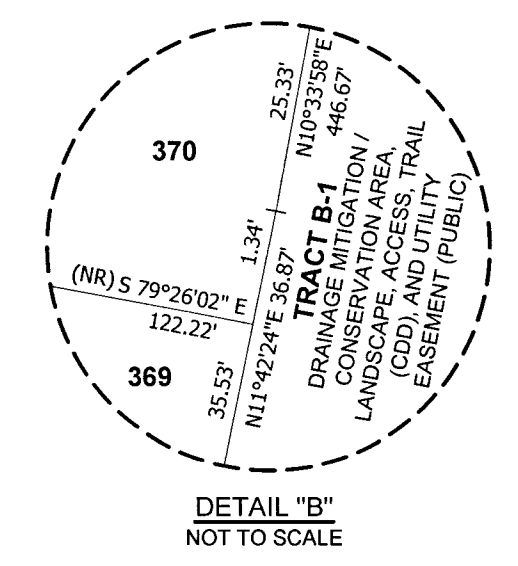
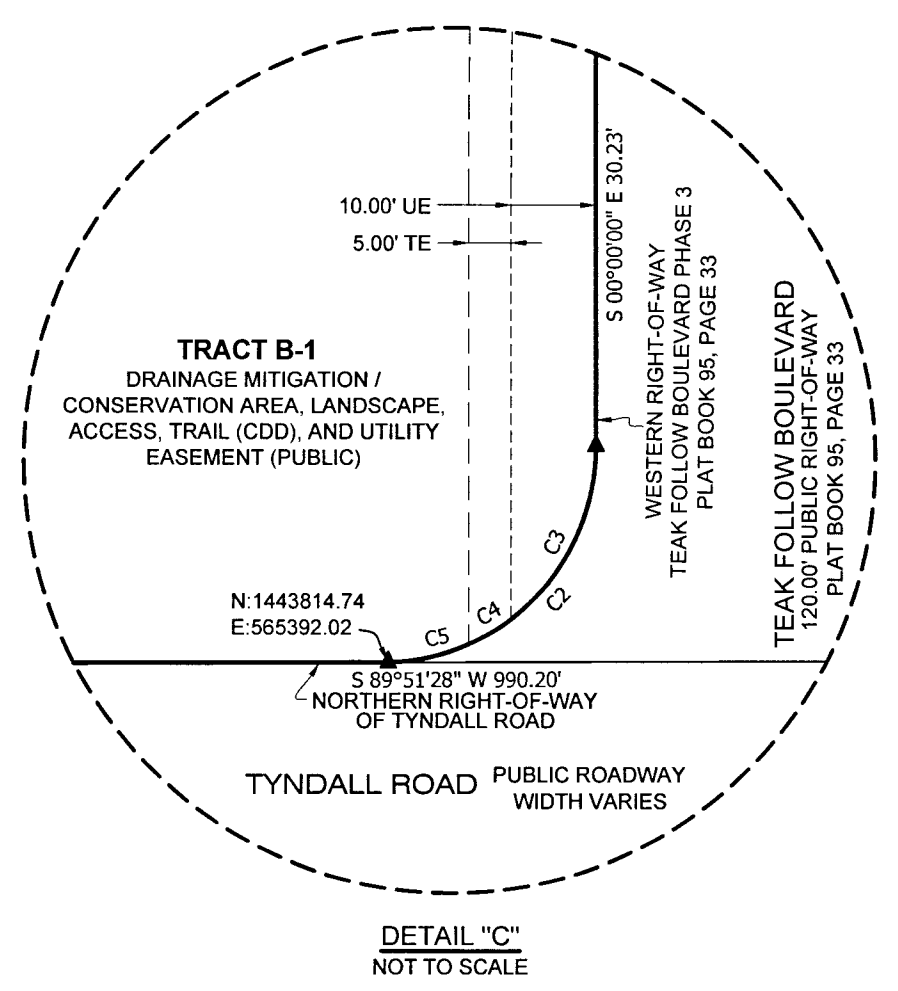
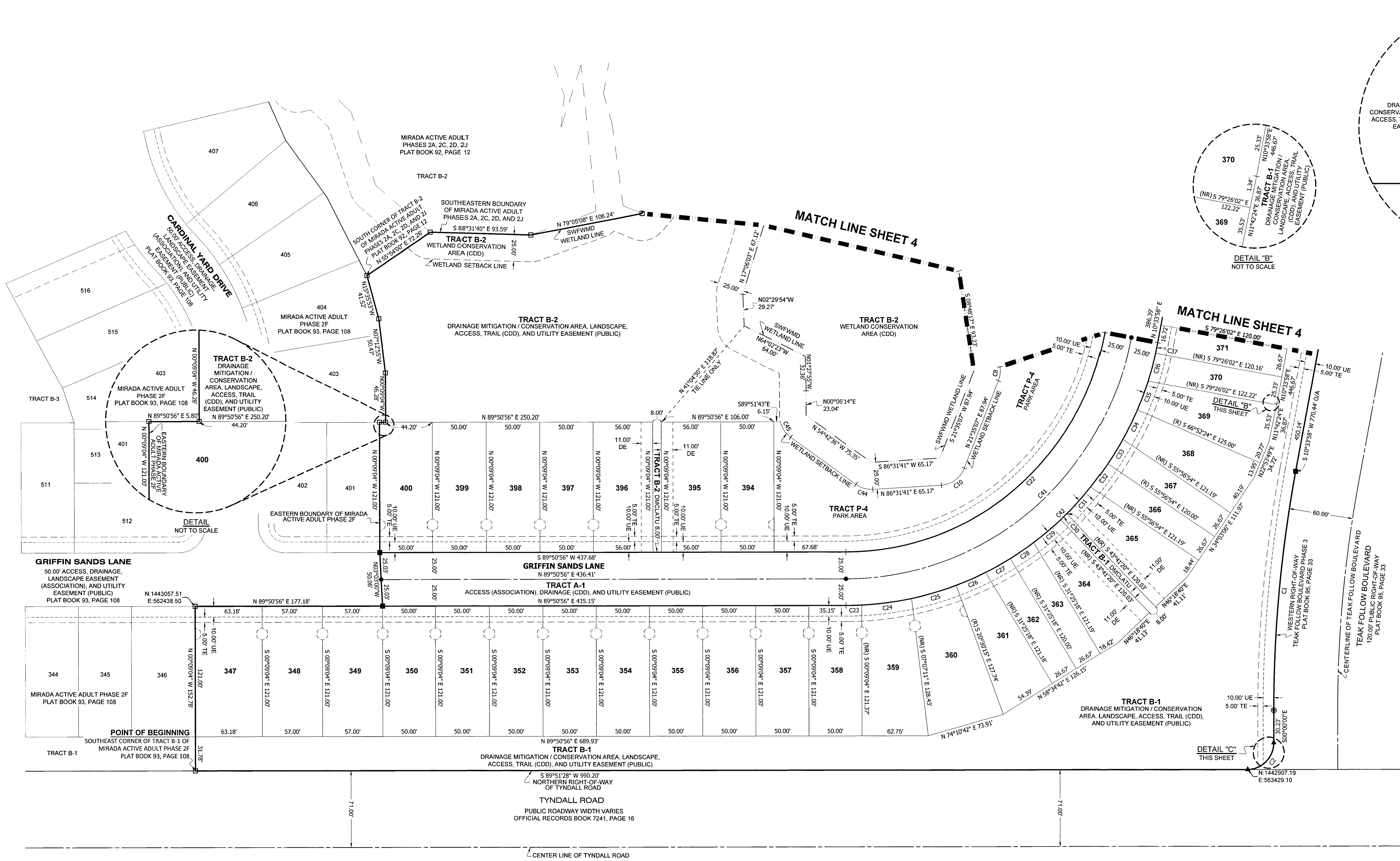
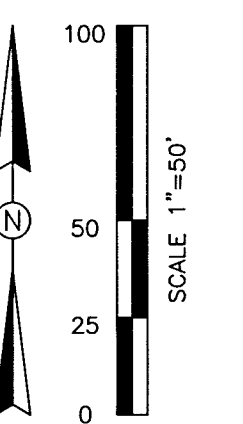
PERMANENT CONTROL POINT
(P.C.P.) MANHOLE DETAIL
(NOT TO SCALE)



MIRADA ACTIVE ADULT PHASE 2H

A REPLAT OF TRACT 2H OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 95 PAGE 147



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1210.00'	S 05°16'59" W	222.82'	223.14'	10°33'58"
C2	25.00'	S 44°24'52" W	34.99'	38.76'	88°49'44"
C3	25.00'	S 26°33'54" W	22.36'	23.18'	53°07'48"
C4	25.00'	S 59°46'33" W	5.79'	5.80'	13°17'30"
C5	25.00'	S 77°37'31" W	9.71'	9.78'	22°24'25"
C8	25.00'	N 05°23'25" E	13.11'	13.26'	30°23'24"
C10	25.00'	N 54°03'24" E	26.84'	28.34'	64°56'34"
C22	250.00'	N 50°12'27" E	318.99'	345.94'	79°16'59"
C23	300.00'	N 88°25'49" E	14.85'	14.86'	2°50'14"
C24	300.00'	N 82°27'51" E	47.57'	47.62'	9°05'42"
C25	300.00'	N 73°42'22" E	44.05'	44.09'	8°25'15"
C26	300.00'	N 66°34'58" E	30.49'	30.50'	5°49'33"
C27	300.00'	N 61°07'12" E	26.69'	26.70'	5°05'59"
C28	300.00'	N 55°01'13" E	26.69'	26.70'	5°05'59"
C29	300.00'	N 50°16'22" E	33.47'	33.49'	6°23'43"
C30	300.00'	N 46°18'40" E	8.00'	8.00'	1°31'41"
C31	300.00'	N 42°20'57" E	33.47'	33.49'	6°23'45"
C32	300.00'	N 36°36'06" E	26.69'	26.70'	5°05'59"
C33	300.00'	N 31°30'06" E	26.69'	26.70'	5°05'59"
C34	300.00'	N 26°02'22" E	30.49'	30.50'	5°49'30"
C35	300.00'	N 20°21'06" E	29.05'	29.06'	5°33'02"
C36	300.00'	N 15°01'17" E	26.75'	26.76'	5°08'36"
C37	300.00'	N 11°30'58" E	9.95'	9.95'	1°54'01"
C41	275.00'	S 50°12'27" W	350.89'	380.53'	79°16'59"
C42	300.00'	N 50°12'27" E	382.79'	415.12'	79°16'59"
C44	25.00'	S 74°05'27" E	16.59'	16.91'	38°45'43"
C45	25.00'	S 34°14'02" E	17.49'	17.87'	40°57'08"

- LEGEND
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #7013
 - = FOUND 1/2" CAPPED IRON ROD, NO ID
 - = FOUND PARKER-KALON NAIL AND DISC LB #7013 PRM
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #7013"
 - BDRY = BOUNDARY
 - CCR = CERTIFIED CORNER RECORD
 - CCD = COMMUNITY DEVELOPMENT DISTRICT
 - DE = DRAINAGE EASEMENT
 - DMCLATU = DRAINAGE, MITIGATION / CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
 - LB = LICENSE BUSINESS
 - MCA = MITIGATION AND/OR CONSERVATION AREA
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PRMLO = PERMANENT REFERENCE MONUMENT (PRM) REFERENCE LINE ONLY
 - (R) = RADIAL LINE
 - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TE = TECHNOLOGY EASEMENT
 - UE = UTILITY EASEMENT

HAMILTON

ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAIPIA, FL 33609
TEL: 813.250.3535

LB #7013 CA #8474
www.HamiltonEngineering.US

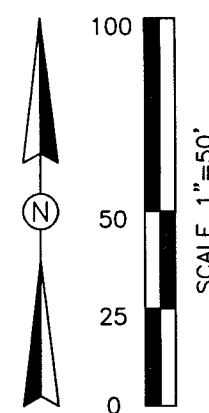
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.382.5929

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 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))

MIRADA ACTIVE ADULT PHASE 2H

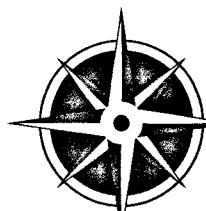
A REPLAT OF TRACT 2H OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 92 PAGE 148



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C6	25.00'	N 15°36'00\"W	5.92'	5.93'	13°35'26\"
C11	25.00'	N 55°33'58\"E	35.36'	39.27'	90°00'00\"
C12	75.00'	N 70°16'30\"E	75.66'	79.30'	60°34'57\"
C13	30.00'	N 82°49'32\"E	40.80'	44.86'	85°41'01\"
C14	60.00'	S 78°12'01\"E	44.70'	45.80'	43°44'07\"
C15	60.00'	N 64°25'11\"E	36.11'	36.68'	35°01'30\"
C16	60.00'	N 29°23'41\"E	36.11'	36.68'	35°01'30\"
C17	60.00'	N 09°07'56\"W	43.03'	44.01'	42°01'45\"
C18	60.00'	N 49°49'11\"W	40.40'	41.20'	39°20'44\"
C19	60.00'	N 82°24'30\"W	26.82'	27.05'	25°49'54\"
C20	60.00'	N 15°10'18\"E	112.40'	231.42'	22°59'29\"
C21	30.00'	N 42°22'44\"W	47.88'	55.44'	105°53'25\"
C38	25.00'	N 55°33'58\"E	35.36'	39.27'	90°00'00\"
C39	25.00'	S 34°26'02\"E	35.36'	39.27'	90°00'00\"
C40	50.00'	S 55°33'58\"W	70.71'	78.54'	90°00'00\"

- LEGEND
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