

EPPERSON RANCH TOWN CENTER
SECTION 34 & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA

96 65
PLAT BOOK PAGE
SHEET 1 OF 6

DESCRIPTION:

A parcel of land lying within Sections 26, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Southwest corner of said Section 26; thence N 00°10'46"W along the West boundary thereof, a distance of 81.20 feet to the Southerly boundary of EPPERSON NORTH TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 79, Page 85 of the Public Records of Pasco County, Florida; thence along said Southerly boundary the following 5 courses: (1) S.86°34'05"E, a distance of 40.46 feet; (2) S.89°34'38"E, a distance of 102.21 feet; (3) N.85°18'07"E, a distance of 19.29 feet; (4) S.87°57'07"E, a distance of 154.85 feet; (5) S.87°50'04"E, a distance of 112.55 feet to the Southwest corner of EPPERSON RANCH PHASE 6-1, according to the map or plat thereof as recorded in Plat Book 81, Page 1 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence S.85°13'28"E along the Southerly boundary thereof, a distance of 894.94 feet to a corner on the Westerly boundary of MEADOW RIDGE PHASE C, according to the map or plat thereof as recorded in Plat Book 90, Page 55 of the Public Records of Pasco County, Florida; thence S.15°00'00"E along said Westerly boundary, a distance of 528.25 feet to the Westerly right-of-way line of Curley Road per F.D.O.T. Right-of-Way Map Section 1455-250; thence S.37°33'50"W along said Westerly right-of-way line, a distance of 1,832.33 feet to the Northerly right-of-way line of Overpass Road as described in Warranty Deed recorded in Official Records Book 9455, Page 1362 of the Public Records of Pasco County, Florida; thence N.52°26'10"W along said Northerly right-of-way line, a distance of 1,367.51 feet to the Southernmost corner of the proposed EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7; thence along the Southeastern boundary thereof the following thirty-eight (38) courses: (1) N.16°05'36"E, a distance of 34.51 feet; (2) N.14°45'57"E, a distance of 121.74 feet; (3) N.11°29'45"E, a distance of 101.30 feet to a point of curvature; (4) Northeastly 11.67 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 28°44'25", and a chord bearing and distance of N.24°51'58"E, 11.56 feet; (5) N.38°14'10"E, a distance of 61.07 feet to a point of curvature; (6) Northeastly 6.58 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 15°04'49", and a chord bearing and distance of N.45°46'35"E, 6.58 feet; (7) N.53°18'59"E, a distance of 41.08 feet; (8) N.55°41'34"E, a distance of 113.05 feet to a point of curvature; (9) Easterly 22.05 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 50°32'11", and a chord bearing and distance of N.80°57'39"E, 21.34 feet; (10) S.73°46'15"E, a distance of 81.89 feet; (11) S.76°18'29"E, a distance of 89.99 feet; (12) S.79°06'14"E, a distance of 37.01 feet to a point of curvature; (13) Easterly 111.72 feet along the arc of a curve to the left, said curve having a radius of 158.45 feet, a central angle of 40°23'47", and a chord bearing and distance of N.80°41'53"E, 109.42 feet to a non-tangent point of curvature; (14) Northerly 251.18 feet along the arc of a curve to the left, said curve having a radius of 130.45 feet, a central angle of 110°19'17", and a chord bearing and distance of N.05°20'20"E, 214.14 feet; (15) non-tangent to said curve, S.82°23'47"E, a distance of 190.26 feet; (16) N.85°20'03"E, a distance of 33.03 feet; (17) N.70°47'18"E, a distance of 78.90 feet; (18) S.62°34'19"E, a distance of 27.26 feet; (19) N.27°25'41"E, a distance of 30.68 feet; (20) N.45°14'41"E, a distance of 21.50 feet; (21) N.38°47'56"E, a distance of 125.40 feet; (22) N.90°00'00"E, a distance of 34.36 feet; (23) N.00°00'00"E, a distance of 8.14 feet; (24) N.79°20'42"E, a distance of 32.54 feet to a point of curvature; (25) Easterly 10.87 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 24°54'22", and a chord bearing and distance of S.88°12'07"E, 10.78 feet; (26) S.75°44'56"E, a distance of 66.93 feet; (27) N.68°27'05"E, a distance of 47.50 feet; (28) N.39°47'17"E, a distance of 30.64 feet to a point of curvature; (29) Northeastly 18.51 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 42°28'13", and a chord bearing and distance of N.60°59'54"E, 18.09 feet; (30) non-tangent to said curve, N.28°17'20"E, a distance of 86.51 feet to a non-tangent point of curvature; (31) Northwestly 3.63 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 08°19'14", and a chord bearing and distance of N.37°48'39"W, 3.63 feet; (32) N.33°39'02"W, a distance of 30.33 feet to a point of curvature; (33) Northwestly 6.83 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 15°39'14", and a chord bearing and distance of N.25°49'25"W, 6.81 feet; (34) N.17°59'47"W, a distance of 87.42 feet; (35) N.26°42'27"W, a distance of 75.87 feet to a point of curvature; (36) Northerly 24.18 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 55°24'31", and a chord bearing and distance of N.00°59'49"E, 23.25 feet; (37) N.28°42'04"E, a distance of 0.66 feet; (38) N.03°22'58"W, a distance of 153.78 feet to the POINT OF BEGINNING.
Containing 52.06 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EPPERSON RANCH, LLC, a Florida limited liability company; EPPERSON RANCH RETAIL, LLC, a Delaware limited liability company; RAVE COMMERCIAL EP WEST, LLC, a Florida limited liability company; and TOUCH BLUE HUDSON, LLC, a Florida limited liability company (jointly and severally referred to as "Owners") hereby state and declare that they are the fee simple owners of all lands referred to as EPPERSON RANCH TOWN CENTER, as described in the legal description which is a part of this plat, and make the following dedications:

- Owner(s) reserves unto themselves, their 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) hereby reserve fee title to Tracts B-1 (Containing Wetland Conservation), B-2 (Containing Wetland Conservation), and D-1 (Containing Drainage) as shown hereon, for conveyance by the Owners to the Epperson Town Center Master Association, Inc., a Florida not-for-profit corporation ("the Association"), by separate instrument, subsequent to the recording of this plat. Tracts B-1, B-2 and D-1, shall be maintained by the Owner for purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- Owner(s) hereby grant, convey and dedicate Tract R-1 (Additional Right-of-Way for Curley Road) and Tract R-2 (Additional Right-of-Way for Overpass 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.
- Owner(s) further 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 purpose, over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owners, 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 easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner(s) further grant, convey and dedicate to the County a perpetual easement for ingress and egress over and across the areas shown and depicted hereon as "Ingress-Egress, Utility & Drainage Easement" for any and all governmental purposes incidental thereto.
- Owner(s) further reserve unto itself, an easement for the purposes of ingress & egress and the construction, operation and maintenance of utility and stormwater drainage facilities is hereby created in the areas shown and described hereon as "Ingress-Egress, Utility & Drainage Easement" for the benefit of the Lot Owners.
- Owner(s) further reserve unto itself, an easement for the purposes of construction, operation and maintenance of potable water & fire protection facilities is hereby created in the areas shown and described hereon as "Utility Easement" for the benefit of the Lot Owners.
- Owner(s) further reserve unto itself, an easement for the purposes of construction, operation and maintenance of sanitary sewer facilities is hereby created in the areas shown and described hereon as "Sanitary Easement" for the benefit of the Lot Owners.
- Owner(s) further reserve unto itself, an easement for the purposes of construction, operation and maintenance of a private sanitary lift station is hereby created in the areas shown and described hereon as "Lift Station Easement" for the benefit of the Lot Owners.
- Owner(s) further reserve unto itself, a non-exclusive easement for the purposes of construction, operation and maintenance of sub-surface stormwater drainage facilities is hereby created in the areas shown and described hereon as "Drainage Easement" for the benefit of the Lot Owners.
- Owner(s) further reserve unto itself, a non-exclusive easement created over, across, and under Tract D-1 (Stormwater Drainage), for the benefit of each lot owner, for the purposes of stormwater, surface water, and rainwater sheet flow and/or runoff, and shall include the right to install, construct, maintain, repair, and replace piping, conduits, culverts, drainage equipment and other drainage structures on, over, under and across Tract D-1 which are reasonable necessary for the Lots to discharge into Tract D-1, subject, however, to terms and requirements of any all applicable permits.
- Owner(s) further grant, convey and dedicate to the County a non-exclusive easement for ingress and egress over and across the areas shown and depicted hereon as "Multi-Use Path Easement" for the benefit of the public.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North boundary of the West 1/2 of the Northwest 1/4 of Section 35, Township 25 South, Range 20 East, Pasco County Florida. Said line has a grid bearing of S.89°49'52"E.
- 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.
- An Iron Rod with cap inscribed with "DC JOHNSON LB 4514" or Parker-Kaylon nail with brass disk inscribed "LB 4514" shall be set at each lot corner, points 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).
- Maintenance of private utility facilities, sanitary sewer facilities, sanitary lift station, stormwater drainage facilities, and wetland buffers located within private lots shall be the responsibility of those parties as set forth in Operation and Easement Agreement recorded in O.R. 10600, Pg. 321.
- Lands within this plat are subject to the following:
 - Non-Exclusive Perpetual Slope Easement recorded in O.R. 9464, Pg. 3230
 - Temporary and Conditional Easement recorded in O.R. 10597, Pg. 2622
 - Temporary Access and Construction Easement recorded in O.R. 10597, Pg. 2631 (To expire upon completion of work)
 - Access, Utility and Construction Easement recorded in O.R. 10597, Pg. 2645 (To expire upon public dedication)
 - Easement Agreement recorded in O.R. 10597, Pg. 2657
 - Operation and Easement Agreement recorded in O.R. Book 10600, Pg. 321
 - Amendment to temporary Access and Construction Easement Agreement recorded in O.R. Book 10879, Pg. 2379
 - Utility Easement recorded in O.R. 10881, Pg. 3523
 - Epperson Ranch Amenity Agreement recorded in O.R. 9278, Pg. 3119
 - Memorandum of Platting Agreement recorded in O.R. 9278, Pg. 3134
 - Notice of Creation and Establishment of Connected City Stewardship District recorded in O.R. 9530, Pg. 3211
 - Notice of Establishment of the Epperson Ranch II CDD recorded in O.R. 9679, Pg. 3763; amended in O.R. 9846, Pg. 2328; further amended in O.R. 10137, Pg. 1973; further amended in O.R. 10688, Pg. 1884
 - Recorded Notice of Environmental Resource Permit recorded in O.R. 9771, Pg. 3226
 - Declaration of Consent to Jurisdiction recorded in O.R. 10688, Pg. 1884
 - Recorded Notice of Environmental Resource Permit recorded in O.R. 10541, Pg. 3317
 - Assignment of Density recorded in Book 10597, Pg. 2664
 - Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Epperson Town Center recorded in O.R. 10741, Pg. 3862; amended in O.R. 10879, Pg. 2342
 - Development and Restriction Agreement recorded in O.R. 10879, Pg. 2362

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

Epperson Town Center Master Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibility as shown hereon.

John M. Ryan
President

Witness
Marco Nguyen

Witness
Karese Lopez

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PASCO

I hereby certify on this 30 day of August, 2024, before me personally appeared by means of physical presence, John M. Ryan, as President of Epperson Town Center Master Association Inc., a Florida not-for-profit corporation, 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 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: 9/23/26
Notary Public, State of Florida at Large

Commission No. 44 25057



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PROPERTY INFORMATION:

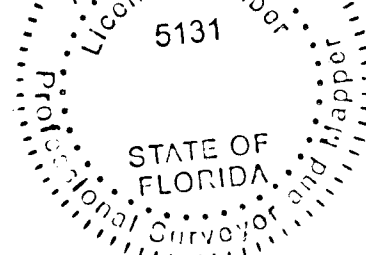
We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report (Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 7222-6468320), and, based on said report find that the title to the property is vested in Epperson Ranch, LLC; Epperson Ranch Retail, LLC; Rave Commercial EP West, LLC; and Touch Blue Hudson, LLC; 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. 7222-6468320.

This the 3rd day of September, 2024.
By: David H. Roberts, Authorized Signatory

REVIEW BY COUNTY SURVEYOR:

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, 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 11th day of September, 2024.
Alex W. Barnes, County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This is to certify that on this 17th day of September, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

This is to certify that on this 18th day of September, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Nick Alvares-Sowles, Esq.
Pasco County Clerk & Comptroller

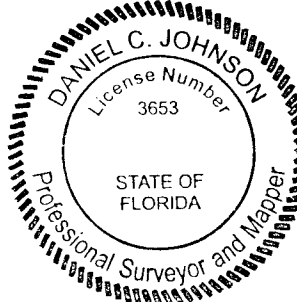
SURVEYOR'S CERTIFICATE:

The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1.

Signed and Sealed this 28th day of August, 2024.

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

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



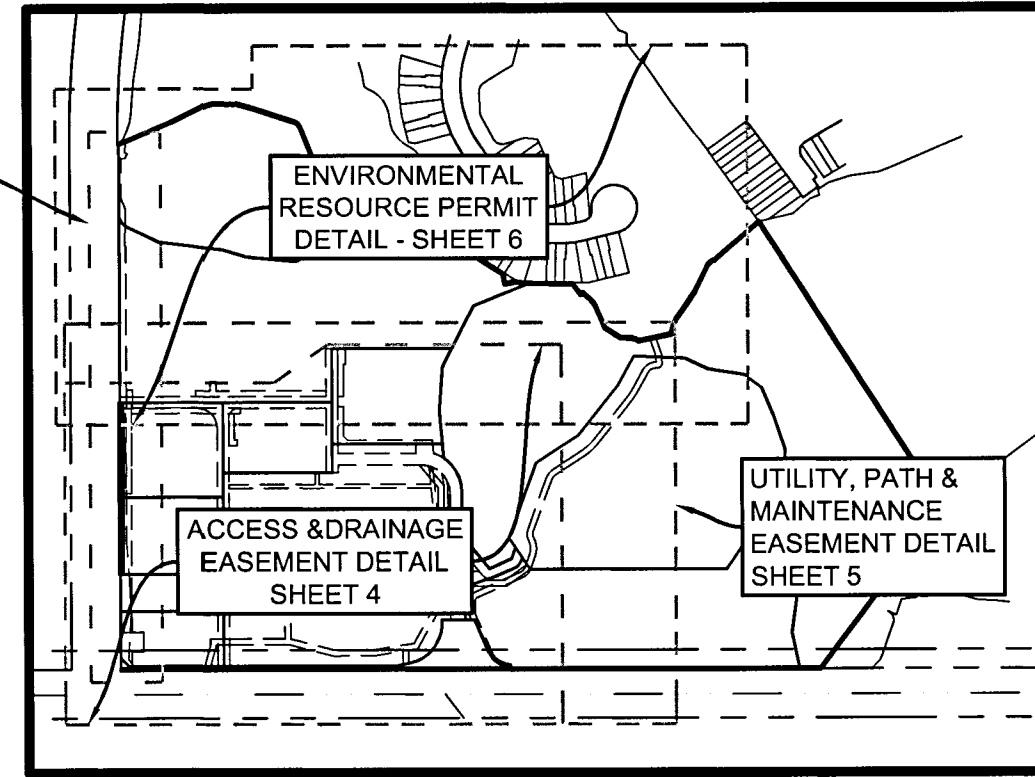
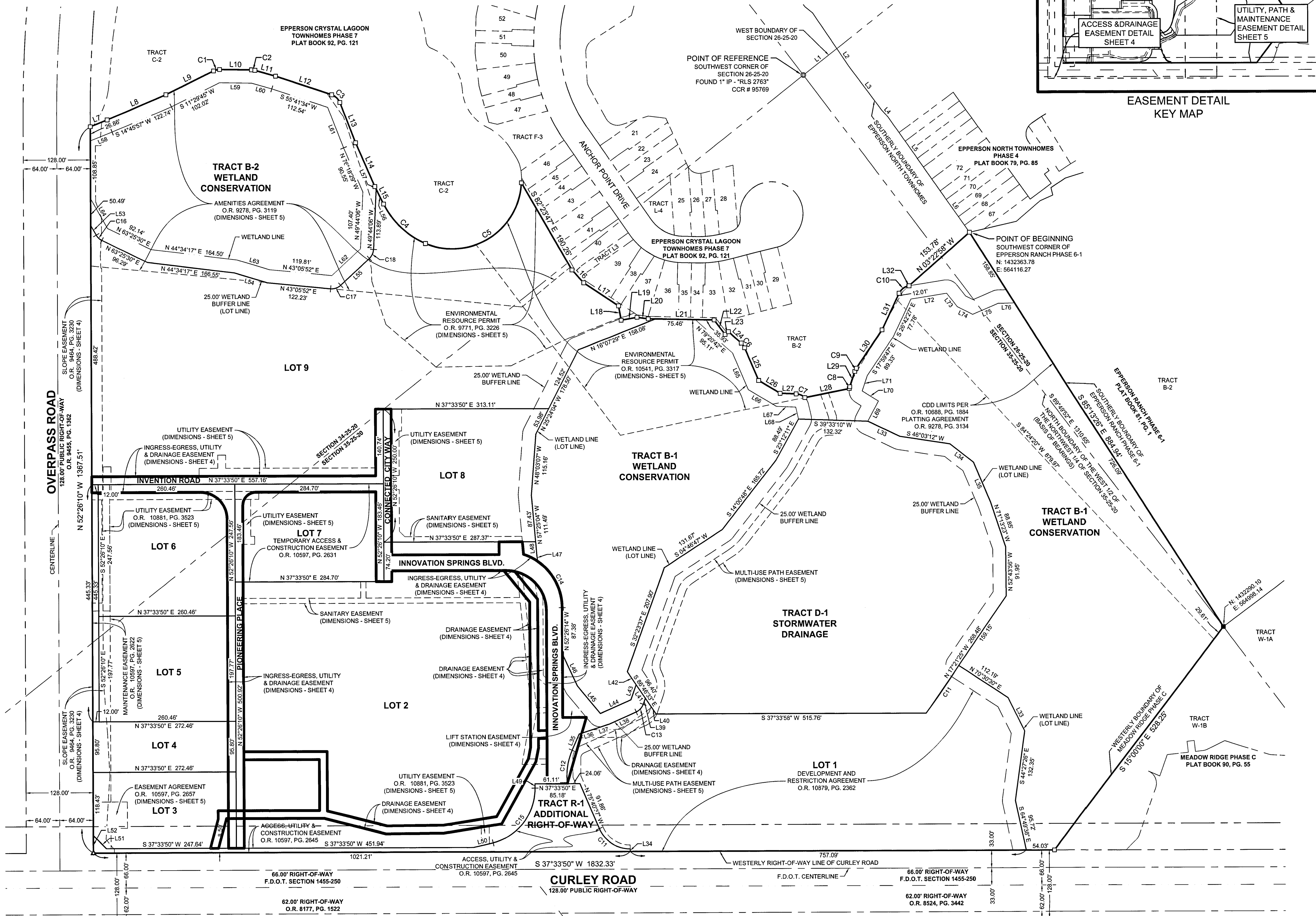
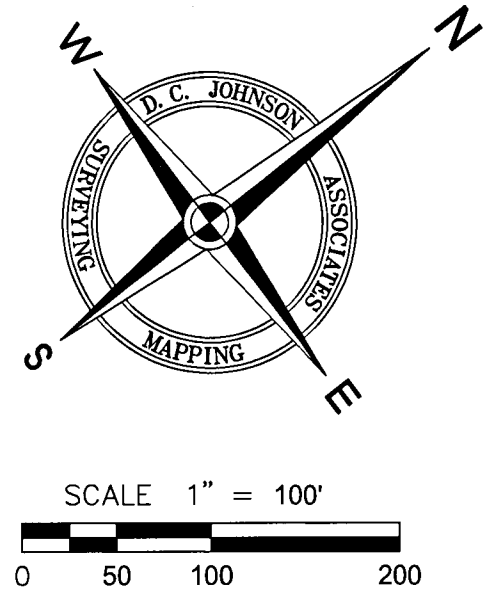
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PLAT BOOK PAGE
SHEET 2 OF 6


11911 South Curley Street
San Antonio, Florida 33576
(352) 588-2768 Fax: (352) 588-2713

EPPERSON RANCH TOWN CENTER

SECTION 34 & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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PLAT BOOK PAGE
SHEET 3 OF 6



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°10'46" W	81.20'	L39	S 32°44'14" E	12.03'
L2	S 86°34'05" E	40.46'	L40	N 86°46'33" W	35.95'
L3	S 89°34'38" E	102.21'	L41	N 86°46'33" W	30.89'
L4	N 85°18'07" E	19.29'	L42	S 66°46'33" E	29.57'
L5	S 87°57'07" E	154.85'	L43	S 32°44'14" E	30.17'
L6	S 87°50'04" E	112.55'	L44	S 13°46'33" W	63.48'
L7	N 16°05'36" E	34.51'	L45	S 87°50'07" W	67.59'
L8	N 14°45'57" E	121.74'	L46	N 77°39'37" E	66.07'
L9	N 11°29'45" E	101.30'	L47	N 58°54'16" W	12.80'
L10	N 38°14'10" E	61.07'	L48	N 57°25'04" W	24.06'
L11	N 53°18'59" E	41.08'	L49	S 52°26'10" E	8.12'
L12	N 55°41'34" E	113.05'	L50	S 24°44'27" W	38.28'
L13	S 73°46'15" E	81.89'	L51	S 82°33'50" W	35.09'
L14	S 76°18'29" E	89.99'	L52	N 52°26'10" W	33.32'
L15	S 79°06'14" E	37.01'	L53	S 82°06'51" E	20.91'
L16	N 85°20'03" E	33.03'	L54	N 54°11'02" E	65.39'
L17	N 70°47'18" E	78.90'	L55	N 05°02'09" W	74.84'
L18	S 62°34'19" E	27.28'	L56	S 79°06'14" E	31.62'
L19	N 27°25'41" E	30.68'	L57	N 79°06'14" W	5.38'
L20	N 45°14'41" E	21.50'	L58	S 16°05'36" W	44.63'
L21	N 38°47'56" E	125.40'	L59	S 38°14'10" W	61.07'
L22	N 90°00'00" E	34.38'	L60	S 53°18'59" W	40.56'
L23	N 00°00'00" E	8.14'	L61	N 73°46'15" W	82.44'
L24	N 79°20'42" E	32.54'	L62	N 05°02'09" W	74.84'
L25	S 75°44'56" E	66.93'	L63	N 54°11'02" E	65.07'
L26	N 68°27'05" E	47.50'	L64	S 82°06'51" E	64.77'
L27	N 39°47'17" E	30.64'	L65	S 75°44'56" E	75.01'
L28	N 26°17'20" E	86.51'	L66	N 68°27'05" E	61.96'
L29	N 33°39'02" W	30.33'	L67	N 39°47'17" E	37.03'
L30	N 17°59'47" W	67.42'	L68	S 65°18'24" E	23.50'
L31	N 26°42'27" W	75.87'	L69	S 24°09'49" E	43.42'
L32	N 28°42'04" E	0.66'	L70	N 69°35'35" E	36.63'
L33	S 79°10'41" E	70.45'	L71	S 33°39'02" E	30.33'
L34	N 52°26'19" W	4.98'	L72	S 28°42'04" W	69.51'
L35	S 28°42'30" E	33.47'	L73	S 88°33'38" W	32.55'
L36	S 19°26'07" W	33.09'	L74	S 63°42'41" W	32.55'
L37	S 19°26'07" W	26.93'	L75	S 14°56'11" W	53.02'
L38	S 13°46'33" W	56.30'	L76	S 36°31'32" W	31.65'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	11.67'	25.00'	26°44'25"	N 24°51'58" E	11.56'
C2	6.58'	25.00'	15°04'49"	N 45°48'33" E	6.56'
C3	22.05'	25.00'	50°32'11"	N 80°57'39" E	21.34'
C4	111.72'	158.45'	40°23'47"	N 80°41'53" E	109.42'
C5	251.18'	130.45'	110°19'17"	N 05°20'20" E	214.14'
C6	10.87'	25.00'	24°54'22"	S 88°12'07" E	10.78'
C7	18.51'	25.00'	42°25'13"	N 80°59'54" E	18.09'
C8	3.63'	25.00'	8°19'14"	N 37°48'39" W	3.63'
C9	6.83'	25.00'	15°39'14"	N 25°49'25" W	6.81'
C10	24.18'	25.00'	55°24'31"	N 00°59'49" E	23.25'
C11	109.38'	1468.30'	4°16'02"	S 17°21'25" E	109.33'
C12	74.03'	63.50'	66°47'49"	S 70°55'28" W	69.91'
C13	64.54'	121.00'	30°33'46"	S 43°59'23" E	63.78'
C14	20.30'	25.00'	46°30'47"	S 09°28'51" E	19.74'
C15	103.11'	106.00'	55°44'06"	N 80°18'17" W	99.09'
C16	139.92'	106.03'	75°36'38"	S 14°37'50" E	129.99'
C17	15.04'	25.00'	34°27'39"	N 80°39'19" E	14.81'
C18	21.00'	25.00'	48°08'01"	N 19°01'51" E	20.39'
C19	19.50'	25.00'	44°41'56"	N 27°23'08" W	19.01'

TRACT DESIGNATION TABLE		
TRACT B-1	WETLAND CONSERVATION	12.630 ACRES
TRACT B-2	WETLAND CONSERVATION	4.080 ACRES
TRACT D-1	STORMWATER DRAINAGE	6.745 ACRES
TRACT R-1	ADDITIONAL RIGHT-OF-WAY FOR CURLEY ROAD	0.581 ACRES

- LEGEND
- O.R. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - = FOUND 4"x4" CONCRETE MONUMENT
 - = FOUND 4"x4" CONCRETE MONUMENT
 - ▲ = SET NAIL & DISK - "PRM LB 4514"



EPPERSON RANCH TOWN CENTER

SECTION 34 & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

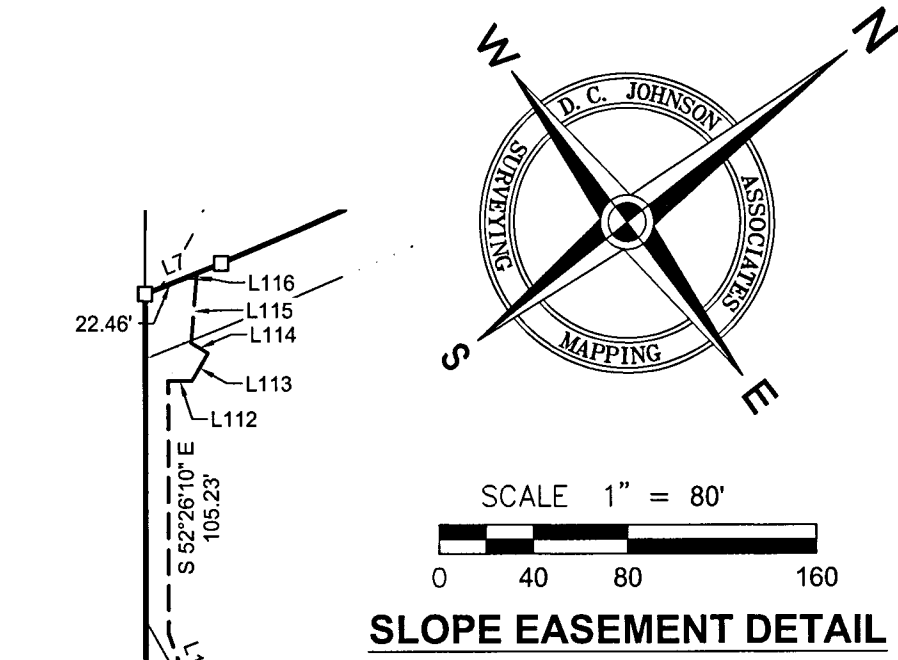
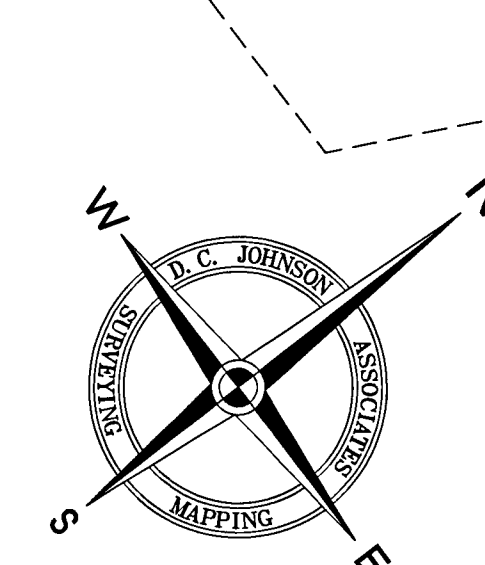
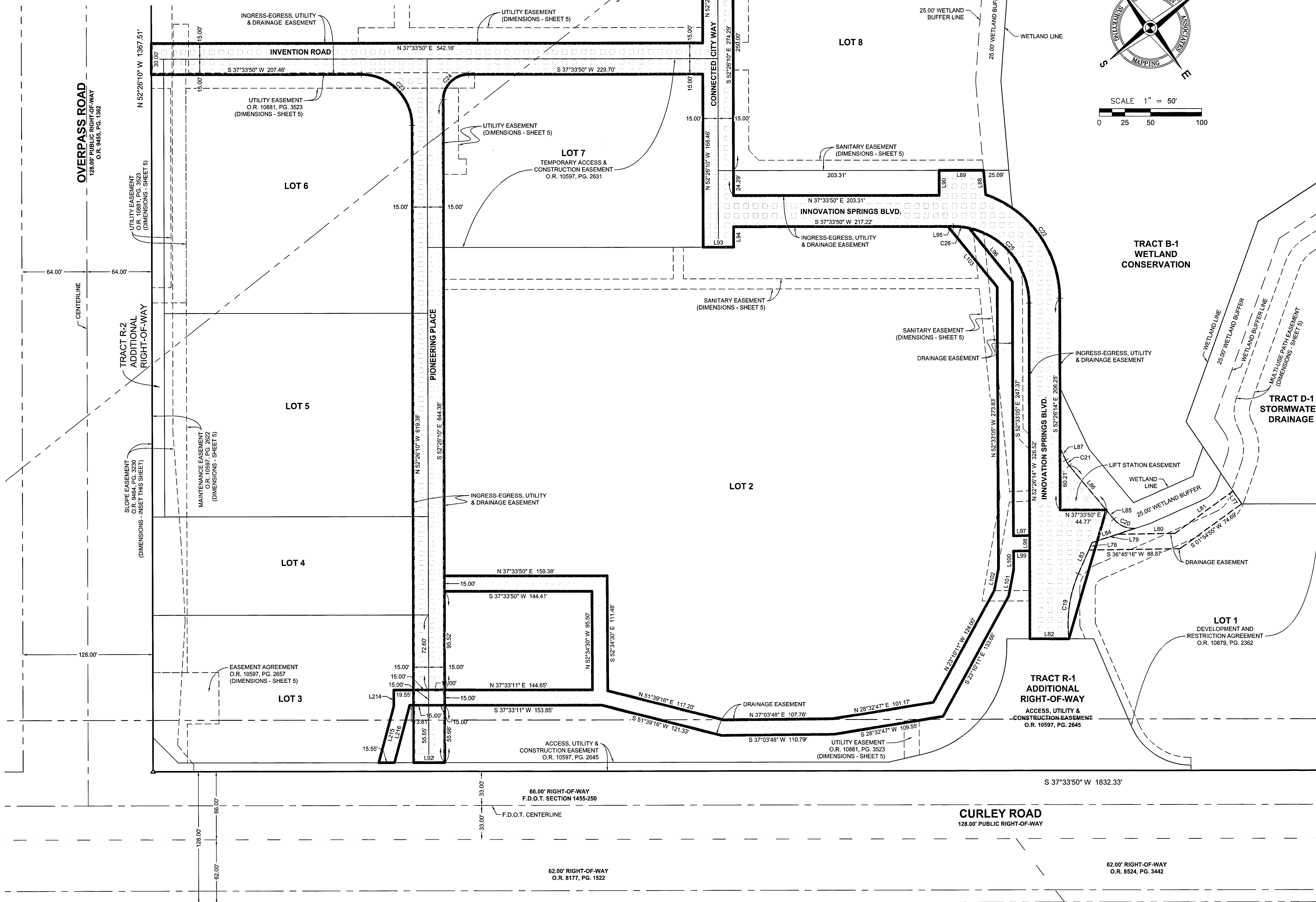
DETAIL OF ACCESS AND DRAINAGE EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 16°05'36" E	34.51'
L77	S 86°46'29" E	15.00'
L78	N 28°42'30" W	7.99'
L79	N 19°26'07" E	25.98'
L80	N 36°45'16" E	56.05'
L81	N 01°54'55" E	70.33'
L82	S 37°33'50" W	38.13'
L83	S 28°42'30" E	33.47'
L84	S 19°26'07" W	44.02'
L85	N 87°50'07" E	11.51'
L86	N 87°50'07" E	56.08'
L87	S 77°39'37" E	13.00'
L88	S 57°25'04" E	23.69'
L89	N 37°33'50" E	43.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L90	N 52°26'10" W	24.29'
L91	N 37°33'50" E	30.00'
L92	S 37°33'50" W	30.00'
L93	S 37°33'50" W	30.00'
L94	S 52°26'10" E	19.91'
L95	N 37°33'50" E	5.19'
L96	N 88°09'38" E	67.47'
L97	N 36°45'16" E	16.12'
L98	S 52°26'14" E	15.00'
L99	S 36°45'16" W	16.09'
L100	S 52°33'05" E	18.29'
L101	S 41°18'57" E	26.00'
L102	N 41°18'57" W	22.13'
L103	N 88°09'38" W	75.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L104	S 52°44'32" E	6.65'
L105	N 87°43'49" E	24.82'
L106	N 44°34'17" E	1.68'
L107	S 53°58'52" E	23.00'
L108	S 49°52'33" E	24.82'
L109	S 49°07'18" E	19.47'
L110	S 52°25'27" E	28.34'
L111	S 72°26'10" E	31.62'
L112	S 37°33'50" W	9.98'
L113	S 21°18'18" E	13.32'
L114	N 68°41'42" E	8.32'
L115	S 47°22'38" E	26.60'
L116	S 49°12'38" E	2.49'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C19	64.54'	121.00'	30°33'46"	S 43°59'23" E	63.78'
C20	23.38'	25.00'	53°35'37"	N 61°02'18" E	22.54'
C21	6.33'	25.00'	14°30'16"	S 84°54'45" E	6.31'
C22	132.83'	106.00'	71°47'52"	S 88°20'10" E	124.31'
C23	78.54'	50.00'	90°00'00"	S 82°33'50" W	70.71'
C24	39.27'	25.00'	90°00'00"	S 07°26'10" E	35.36'
C25	117.81'	75.00'	89°59'56"	S 82°33'48" W	106.06'
C26	15.67'	75.00'	11°59'24"	N 43°33'02" E	15.64'

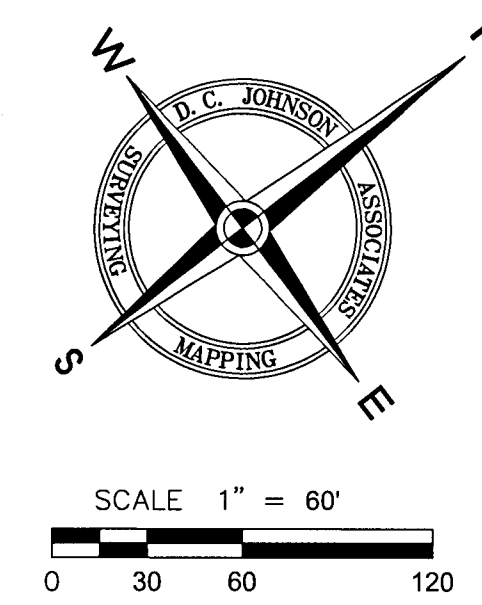


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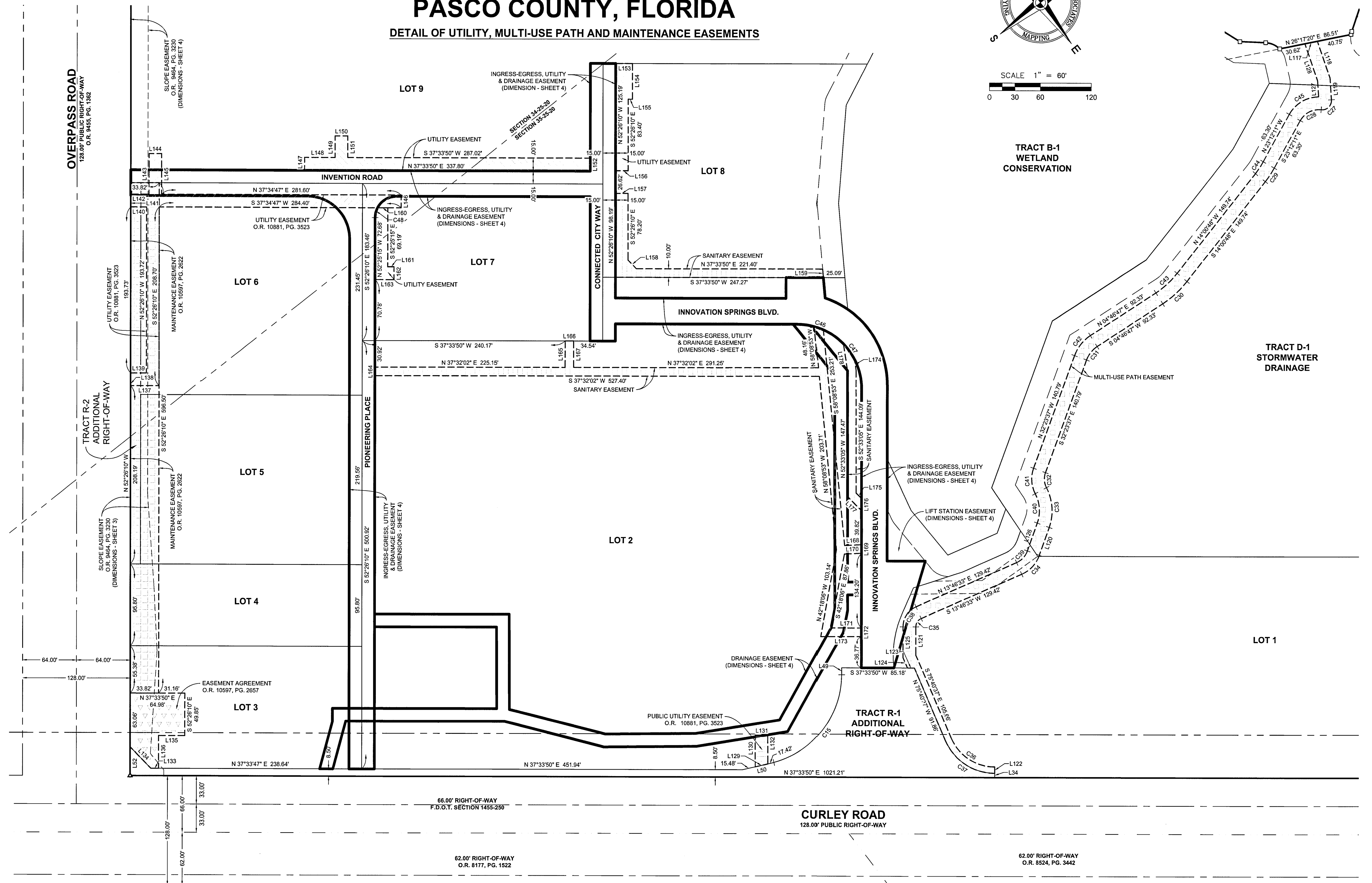
SECTION 34 & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

DETAIL OF UTILITY, MULTI-USE PATH AND MAINTENANCE EASEMENTS



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PLAT BOOK PAGE
SHEET 5 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N 52°26'19" W	4.98'
L49	S 52°26'10" E	8.12'
L50	S 24°44'27" W	38.28'
L52	N 52°26'10" W	33.32'
L117	N 26°17'20" E	15.14'
L118	S 71°32'15" E	46.13'
L119	S 56°12'40" E	25.15'
L120	S 32°44'14" E	34.60'
L121	S 52°25'54" E	33.13'
L122	S 52°26'19" E	7.51'
L123	S 37°33'50" W	8.16'
L124	N 75°40'37" W	13.21'
L125	N 52°25'54" W	36.21'
L126	N 32°44'14" W	34.60'
L127	N 56°12'40" W	18.66'
L128	N 71°32'15" W	46.17'
L129	S 24°44'27" W	15.37'
L130	N 52°36'10" W	36.62'
L131	N 37°23'50" E	15.00'
L132	S 52°36'10" E	33.25'
L133	S 37°35'15" W	9.00'
L134	S 82°33'50" W	35.09'
L135	S 37°33'50" W	31.16'
L136	S 52°26'10" E	38.02'
L137	S 37°31'34" W	33.82'
L138	N 52°28'10" W	15.00'
L139	N 37°31'34" E	18.82'
L140	S 37°34'47" W	18.82'
L141	N 52°28'10" W	15.00'
L142	N 37°34'47" E	21.63'
L143	N 52°26'10" W	47.20'
L144	N 37°33'50" E	15.00'
L145	S 52°26'10" E	47.20'
L146	S 52°25'13" E	15.00'
L147	S 52°26'10" E	15.00'
L148	S 37°33'50" W	35.78'
L149	S 52°26'10" E	25.00'
L150	S 37°33'50" W	15.00'
L151	N 52°26'10" W	25.00'
L152	N 52°28'10" W	15.00'
L153	N 37°33'50" E	20.00'
L154	S 52°26'10" E	41.78'
L155	S 37°33'50" W	5.00'
L156	S 37°33'50" W	15.00'
L157	N 37°32'42" E	15.00'
L158	N 82°33'50" E	14.14'
L159	S 57°25'04" E	10.04'
L160	S 37°34'47" W	284.40'
L161	N 37°34'45" E	7.50'
L162	S 52°25'15" E	15.00'
L163	S 37°34'45" W	22.50'
L164	N 52°26'10" W	10.00'
L165	N 52°24'19" W	30.80'
L166	N 37°33'50" E	10.00'
L167	S 52°24'19" E	30.80'
L168	N 34°46'03" E	19.72'
L169	S 52°26'14" E	10.01'
L170	S 34°46'03" W	20.02'
L171	N 37°30'53" E	35.45'
L172	S 52°26'14" E	10.00'
L173	S 37°30'53" W	47.40'
L174	S 61°17'29" E	13.05'
L175	N 82°26'16" E	8.92'
L176	S 52°26'14" E	14.11'
L177	S 82°26'16" W	23.02'
L178	N 61°17'29" W	31.70'



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C15	139.92'	106.03'	75°36'38"	S 14°37'50" E	129.99'
C27	19.18'	11.00'	99°53'44"	S 06°15'48" E	16.84'
C28	29.68'	25.40'	66°53'15"	S 10°14'28" W	28.00'
C29	19.01'	118.50'	9°11'23"	S 18°36'30" E	18.99'
C30	38.87'	118.50'	18°47'35"	S 04°37'00" E	38.69'
C31	20.44'	31.50'	37°10'24"	S 13°48'25" E	20.08'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C32	17.98'	21.50'	47°54'55"	S 56°21'04" E	17.46'
C33	47.74'	67.50'	47°34'17"	S 56°31'23" E	46.38'
C34	31.25'	38.50'	46°30'47"	S 09°28'51" E	30.40'
C35	12.13'	10.50'	66°12'27"	S 19°19'41" E	11.47'
C36	64.94'	55.29'	67°17'19"	N 70°40'43" E	61.27'
C37	74.03'	63.50'	66°47'49"	S 70°55'28" W	69.91'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C38	29.47'	25.50'	66°12'27"	N 19°19'41" W	27.85'
C39	19.08'	23.50'	46°30'47"	N 09°28'51" W	18.56'
C40	35.29'	42.50'	47°34'17"	N 56°31'23" W	34.28'
C41	30.52'	36.50'	47°54'55"	N 56°21'04" W	29.64'
C42	30.17'	46.50'	37°10'24"	N 13°48'25" W	29.64'
C43	33.95'	103.50'	18°47'35"	N 04°37'00" W	33.80'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C44	16.60'	103.50'	9°11'23"	N 18°36'30" W	16.58'
C45	42.45'	40.40'	60°11'35"	N 06°53'36" E	40.52'
C46	11.06'	75.00'	8°26'50"	N 57°00'14" E	11.05'
C47	21.91'	75.00'	16°44'26"	S 88°32'52" E	21.84'
C48	11.97'	25.00'	27°26'07"	N 38°43'07" W	11.86'

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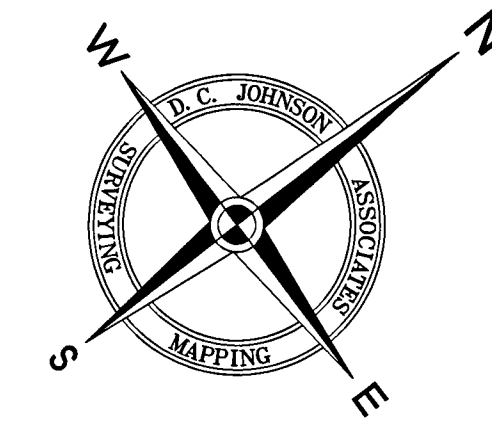
SECTION 34 & 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

DETAIL OF ENVIRONMENTAL RESOURCE PERMITS AND AMENITIES AGREEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 16°05'38" E	34.51'
L11	N 53°18'59" E	41.08'
L15	S 79°06'14" E	37.01'
L16	N 85°20'03" E	33.03'
L18	S 62°34'19" E	27.28'
L19	N 27°25'41" E	30.68'
L20	N 45°14'41" E	21.50'
L22	N 90°00'00" E	34.36'
L23	N 00°00'00" E	8.14'
L24	N 79°20'42" E	32.54'
L27	N 39°47'17" E	30.64'
L29	N 33°39'02" W	30.33'
L32	N 28°42'04" E	0.66'
L179	N 63°07'34" W	19.70'
L180	N 54°05'36" W	24.06'
L181	N 62°34'19" W	22.19'
L182	N 33°39'02" W	13.20'
L183	N 17°59'47" W	27.61'
L184	N 26°42'27" W	21.60'
L185	N 03°22'57" W	15.48'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	11.67'	25.00'	26°44'25"	N 24°51'58" E	11.56'
C2	6.58'	25.00'	15°04'49"	N 45°46'35" E	6.58'
C3	22.05'	25.00'	50°32'11"	N 80°57'39" E	21.34'
C4	111.72'	158.45'	40°23'47"	N 80°41'53" E	109.42'
C5	251.18'	130.45'	110°19'17"	N 05°20'20" E	214.14'
C6	10.87'	25.00'	24°54'22"	S 88°12'07" E	10.78'
C7	18.51'	25.00'	42°25'13"	N 60°59'54" E	18.09'
C8	3.63'	25.00'	8°19'14"	N 37°48'39" W	3.63'
C9	6.83'	25.00'	15°39'14"	N 25°49'25" W	6.81'
C10	24.18'	25.00'	55°24'31"	N 00°59'49" E	23.25'
C49	19.50'	25.00'	44°41'56"	N 27°23'08" W	19.01'
C50	97.45'	131.32'	42°31'05"	N 39°09'03" E	95.23'
C51	153.78'	130.67'	67°25'02"	N 16°05'28" W	145.04'

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