

VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 14 and 23, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of WINDING RIDGE PHASES 1 & 2, according to the plat thereof, as recorded in Plat Book 83, Pages 23 through 46, inclusive, as affected by that certain Surveyor's Affidavit Correcting Plat, recorded in Official Records Book 10558, Page 732, both of the Public Records of Pasco County, Florida, also being a point on the Easterly boundary of FOX BRIDGE - PLAT I, according to the plat thereof, as recorded in Plat Book 15, Pages 118 through 128, inclusive, of the Public Records of Pasco County, Florida, run thence along said Easterly boundary of FOX BRIDGE - PLAT I, the following two (2) courses: 1) N.00°02'00"E., 2591.87 feet; 2) N.00°21'41"E., 3064.38 feet to the Southwest corner of the parcel of land conveyed by that certain Special Warranty Deed, recorded in Official Records Book 9859, Page 2414, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said parcel of land, S.89°37'52"E., 956.75 feet to the Northernmost corner of PARCEL 120, according to that certain Order of Taking, recorded in Official Records Book 9268, Page 2398, of the Public Records of Pasco County, Florida; thence along the Northwesterly, Southwesterly and Southeasterly boundary of said PARCEL 120, in their respective order, the following seven (7) courses: 1) S.48°23'55"W., 376.00 feet; 2) S.29°56'54"W., 116.95 feet; 3) S.57°44'44"E., 195.01 feet; 4) S.21°21'56"E., 48.84 feet; 5) N.77°43'31"E., 40.51 feet; 6) N.21°21'56"W., 123.72 feet; 7) N.68°38'04"E., 503.30 feet to the Easternmost corner thereof, also being a point on the aforesaid Southerly boundary of the parcel of land conveyed by Special Warranty Deed, thence along said Southerly boundary, the following two (2) courses: 1) S.57°44'44"E., 311.52 feet to a point of curvature; 2) Southeasterly, 80.42 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 09°12'57" (chord bearing S.62°21'12"E., 80.34 feet); thence S.06°06'10"W., 44.63 feet to a point of curvature; thence Southeasterly, 179.33 feet along the arc of a curve to the left having a radius of 119.00 feet and a central angle of 86°20'40" (chord bearing S.37°04'10"E., 162.84 feet) to a point of tangency; thence S.80°14'30"E., 23.23 feet to a point on a curve; thence Northerly, 134.42 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 07°11'28" (chord bearing N.11°38'09"E., 134.33 feet) to a point of tangency; thence N.15°13'53"E., 9.62 feet to a point on a curve on the aforesaid Southerly boundary of the parcel of land conveyed by Special Warranty Deed; thence along said Southerly boundary, Easterly, 4.90 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 00°33'41" (chord bearing S.84°34'13"E., 4.90 feet) to the Southeast corner thereof; thence along the Easterly boundary of said parcel of land conveyed by Special Warranty Deed, Northeasterly, 279.31 feet along the arc of a curve to the right having a radius of 1079.40 feet and a central angle of 14°49'35" (chord bearing N.23°13'07"E., 278.53 feet) to a point on the Southerly boundary of the right-of-way for STATE ROAD 54, according to that certain Warranty Deed, recorded in Official Records Book 10650, Page 2748, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the right-of-way for STATE ROAD 54, S.57°44'44"E., 160.79 feet to a point on the Westerly boundary of ASHTON OAKS SUBDIVISION PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 47 through 56, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of ASHTON OAKS SUBDIVISION PHASE 1 and the Westerly boundary of ASHTON OAKS SUBDIVISION PHASE 2, according to the plat thereof, as recorded in Plat Book 63, Pages 100 through 109, inclusive, of the Public Records of Pasco County, Florida, and the Southerly prolongation thereof, S.12°02'59"E., 5831.67 feet to the Northeast corner of the right-of-way for TWO RIDGES ROAD, according to the aforesaid Surveyor's Affidavit Correcting Plat, also being a point on the Northerly boundary of the aforesaid WINDING RIDGE PHASES 1 & 2; thence along said Northerly boundary of WINDING RIDGE PHASES 1 & 2, the following five (5) courses: 1) S.83°56'41"W., 984.40 feet to a point of curvature; 2) Westerly, 797.80 feet along the arc of a curve to the right having a radius of 1500.00 feet and a central angle of 30°28'26" (chord bearing N.80°49'06"W., 788.43 feet) to a point of tangency; 3) N.65°34'53"W., 355.88 feet to a point of curvature; 4) Westerly, 693.70 feet along the arc of a curve to the left having a radius of 1642.00 feet and a central angle of 24°12'21" (chord bearing N.77°41'04"W., 688.55 feet) to a point of tangency; 5) N.89°47'14"W., 478.58 feet to the **POINT OF BEGINNING**.

Containing 340.06 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PASCO COUNTY ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP (REFERRED TO AS THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL THE LANDS REFERRED TO AS "VALENCIA RIDGE PHASE 1", AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TRACTS "R-1A" AND "R-1B" (RIGHT-OF-WAY FOR TWO RIDGES ROAD) AS SHOWN AND DEPICTED HEREON AND SAID TRACTS "R-1A" AND "R-1B" SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO PASCO COUNTY, FLORIDA (THE "COUNTY") FOR ANY AND ALL PURPOSES INCIDENTAL THERETO. THE VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION") SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THOSE PORTIONS OF THE STORMWATER MAINTENANCE SYSTEMS INSTALLED UNDER, ACROSS AND/OR WITHIN SAID TRACTS "R-1A" AND "R-1B" FOR THE PURPOSE OF INTERCONNECTING THOSE COMPONENTS OF THE STORMWATER MAINTENANCE SYSTEMS LOCATED ON THE REAL PROPERTIES ADJACENT TO SAID TRACTS "R-1A" AND "R-1B" WHICH BENEFIT THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS. THE ASSOCIATION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF ANY OTHER IMPROVEMENTS WITHIN TRACTS "R-1A" AND "R-1B" OTHER THAN THE FOREGOING DESCRIBED PORTIONS OF THE STORMWATER MAINTENANCE SYSTEMS. THE ASSOCIATION SHALL REQUEST PERMIT FROM THE COUNTY PRIOR TO ANY MAINTENANCE WORK UNDER, ACROSS AND/OR WITHIN THE COUNTY ROW. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS OBLIGATION AND AGREES TO MAINTAIN, REPAIR AND REPLACE THE ABOVE DESCRIBED PORTIONS OF THE STORMWATER MAINTENANCE SYSTEM LOCATED WITHIN SUCH TRACTS "R-1A" AND "R-1B" FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "PS-1" (PUBLIC) LIFT STATION SITE, AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "PS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "PS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "R-2" (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT AND (PUBLIC) UTILITY EASEMENT. AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PASCO COUNTY, FLORIDA (THE "COUNTY"), A NON-EXCLUSIVE SLOPE EASEMENT FOR CHANCEY ROAD, AS SHOWN HEREON ON SHEET 11, FOR ANY AND ALL GOVERNMENTAL PURPOSES.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT (U.E.) FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT (U.E.)" 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 HEREBY RESERVES TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7", "L-8", "L-9", "L-10", "L-11", "P-1" AND "R-2" AS SHOWN HEREON FOR CONVEYANCE TO THE ASSOCIATION, BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS 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.

OWNER HEREBY RESERVES TRACT "F-1" AS SHOWN HEREON FOR THE PURPOSE OF FUTURE DEVELOPMENT. SAID TRACT SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH DEVELOPMENT OCCURS.

OWNER DOES FURTHER 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 THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE ASSOCIATION FAIL 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 DOES FURTHER GRANT AND CONVEY ALL DRAINAGE AND ACCESS EASEMENTS (D.A.E.) FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEMS TO THE ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT SYSTEMS LOCATED THEREIN. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

OWNER DOES FURTHER HEREBY GRANT AND CONVEY TO THE ASSOCIATION SIDE YARD DRAINAGE AND ACCESS EASEMENTS AND WALL EASEMENTS, AS SHOWN HEREON FOR THE PURPOSES STATED HEREON. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

OWNER DOES FURTHER GRANT AND RESERVE TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS AND/OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATIONS SHALL EITHER BE VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTES, SECTION 177.085(1).

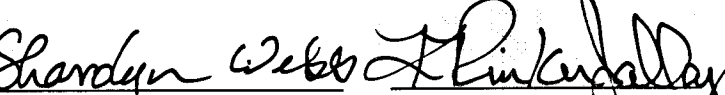
OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES, TOGETHER WITH ANY NECESSARY EASEMENTS LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, 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.

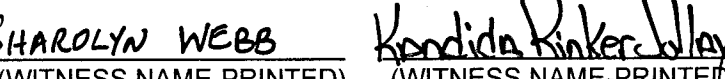
OWNER DOES FURTHER RESERVE UNTO ITSELF, SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED IN THE UTILITY EASEMENTS (U.E.) OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF 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.

OWNER:

PASCO COUNTY ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP.
BY: PASCO COUNTY CORPORATION, ITS GENERAL PARTNER

BY: 
RICHARD ARKIN
VICE PRESIDENT


SHAROLYN WEBB
(WITNESS NAME-PRINTED)


SHAROLYN WEBB
(WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY ON THIS 26th DAY OF AUGUST, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE RICHARD ARKIN, VICE PRESIDENT OF PASCO COUNTY CORPORATION, THE GENERAL PARTNER OF PASCO COUNTY ASSOCIATES I, LLLP, KNOWN TO ME OR WHO 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 THEIR 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: 31/1/25

COMMISSION NUMBER: H4095674


KRISTIE L. SWENSON
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

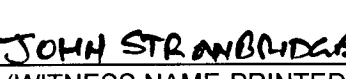


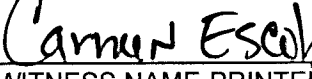
CERTIFICATE OF ACCEPTANCE:

VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCES TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: 
STEPHANIE PATTERSON
PRESIDENT


CAMILLE ESCOBAR
(WITNESS SIGNATURE)


JOHN STRAMBOR
(WITNESS NAME-PRINTED)


CAMILLE ESCOBAR
(WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS

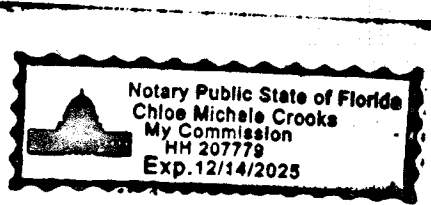
I HEREBY CERTIFY ON THIS 29 DAY OF AUGUST, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE STEPHANIE PATTERSON, PRESIDENT OF THE VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12/14/2025

COMMISSION NUMBER: H4307179


CHONNI CU
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

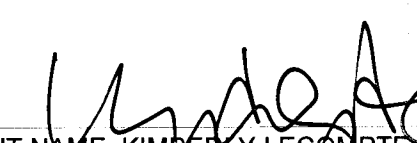


PROPERTY INFORMATION:

STATE OF FLORIDA }
COUNTY OF MIAMI-DADE } SS

I, KIMBERLY LECOMPTE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, HAVE EXAMINED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT WITH FILE NO. 11374031) AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN PASCO COUNTY ASSOCIATES I, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT WITH FILE NO. 11374031.

THIS THE 13th DAY OF August, 2024.

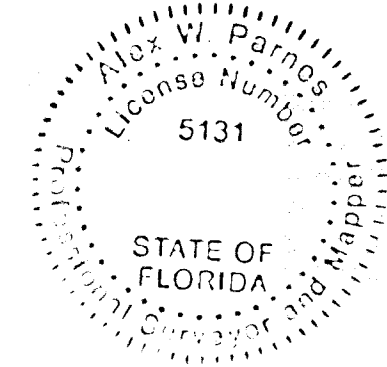
BY: 
PRINT NAME: KIMBERLY LECOMPTE
ATTORNEY AT LAW
FLORIDA BAR # 4568798
GREENBERG TRAURIG, P.A.

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 3rd DAY OF September, 2024


ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE 17th DAY OF September, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.


RONALD E. DABNEY
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

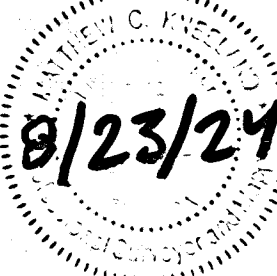
I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 17th DAY OF September, 2024 IN PLAT BOOK 96, PAGES 75-86


ROSA ALVAREZ-SOWLES/SSC
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR:

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 21ST DAY OF NOVEMBER, 2023, 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.

BY: 
MATTHEW C. KNEELAND
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7092
MRIC SPATIAL (LICENSED BUSINESS NUMBER LB8325)
701 S. HOWARD AVE., SUITE 106-320
TAMPA, FL 33606

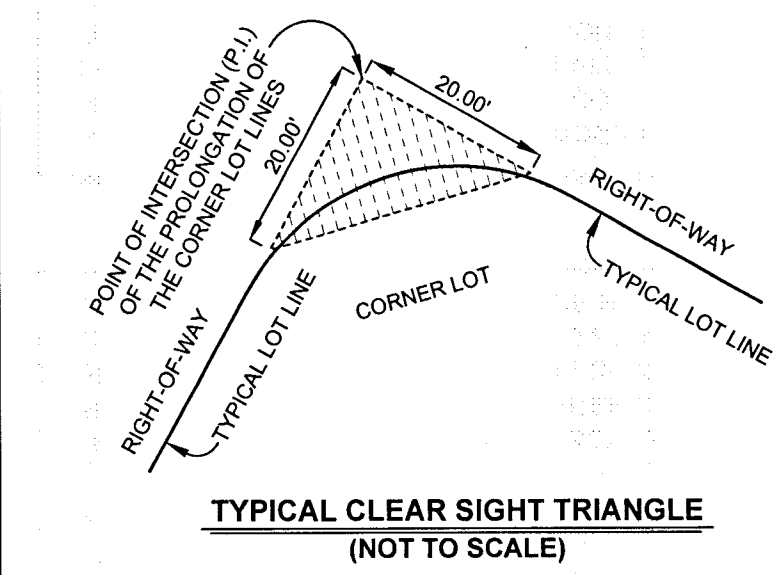


VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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: NOTHING ABOVE THREE AND ONE HALF (3-1/2) FEET IN HEIGHT SHALL BE ERRECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE. A CLEAR SIGHT TRIANGLE IS REQUIRED WHERE A VEHICULAR ACCESS WAY INTERSECTS A PUBLIC ROADWAY OR WHERE TWO PUBLIC ROADS INTERSECT

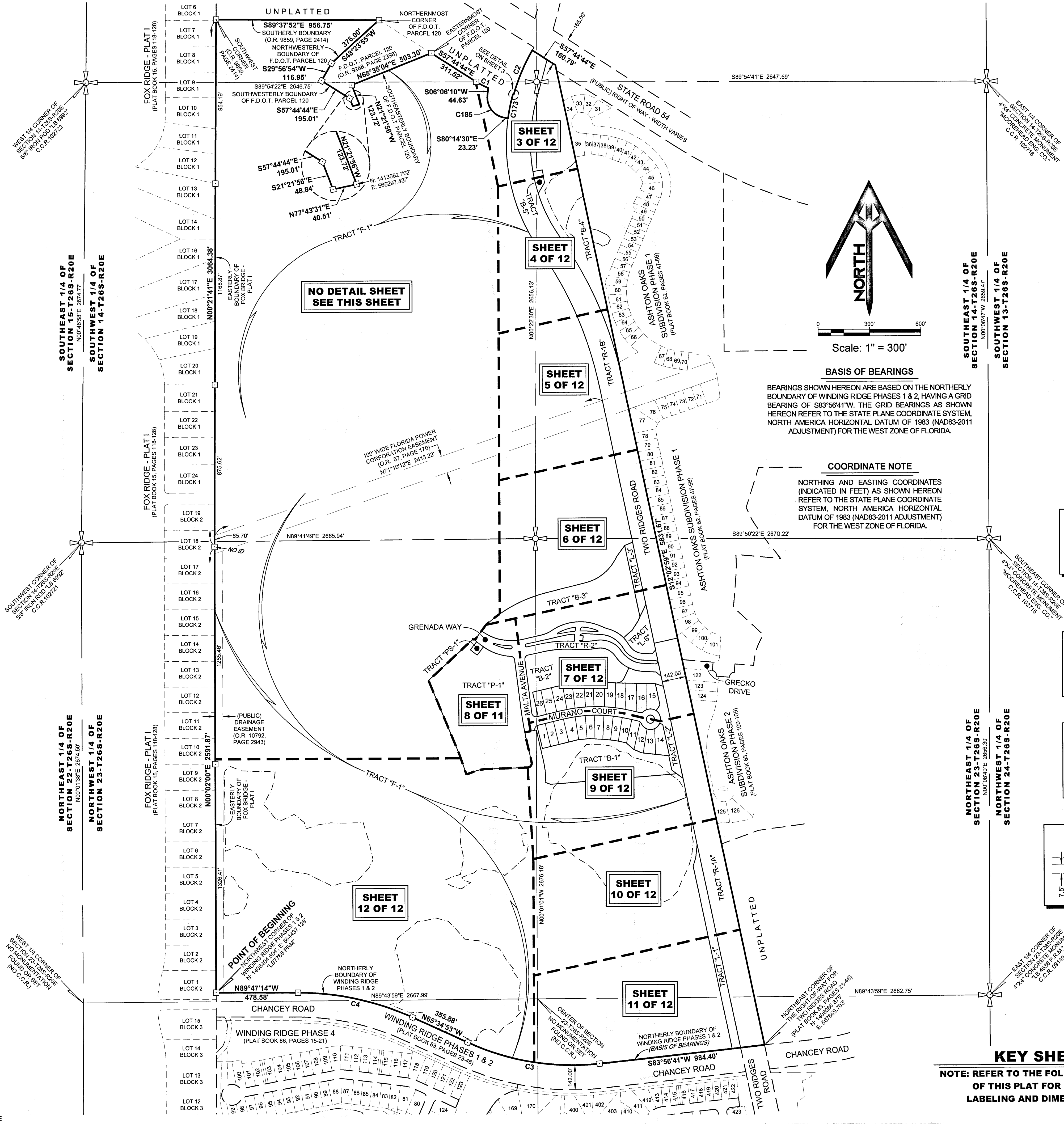


TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
"B-1"	WETLAND CONSERVATION AREA; (HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA; D.A.E.	3.460
"B-2"	(HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA	2.701
"B-3"	(HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA	5.127
"B-4"	WETLAND CONSERVATION AREA; (HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA	5.872
"B-5"	(HOA) OPEN SPACE, LANDSCAPE AND IRRIGATION AREA	0.129
"F-1"	(FUTURE) DEVELOPMENT AREA	283.368
"L-1"	(HOA) LANDSCAPE AREA	1.308
"L-2"	(HOA) LANDSCAPE AREA	0.635
"L-3"	(HOA) LANDSCAPE AREA	0.457
"L-4"	(HOA) LANDSCAPE AND ENTRY AREA	0.371
"L-5"	(HOA) LANDSCAPE AREA	0.286
"L-6"	(HOA) LANDSCAPE AND ENTRY AREA	0.633
"L-7"	(HOA) LANDSCAPE AREA	0.040
"L-8"	(HOA) LANDSCAPE AREA	0.042
"L-9"	(HOA) LANDSCAPE AREA	0.162
"L-10"	(HOA) LANDSCAPE AREA	0.034
"L-11"	(HOA) LANDSCAPE AREA	0.042
"P-1"	(HOA) MAIL KIOSK AND PARK AREA	7.041
"R-1A"	(PUBLIC) RIGHT-OF-WAY	7.874
"R-1B"	(PUBLIC) RIGHT-OF-WAY	11.567
"R-2"	(HOA) INGRESS-EGRESS EASEMENT; DRAINAGE EASEMENT; (PUBLIC) U.E.	3.906
"PS-1"	(PUBLIC) LIFT STATION	0.068

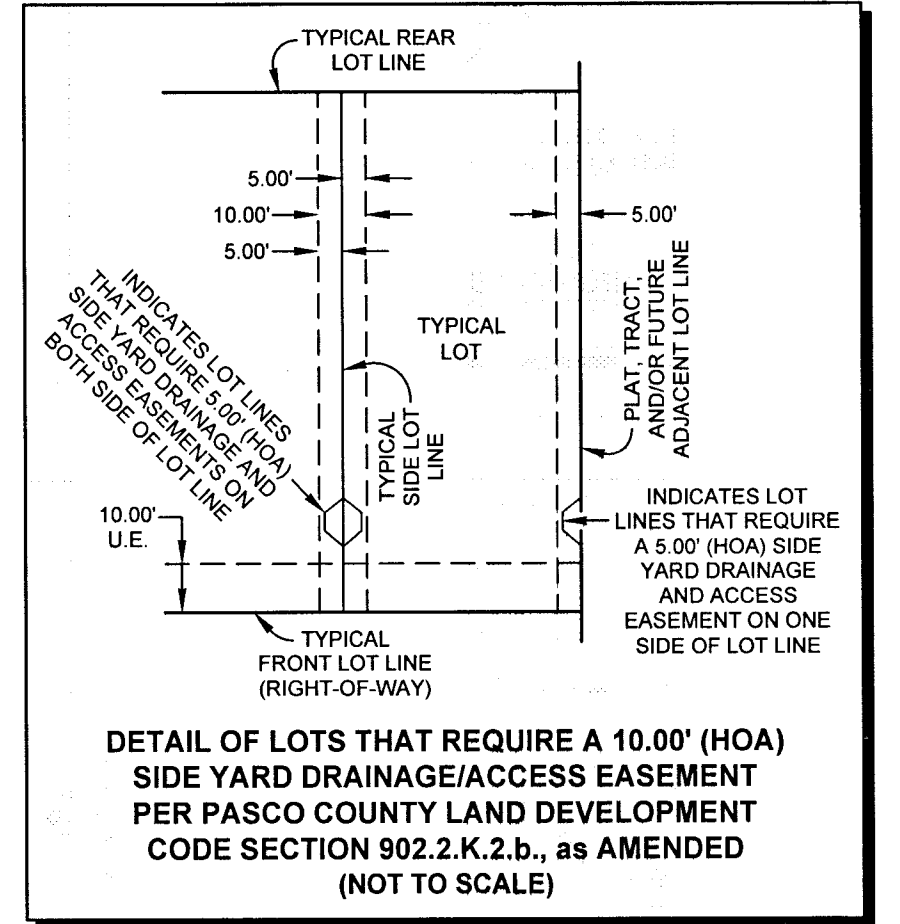
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	80.42'	500.00'	009°12'57"	S62°21'12"E
C2	279.31'	1079.40'	014°49'35"	N23°13'07"E
C3	797.80'	1500.00'	030°28'26"	N80°49'06"W
C4	693.70'	1642.00'	024°12'21"	N77°41'04"W
C173	134.42'	1071.00'	007°11'28"	N11°38'09"E
C185	179.33'	119.00'	086°20'40"	S37°04'10"E

LEGEND:
 □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
 4"x4" CONCRETE MONUMENT STAMPED LB7768 PRM, UNLESS OTHERWISE NOTED.
 ○ INDICATES (P.C.P.) PERMANENT CONTROL POINT
 MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
 ⊕ INDICATES (HOA) SIDE YARD DRAINAGE AND ACCESS EASEMENT (SEE DETAIL ON THIS SHEET)
 (NR) --- NON-RADIAL
 RW --- RIGHT-OF-WAY
 U.E. --- UTILITY EASEMENT
 O.R. --- OFFICIAL RECORDS BOOK
 C.S.T. --- CLEAR SIGHT TRIANGLE
 C.C.R. --- CERTIFIED CORNER RECORD
 D.A.E. --- DRAINAGE AND ACCESS EASEMENT
 O.S.D.L. --- OPEN SPACE, DRAINAGE AND LANDSCAPE AREA
 F.D.O.T. --- FLORIDA DEPARTMENT OF TRANSPORTATION
 S.W.F.W.M.D. --- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE



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)



WETLAND CONSERVATION AREA NOTE:
WETLAND CONSERVATION AREA 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.

MONUMENTATION NOTE:
A 5/8 INCH DIAMETER IRON PIPE WITH CAP NO. LB 8325, OR A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB 8325, 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.

PARALLEL OFFSET DIMENSION 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') (IE: 7.5' = 7.50')

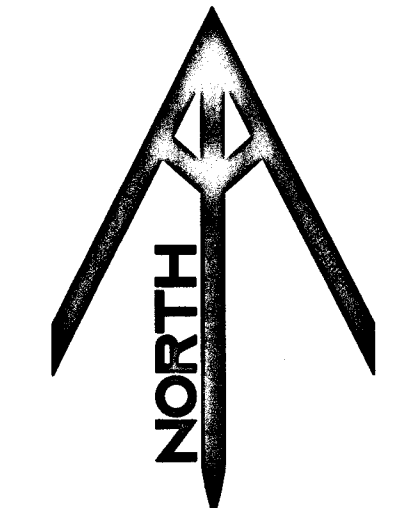
NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

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

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VALENCIA RIDGE PHASE 1

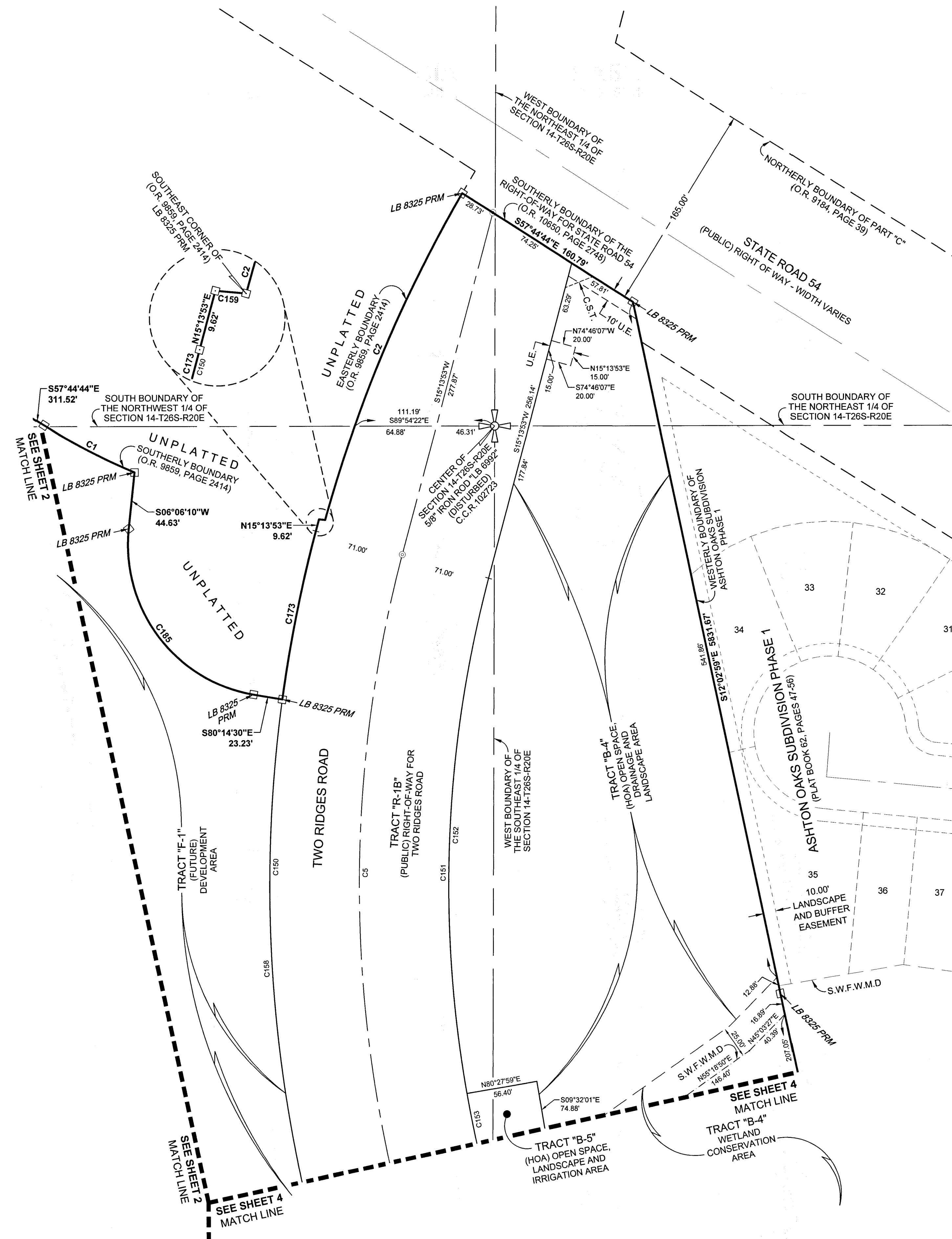
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE



WETLAND CONSERVATION AREA NOTE:
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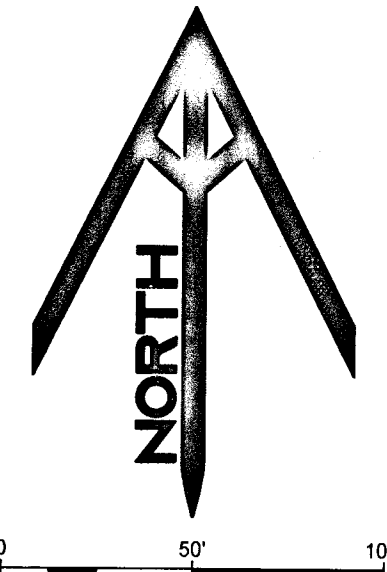
- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM, UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
 - ◇ INDICATES (HOA) SIDE YARD DRAINAGE AND ACCESS EASEMENT (SEE DETAIL ON SHEET 2)
 - ⊕ INDICATES (HOA) SIDE YARD DRAINAGE AND ACCESS EASEMENT (SEE DETAIL ON THIS SHEET)
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 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.42'	500.00'	009°12'57"	S62°21'12"E	80.34'
C2	279.31'	1079.40'	014°49'35"	N23°13'07"E	278.53'
C5	883.96'	1000.00'	050°38'50"	S10°05'32"E	855.46'
C150	946.72'	1071.00'	050°38'50"	N10°05'32"W	916.20'
C151	821.20'	929.00'	050°38'50"	N10°05'32"W	794.72'
C152	407.66'	929.00'	025°08'32"	S02°39'37"W	404.40'
C153	131.64'	929.00'	008°07'09"	S13°58'14"E	131.53'
C158	812.30'	1071.00'	043°27'22"	S13°41'16"E	792.97'
C159	4.90'	500.00'	000°33'41"	S84°34'13"E	4.90'
C173	134.42'	1071.00'	007°11'28"	N11°38'09"E	134.33'
C185	179.33'	119.00'	086°20'40"	S37°04'10"E	162.84'



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VALENCIA RIDGE PHASE 1
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

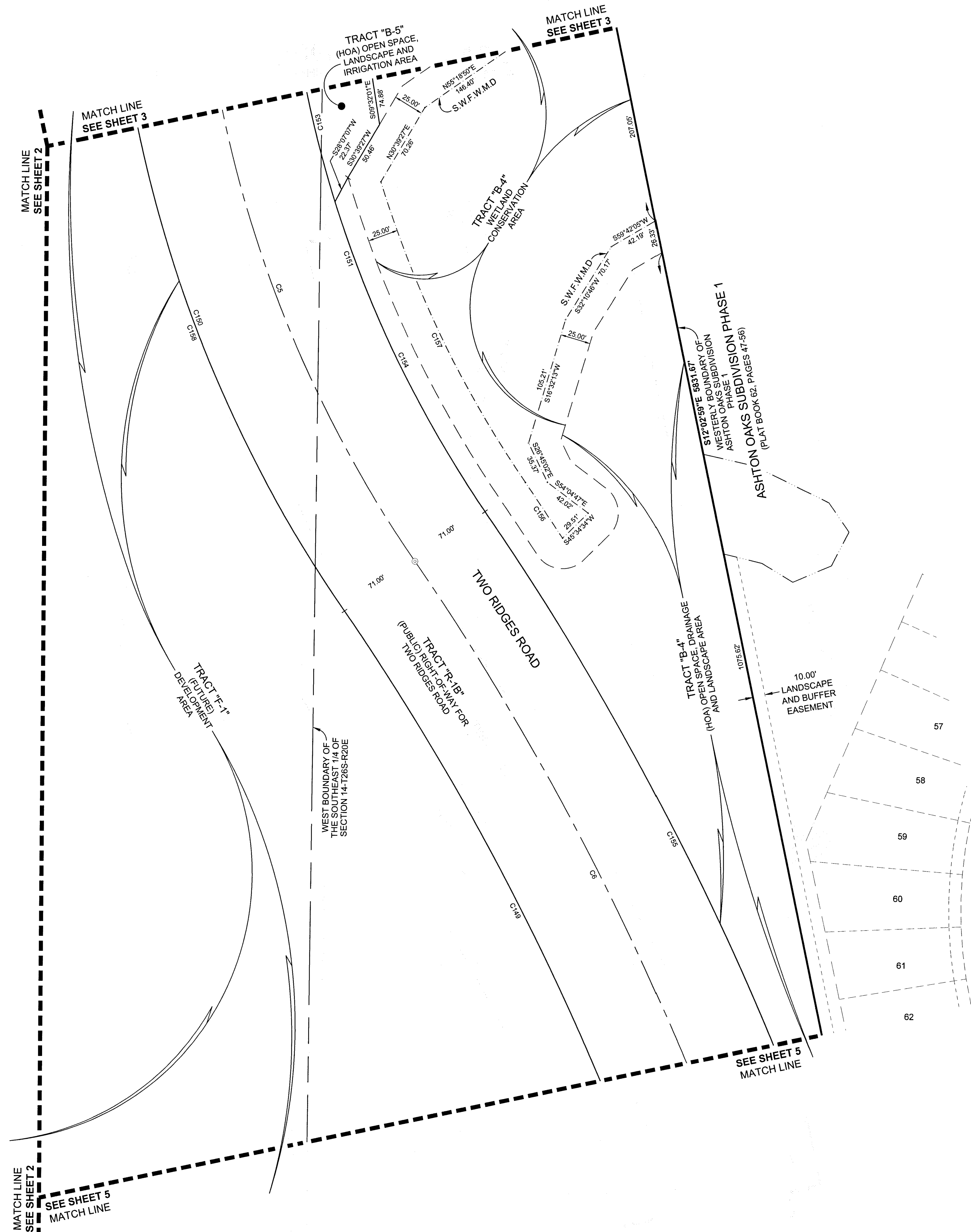
SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C5	883.96'	1000.00'	050°38'50"	S10°05'32"E	855.46'
C6	895.56'	2196.00'	023°21'58"	N23°43'58"W	889.37'
C149	866.61'	2125.00'	023°21'58"	N23°43'58"W	860.61'
C150	946.72'	1071.00'	050°38'50"	N10°05'32"W	916.20'
C151	821.20'	929.00'	050°38'50"	N10°05'32"W	794.72'
C153	131.64'	929.00'	008°07'09"	S13°58'14"E	131.53'
C154	281.90'	929.00'	017°23'09"	S26°43'22"E	280.82'
C155	924.52'	2267.00'	023°21'58"	N23°43'58"W	918.12'
C156	54.75'	2308.00'	001°21'33"	N34°44'10"W	54.75'
C157	273.53'	888.00'	017°38'56"	N26°35'29"W	272.45'
C158	812.30'	1071.00'	043°27'22"	S13°41'16"E	792.97'

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.

- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM,
UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP,
UNLESS OTHERWISE NOTED.
 - ◇ INDICATES (HOA) SIDE YARD DRAINAGE AND
ACCESS EASEMENT (SEE DETAIL ON SHEET 2)
 - (NR) NON-RADIAL
 - R/W RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
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 - S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE



VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



0 50' 100'

Scale: 1" = 50'

SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE

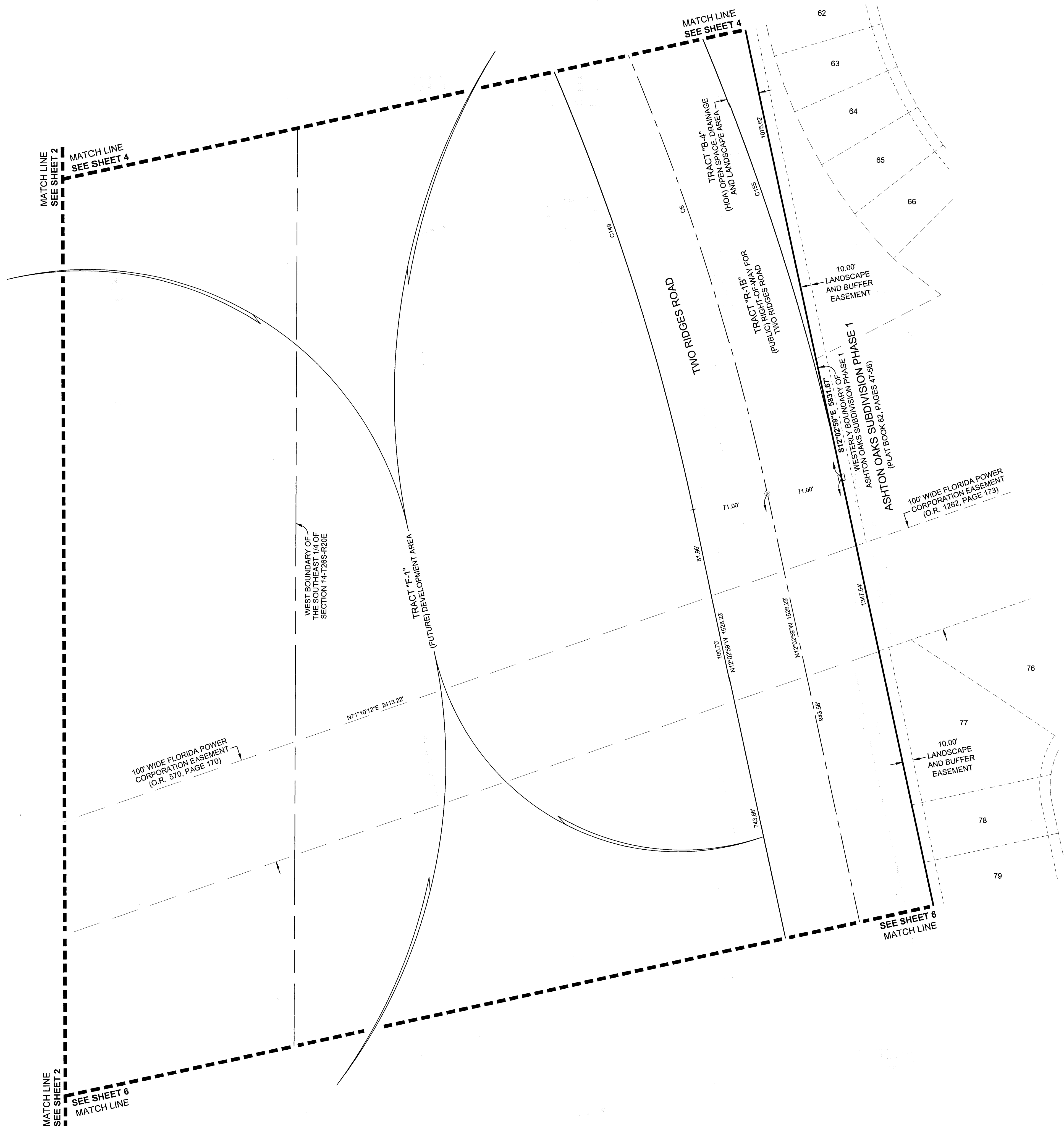
CURVE TABLE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C6	895.56'	2196.00'	023°21'58"	N23°43'58"W	889.37'
C149	866.61'	2125.00'	023°21'58"	N23°43'58"W	860.61'
C155	924.52'	2267.00'	023°21'58"	N23°43'58"W	918.12'

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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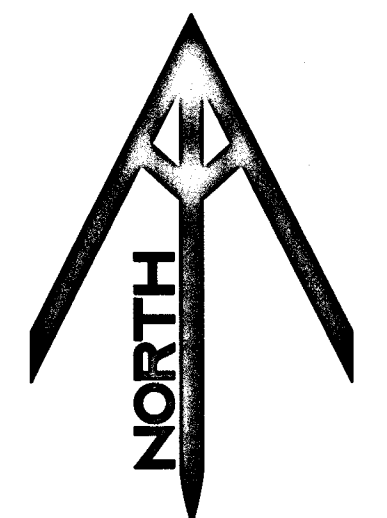
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
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VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



0 50' 100'

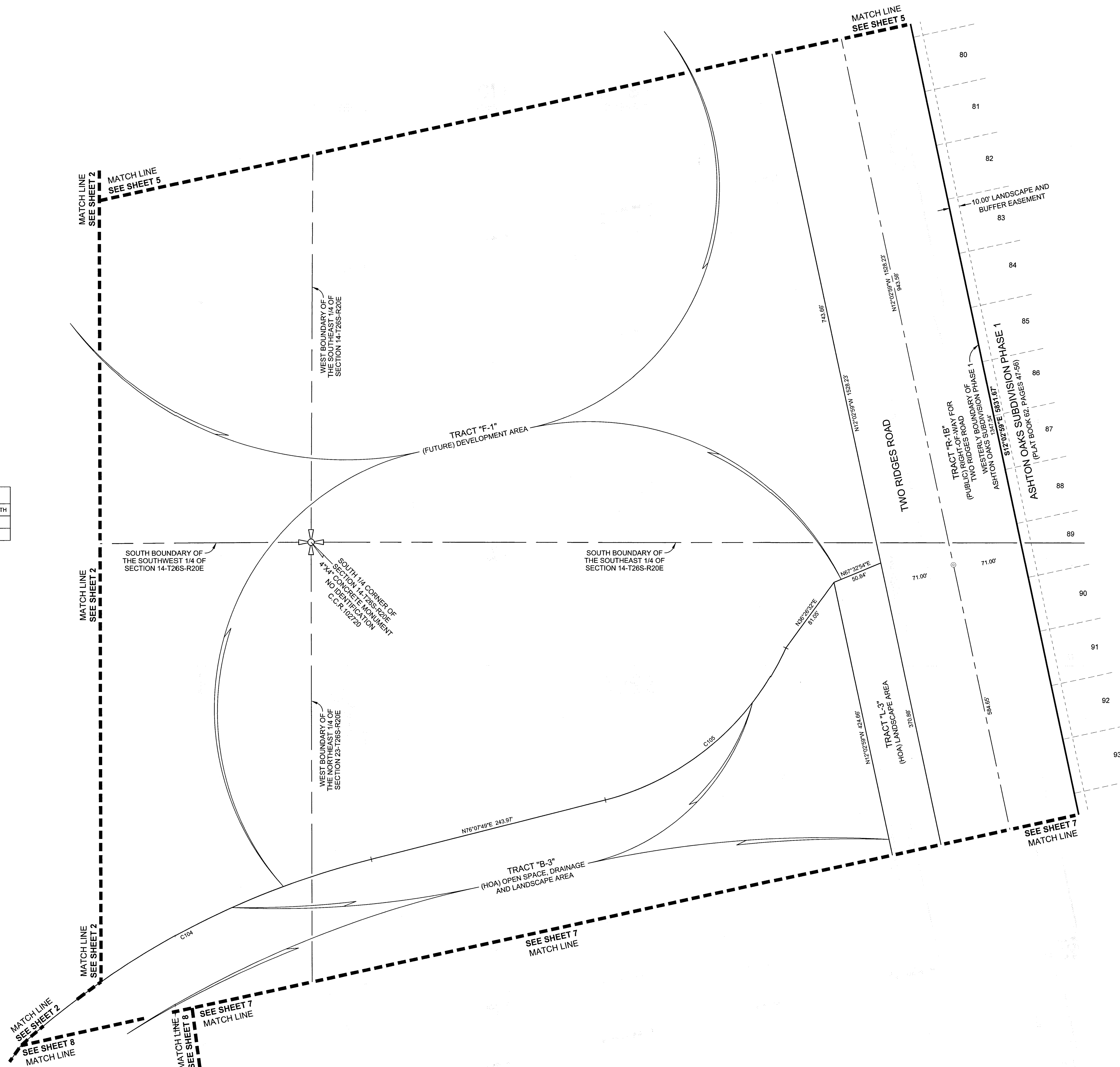
Scale: 1" = 50'

SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C104	402.83'	840.00'	027°28'36"	S62°23'31"W	398.98'
C105	245.45'	275.00'	051°08'20"	N50°33'39"E	237.38'

- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
 - 4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM, UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
 - MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
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VALENCIA RIDGE PHASE 1

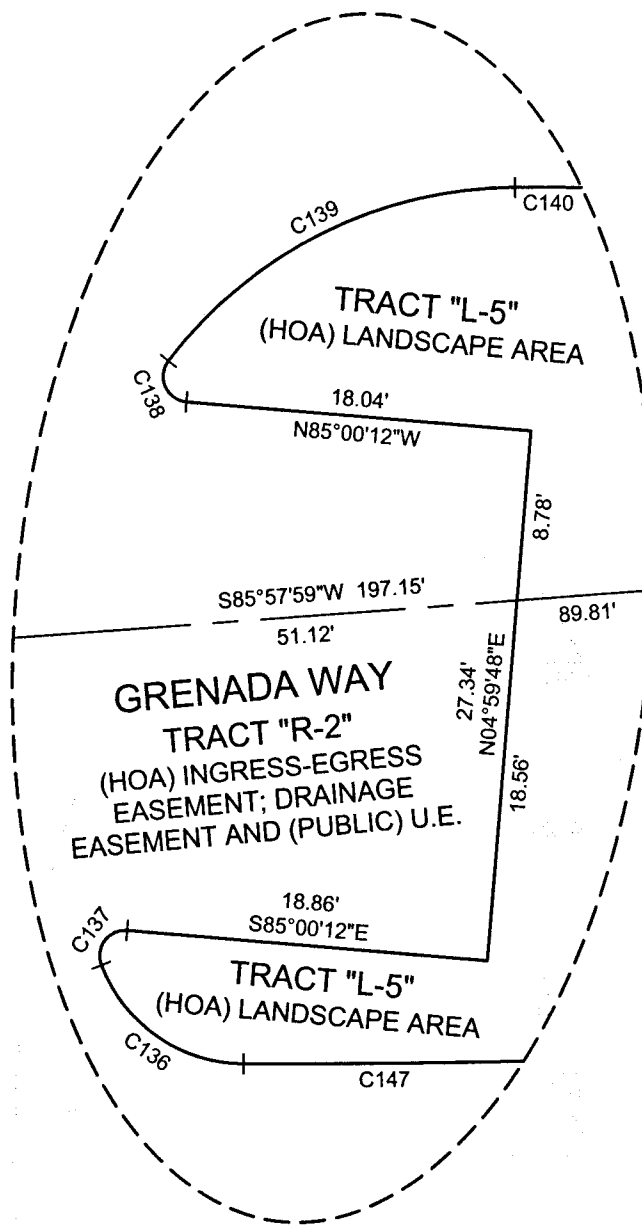
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

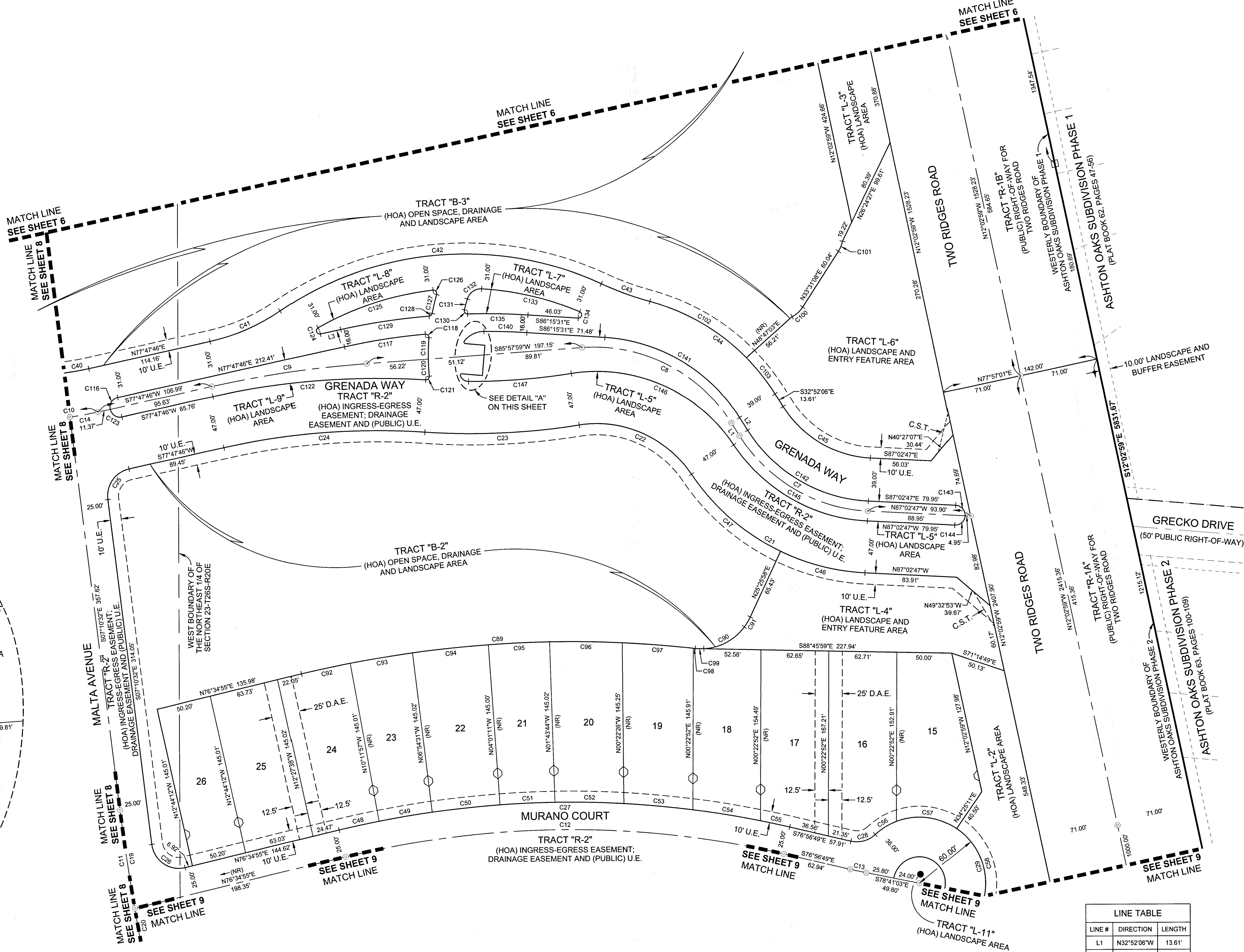
SEE SHEET 2 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSION NOTE



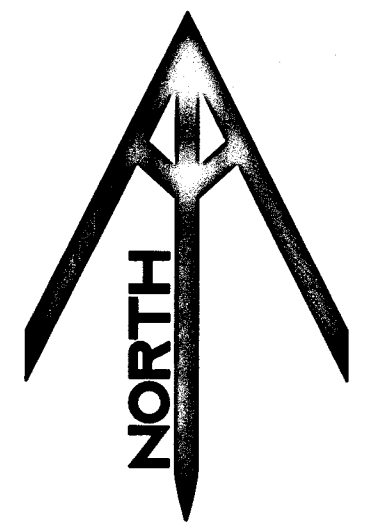
DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM, UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK STAMPED LB 8325 POP, UNLESS OTHERWISE NOTED.
 - INDICATES (HOA) SIDE YARD DRAINAGE AND ACCESS EASEMENT (SEE DETAIL ON SHEET 2)
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VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

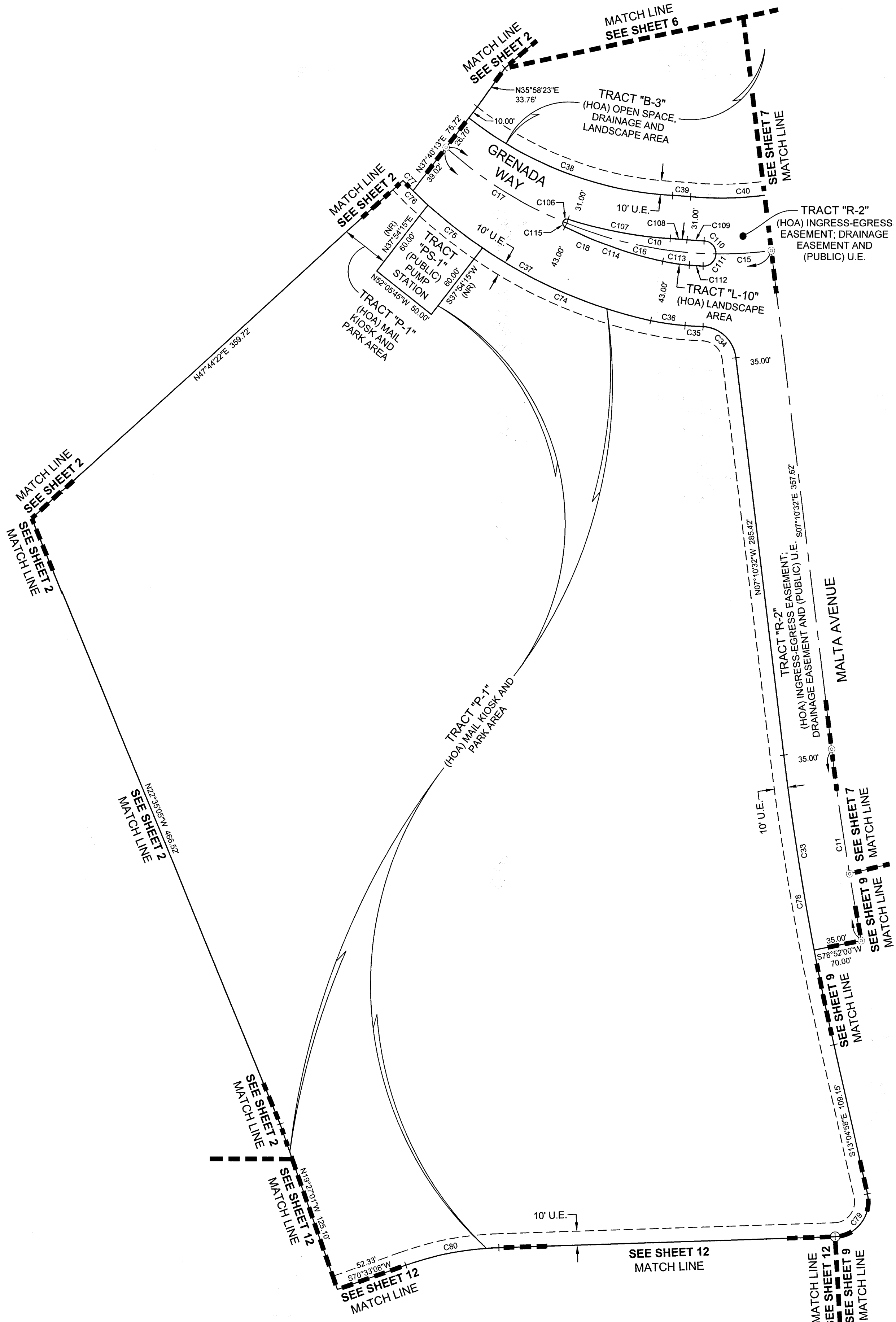


0 50' 100'

Scale: 1" = 50'

SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C10	281.35'	300.00'	053°44'04"	N75°20'12"W	271.15'
C15	40.41'	300.00'	007°43'04"	N86°41'00"E	40.38'
C16	114.33'	300.00'	021°50'03"	S78°32'26"E	113.64'
C17	100.29'	300.00'	019°09'14"	S58°02'47"E	99.82'
C18	255.03'	300.00'	048°42'22"	S72°49'21"E	247.42'
C33	140.57'	2035.00'	003°57'28"	N09°09'16"W	140.54'
C34	35.27'	25.00'	080°50'33"	N47°35'48"W	32.42'
C35	13.15'	352.00'	002°08'25"	N86°56'52"W	13.15'
C36	25.32'	191.00'	007°35'38"	N82°04'50"W	25.30'
C37	198.17'	346.00'	032°48'55"	N61°52'34"W	195.47'
C38	160.23'	264.50'	034°42'32"	S69°41'03"E	157.79'
C39	13.22'	429.00'	001°45'55"	S86°09'21"E	13.22'
C40	76.83'	260.00'	016°55'50"	N86°15'42"E	76.55'
C74	133.12'	346.00'	022°02'39"	S67°15'41"E	132.30'
C75	50.04'	346.00'	008°17'13"	S52°05'45"E	50.00'
C76	25.24'	346.00'	004°10'46"	S45°51'46"E	25.23'
C77	10.24'	346.00'	001°41'43"	S44°37'14"E	10.24'
C78	209.81'	2035.00'	005°54'26"	S10°07'45"E	209.71'
C79	44.12'	25.00'	101°06'26"	N37°28'15"E	38.61'
C80	66.61'	225.00'	017°28'20"	S79°17'18"W	68.35'
C106	4.48'	3.00'	085°32'21"	S64°52'32"W	4.07'
C107	75.73'	295.50'	014°41'01"	S79°41'48"E	75.52'
C108	12.26'	398.00'	001°45'55"	N86°09'21"W	12.26'
C109	12.52'	291.00'	002°27'57"	S86°30'22"E	12.52'
C110	14.00'	9.00'	089°08'28"	N43°10'07"W	12.63'
C111	14.27'	9.00'	090°51'34"	N46°49'53"E	12.82'
C112	10.04'	309.00'	001°51'41"	S86°48'30"E	10.04'
C113	19.62'	148.00'	007°35'38"	S82°04'50"E	19.60'
C114	75.33'	303.00'	014°14'43"	S71°09'40"E	75.14'
C115	4.51'	3.00'	086°08'40"	S20°57'58"E	4.10'

- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM,
UNLESS OTHERWISE NOTED.
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
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VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

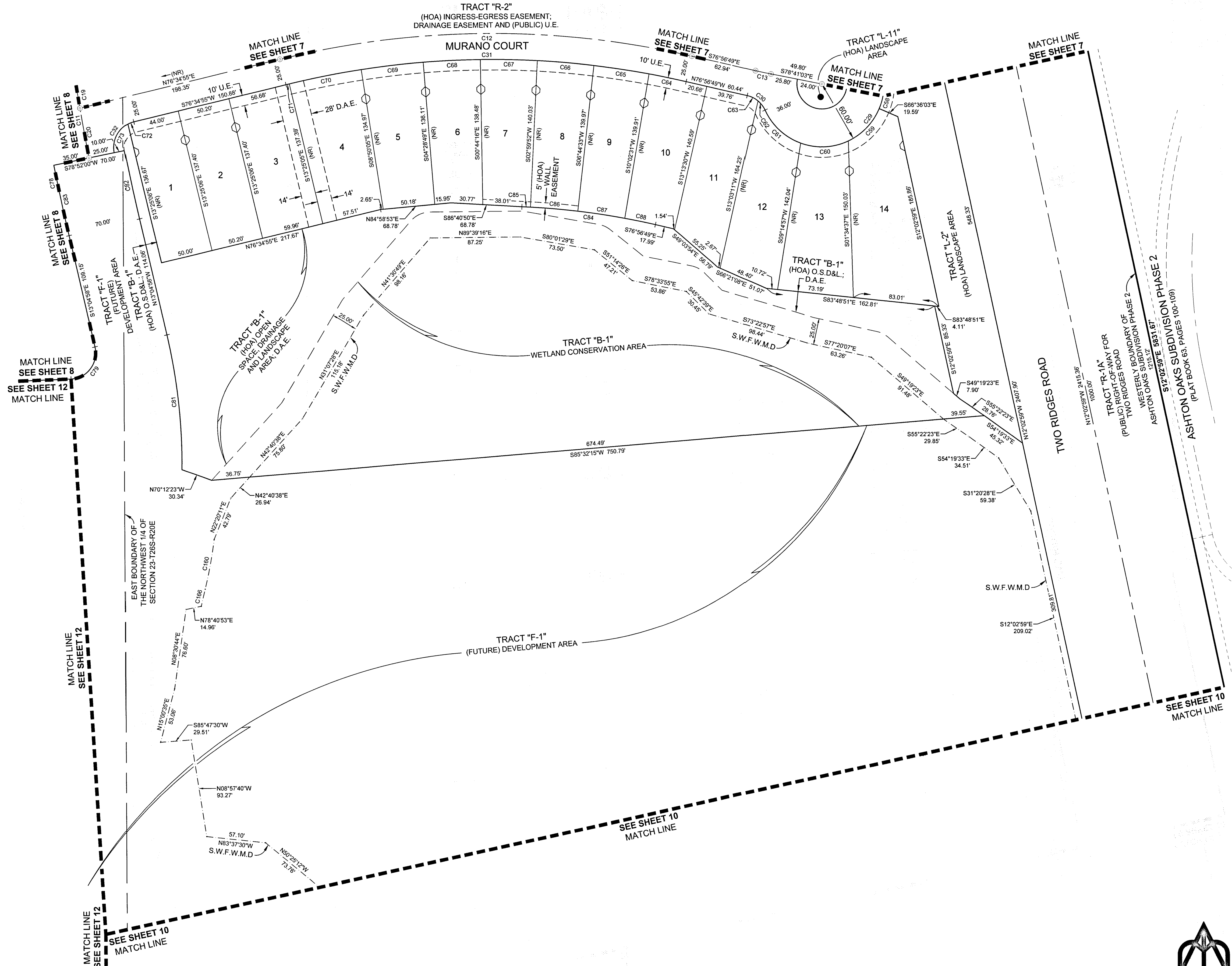
SEE SHEET 2 OF 12
FOR BASIS OF BEARS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C11	138.15'	2000.00'	003°57'28"	S09°09'16"E	138.13'
C12	404.26'	875.00'	026°28'16"	N89°49'03"E	400.67'
C13	15.16'	500.00'	001°44'15"	S77°48'56"E	15.16'
C19	90.08'	2000.00'	002°34'50"	S08°27'57"E	90.07'
C20	48.07'	2000.00'	001°22'38"	S10°26'41"E	48.07'
C29	301.50'	60.00'	287°54'34"	S11°36'09"W	70.61'
C30	22.91'	25.00'	052°30'15"	N50°41'41"W	22.12'
C31	392.71'	850.00'	026°28'16"	S89°49'03"W	389.23'
C32	38.27'	25.00'	087°42'55"	S32°43'27"W	34.64'
C38	82.71'	60.00'	078°58'46"	N16°05'26"W	76.31'
C39	43.75'	60.00'	041°46'35"	N44°17'14"E	42.79'
C60	47.04'	60.00'	044°55'19"	N87°38'11"E	45.85'
C61	47.61'	60.00'	045°27'35"	S47°10'22"E	46.37'
C62	11.20'	25.00'	025°40'18"	N37°16'43"W	11.11'
C63	11.71'	25.00'	026°49'57"	N63°31'50"W	11.60'
C64	37.02'	850.00'	002°29'44"	N78°11'41"W	37.02'
C65	54.47'	850.00'	003°40'18"	N81°16'42"W	54.46'
C66	55.53'	850.00'	003°44'35"	N84°59'08"W	55.52'
C67	55.40'	850.00'	003°44'05"	N88°43'28"W	55.39'
C68	55.52'	850.00'	003°44'32"	S87°32'13"W	55.51'
C69	60.47'	850.00'	004°04'33"	S83°37'41"W	60.45'
C70	71.02'	850.00'	004°47'13"	S79°11'48"W	71.00'
C71	3.28'	850.00'	000°13'16"	S76°41'33"W	3.28'
C72	6.06'	25.00'	013°53'24"	S69°38'13"W	6.05'
C73	32.21'	25.00'	073°49'32"	S25°46'46"W	30.03'
C78	209.81'	2035.00'	005°54'26"	S10°07'45"E	209.71'
C79	44.12'	25.00'	101°06'26"	N37°28'15"E	38.61'
C81	129.97'	535.00'	013°55'10"	N06°07'23"W	129.65'
C82	66.85'	1965.00'	001°56'58"	S12°06'29"E	66.85'
C83	69.23'	2035.00'	001°56'58"	S12°06'29"E	69.23'
C84	131.71'	710.00'	010°37'44"	S82°15'41"E	131.52'
C85	8.34'	710.00'	000°40'23"	N87°14'21"W	8.34'
C86	46.38'	710.00'	003°44'34"	N85°01'52"W	46.37'
C87	46.41'	710.00'	003°44'43"	N81°17'13"W	46.40'
C88	30.58'	710.00'	002°28'03"	N78°10'50"W	30.58'
C100	48.49'	428.08'	006°29'23"	N10°32'08"E	48.46'
C166	16.63'	813.31'	001°10'19"	N13°22'54"E	16.63'

LEGEND:

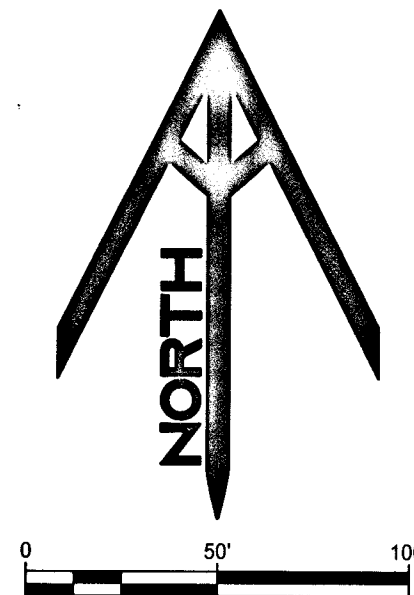
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
- 4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
- MAC NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.
- INDICATES (HOA) SIDE YARD DRAINAGE AND ACCESS EASEMENT (SEE DETAIL ON SHEET 2)
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- O.R. OFFICIAL RECORDS BOOK
- C.S.T. CLEAR SIGHT TRIANGLE
- C.C.R. CERTIFIED CORNER RECORD
- D.A.E. DRAINAGE AND ACCESS EASEMENT
- O.S.D.L. OPEN SPACE, DRAINAGE AND LANDSCAPE AREA
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
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VALENCIA RIDGE PHASE 1
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

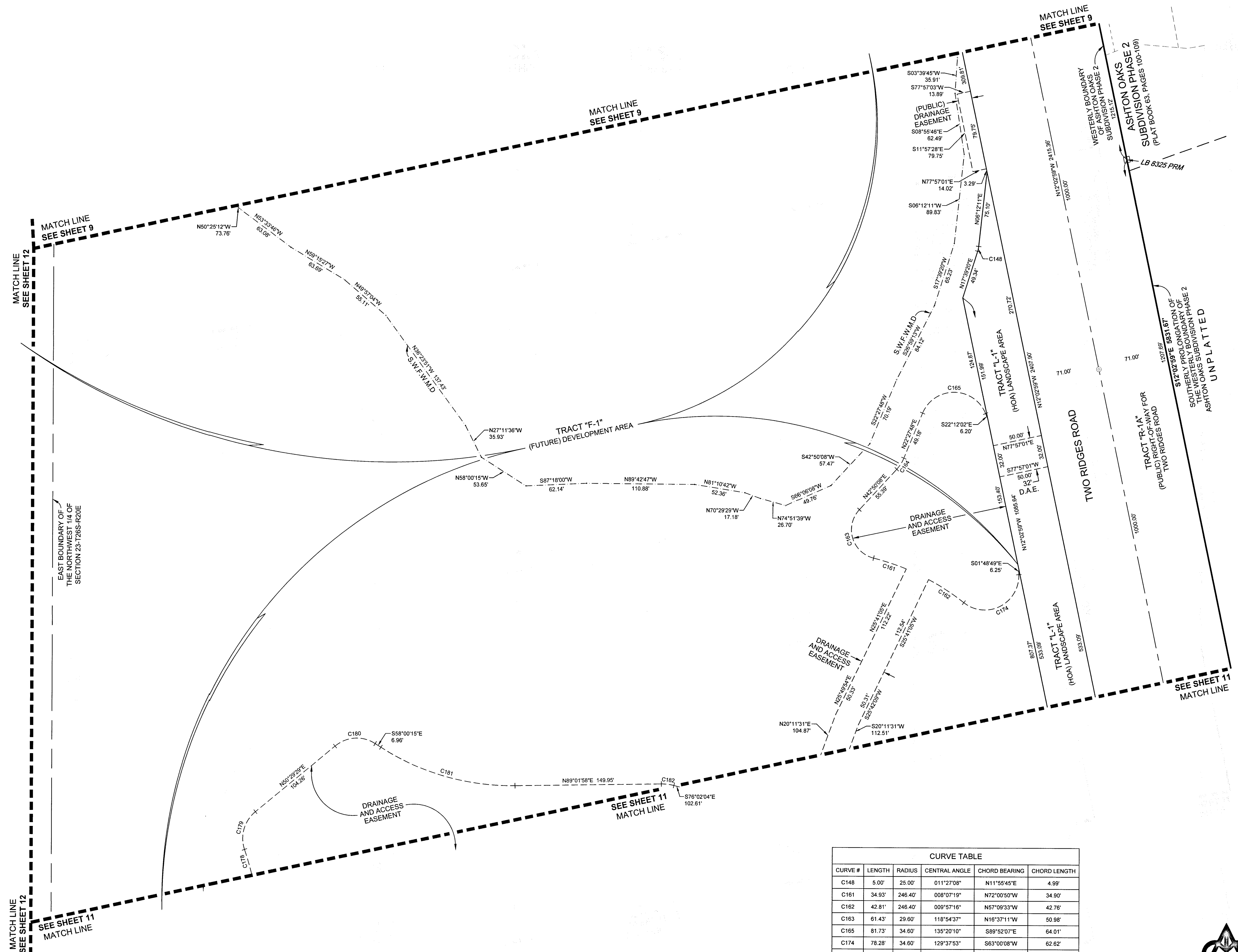
PLAT BOOK 96 PAGE 84



Scale: 1" = 50'

SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE



- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM,
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 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP,
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 - S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C148	5.00'	25.00'	011°27'08"	N11°55'45"E	4.99'
C161	34.93'	246.40'	008°07'19"	N72°00'50"W	34.90'
C162	42.81'	246.40'	009°57'16"	N57°09'33"W	42.76'
C163	61.43'	29.60'	118°54'37"	N16°37'11"W	50.98'
C165	81.73'	34.60'	135°20'10"	S89°52'07"E	64.01'
C174	78.28'	34.60'	129°37'53"	S63°00'08"W	62.62'
C178	138.54'	335.20'	023°40'50"	N07°00'53"W	137.56'
C179	42.36'	35.00'	069°20'47"	N15°49'05"E	39.82'
C180	43.68'	35.00'	071°30'16"	N86°14'37"E	40.90'
C181	143.94'	250.20'	032°57'47"	S74°29'08"E	141.97'
C182	13.03'	50.00'	014°55'58"	S83°30'03"E	12.99'



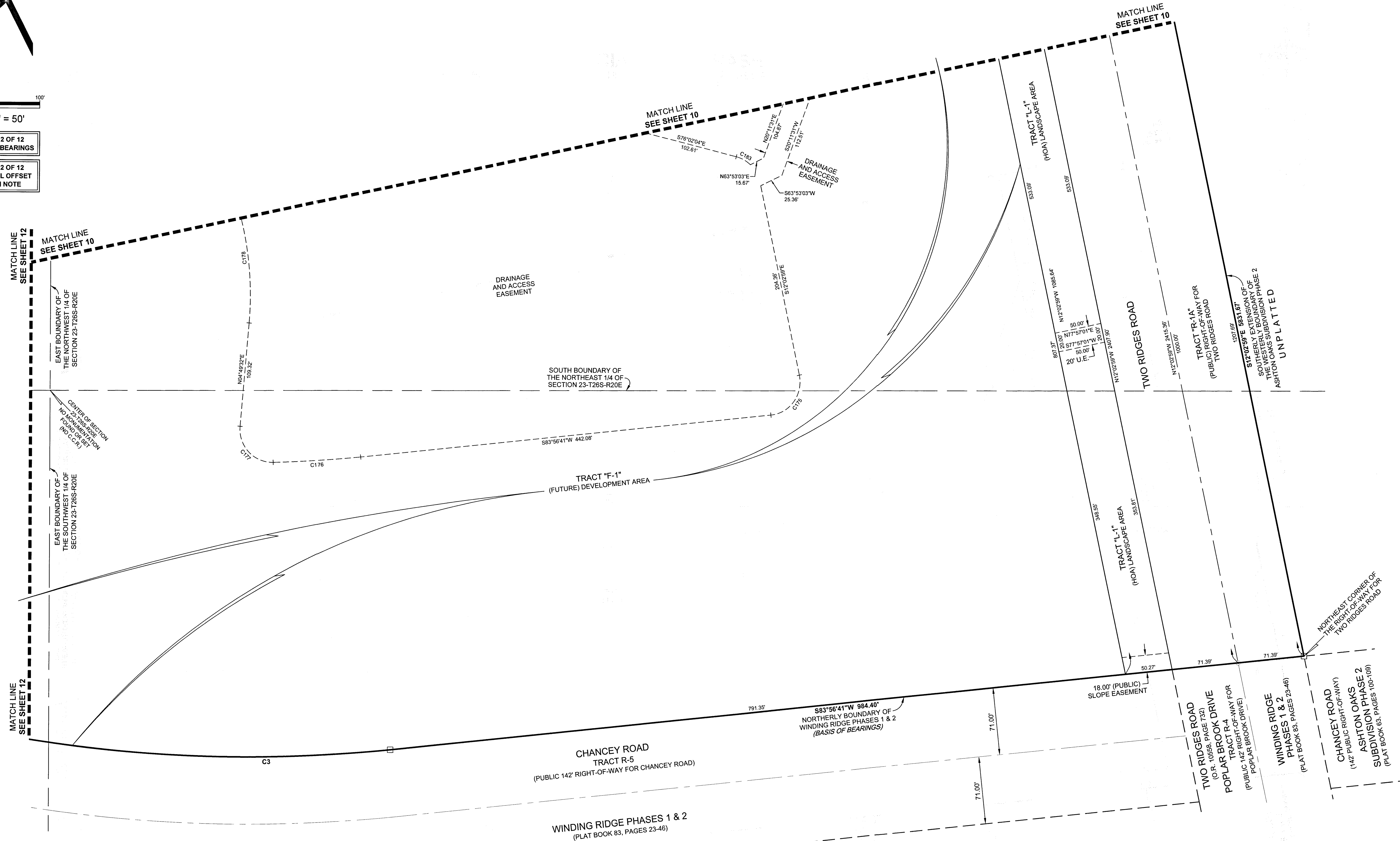
VALENCIA RIDGE PHASE 1

LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SEE SHEET 2 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSION NOTE



LEGEND:

□ --- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 7768 PRM,
UNLESS OTHERWISE NOTED.

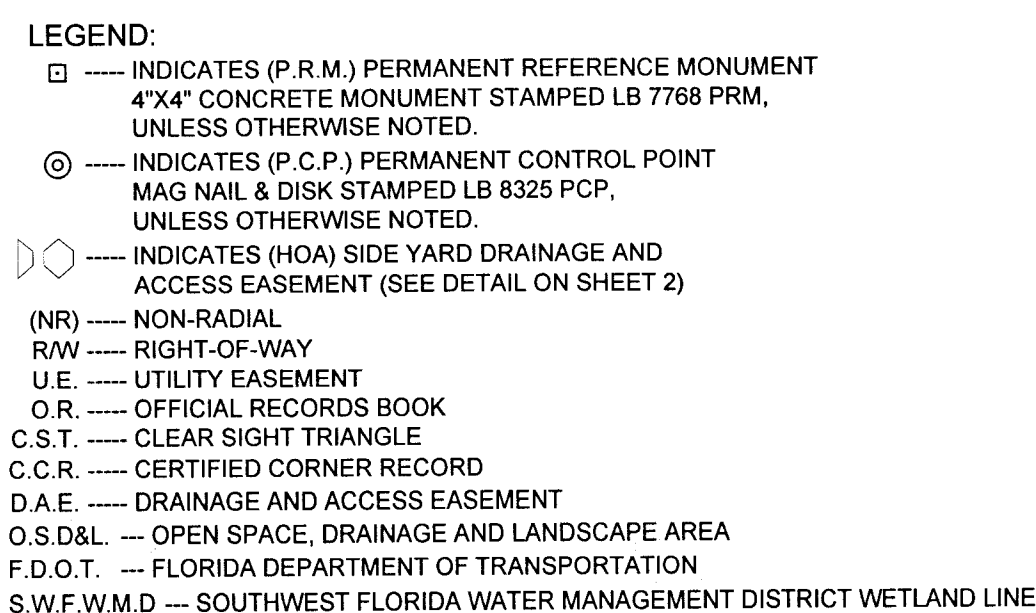
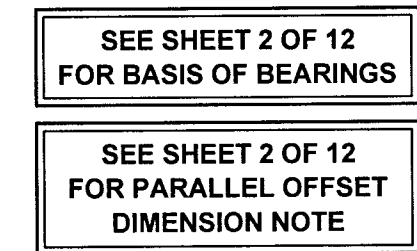
⊙ --- INDICATES (P.C.P.) PERMANENT CONTROL POINT
MAG NAIL & DISK STAMPED LB 8325 PCP,
UNLESS OTHERWISE NOTED.

◇ --- INDICATES (HOA) SIDE YARD DRAINAGE AND
ACCESS EASEMENT (SEE DETAIL ON SHEET 2)

(NR) --- NON-RADIAL
R/W --- RIGHT-OF-WAY
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S.W.F.W.M.D. --- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C3	797.80'	1500.00'	030°28'26"	N80°49'06"W	788.43'
C175	58.64'	35.00'	095°59'40"	S35°56'51"W	52.02'
C176	93.15'	1188.80'	004°29'21"	S88°11'22"W	93.12'
C177	58.88'	35.00'	096°23'29"	N43°22'13"W	52.18'
C178	138.54'	335.20'	023°40'50"	N07°00'53"W	137.56'
C183	17.58'	35.00'	028°46'41"	S61°38'44"E	17.40'





CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C3	797.80'	1500.00'	030°28'28"	N80°49'08"W	788.43'
C4	693.70'	1642.00'	024°11'21"W	N77°41'04"W	688.55'
C80	66.61'	225.00'	017°26'20"	S79°17'18"W	68.35'
C167	9.78'	18.08'	030°59'20"	S10°45'15"E	9.66'
C168	24.68'	98.00'	015°02'31"	S49°00'08"W	24.81'
C169	3.59'	2.00'	02°56'47"	N87°02'44"W	3.13'
C170	124.05'	64.00'	11°03'22"	S88°53'59"W	105.52'
C171	33.83'	64.00'	030°17'16"	S18°13'39"W	33.44'
C172	16.32'	25.00'	03°23'30"	N41°40'04"W	16.03'