

ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21 TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT B-6 OF ANGELINE PHASES 4C AND 4E AS RECORDED IN PLAT BOOK 96, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERN BOUNDARY OF SAID ANGELINE PHASES 4C AND 4E THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 53°22'28" EAST, A DISTANCE OF 368.89 FEET; 2) NORTH 65°19'56" WEST, A DISTANCE OF 1486.24 FEET; 3) NORTH 65°00'29" WEST, A DISTANCE OF 560.13 FEET; 4) NORTH 60°19'03" WEST, A DISTANCE OF 92.70 FEET; 5) SOUTH 62°02'09" WEST, A DISTANCE OF 60.40 FEET; 6) SOUTH 79°00'05" WEST, A DISTANCE OF 62.23 FEET; 7) NORTH 10°59'55" WEST, A DISTANCE OF 95.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°37'13" AND A CHORD WHICH BEARS NORTH 30°48'42" EAST, A DISTANCE OF 33.33 FEET; 8) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 36.49 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 05°20'32" AND A CHORD WHICH BEARS NORTH 69°57'02" EAST, A DISTANCE OF 39.61 FEET; 9) ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 39.63 FEET; 10) NORTH 23°10'02" WEST, A DISTANCE OF 50.00 FEET; 11) NORTH 05°11'57" EAST, A DISTANCE OF 100.44 FEET; 12) NORTH 08°41'10" WEST, A DISTANCE OF 25.00 FEET; 13) NORTH 34°55'57" EAST, A DISTANCE OF 810.06 FEET TO THE SOUTHERNMOST CORNER OF TRACT B-2 OF ANGELINE PHASE 4B AS RECORDED IN PLAT BOOK 84, PAGE 118 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID ANGELINE PHASE 4B THE FOLLOWING THREE (3) COURSES: 1) NORTH 62°28'11" EAST, A DISTANCE OF 224.58 FEET; 2) NORTH 70°59'35" EAST, A DISTANCE OF 1815.16 FEET; 3) NORTH 77°37'28" EAST, A DISTANCE OF 383.93 FEET TO A POINT ALONG THE WESTERLY LINE OF CSX TRANSPORTATION INC., A 100 FOOT RIGHT-OF-WAY; THENCE RUN ALONG THE WESTERLY LINE OF SAID CSX TRANSPORTATION INC., 100 FOOT RIGHT-OF-WAY, SOUTH 21°47'43" EAST, A DISTANCE OF 3029.78 FEET, THENCE DEPARTING THE WESTERLY LINE OF SAID CSX TRANSPORTATION INC., 100 FOOT RIGHT-OF-WAY BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 450.19 FEET, HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 23°26'58" AND A CHORD WHICH BEARS SOUTH 56°25'21" WEST, A DISTANCE OF 447.06 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 19°32'50" AND A CHORD WHICH BEARS NORTH 89°09'09" WEST, A DISTANCE OF 712.97 FEET, THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 716.44 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 33°58'49" AND A CHORD WHICH BEARS NORTH 78°24'11" WEST, A DISTANCE OF 1081.17 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 1097.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 159.67 ACRES, MORE OR LESS.

OWNER:

LEN-ANGELINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

JOHN M. RYAN, MANAGER

WITNESS KyAndre H. H. H. (PRINT)

WITNESS Arianna Moreira (PRINT)

PROPERTY INFORMATION

STATE OF FLORIDA ) ) SS: ) ) COUNTY OF ) )

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, FILE NO. 7222-6491226) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LEN-ANGELINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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, FILE NO. 7222-6491226.

THIS 9th DAY OF September, 2024.

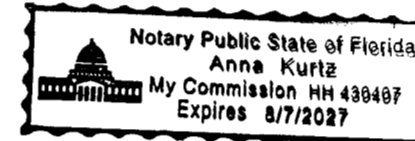
DAVID H. ROBERTS, AUTHORIZED SIGNATORY FIRST AMERICAN TITLE INSURANCE COMPANY

ACKNOWLEDGEMENT:

STATE OF FLORIDA ) ) SS: ) ) COUNTY OF Hillsborough ) )

I HEREBY CERTIFY ON THIS 9th DAY OF September, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOHN M. RYAN, AS MANAGER OF LEN-ANGELINE, LLC, A FLORIDA 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.

Anna Kurtz, Notary Public, State of Florida at Large



MY COMMISSION EXPIRES: 8/7/2027

COMMISSION NUMBER: H 430407

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LEN-ANGELINE, LLC A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "ANGELINE PHASE 4D", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1. THE OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE THE ROADWAYS SHOWN HEREON AS TRACT "R-3" (CDD RIGHT-OF-WAY) TO NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE DISTRICT ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND APPURTENANCES THEREIN. NONE OF THE ROADWAYS WITHIN TRACT "R-3" AS SHOWN AND DEPICTED ON THIS PLAT SHALL BE DEEMED TO BE DEDICATED TO PASCO COUNTY, FLORIDA (THE "COUNTY").
2. THE OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TRACTS "B-4" AND "B-5" (WETLAND CONSERVATION AREA, DRAINAGE, LANDSCAPE AND OPEN SPACE, PUBLIC ACCESS), TRACT L-2 (LANDSCAPE AREA), AND TRACTS "P-4" AND "P-6" (PARK AREA) AS SHOWN AND DEPICTED HEREON TO THE DISTRICT. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS.
3. THE OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "PS-3" (LIFT STATION), SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. THE OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "PS-3" FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "PS-3" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
4. THE OWNER FURTHER DOES:

- A. GRANT, CONVEY AND DEDICATE TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACT "R-3", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
B. GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, EMERGENCY MEDICAL, OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL EMERGENCY SERVICES AND APPROPRIATE UTILITY ENTITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE EMERGENCY ACCESS EASEMENT AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES IN THE EVENT OF AN EMERGENCY. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE CDD SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.
C. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND BE 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.
D. GRANT, CONVEY AND DEDICATE TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS WALL EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE WALLS LYING THEREIN.
E. GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN. THE DISTRICT SHALL CONSTRUCT, OPERATE, AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON.
F. RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH SECTION 177.065(1) FLORIDA STATUTES.
G. RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT, SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS, 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.
G. CONVEY TO GIG FIBER, LLC, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT ("TE") 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 UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINES THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS.

- 5. THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT, AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS ("DE") OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ADDRESS AND EASEMENTS FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ADDRESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
6. THE OWNER DOES GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY EASEMENTS, IMPROVEMENTS AND FACILITIES 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.

CERTIFICATE OF ACCEPTANCE

THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, THE DEDICATION TO NORTH AR-1 OF PASCO 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 NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 9th DAY OF September, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATION AND MAINTENANCE RESPONSIBILITY SHOWN HEREON.

MICHAEL LAWSON, CHAIRMAN

WITNESS KyAndre H. H. H. (PRINT)

WITNESS Arianna Moreira (PRINT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA ) ) SS: ) ) COUNTY OF Hillsborough ) )

I HEREBY CERTIFY ON THIS 9th DAY OF September, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE,

MICHAEL LAWSON, CHAIRMAN OF THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT, KNOWN TO ME OR WHO HAS PRODUCED 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.

Anna Kurtz, Notary Public, State of Florida at Large



MY COMMISSION EXPIRES: 8/7/2027

COMMISSION NUMBER: H 430407

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

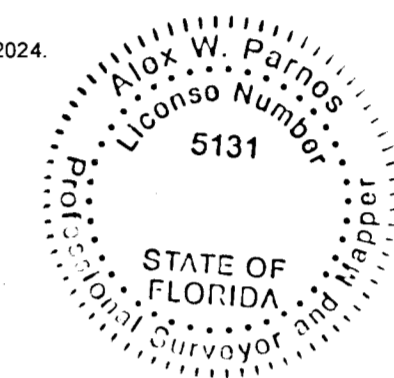
LANDS BEING PLATTED HEREON ARE, AS OF THE DATE OF PLATTING, ENCLUMBERED BY THAT CERTAIN MORTGAGE, ASSIGNMENT OF PASCO, SECURITY AGREEMENT AND FUTURE FILING, RECORDED ON NOVEMBER 16, 2021, IN OFFICIAL RECORDS BOOK 10485, PAGE 3398 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN FAVOR OF D.R. HORTON, INC., A DELAWARE CORPORATION, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

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 11th DAY OF September, 2024.

ALEX W. PINNES, 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 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

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 18th DAY OF September, 2024, IN PLAT BOOK 96, PAGE(S) 87-105.

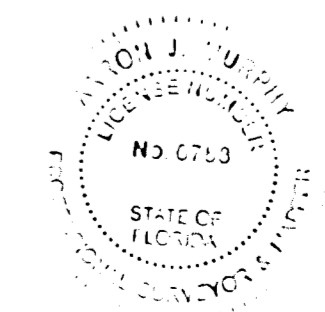
NIKKI ALVAREZ-JOWLES ESO., PASCO COUNTY CLERK & COMPTROLLER

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 4th DAY OF June, 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 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 10th DAY OF September, 2024.

AARON L. MURPHY, PSM FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768 FOR HAMILTON ENGINEERING & SURVEYING, LLC LICENSE NO. LB #8405



3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535 | LB #8405 CA #8474 www.HamiltonEngineering.US | 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA  
**BOUNDARY AND KEY SHEET**

## SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO FIRST ORDER, CLASS II 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 (PLDC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT 919.067.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERN BOUNDARY OF ANGELINE PHASE 4B AS SHOWN HAVING A BEARING OF NORTH 70°59'35" WEST.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. A LEAD 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 NATURE TRAILS AND WALKS BY THE DEVELOPER, 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 AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. 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 (SWFWMD) 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.

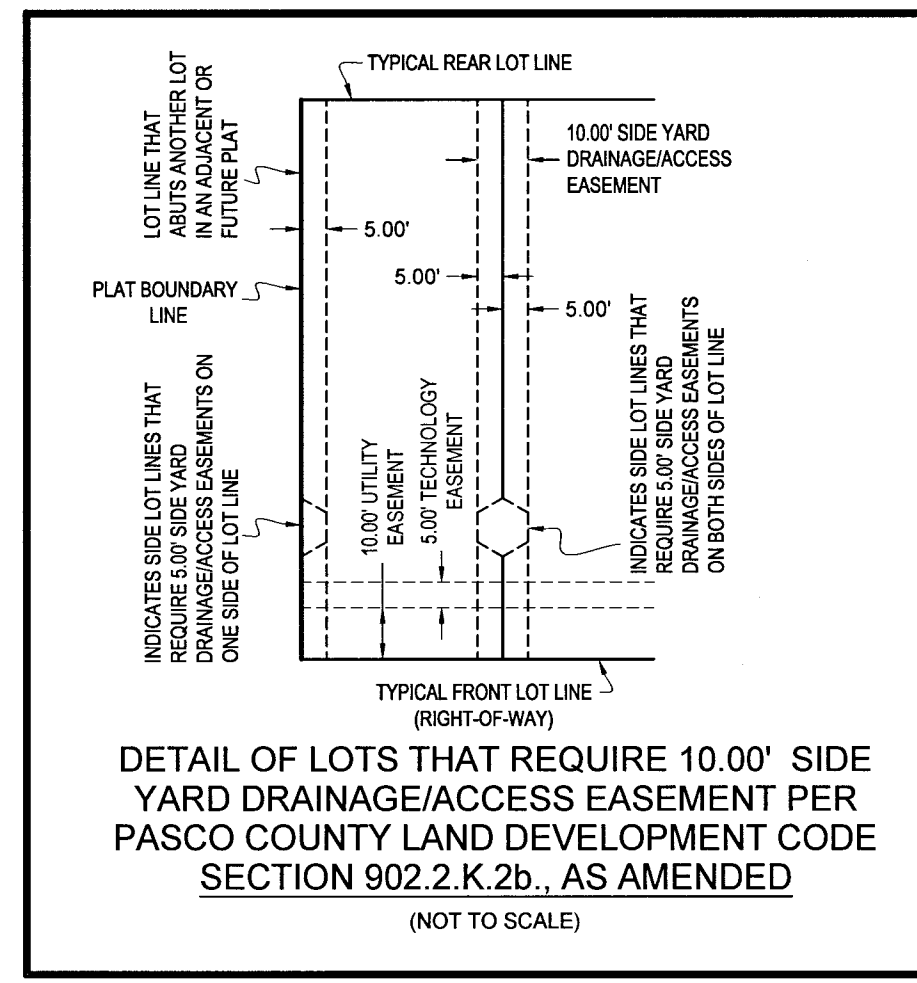
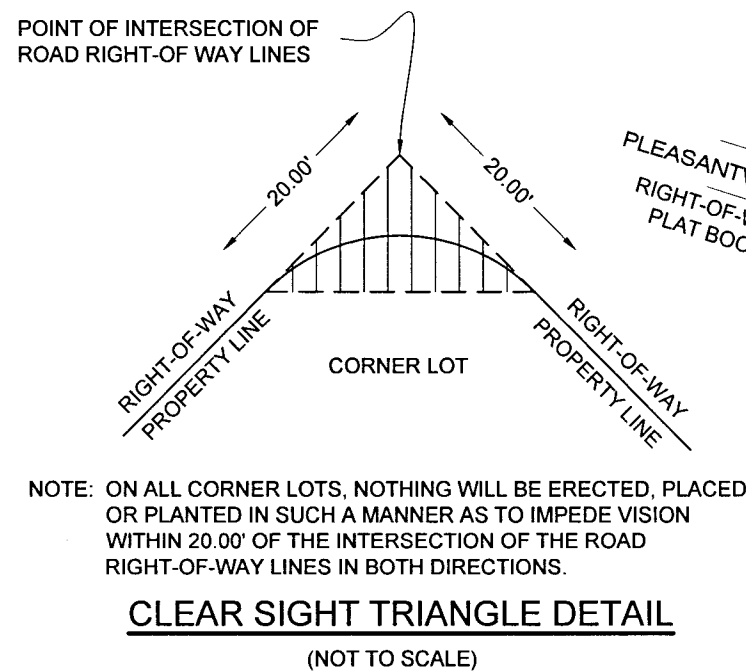
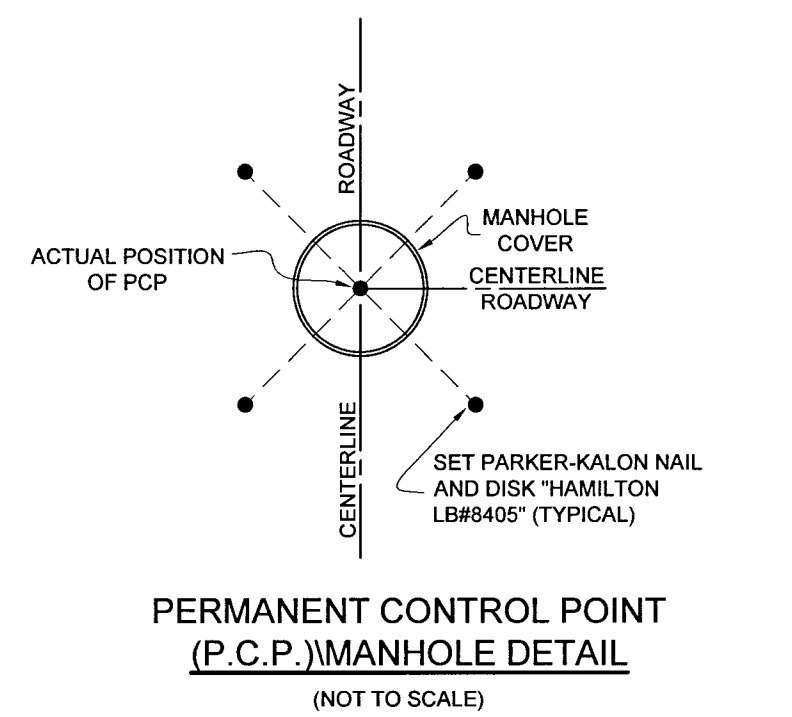
NOTE: A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB #8405 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN s. 177.091(9).

## LEGEND

- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
- = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
- ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM"
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISK "HAMILTON LB #8405"
- ⊕ = COMMUNITY DEVELOPMENT DISTRICT
- ⊖ = CERTIFIED CORNER RECORD
- DE = DRAINAGE EASEMENT
- DLOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
- LB = LICENSE BUSINESS
- (NR) = NON-RADIAL LINE
- O/A = OVERALL
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
- RL = REFERENCE LINE ONLY
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TLO = THE LINE ONLY
- UE = UTILITY EASEMENT
- WCA = WETLAND CONSERVATION AREA

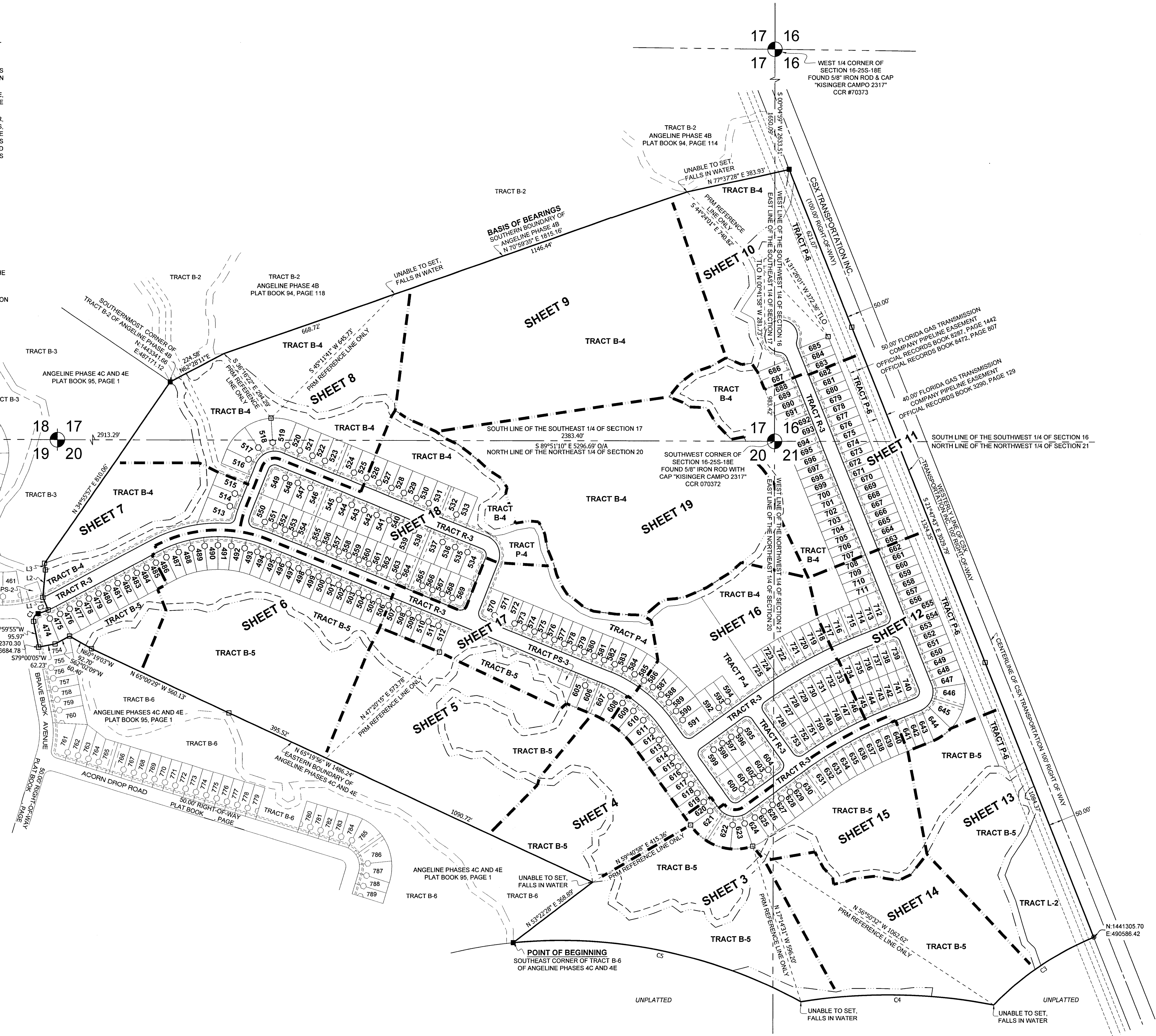
## TRACT TABULATION

- TRACT B-4 = WETLAND CONSERVATION AREA, DRAINAGE, EMERGENCY ACCESS, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS (CDD)
- TRACT B-5 = WETLAND CONSERVATION AREA, DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS (CDD)
- TRACT L-2 = LANDSCAPE AREA
- TRACT P-4 = PARK AREA (CDD)
- TRACT P-8 = PARK AREA (CDD)
- TRACT PS-3 = COMMUNITY DEVELOPMENT DISTRICT
- TRACT R-3 = CDD RIGHT-OF-WAY AND UTILITY EASEMENT (PUBLIC)



LINE#	DIRECTION	LENGTH
L1	N 23°10'02" W	50.00'
L2	N 05°11'57" E	100.44'
L3	N 06°41'10" W	25.00'

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 30°48'42" E	33.33'	36.49'	83°37'13"
C2	425.00'	N 69°57'03" E	39.61'	39.63'	5°20'32"
C3	1100.00'	S 56°25'21" W	447.06'	450.19'	23°26'58"
C4	2100.00'	N 80°03'09" W	712.97'	1097.14'	19°32'50"
C5	1850.00'	N 78°24'11" W	1081.17'	1647.48'	33°58'49"

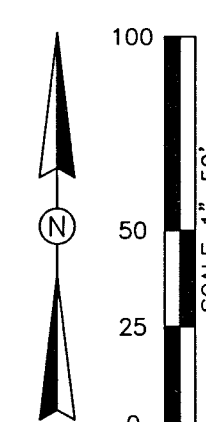
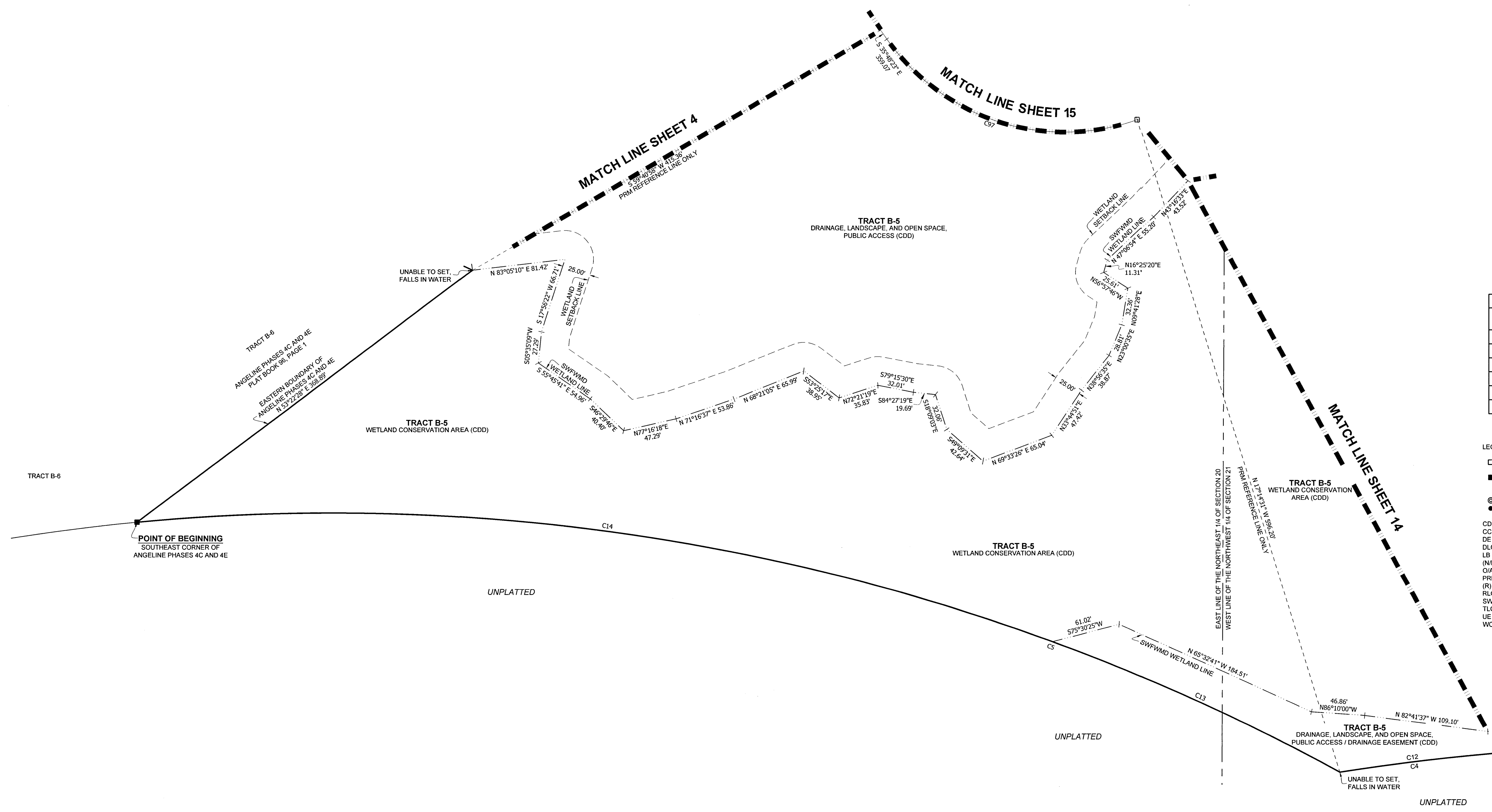


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 LB #8405 CA #8474 www.HamiltonEngineering US  
 775 WARNER LANE ORLANDO, FL 32809 TEL. 407.362.5929

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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C4	2100.00'	N 89°03'09\"	712.97'	716.44'	19°32'50\"
C5	1850.00'	S 78°24'11\"	1081.17'	1097.18'	33°58'49\"
C12	2100.00'	S 87°45'58\"	482.16'	483.23'	13°11'03\"
C13	1850.00'	N 65°41'49\"	276.40'	276.66'	8°34'06\"
C14	1850.00'	N 82°41'14\"	813.81'	820.52'	25°24'43\"
C97	195.00'	S 60°48'23\"	275.77'	306.31'	90°00'00\"

- LEGEND**
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
  - = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
  - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM"
  - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
  - CD = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
  - DLOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
  - LB = LICENSE BUSINESS
  - (N/R) = NON-RADIAL LINE
  - (O/A) = OVERALL
  - PRM = PERMANENT REFERENCE MONUMENT
  - (R) = RADIAL LINE
  - RLO = REFERENCE LINE ONLY
  - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - TLO = TIE LINE ONLY
  - UE = UTILITY EASEMENT
  - WCA = WETLAND CONSERVATION AREA



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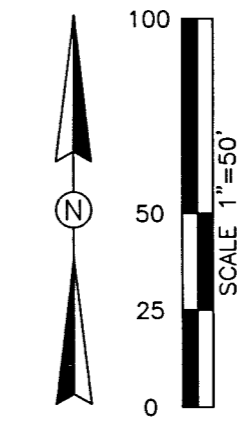
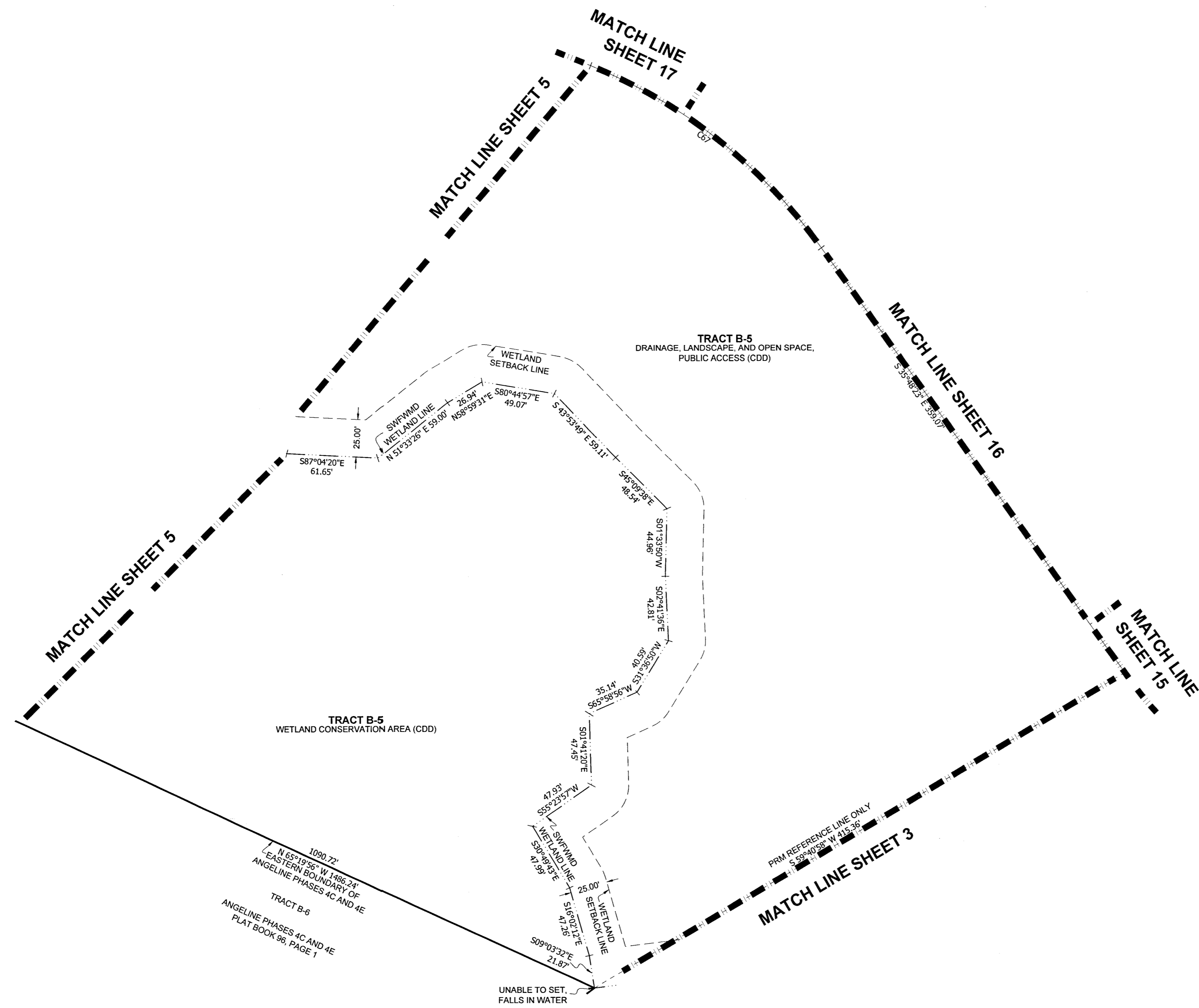
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www.HamiltonEngineering US

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.362.5929

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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C67	355.00'	S 51°54'54" E	197.00'	199.62'	32°13'02"

- LEGEND**
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
  - = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
  - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM"
  - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
  - CDD = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
  - DLOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
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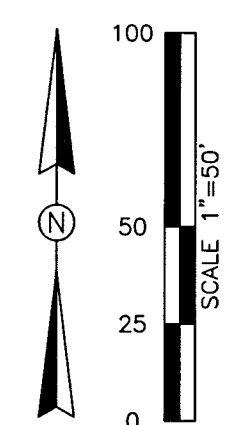
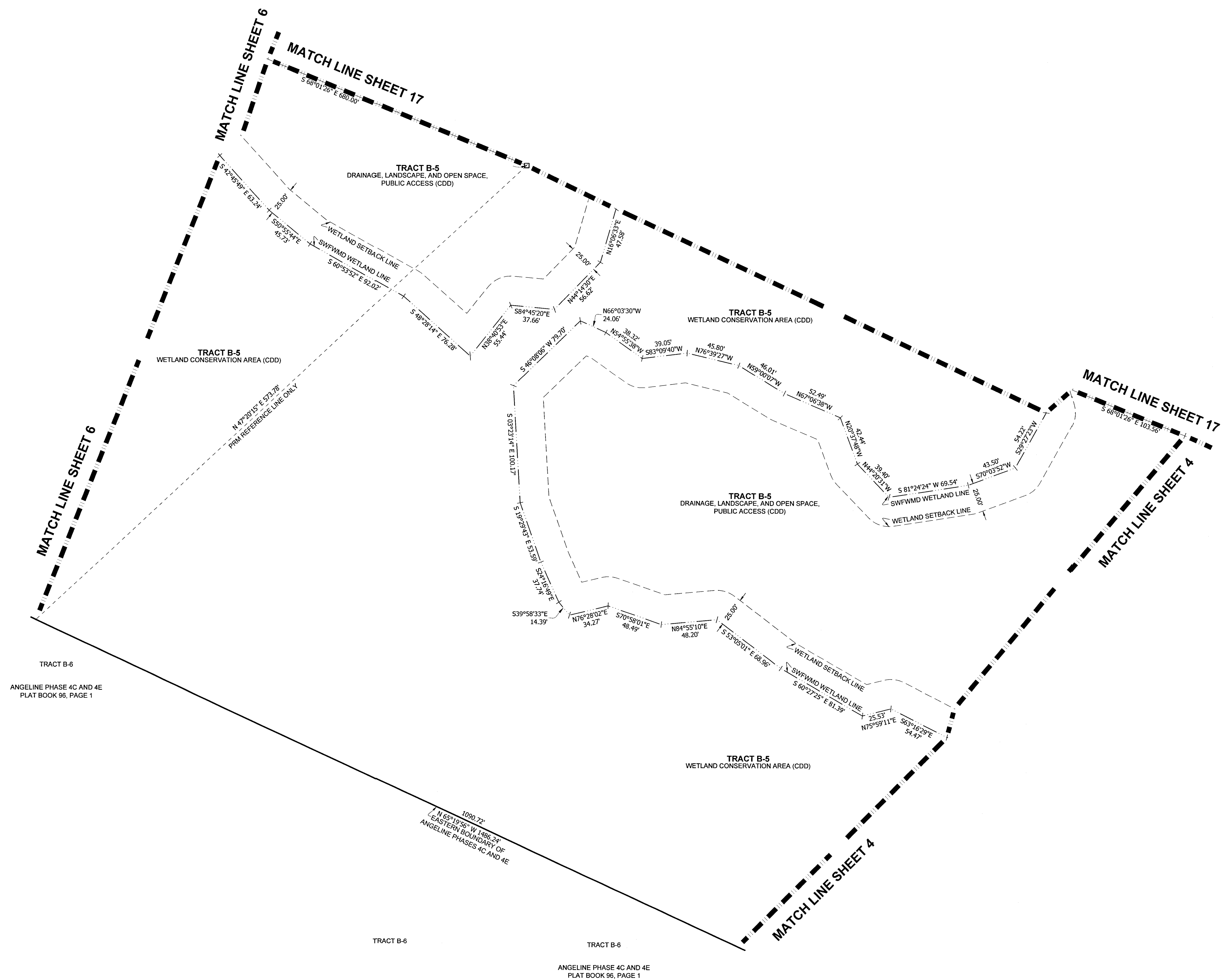
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



- LEGEND**
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  - = FOUND 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
  - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM" AND DISC "HAMILTON LB #8405"
  - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL
  - CDD = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
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TRACT B-6  
ANGELINE PHASE 4C AND 4E  
PLAT BOOK 96, PAGE 1

TRACT B-6  
ANGELINE PHASE 4C AND 4E  
PLAT BOOK 96, PAGE 1



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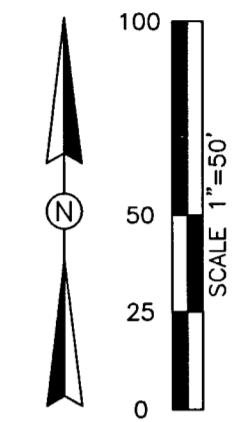
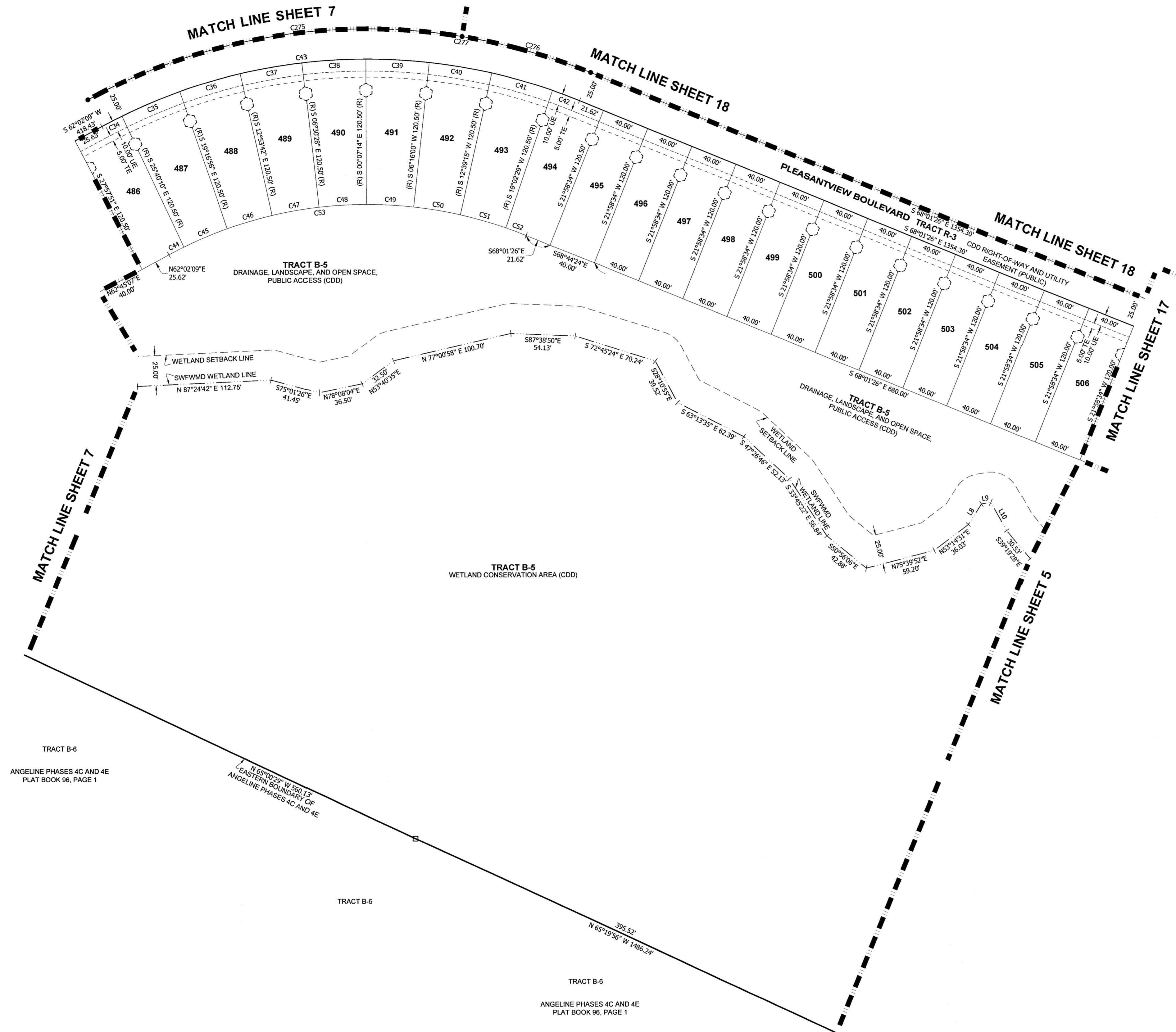
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



LINE TABLE		
LINE#	DIRECTION	LENGTH
L8	N 33°14'22" E	20.39'
L9	N 80°14'59" E	8.06'
L10	S 29°32'17" E	27.03'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C25	475.00'	N 63°11'00" E	19.02'	19.02'	2°17'41"
C26	475.00'	N 67°31'27" E	52.92'	52.95'	6°23'14"
C27	475.00'	N 73°54'41" E	52.92'	52.95'	6°23'14"
C28	475.00'	N 80°17'55" E	52.92'	52.95'	6°23'14"
C29	475.00'	N 86°41'09" E	52.92'	52.95'	6°23'14"
C30	475.00'	S 88°55'37" E	52.92'	52.95'	6°23'14"
C31	475.00'	S 80°32'23" E	52.92'	52.95'	6°23'14"
C32	475.00'	S 74°09'08" E	52.92'	52.95'	6°23'14"
C33	475.00'	S 69°29'28" E	24.33'	24.33'	2°56'06"
C34	475.00'	S 87°00'22" E	401.04'	414.02'	49°56'26"
C35	354.50'	N 63°11'00" E	14.20'	14.20'	2°17'41"
C36	354.50'	N 67°31'27" E	39.50'	39.52'	6°23'14"
C37	354.50'	N 73°54'41" E	39.50'	39.52'	6°23'14"
C38	354.50'	N 80°17'55" E	39.50'	39.52'	6°23'14"
C39	354.50'	N 86°41'09" E	39.50'	39.52'	6°23'14"
C40	354.50'	S 88°55'37" E	39.50'	39.52'	6°23'14"
C41	354.50'	S 80°32'23" E	39.50'	39.52'	6°23'14"
C42	354.50'	S 74°09'08" E	39.50'	39.52'	6°23'14"
C43	354.50'	S 69°29'28" E	18.16'	18.16'	2°56'06"
C44	354.50'	S 87°00'22" E	299.30'	308.99'	49°56'26"
C45	500.00'	N 74°27'10" E	111.97'	112.21'	12°51'29"
C46	500.00'	N 87°00'22" E	422.15'	435.81'	49°56'26"

- LEGEND**
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
  - = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
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  - ⊙ = COMMUNITY DEVELOPMENT DISTRICT
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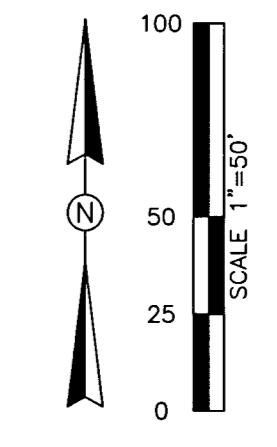
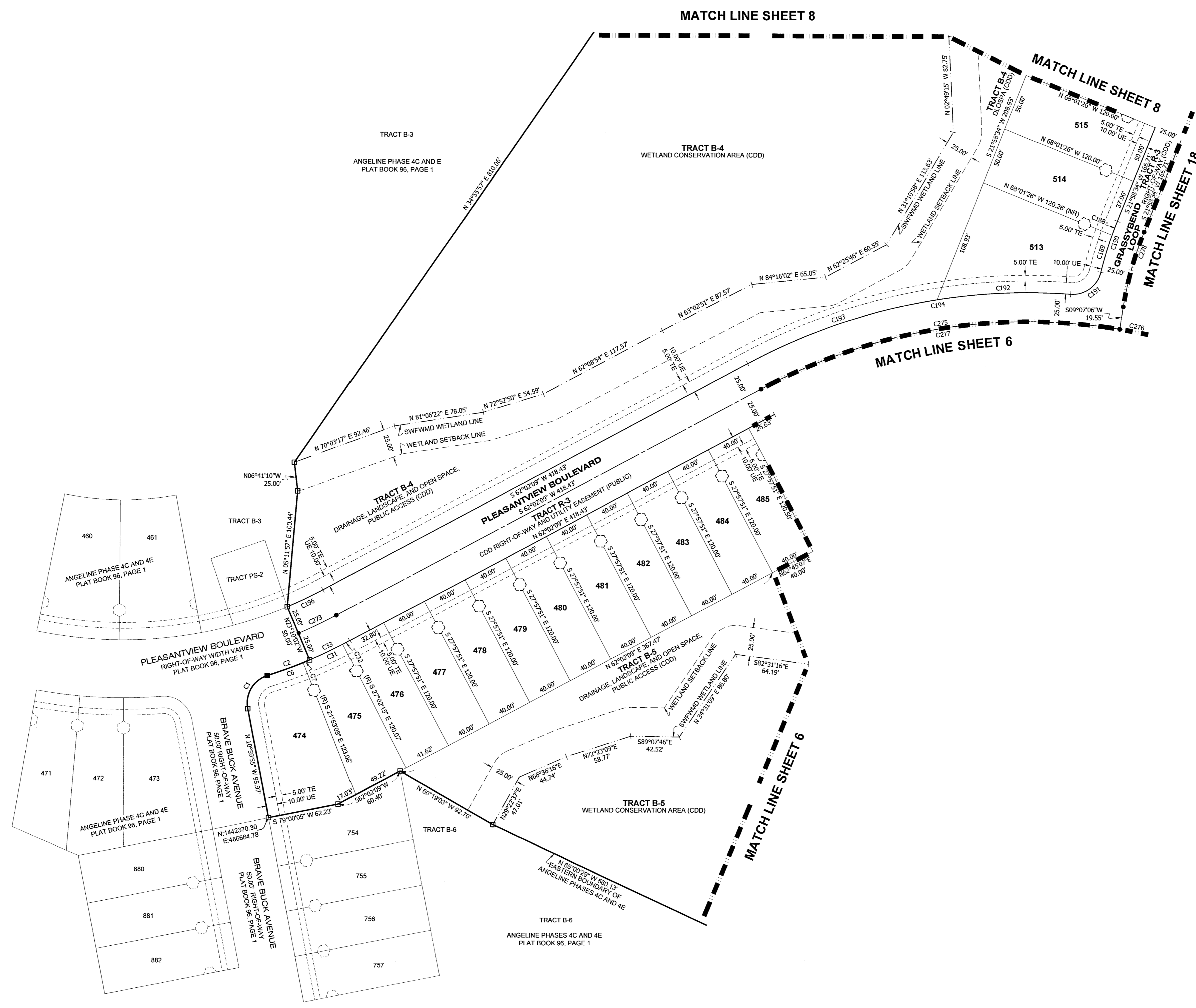
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 30°48'42" E	33.33'	36.49'	83°37'13"
C2	425.00'	N 69°57'03" E	39.61'	39.63'	5°20'32"
C6	425.00'	N 70°22'08" E	33.43'	33.44'	4°30'27"
C7	425.00'	N 67°41'50" E	6.19'	6.19'	0°50'05"
C31	425.00'	N 65°07'16" E	32.02'	32.02'	4°19'02"
C32	425.00'	N 62°29'57" E	6.87'	6.87'	0°55'38"
C33	425.00'	S 64°39'28" W	38.88'	38.90'	6°14'38"
C188	325.00'	S 20°49'50" W	13.00'	13.00'	2°17'28"
C189	325.00'	S 16°43'06" W	33.64'	33.66'	5°56'00"
C190	325.00'	N 17°51'50" E	46.61'	46.65'	8°13'28"
C191	25.00'	N 53°53'13" E	32.23'	35.02'	80°16'13"
C192	525.00'	S 87°38'32" W	116.67'	116.91'	12°45'33"
C193	525.00'	S 71°38'57" W	175.35'	176.18'	19°13'37"
C194	525.00'	N 78°01'44" E	289.30'	293.09'	31°58'10"
C196	375.00'	N 64°41'15" E	34.70'	34.71'	5°18'13"
C273	400.00'	N 64°40'18" E	36.79'	36.80'	5°16'19"
C275	500.00'	N 80°34'37" E	317.99'	323.61'	37°04'57"
C276	500.00'	S 74°27'10" E	111.97'	112.21'	12°51'29"
C277	500.00'	N 87°00'22" E	422.15'	435.81'	49°56'26"
C278	300.00'	S 15°32'50" W	67.18'	67.32'	12°51'29"

- LEGEND**
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
  - = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
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  - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
  - ⊕ = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
  - D/LOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS OTHERWISE
  - LB = LICENSE BUSINESS
  - (NR) = NON-RADIAL LINE
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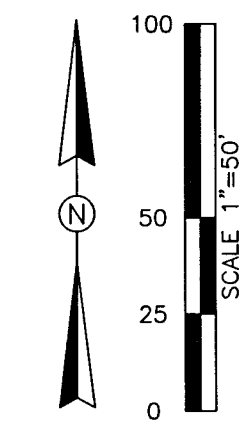
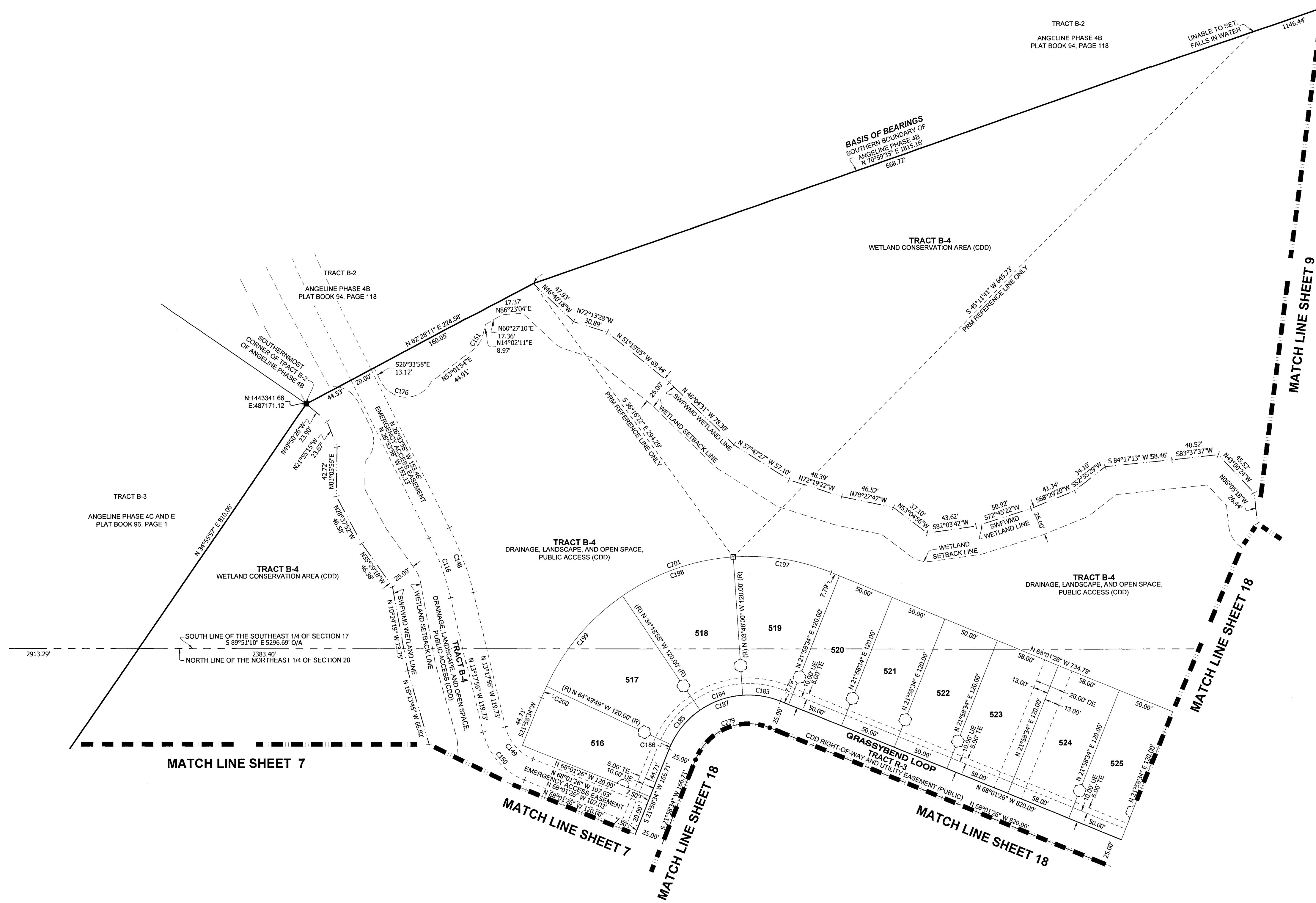
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C116	240.00'	N 19°55'57" W	55.45'	55.57'	13°16'02"
C148	260.00'	N 19°55'57" W	60.07'	60.21'	13°16'02"
C149	40.00'	N 40°39'41" W	36.77'	38.21'	54°43'30"
C150	60.00'	N 40°39'41" W	55.15'	57.31'	54°43'30"
C151	25.00'	N 33°32'02" E	16.89'	17.01'	38°59'43"
C176	25.00'	S 89°14'44" E	44.42'	54.70'	125°21'31"
C183	75.00'	N 80°54'43" W	33.46'	33.74'	25°46'35"
C184	75.00'	S 70°56'32" W	39.47'	39.94'	30°30'54"
C185	75.00'	S 40°25'38" W	39.47'	39.94'	30°30'54"
C186	75.00'	S 23°34'23" W	4.18'	4.18'	3°11'37"
C187	75.00'	N 66°58'34" E	106.07'	117.81'	90°00'00"
C197	195.00'	S 80°54'43" E	86.99'	87.73'	25°46'35"
C198	195.00'	N 70°56'32" E	102.63'	103.85'	30°30'54"
C199	195.00'	N 40°25'38" E	102.63'	103.85'	30°30'54"
C200	195.00'	N 23°34'23" E	10.87'	10.87'	3°11'37"
C201	195.00'	S 66°58'34" W	275.77'	306.31'	90°00'00"
C279	50.00'	S 66°58'34" W	70.71'	78.54'	90°00'00"

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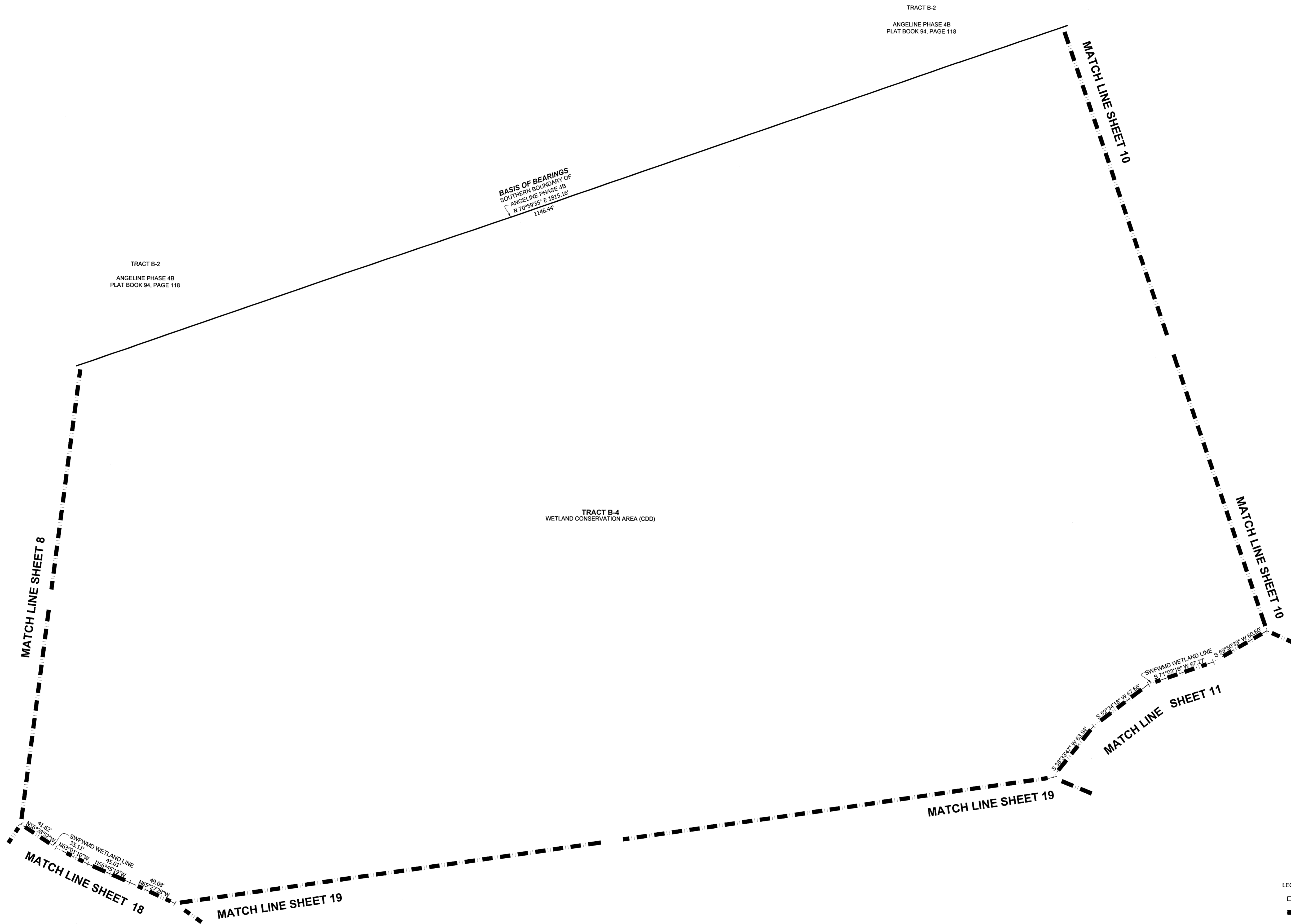
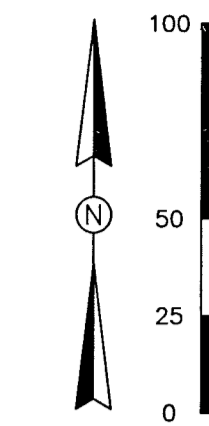
**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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ANGELINE PHASE 4D

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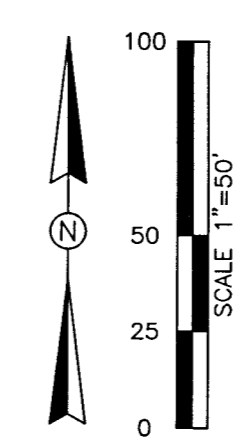
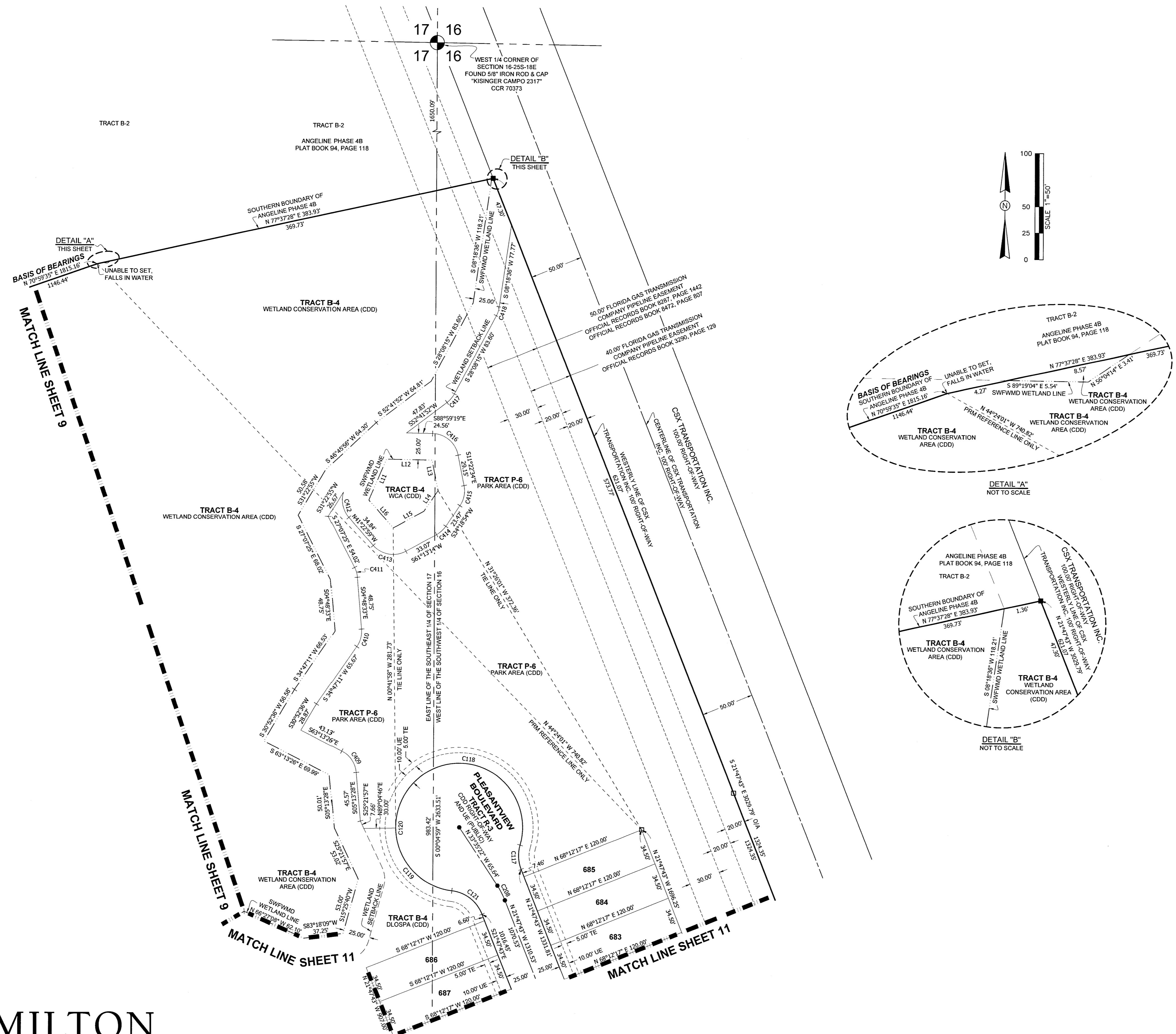
775 WARNER LANE ORLANDO, FL 32803 TEL: 407 362 5929

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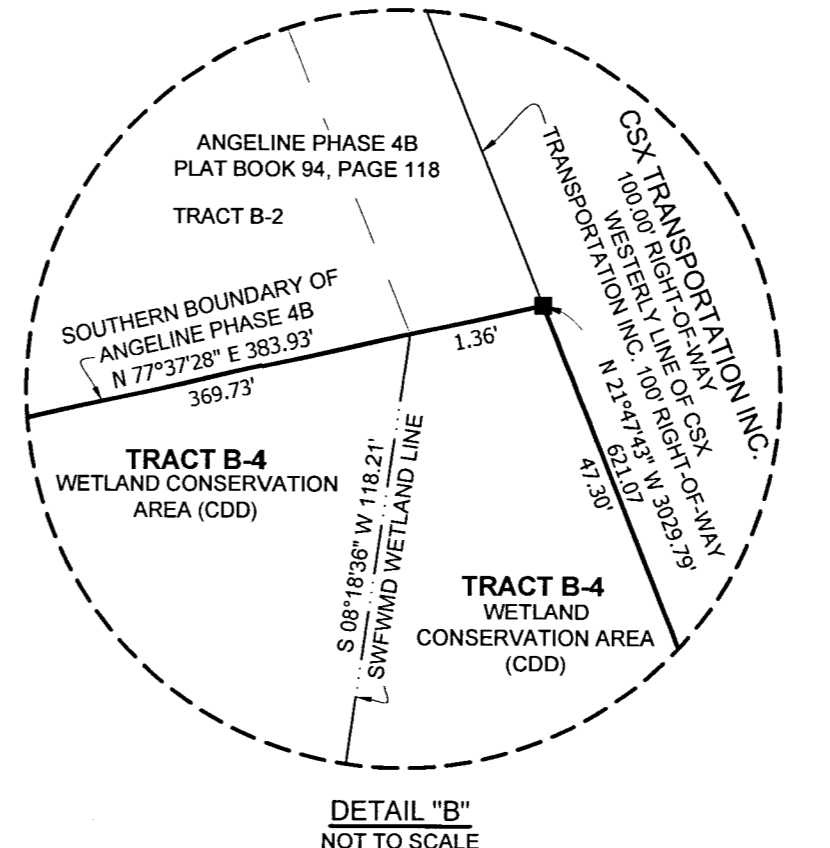
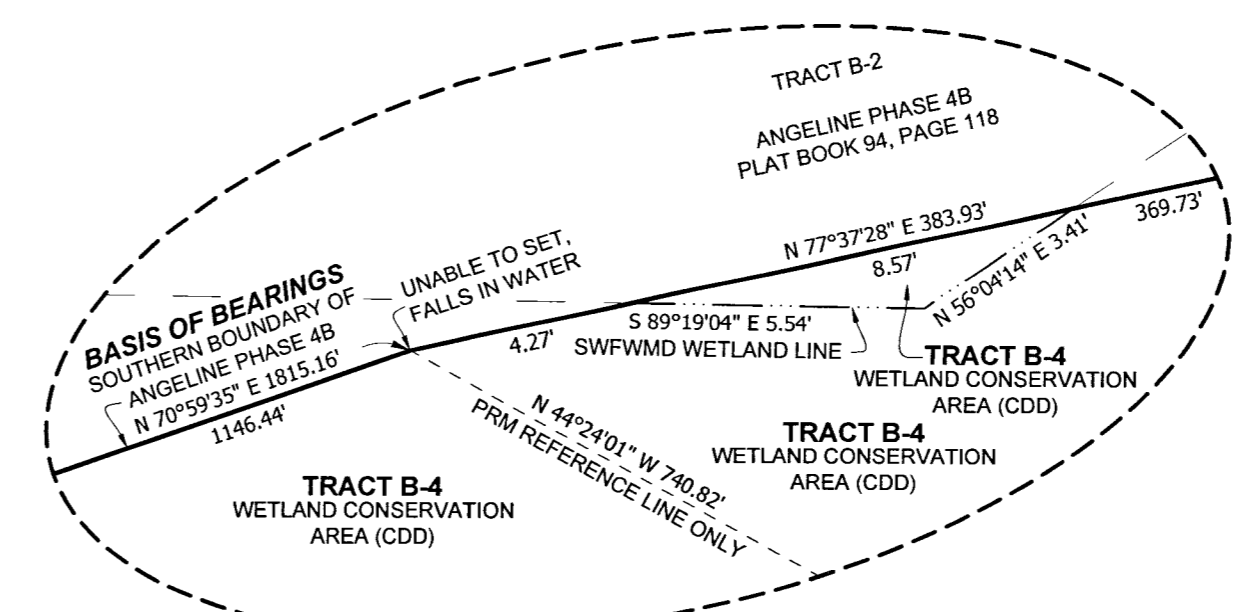
- LEGEND
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405
  - = FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LB #8405, UNLESS STATED OTHERWISE
  - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM"
  - ⊙ = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
  - ⊙ = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
  - DLOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
  - LB = LICENSE BUSINESS
  - (NR) = NON-RADIAL LINE
  - O/A = OVERALL
  - PRM = PERMANENT REFERENCE MONUMENT
  - (R) = RADIAL LINE
  - R/L = REFERENCE LINE ONLY
  - RLO = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - SWFWMD = TIE LINE ONLY
  - TLO = UTILITY EASEMENT
  - UE = UTILITY EASEMENT
  - WCA = WETLAND CONSERVATION AREA

# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



LINE#	DIRECTION	LENGTH
L11	S 23°08'11" W	41.87'
L12	N 88°59'19" W	43.06'
L13	N 11°22'34" W	29.15'
L14	N 34°18'54" E	23.47'
L15	N 61°13'14" E	33.07'
L16	S 41°22'59" E	34.84'



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C117	35.00'	S 02°51'49" E	22.71'	23.13'	37°51'49"
C118	60.00'	N 82°29'34" W	118.68'	206.29'	196°59'20"
C119	60.00'	S 42°13'16" E	79.20'	86.50'	82°36'04"
C120	60.00'	N 56°16'24" E	77.46'	292.79'	279°35'24"
C121	35.00'	N 52°39'30" W	35.91'	37.71'	61°43'35"
C208	75.00'	N 27°41'33" W	15.41'	15.44'	11°47'39"
C409	25.00'	N 34°13'27" W	24.24'	25.31'	67°59'58"
C410	25.00'	N 14°59'16" E	16.94'	17.28'	39°35'45"
C411	25.00'	N 15°57'59" W	9.68'	9.74'	22°18'52"
C412	25.00'	S 12°15'46" E	24.33'	25.41'	58°14'26"
C413	25.00'	S 80°04'53" E	31.26'	33.77'	77°23'47"
C414	25.00'	N 47°46'04" E	11.63'	11.74'	26°54'20"
C415	25.00'	N 11°28'10" E	19.41'	19.94'	45°41'28"
C416	25.00'	N 50°10'56" E	31.33'	33.68'	77°38'45"
C417	25.00'	N 40°25'04" E	10.63'	10.72'	24°33'37"
C418	25.00'	N 18°13'26" E	8.61'	8.65'	19°49'39"

- LEGEND**
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**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

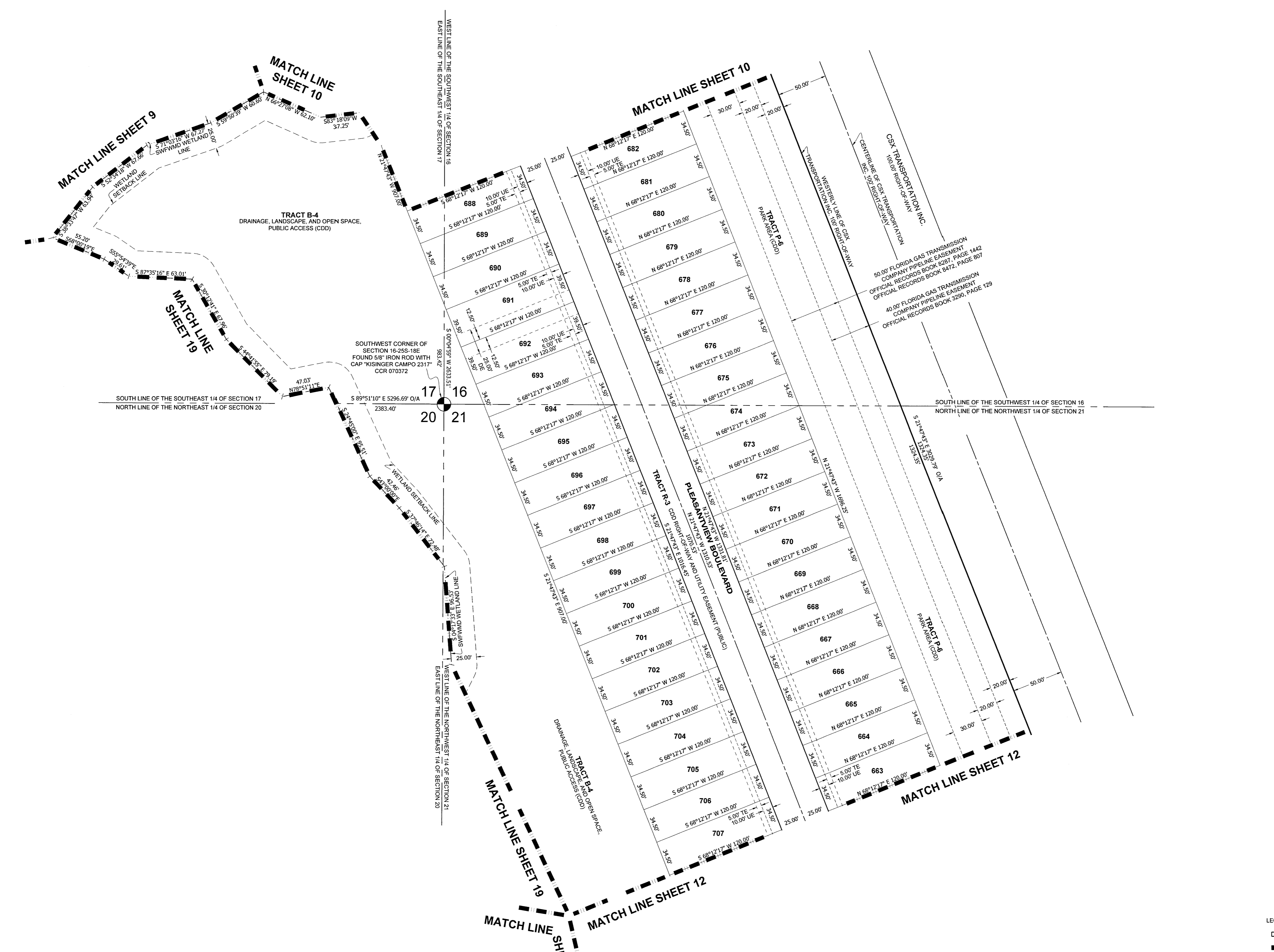
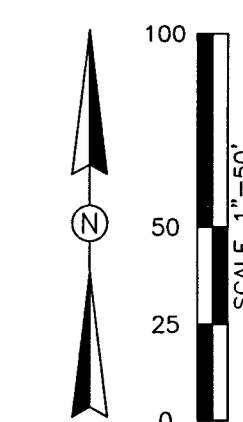
LB #8405 CA #8474  
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
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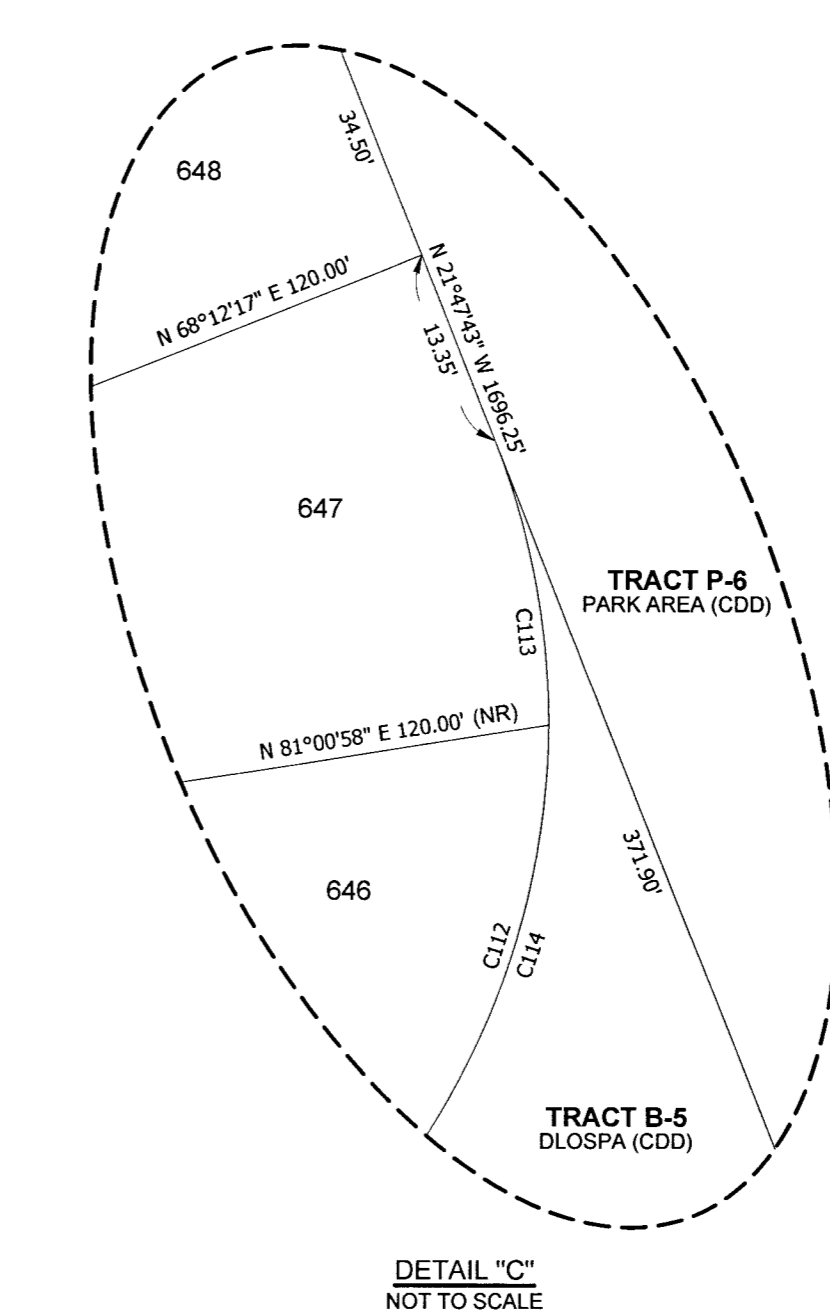
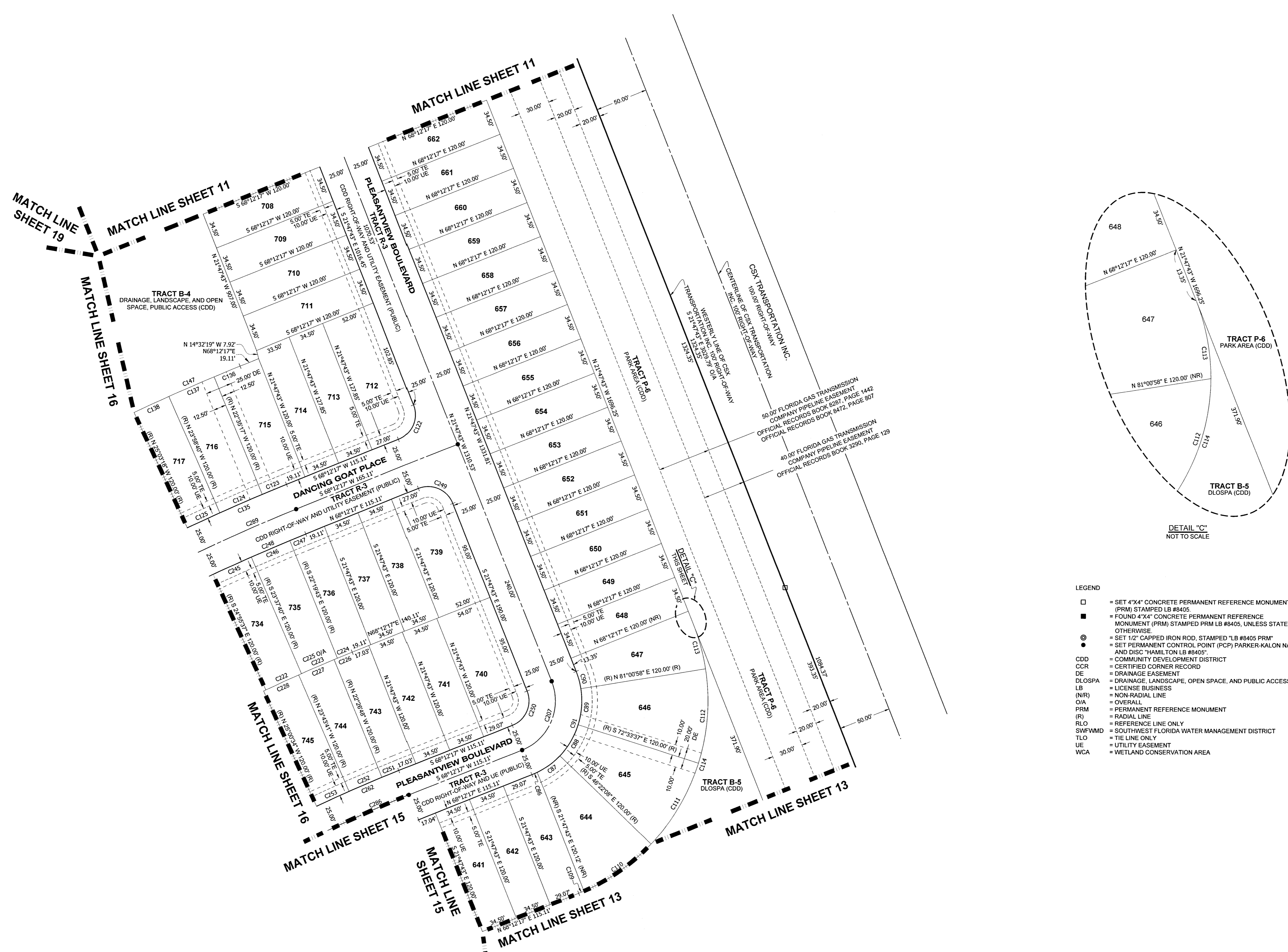
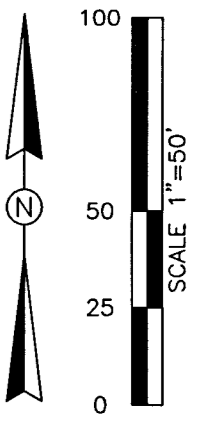
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C86	75.00'	N 66°07'37" E	5.44'	5.44'	4°09'19"
C87	75.00'	N 53°50'25" E	26.59'	26.73'	20°25'06"
C88	75.00'	N 30°32'07" E	33.99'	34.28'	26°11'29"
C89	75.00'	N 04°13'40" E	34.28'	34.59'	26°25'25"
C90	75.00'	N 15°23'22" W	16.74'	16.77'	12°48'41"
C91	75.00'	S 23°12'17" W	106.07'	117.81'	90°00'00"
C109	195.00'	N 23°12'17" E	275.77'	306.31'	90°00'00"
C110	195.00'	N 55°07'10" E	77.68'	78.20'	22°58'36"
C111	195.00'	N 30°32'07" E	88.37'	89.14'	26°11'29"
C112	195.00'	N 04°13'40" E	89.13'	89.93'	26°25'25"
C113	195.00'	N 15°23'22" W	43.51'	43.60'	12°48'41"
C114	195.00'	N 23°12'17" E	275.77'	306.31'	90°00'00"
C122	25.00'	N 23°12'17" E	35.36'	39.27'	90°00'00"
C123	1815.00'	S 67°48'30" W	25.12'	25.12'	0°47'34"
C124	1815.00'	S 66°43'01" W	44.02'	44.02'	1°23'23"
C125	1815.00'	S 65°29'01" W	34.13'	34.13'	1°04'38"
C126	1815.00'	N 61°11'57" E	442.74'	443.84'	14°00'40"
C136	1935.00'	N 67°48'30" E	26.78'	26.78'	0°47'34"
C137	1935.00'	N 66°43'01" E	46.93'	46.93'	1°23'23"
C138	1935.00'	N 65°29'01" E	36.38'	36.38'	1°04'38"
C147	1935.00'	N 61°57'12" E	421.40'	422.24'	12°30'10"
C207	50.00'	N 23°12'17" E	70.71'	78.54'	90°00'00"
C222	1645.00'	N 65°43'22" E	37.30'	37.30'	1°17'57"
C223	1645.00'	N 67°01'19" E	37.30'	37.30'	1°17'57"
C224	1645.00'	N 67°56'17" E	15.31'	15.31'	0°32'00"
C225	1645.00'	N 61°09'13" E	403.86'	404.88'	14°06'07"
C226	1645.00'	S 67°52'44" W	18.70'	18.70'	0°39'05"
C227	1645.00'	S 66°54'45" W	36.79'	36.79'	1°16'53"
C228	1645.00'	S 65°37'52" W	36.79'	36.79'	1°16'53"
C245	1765.00'	N 65°43'22" E	40.02'	40.02'	1°17'57"
C246	1765.00'	N 67°01'19" E	40.02'	40.02'	1°17'57"
C247	1765.00'	N 67°56'17" E	16.43'	16.43'	0°32'00"
C248	1765.00'	N 61°34'04" E	407.99'	408.90'	13°16'26"
C249	25.00'	S 66°47'43" E	35.36'	39.27'	90°00'00"
C250	25.00'	S 23°12'17" W	35.36'	39.27'	90°00'00"
C251	1525.00'	S 67°52'44" W	17.34'	17.34'	0°39'05"
C252	1525.00'	S 66°54'45" W	34.10'	34.11'	1°16'53"
C253	1525.00'	S 65°37'52" W	34.10'	34.11'	1°16'53"
C262	1525.00'	S 61°36'47" W	350.12'	350.89'	13°11'00"
C286	1500.00'	N 61°11'57" E	365.90'	366.81'	14°00'40"
C289	1790.00'	N 61°11'57" E	436.64'	437.73'	14°00'40"

- LEGEND
- = SET 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB #8405.
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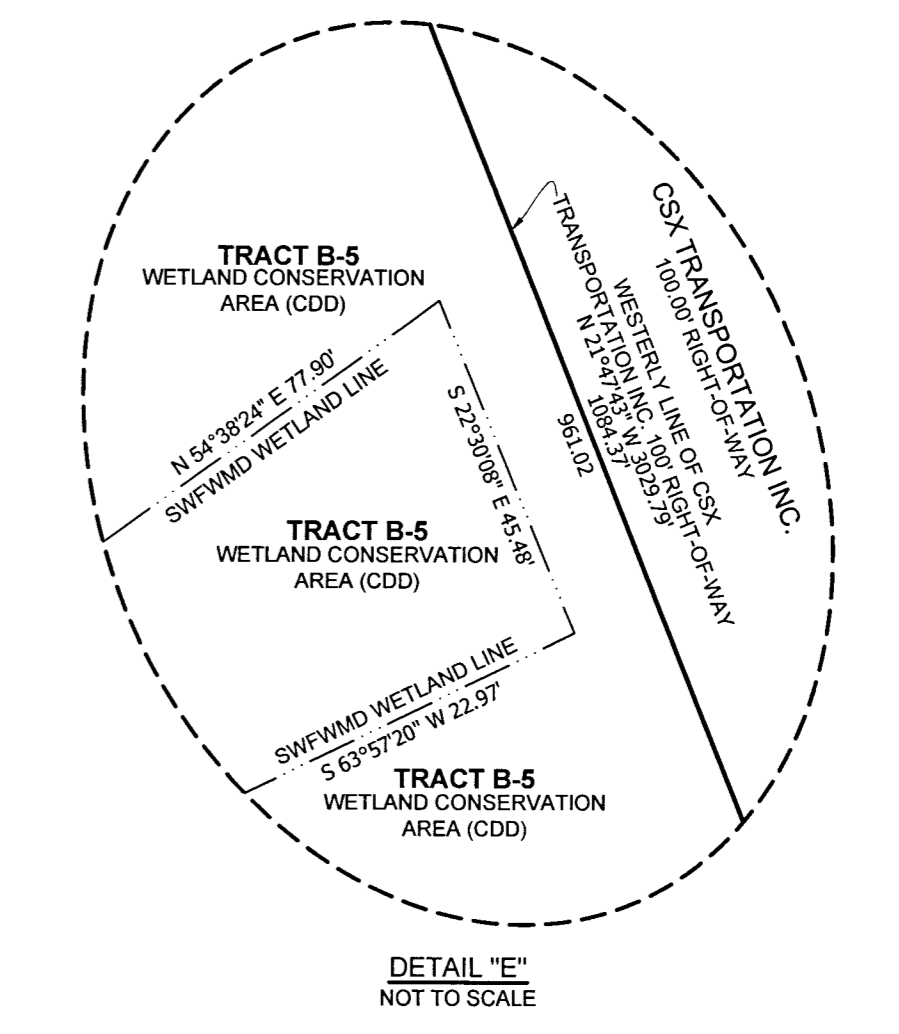
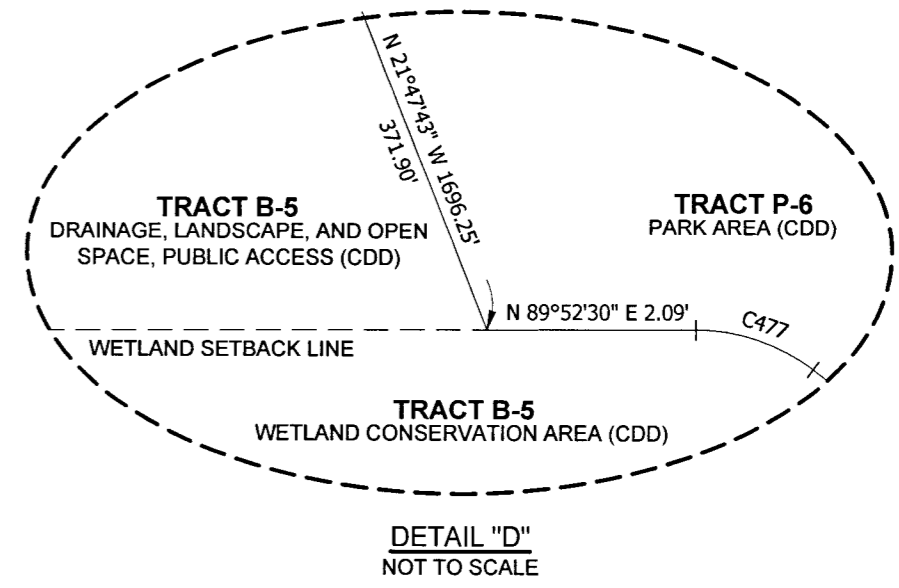
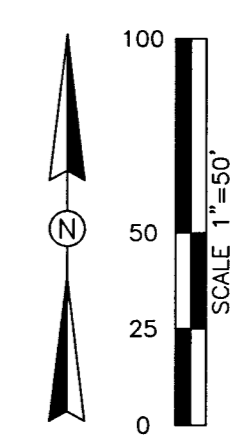
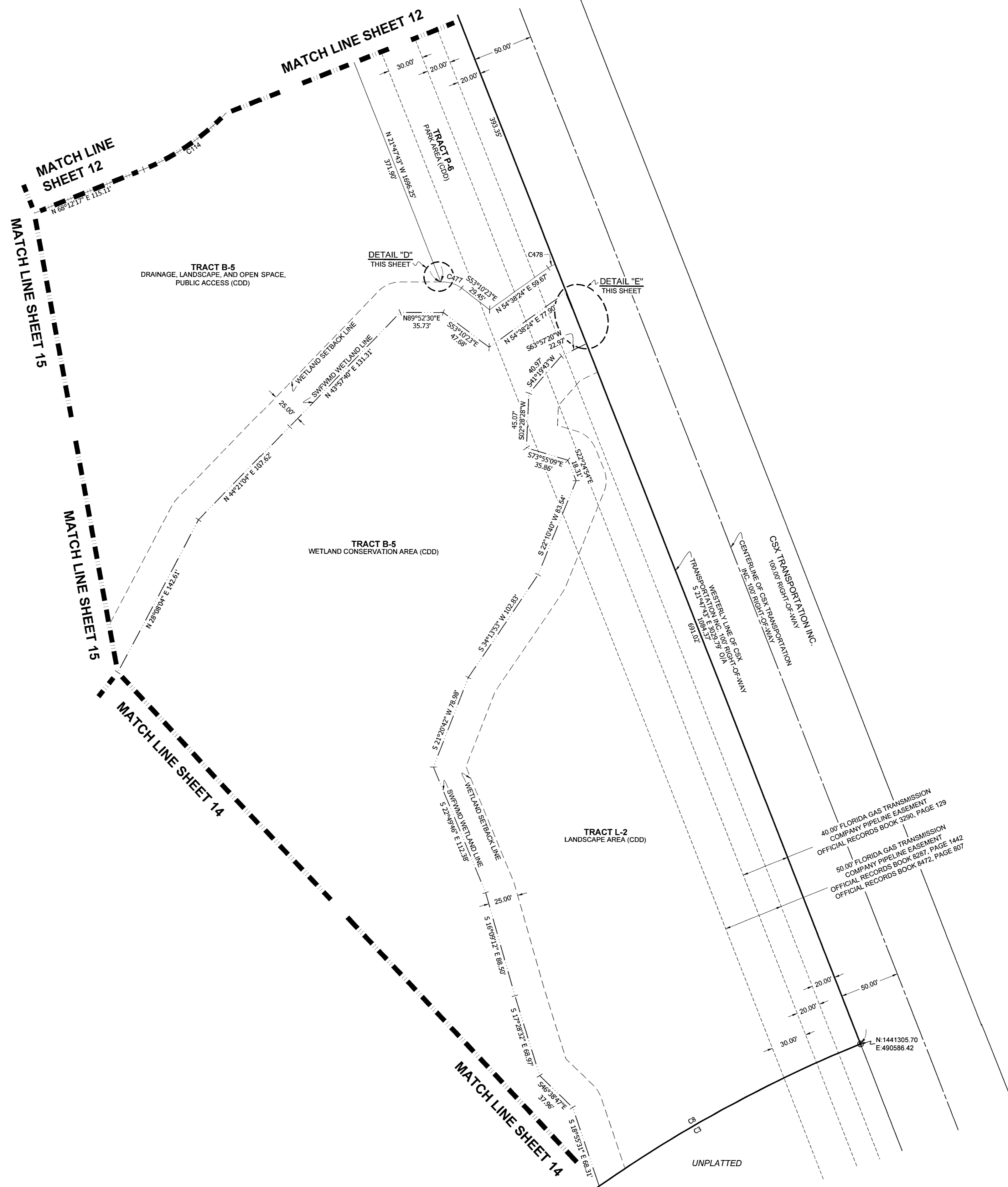


3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535  
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# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	1100.00'	S 56°25'21" W	447.06'	450.19'	23°26'58"
C8	1100.00'	S 61°40'41" W	247.87'	248.40'	12°58'18"
C14	195.00'	N 23°12'17" E	275.77'	306.31'	90°00'00"
C477	25.00'	S 71°38'57" E	15.85'	16.12'	38°57'07"
C478	25.00'	N 62°15'55" E	6.63'	6.65'	15°15'01"

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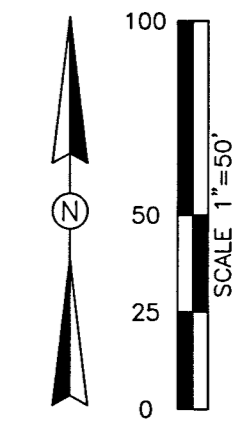
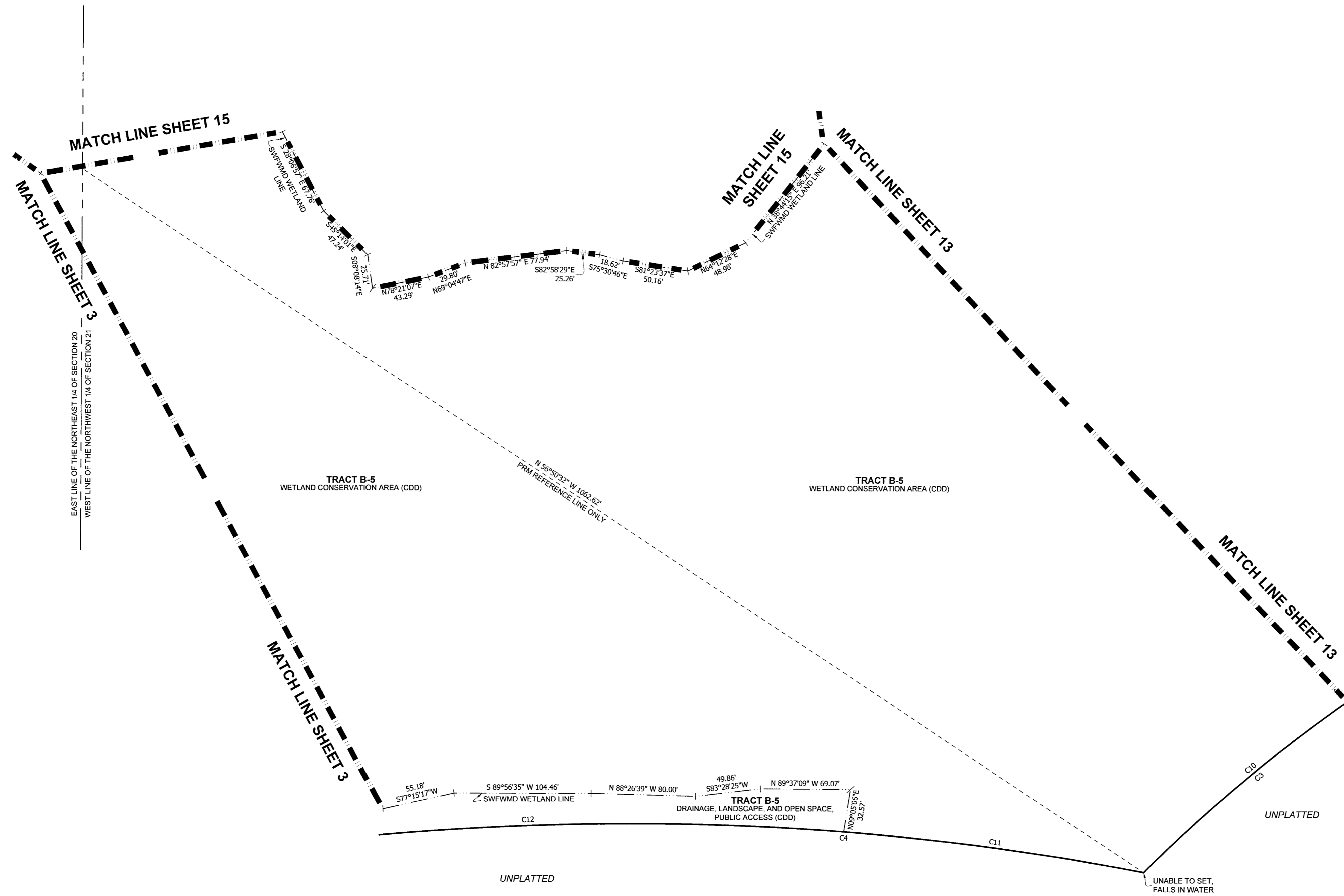
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A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	1100.00'	S 56°25'21\" W	447.06'	450.19'	23°26'58"
C4	2100.00'	N 89°03'09\" W	712.97'	716.44'	19°32'50"
C10	1100.00'	S 49°57'12\" W	201.51'	201.80'	10°30'39"
C11	2100.00'	N 82°27'37\" W	233.09'	233.21'	6°21'46"
C12	2100.00'	S 87°45'58\" W	482.16'	483.23'	13°11'03"

- LEGEND
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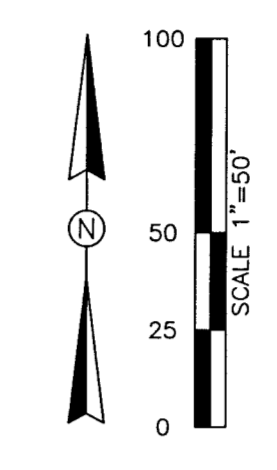
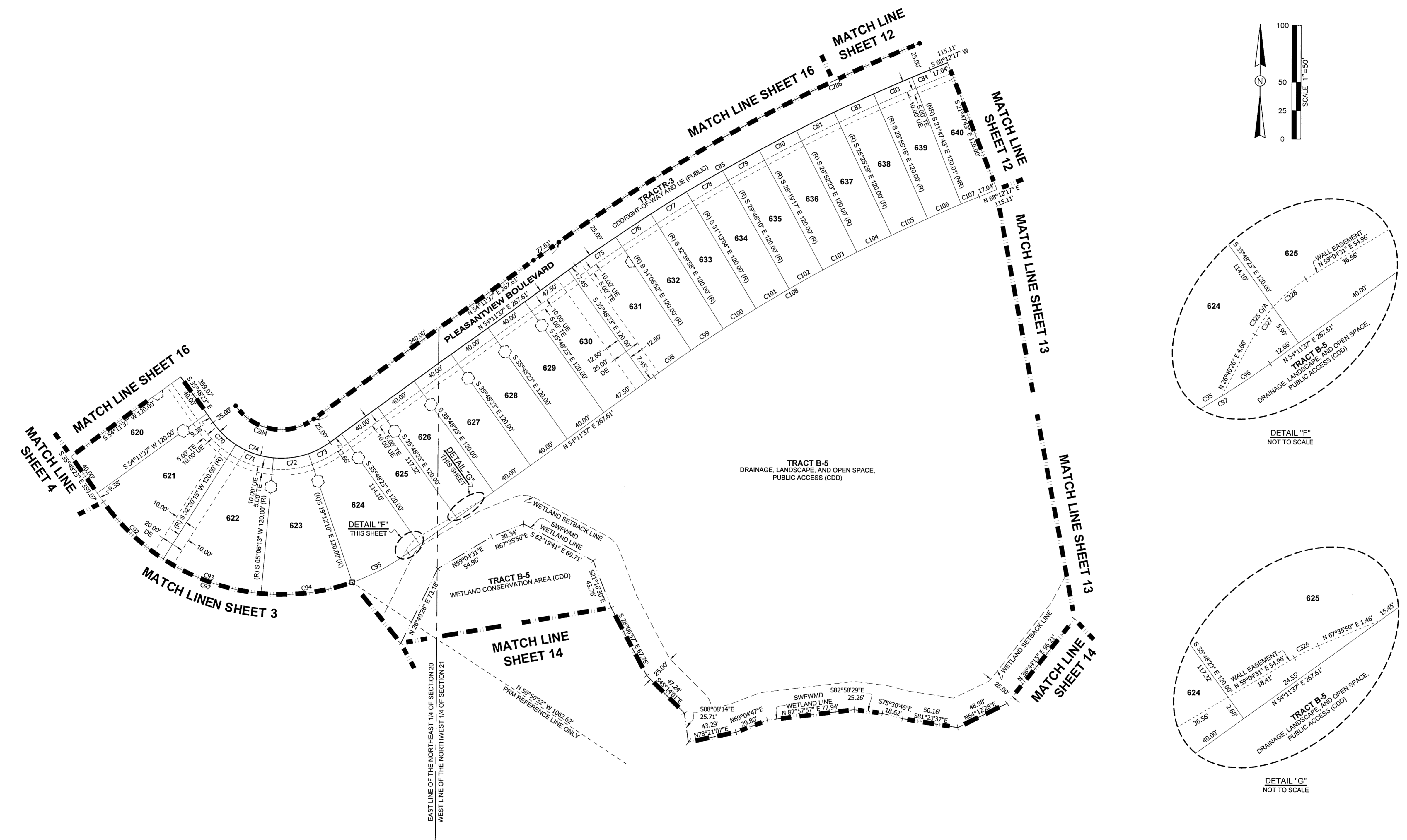
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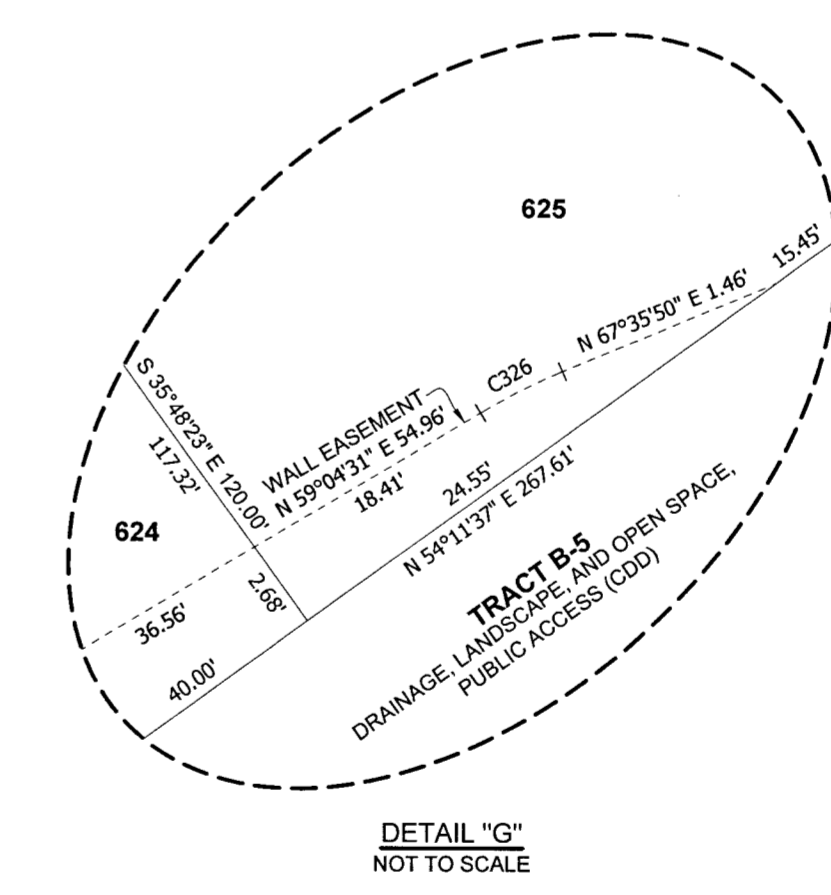
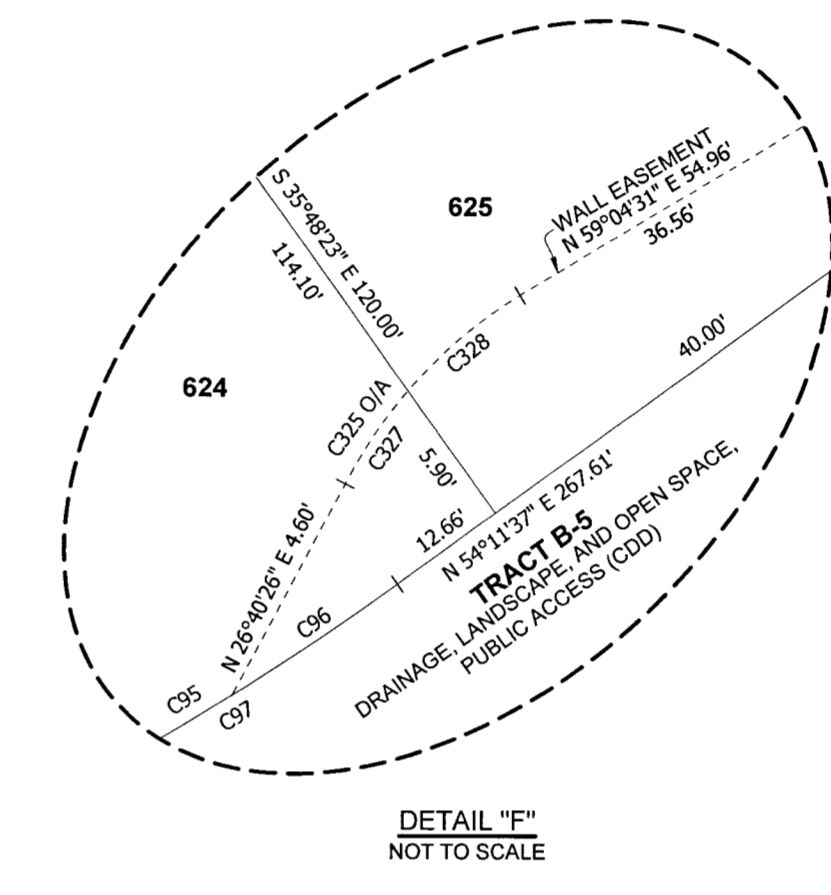
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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C70	75.00'	S 46°39'04" E	28.22'	28.39'	21°41'22"
C71	75.00'	S 71°11'46" E	35.53'	35.87'	27°24'02"
C72	75.00'	N 82°57'02" E	31.58'	31.82'	24°18'23"
C73	75.00'	N 62°29'43" E	21.66'	21.73'	16°36'13"
C74	75.00'	N 80°48'23" W	106.07'	117.81'	90°00'00"
C75	1475.00'	N 55°02'22" E	43.56'	43.56'	1°41'31"
C76	1475.00'	N 56°36'35" E	37.28'	37.28'	1°26'54"
C77	1475.00'	N 58°03'29" E	37.28'	37.28'	1°26'54"
C78	1475.00'	N 59°30'23" E	37.28'	37.28'	1°26'54"
C79	1475.00'	N 60°57'16" E	37.28'	37.28'	1°26'54"
C80	1475.00'	N 62°24'10" E	37.28'	37.28'	1°26'54"
C81	1475.00'	N 63°51'04" E	37.28'	37.28'	1°26'54"
C82	1475.00'	N 65°19'36" E	38.89'	38.89'	1°30'11"
C83	1475.00'	N 66°48'09" E	37.28'	37.28'	1°26'54"
C84	1475.00'	N 67°51'56" E	17.46'	17.46'	0°44'11"
C85	1475.00'	S 61°11'57" W	359.80'	360.70'	14°00'40"
C92	195.00'	S 46°39'04" E	73.38'	73.62'	21°41'22"
C93	195.00'	S 71°11'46" E	92.37'	93.25'	27°24'02"
C94	195.00'	N 82°57'02" E	82.11'	82.72'	24°18'23"
C95	195.00'	N 62°29'43" E	50.64'	50.78'	14°55'18"
C96	195.00'	N 55°02'22" E	5.72'	5.72'	1°40'55"
C97	195.00'	S 80°48'23" E	275.77'	306.31'	90°00'00"
C98	1355.00'	N 55°02'22" E	40.01'	40.01'	1°41'31"
C99	1355.00'	N 56°36'35" E	34.25'	34.25'	1°26'54"
C100	1355.00'	N 58°03'29" E	34.25'	34.25'	1°26'54"
C101	1355.00'	N 59°30'23" E	34.25'	34.25'	1°26'54"
C102	1355.00'	N 60°57'16" E	34.25'	34.25'	1°26'54"
C103	1355.00'	N 62°24'10" E	34.25'	34.25'	1°26'54"
C104	1355.00'	N 63°51'04" E	34.25'	34.25'	1°26'54"
C105	1355.00'	N 65°19'36" E	35.54'	35.54'	1°30'11"
C106	1355.00'	N 66°48'21" E	32.83'	32.83'	1°23'17"
C107	1355.00'	N 67°50'08" E	17.46'	17.46'	0°44'18"
C108	1355.00'	N 61°11'57" E	330.53'	331.35'	14°00'40"
C284	50.00'	S 80°48'23" E	70.71'	78.54'	90°00'00"
C286	1500.00'	N 61°11'57" E	365.90'	366.81'	14°00'40"
C325	32.67'	N 42°52'29" E	18.23'	18.48'	32°24'06"
C326	32.67'	N 63°20'11" E	4.85'	4.86'	8°31'19"
C327	32.67'	N 39°44'19" E	14.77'	14.90'	26°07'46"
C328	32.67'	N 55°56'22" E	3.57'	3.58'	6°16'20"



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  - ⊙ = SET 1/2" CAPPED IRON ROD, STAMPED "LB #8405 PRM" AND DISC "HAMILTON LB #8405"
  - ⊙ = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL
  - ⊙ = COMMUNITY DEVELOPMENT DISTRICT
  - = CERTIFIED CORNER RECORD
  - = DRAINAGE EASEMENT
  - = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
  - = LICENSE BUSINESS
  - (NR) = NON-RADIAL LINE
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  - T/O = TIE LINE ONLY
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  - WCA = WETLAND CONSERVATION AREA



3409 W LEMON ST  
TAMPA, FL 33609  
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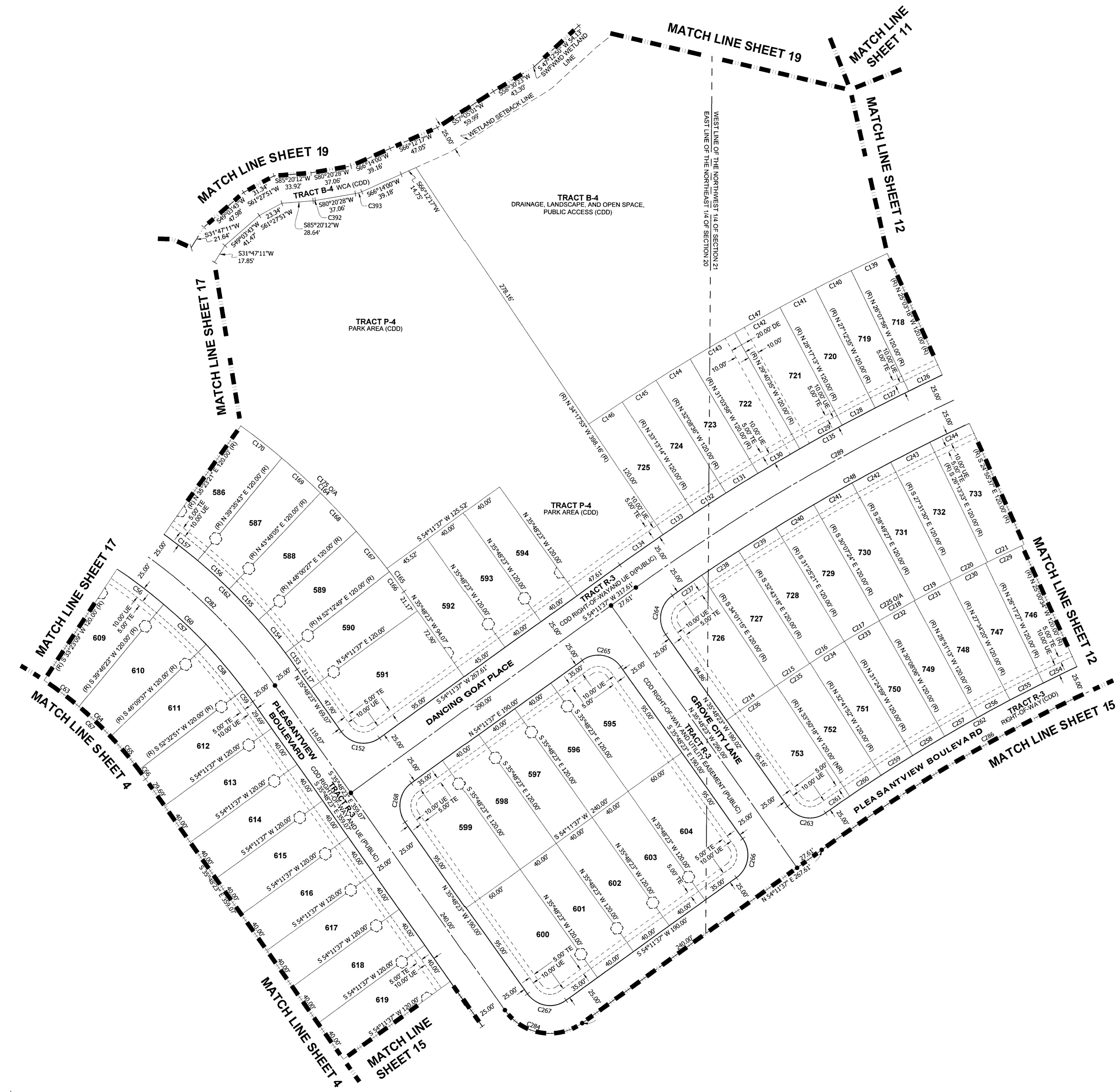
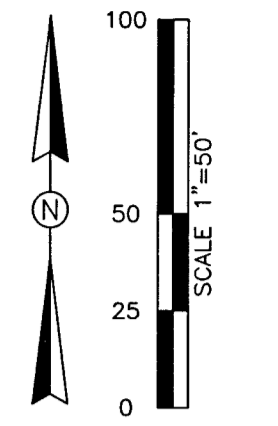
LB #8405 CA #8474  
www.HamiltonEngineering.US

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.952.5929

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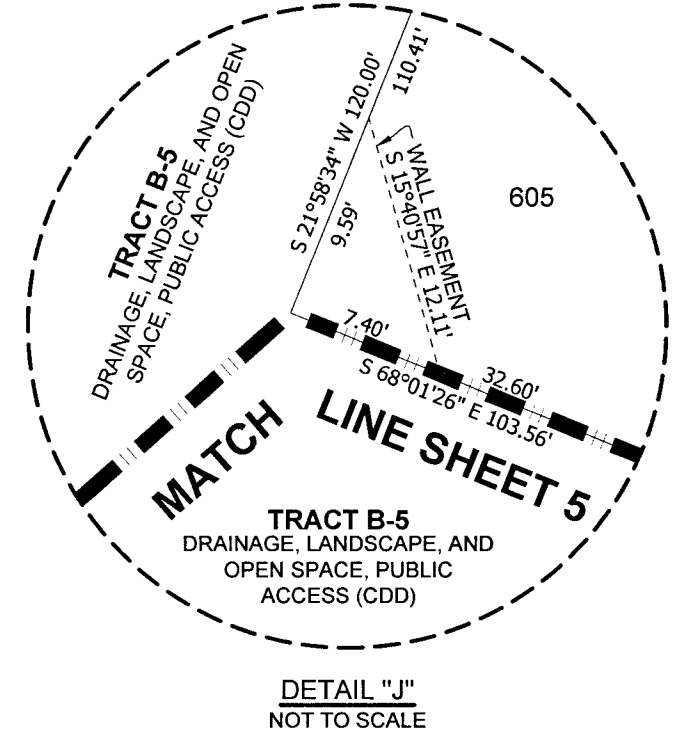
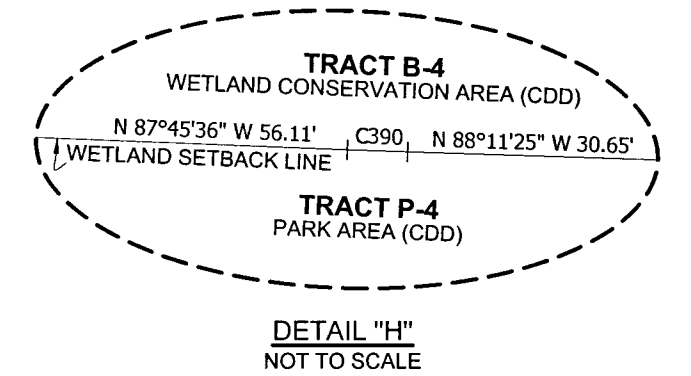
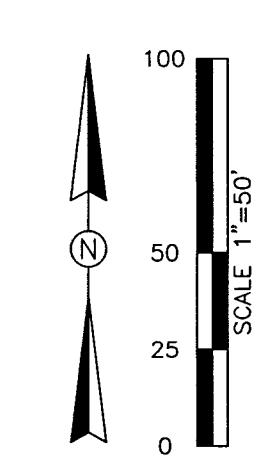
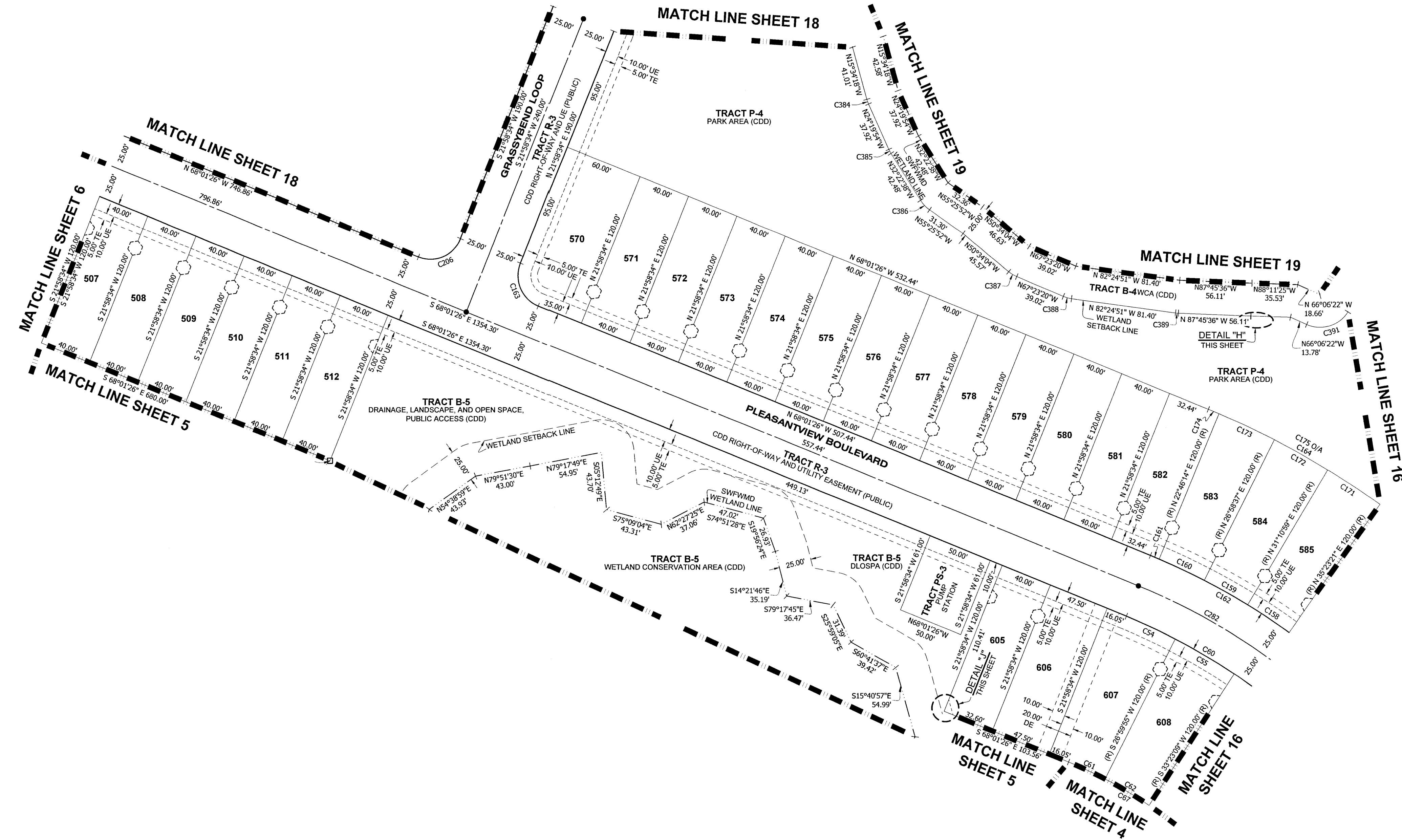
# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C54	475.00'	S 65°30'45" E	41.62'	41.64'	5°01'20"
C55	475.00'	S 59°48'28" E	52.92'	52.95'	6°23'14"
C60	475.00'	N 61°54'54" W	263.59'	267.08'	32°13'02"
C61	355.00'	S 65°30'45" E	31.11'	31.12'	5°01'20"
C62	355.00'	S 59°48'28" E	39.55'	39.57'	6°23'14"
C67	355.00'	S 51°54'54" E	197.00'	199.62'	32°13'02"
C158	525.00'	N 66°42'50" W	38.53'	38.54'	4°12'22"
C159	525.00'	N 60°55'12" W	38.53'	38.54'	4°12'22"
C160	525.00'	N 85°07'34" W	38.53'	38.54'	4°12'22"
C161	525.00'	N 67°37'36" W	7.28'	7.28'	0°47'40"
C162	525.00'	S 51°54'54" E	291.33'	295.21'	32°13'02"
C163	25.00'	S 23°01'26" E	35.36'	39.27'	90°00'00"
C164	645.00'	N 53°04'01" W	332.94'	336.75'	29°54'48"
C171	645.00'	N 56°42'50" W	47.34'	47.35'	4°12'22"
C172	645.00'	N 60°55'12" W	47.34'	47.35'	4°12'22"
C173	645.00'	N 65°07'34" W	47.34'	47.35'	4°12'22"
C174	645.00'	N 67°37'36" W	8.94'	8.94'	0°47'40"
C175	645.00'	S 51°54'54" E	357.92'	362.68'	32°13'02"
C206	25.00'	N 66°58'34" E	35.36'	39.27'	90°00'00"
C282	500.00'	S 51°54'54" E	277.46'	281.15'	32°13'02"
C384	25.00'	S 19°57'06" E	3.82'	3.82'	8°45'36"
C385	25.00'	S 28°21'16" E	3.51'	3.51'	8°02'44"
C386	25.00'	S 43°54'15" E	9.99'	10.06'	23°03'13"
C387	25.00'	S 58°58'42" E	7.31'	7.34'	16°49'16"
C388	25.00'	S 74°54'05" E	6.54'	6.56'	15°01'32"
C389	25.00'	S 85°05'14" E	2.33'	2.33'	5°20'45"
C390	25.00'	S 87°58'31" E	0.19'	0.19'	0°25'49"
C391	25.00'	N 72°50'25" E	32.84'	35.83'	82°06'27"

- LEGEND
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  - ⊙ = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC "HAMILTON LB #8405"
  - ⊕ = COMMUNITY DEVELOPMENT DISTRICT
  - ⊖ = CERTIFIED CORNER RECORD
  - CDD = COMMUNITY DEVELOPMENT DISTRICT
  - CCR = CERTIFIED CORNER RECORD
  - DE = DRAINAGE EASEMENT
  - DLOSPA = DRAINAGE, LANDSCAPE, OPEN SPACE, AND PUBLIC ACCESS
  - LB = LICENSE BUSINESS
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  - O/A = OVERALL
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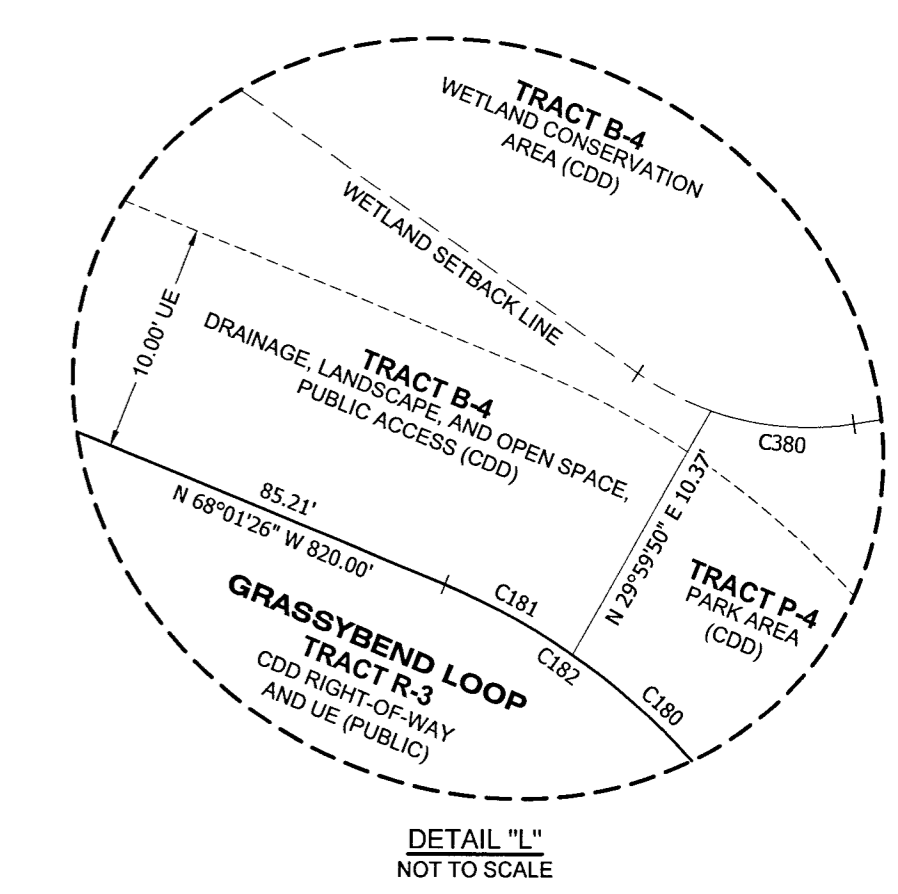
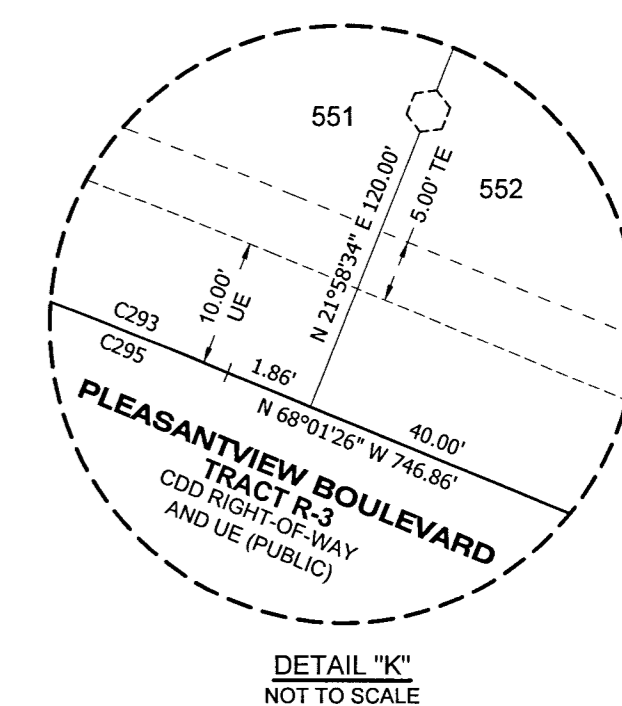
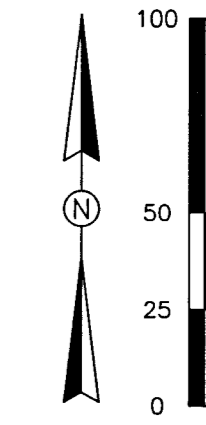


3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535  
 LB #8405 CA #8474 www.HamiltonEngineering.US  
 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929

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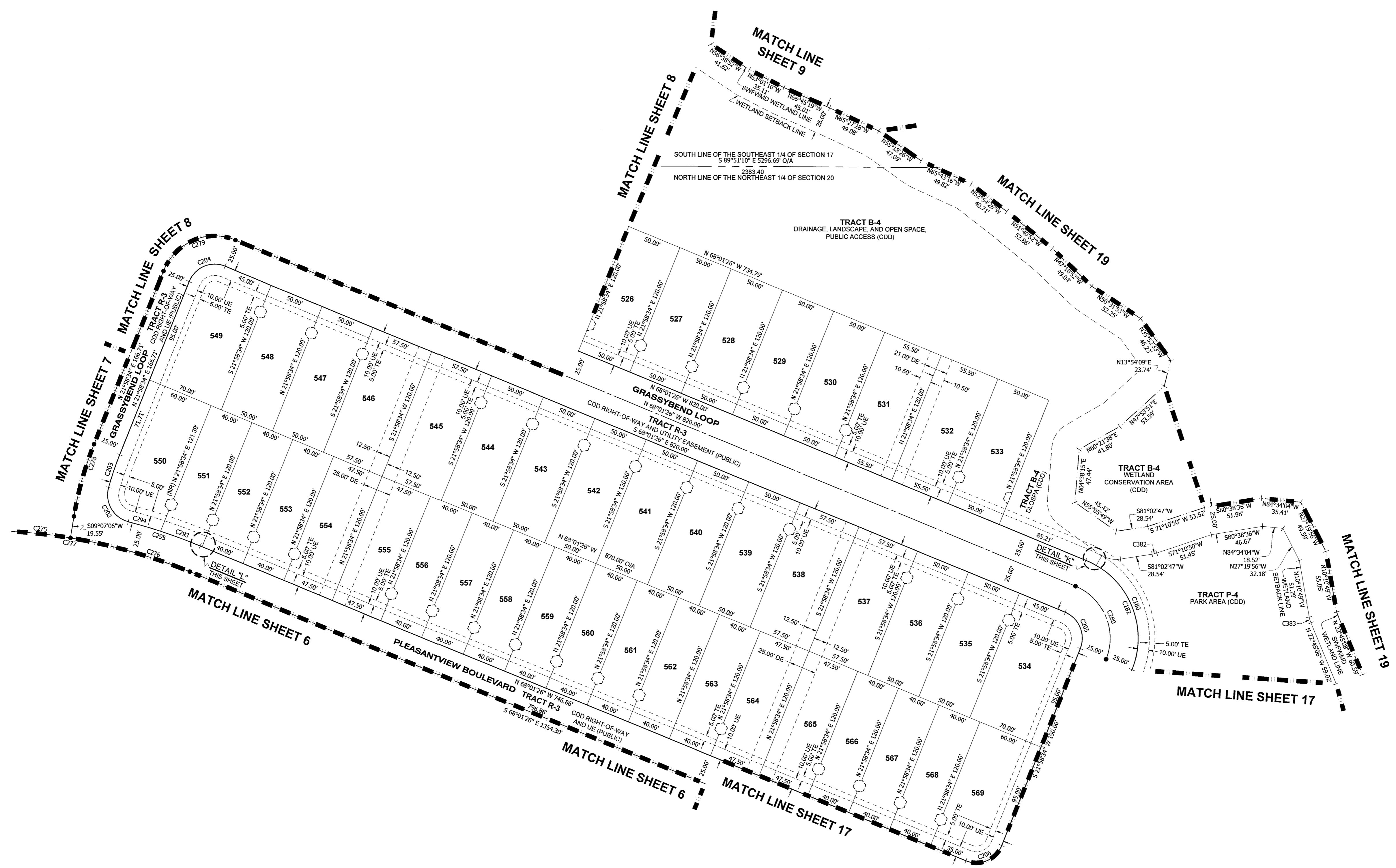
# ANGELINE PHASE 4D

A PARCEL OF LAND LYING IN SECTIONS 16, 17, 20, AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C180	75.00'	N 19°00'48" W	98.39'	107.31'	81°58'44"
C181	75.00'	N 64°00'48" W	10.49'	10.50'	8°01'16"
C182	75.00'	S 23°01'26" E	106.07'	117.81'	90°00'00"
C202	25.00'	S 29°58'24" E	35.68'	39.73'	91°03'19"
C203	275.00'	S 18°45'55" W	30.81'	30.82'	6°25'19"
C204	25.00'	S 66°58'34" W	35.36'	39.27'	90°00'00"
C205	25.00'	N 23°01'26" W	35.38'	39.27'	90°00'00"
C206	25.00'	N 66°58'34" E	35.36'	39.27'	90°00'00"
C275	500.00'	N 80°34'37" E	317.99'	323.61'	37°04'57"
C276	500.00'	S 74°27'10" E	111.97'	112.21'	12°51'29"
C277	500.00'	N 87°00'22" E	422.15'	435.81'	49°56'26"
C278	300.00'	S 15°32'50" W	67.18'	67.32'	12°51'29"
C279	50.00'	S 66°58'34" W	70.71'	78.54'	90°00'00"
C280	50.00'	N 23°01'26" W	70.71'	78.54'	90°00'00"
C293	525.00'	S 70°06'25" E	38.17'	38.18'	4°09'59"
C294	525.00'	S 73°50'44" E	30.33'	30.34'	3°18'40"
C295	525.00'	S 71°45'45" E	68.47'	68.51'	7°28'38"
C380	25.00'	S 79°28'41" E	16.67'	17.00'	38°57'03"
C382	25.00'	N 76°06'48" E	4.30'	4.30'	9°51'58"
C383	25.00'	S 16°27'58" E	5.47'	5.49'	12°34'20"

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**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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