

VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL 1 PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, according to the plat thereof, as recorded in Plat Book 96, Pages 75 through 86, inclusive, of the Public Records of Pasco County, Florida, lying in Sections 14 and 23, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said VALENCIA RIDGE PHASE 1, run thence along the Westerly boundary thereof, N.00°02'00"E., 2520.05 feet; thence N.71°10'12"E., 197.40 feet to a point on a curve; thence Easterly, 60.51 feet along the arc of a curve to the right having a radius of 70.00 feet and a central angle of 49°31'49" (chord bearing N.71°10'12"E., 58.65 feet); thence N.71°10'12"E., 945.54 feet to a point on a curve; thence Easterly, 10.31 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 23°37'39" (chord bearing S.66°51'24"E., 10.24 feet) to a point of tangency; thence S.78°40'13"E., 43.28 feet; thence S.71°03'07"E., 31.74 feet to a point of curvature; thence Easterly, 17.68 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 40°30'54" (chord bearing N.88°41'26"E., 17.31 feet) to a point of tangency; thence N.68°25'59"E., 77.36 feet; thence N.24°03'35"E., 58.58 feet; thence S.65°56'25"E., 50.00 feet; thence N.24°03'35"E., 72.25 feet to a point of curvature; thence Northerly, 23.26 feet along the arc of a curve to the left having a radius of 260.00 feet and a central angle of 05°07'36" (chord bearing N.21°29'47"E., 23.26 feet); thence N.71°10'12"E., 939.94 feet to a point on the Westerly boundary of the right-of-way for TWO RIDGES ROAD, according to said VALENCIA RIDGE PHASE 1, also being a point on the Easterly boundary of the aforesaid TRACT "F-1", thence along said Easterly boundary of TRACT "F-1", the following thirty (30) courses: 1) S.12°02'59"E., 743.66 feet; 2) S.67°32'54"W., 50.84 feet; 3) S.36°26'32"W., 81.05 feet to a point on a curve; 4) Southwesterly, 245.45 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 51°08'20" (chord bearing S.50°33'39"W., 237.38 feet) to a point of tangency; 5) S.76°07'49"W., 243.97 feet to a point of curvature; 6) Southwesterly, 402.83 feet along the arc of a curve to the left having a radius of 840.00 feet and a central angle of 27°28'36" (chord bearing S.62°23'31"W., 398.98 feet); 7) S.35°58'23"W., 33.76 feet; 8) S.37°40'13"W., 75.72 feet to a point on a curve; 9) Northwesterly, 10.24 feet along the arc of a curve to the right having a radius of 346.00 feet and a central angle of 01°41'43" (chord bearing N.44°37'14"W., 10.24 feet); 10) S.47°44'22"W., 359.72 feet; 11) S.22°35'05"E., 466.52 feet; 12) S.19°27'01"E., 125.10 feet; 13) N.70°33'08"E., 52.33 feet to a point of curvature; 14) Easterly, 68.61 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 17°28'20" (chord bearing N.79°17'18"E., 68.35 feet) to a point of tangency; 15) N.88°01'28"E., 244.50 feet to a point of curvature; 16) Northeasterly, 44.12 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 101°06'26" (chord bearing N.37°28'15"E., 38.61 feet) to a point of tangency; 17) N.13°04'58"W., 108.15 feet to a point of curvature; 18) Northerly, 69.23 feet along the arc of a curve to the right having a radius of 2035.00 feet and a central angle of 01°58'58" (chord bearing N.12°09'29"W., 69.23 feet); 19) N.78°52'00"E., 70.00 feet to a point on a curve; 20) Southerly, 66.85 feet along the arc of a curve to the left having a radius of 1965.00 feet and a central angle of 01°56'58" (chord bearing S.12°06'29"E., 66.85 feet) to a point of tangency; 21) S.13°04'58"E., 114.06 feet to a point of curvature; 22) Southerly, 129.97 feet along the arc of a curve to the right having a radius of 535.00 feet and a central angle of 13°55'10" (chord bearing S.06°07'23"E., 129.65 feet); 23) S.10°12'23"E., 30.34 feet; 24) N.85°32'15"E., 750.79 feet; 25) S.54°19'33"E., 45.32 feet; 26) S.12°02'59"E., 392.85 feet; 27) S.06°12'11"W., 75.10 feet to a point of curvature; 28) Southerly, 5.00 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 11°27'08" (chord bearing S.11°55'45"W., 4.99 feet) to a point of tangency; 29) S.17°39'20"W., 49.34 feet; 30) S.12°02'59"E., 1085.64 feet to a point on the Northerly boundary of the right-of-way for CHANCEY ROAD, according to the plat of WINDING RIDGE PHASES 1 & 2, 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, thence along said Northerly boundary of the right-of-way for CHANCEY ROAD, the following five (5) courses: 1) S.83°56'41"W., 791.35 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°28'25" (chord bearing N.60°49'06"W., 786.43 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 167.10 acres, more or less.

TOGETHER WITH:

PARCEL 2 PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, according to the plat thereof, as recorded in Plat Book 96, Pages 75 through 86, inclusive, of the Public Records of Pasco County, Florida, lying in Section 14, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said VALENCIA RIDGE PHASE 1, run thence along the Westerly boundary thereof, the following two (2) courses: 1) N.00°02'00"E., 2591.87 feet; 2) N.00°21'41"E., 261.07 feet; thence S.89°38'19"E., 334.19 feet to the POINT OF BEGINNING; thence N.42°44'16"E., 76.31 feet; thence N.49°25'23"E., 82.67 feet; thence N.60°14'41"E., 138.56 feet; thence N.60°43'32"E., 169.65 feet; thence N.56°07'55"E., 89.27 feet; thence S.79°13'49"E., 26.53 feet; thence N.88°38'30"E., 98.60 feet; thence S.52°00'48"E., 52.32 feet; thence S.78°37'46"E., 53.73 feet; thence N.77°29'31"E., 31.93 feet; thence N.39°32'23"E., 53.21 feet; thence N.26°27'11"E., 64.74 feet; thence N.52°58'33"E., 14.53 feet to a point of curvature; thence Southeasterly, 68.26 feet along the arc of a curve to the right having a radius of 28.25 feet and a central angle of 138°25'58" (chord bearing S.57°48'28"E., 52.82 feet) to a point of tangency; thence S.11°24'31"W., 19.79 feet; thence S.19°58'18"W., 74.48 feet; thence S.17°45'00"W., 46.99 feet to a point on a curve; thence Southwesterly, 33.73 feet along the arc of a curve to the right having a radius of 39.59 feet and a central angle of 48°49'22" (chord bearing S.47°21'26"W., 32.72 feet); thence S.71°39'06"W., 428.18 feet; thence S.70°20'31"W., 383.29 feet to a point of curvature; thence Westerly, 19.39 feet along the arc of a curve to the right having a radius of 16.00 feet and a central angle of 69°26'24" (chord bearing N.74°56'17"W., 18.23 feet) to a point of tangency; thence N.40°13'05"W., 7.10 feet to a point of curvature; thence Northerly, 22.98 feet along the arc of a curve to the right having a radius of 15.00 feet and a central angle of 87°47'16" (chord bearing N.03°40'33"E., 20.80 feet) to a point of tangency; thence N.47°34'11"E., 18.17 feet; thence N.39°53'18"E., 1.50 feet; thence N.34°14'13"E., 28.23 feet to the POINT OF BEGINNING.

Containing 2.86 acres, more or less.

All containing a net acreage of 169.96 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 SIMPLE OWNER OF THE LANDS REFERRED TO AS "VALENCIA RIDGE PHASE 2", AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACTS "PS-2" AND "PS-3" (PUBLIC) LIFT STATION SITES, 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 TRACTS "PS-2" AND "PS-3" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACTS "PS-2" AND "PS-3" UPON 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 R3 AND R-4 (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 3, 4, 8 AND 9 FOR ANY AND ALL GOVERNMENTAL PURPOSES.

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL, OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL EMERGENCY SERVICES AND APPROPRIATE UTILITY ENTITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE TRACT B-7 AND THE 20' 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 AN 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 ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

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-6", "B-7", "B-8", "B-9", "B-10", "B-11", "B-12", "B-13", "B-14", "B-15", "B-16", "B-17", "B-18", "L-12", "L-13", "L-14", "L-15", "L-16", "R-3" AND "R-4" AS SHOWN HEREON FOR CONVEYANCE TO THE VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC. (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 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 ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER 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 RESPECTIVE 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, ITS 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 M. NORWALK VICE PRESIDENT (WITNESS SIGNATURE) (WITNESS SIGNATURE)

Clayton Ratliff (WITNESS NAME-PRINTED) Karolina Ralco Willey (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT:

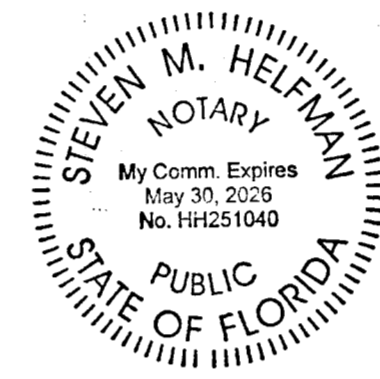
STATE OF FLORIDA } SS COUNTY OF BROWARD }

I HEREBY CERTIFY ON THIS 17th DAY OF OCTOBER, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE RICHARD M. NORWALK, 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: 5/30/2026 COMMISSION NUMBER: HH251040

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 (WITNESS SIGNATURE) (WITNESS SIGNATURE) STEPHANIE PATTERSON PRESIDENT

JOHN STROMBERG (WITNESS NAME-PRINTED) STEVEN STIMAC (WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT:

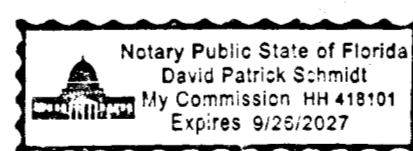
STATE OF FLORIDA } SS COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 18 DAY OF October, 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 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: 9/26/27 COMMISSION NUMBER: HH418101

David Patrick Schmidt NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF TITLE:

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE }

I, KIMBERLY LECOMPTÉ, OF GREENBERG TRAUIG, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS THE 19th DAY OF September, 2024.

GREENBERG TRAUIG, P.A.

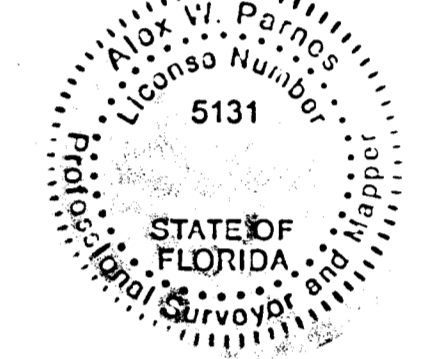
BY: Lyndee NAME: KIMBERLY LECOMPTÉ TITLE: ATTORNEY AT LAW LICENSE# FLORIDA BAR # 456799

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 21st DAY OF October, 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 22nd DAY OF October, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 23rd DAY OF October, 2024 IN PLAT BOOK 97, PAGES 1-17

Mikki Alvarez-Sowles, Esq. 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 15TH DAY OF FEBRUARY, 2024, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (b) (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

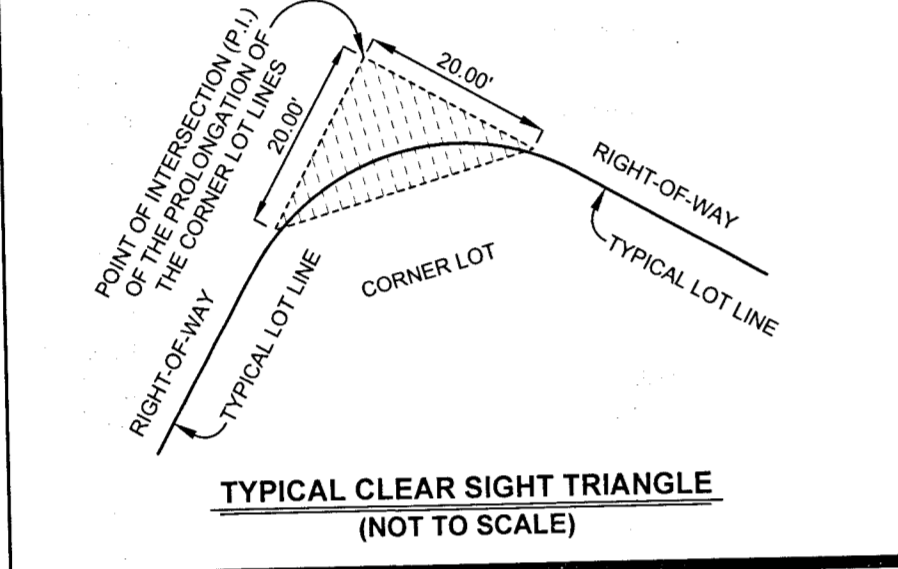


# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA 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.

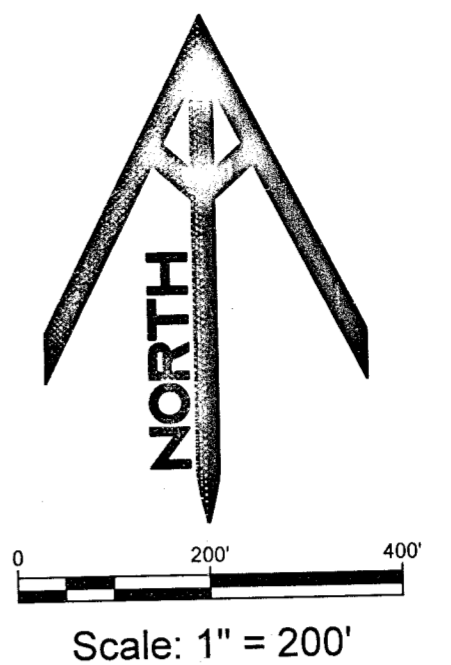
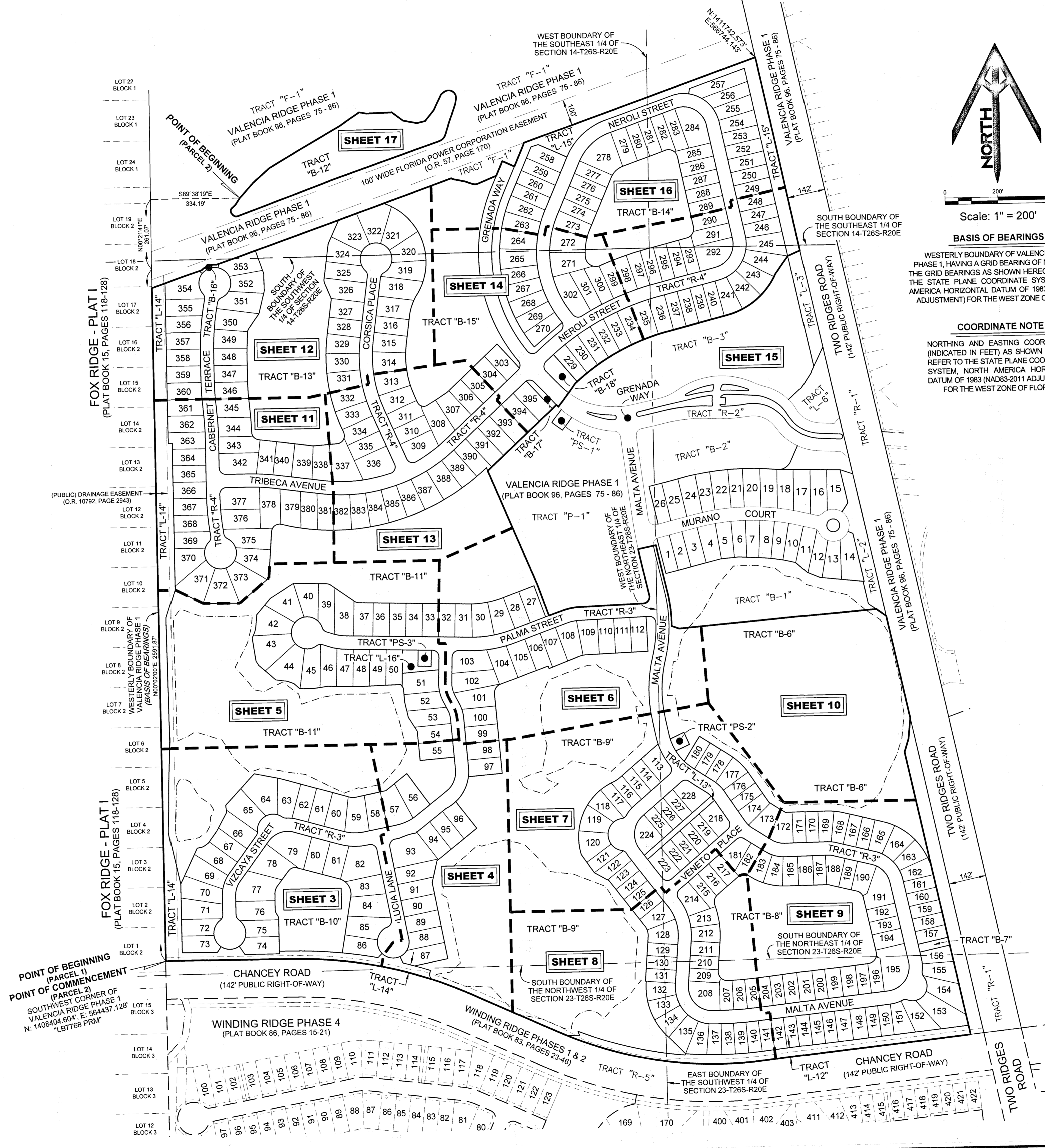
**NOTE:** NOTHING ABOVE THREE AND ONE HALF (3-1/2) FEET IN HEIGHT SHALL BE ERRECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE. A CLEAR SIGHT TRIANGLE IS REQUIRED WHERE A VEHICULAR ACCESS WAY INTERSECTS A PUBLIC ROADWAY OR WHERE TWO PUBLIC ROADS INTERSECT



**TRACT DESIGNATION TABLE**

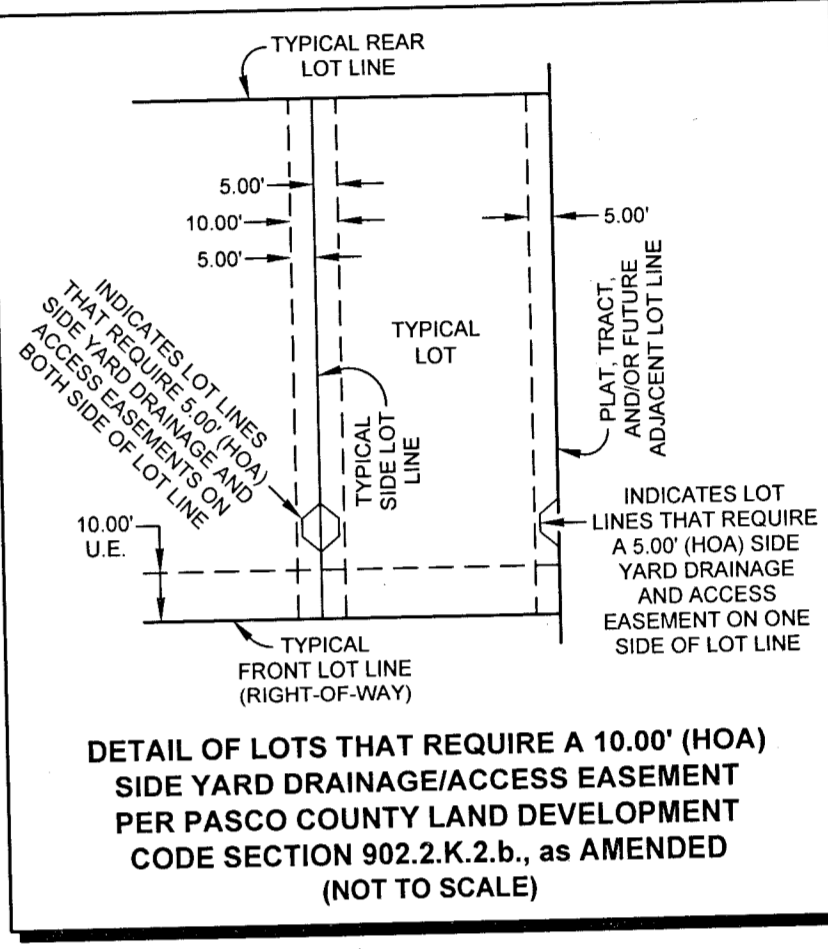
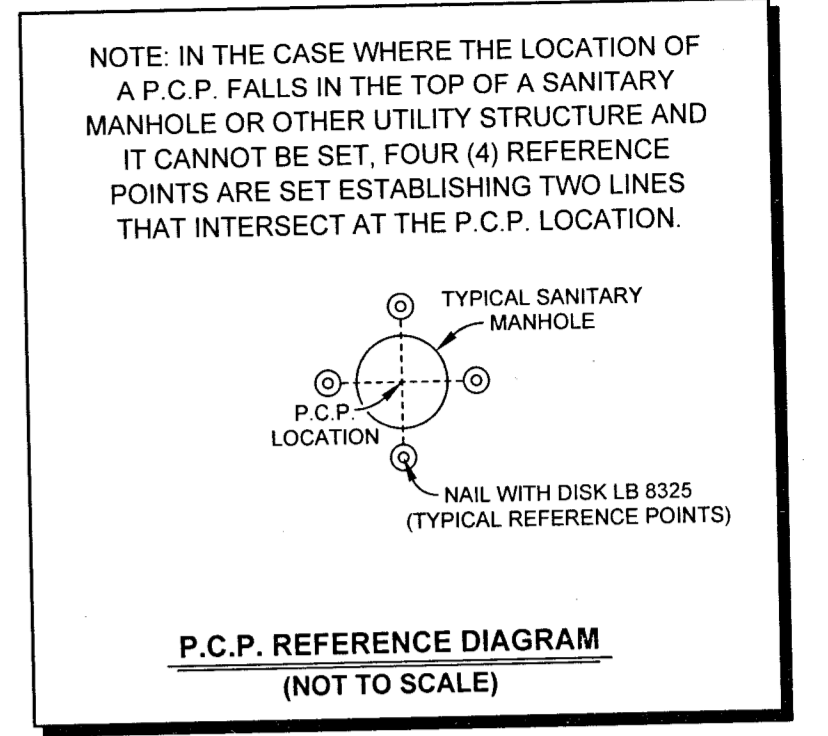
TRACT	DESIGNATION	ACREAGE
"B-6"	WETLAND CONSERVATION AREA, (HOA) OPEN SPACE, DRAINAGE, LANDSCAPE AREA, DRAINAGE AND ACCESS EASEMENT	13.489
"B-7"	(HOA) EMERGENCY ACCESS AREA AND OPEN SPACE, EMERGENCY ACCESS EASEMENT	0.080
"B-8"	(HOA) DRAINAGE AREA, DRAINAGE AND ACCESS EASEMENT	4.326
"B-9"	WETLAND CONSERVATION AREA, (HOA) OPEN SPACE, DRAINAGE, LANDSCAPE AREA, DRAINAGE AND ACCESS EASEMENT	19.748
"B-10"	(HOA) DRAINAGE AREA AND DRAINAGE AND ACCESS EASEMENT	1.750
"B-11"	WETLAND CONSERVATION AREA, (HOA) OPEN SPACE, DRAINAGE, LANDSCAPE AREA, DRAINAGE AND ACCESS EASEMENT	19.158
"B-12"	WETLAND MITIGATION AREA AND OPEN SPACE	2.860
"B-13"	(HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA	5.134
"B-14"	(HOA) DRAINAGE AREA	2.680
"B-15"	(HOA) OPEN SPACE, DRAINAGE AND LANDSCAPE AREA	4.923
"B-16"	(HOA) OPEN SPACE	0.017
"B-17"	(HOA) OPEN SPACE	0.065
"B-18"	(HOA) OPEN SPACE	0.187
"L-12"	(HOA) LANDSCAPE AREA	1.167
"L-13"	(HOA) LANDSCAPE AREA	0.155
"L-14"	(HOA) LANDSCAPE AREA, DRAINAGE AND ACCESS EASEMENT	3.338
"L-15"	(HOA) LANDSCAPE AREA	2.199
"L-16"	(HOA) LANDSCAPE AREA	0.182
"PS-2"	(PUBLIC) LIFT STATION	0.068
"PS-3"	(PUBLIC) LIFT STATION	0.059
"R-3"	(HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, U.E. (PUBLIC)	10.043
"R-4"	(HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, U.E. (PUBLIC)	8.499

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



**BASIS OF BEARINGS**  
WESTERLY BOUNDARY OF VALENCIA RIDGE PHASE 1, HAVING A GRID BEARING OF N 00° 02' 00" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

**COORDINATE NOTE**  
NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



**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 (SWFWM) 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')

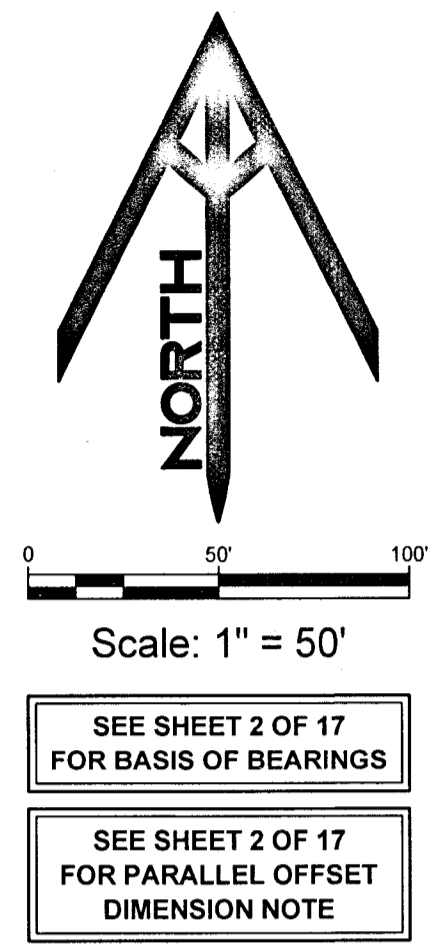
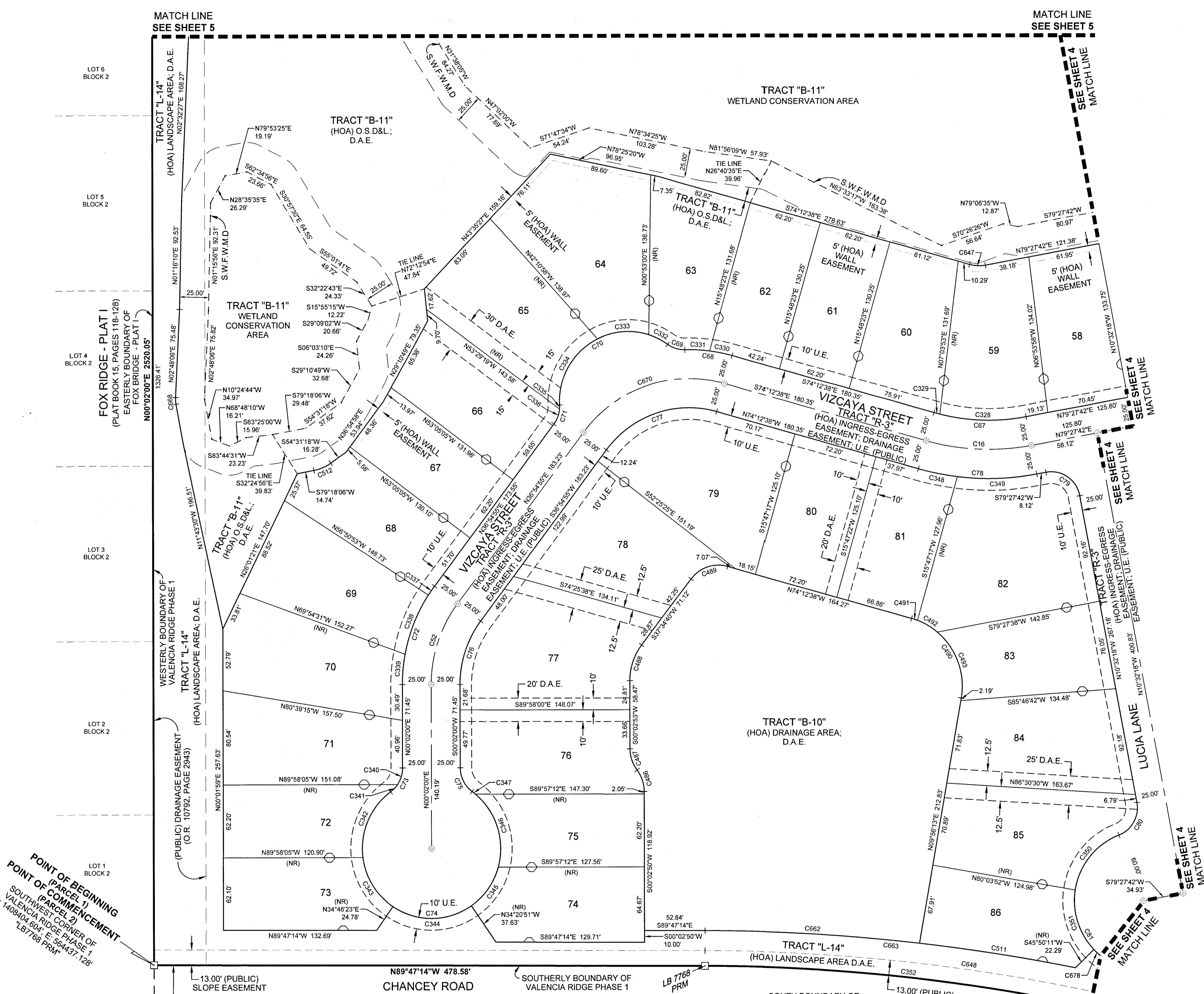
**NOTE:**  
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

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

**MRIC SPATIAL**  
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813-515-0821  
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**VALENCIA RIDGE PHASE 2**  
 BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C16	693.70	1642.00	024°12'21"	N77°41'04"W	688.55
C16	91.90	200.00	026°19'39"	S87°22'28"E	91.09
C52	74.03	115.00	036°52'55"	N18°28'28"E	72.76
C67	80.41	175.00	026°19'39"	S87°22'28"E	79.71
C68	41.72	140.00	017°04'33"	S82°44'55"E	41.57
C69	15.97	25.00	036°52'55"	S72°59'10"E	15.70
C70	134.22	60.00	128°10'09"	N61°13'48"E	107.93
C71	17.35	25.00	039°46'12"	N17°01'49"E	17.01
C72	90.12	140.00	036°52'55"	N18°28'28"E	88.57
C73	23.55	25.00	053°58'05"	N27°01'03"E	22.69
C74	301.53	60.00	287°56'10"	N89°58'00"W	70.59
C75	23.55	25.00	053°58'05"	S26°57'02"E	22.69
C76	57.93	90.00	036°52'55"	S18°28'28"W	56.94
C77	108.19	90.00	068°52'26"	S71°21'09"W	101.79
C78	103.39	225.00	026°19'39"	N87°22'28"E	102.48
C79	39.27	25.00	090°00'00"	N55°32'18"W	35.38
C80	34.81	25.00	079°47'04"	N29°21'14"E	32.07
C81	275.04	60.00	262°38'54"	N62°04'41"W	90.12
C328	75.18	175.00	024°36'53"	S88°13'51"E	74.60
C329	5.23	175.00	001°42'46"	S75°04'01"E	5.23
C330	20.03	140.00	008°11'52"	N78°18'35"W	20.01
C331	21.69	140.00	008°52'41"	N86°50'51"W	21.67
C332	18.50	60.00	017°39'42"	N63°30'59"W	18.42
C333	46.08	60.00	044°00'11"	S85°39'05"W	44.96
C334	69.64	60.00	066°30'16"	S30°23'52"W	65.80
C335	3.37	25.00	007°44'00"	N01°00'43"E	3.37
C336	13.98	25.00	032°02'12"	N20°53'49"E	13.80
C337	9.20	140.00	003°45'49"	S39°02'01"W	9.19
C338	54.81	140.00	022°25'54"	S21°56'09"W	54.46
C339	26.11	140.00	010°41'12"	S05°22'36"W	26.07
C340	14.97	25.00	034°18'03"	N17°11'02"E	14.74
C341	8.58	25.00	019°40'02"	N44°10'04"E	8.54
C342	64.09	60.00	061°11'51"	S23°24'10"W	61.08
C343	51.00	60.00	048°41'49"	S31°32'40"E	49.47
C344	72.38	60.00	069°07'14"	N89°32'48"E	68.07
C345	41.47	60.00	039°36'08"	N35°11'07"E	40.65
C346	69.00	60.00	065°53'09"	N17°33'32"W	66.26
C347	3.60	60.00	003°25'59"	N52°13'06"W	3.59
C348	34.36	225.00	008°45'01"	S78°35'09"E	34.33
C349	69.03	225.00	017°34'38"	N88°15'01"E	68.76
C350	63.17	60.00	060°19'15"	S39°05'09"W	60.29
C351	55.33	60.00	052°50'09"	S17°29'33"E	53.39
C352	350.28	1642.00	012°13'22"	N83°40'33"W	349.62
C486	19.62	30.00	037°28'37"	S18°41'28"E	19.27
C487	19.62	30.00	037°28'39"	S18°41'27"E	19.28
C488	32.75	50.00	037°31'47"	S18°48'47"W	32.17
C489	35.72	30.00	068°12'41"	S71°41'01"W	33.64
C490	88.12	60.00	084°08'51"	N32°08'13"W	80.41
C491	5.35	60.00	005°06'28"	N71°39'24"W	5.35
C492	19.90	60.00	019°00'21"	N59°36'00"W	19.81
C493	62.87	60.00	060°02'02"	N20°04'48"W	60.03
C511	136.57	1672.00	004°40'48"	N81°06'05"W	136.53
C512	16.00	37.00	024°46'47"	S66°54'42"W	15.88
C647	13.79	30.00	026°19'39"	N87°22'28"W	13.66
C648	455.58	1655.00	015°46'20"	S81°54'04"E	454.15
C662	185.19	1672.00	006°20'45"	N86°36'52"W	185.09
C663	321.76	1672.00	011°01'33"	N84°16'28"W	321.26
C668	5.77	25.00	013°12'50"	N03°48'19"W	5.75
C670	138.24	115.00	068°52'26"	N71°21'09"E	130.06
C678	24.83	60.00	023°42'40"	S55°45'58"E	24.65



- LEGEND:**
- --- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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
  - O.R. --- OFFICIAL RECORDS BOOK
  - C.S.T. --- CLEAR SIGHT TRIANGLE
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  - H.O.A. --- VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
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**MERIC SPATIAL**

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**SHEET 3 OF 17 SHEETS**

# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

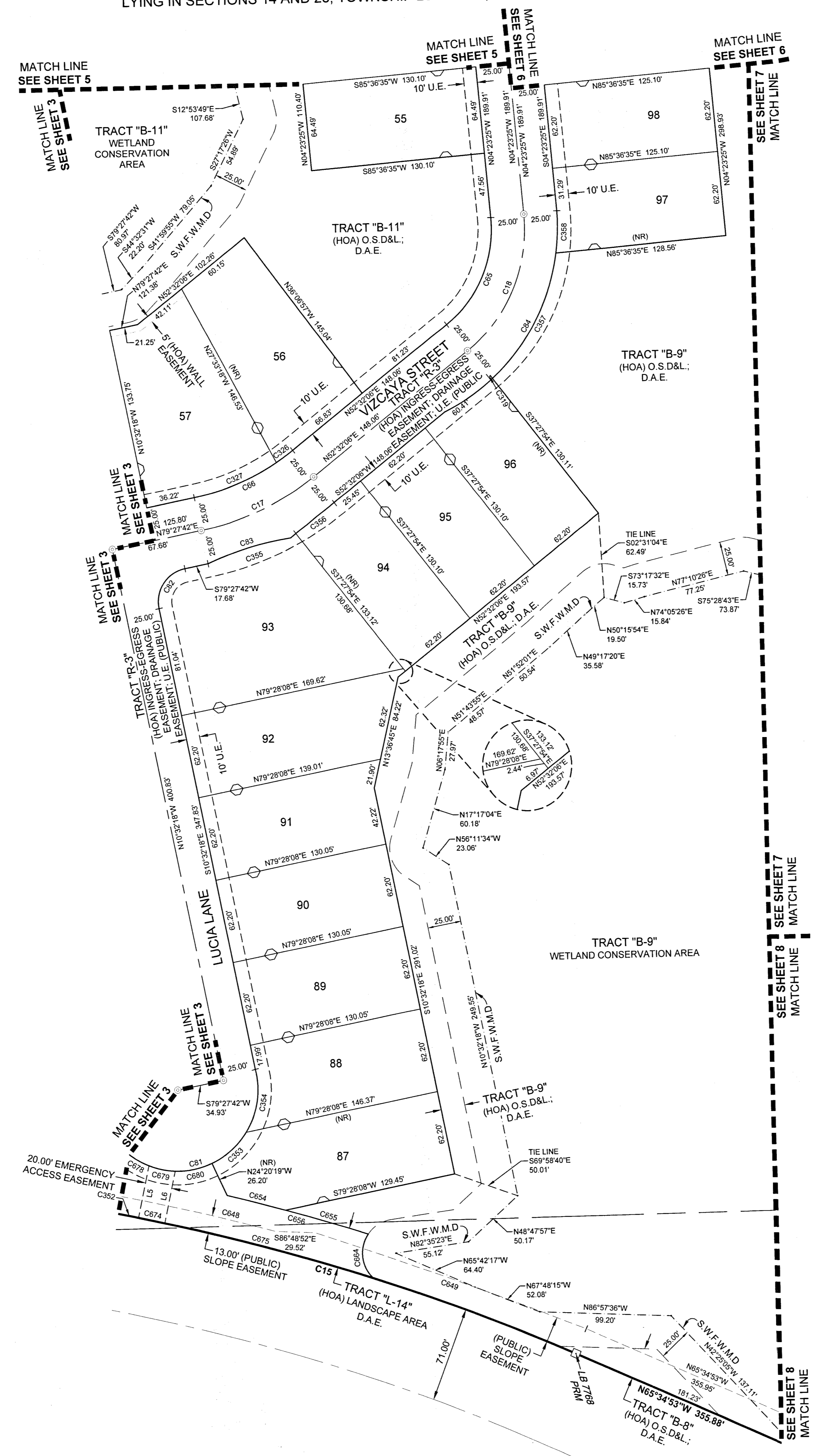


Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

**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 WITH DISK STAMPED LB 8325 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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  - O.S.D.&L. --- OPEN SPACE, DRAINAGE AND LANDSCAPE AREA
  - H.O.A. --- VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
  - F.D.O.T. --- FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.W.F.W.M.D. --- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE



**LINE TABLE**

LINE #	DIRECTION	LENGTH
L5	N12°47'04"E	39.09'
L6	S12°47'04"W	39.09'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C15	693.70'	1642.00'	024°12'21"	N77°41'04"W	688.55'
C17	93.99'	200.00'	028°55'37"	N85°59'54"E	93.13'
C18	114.28'	115.00'	056°55'31"	N24°04'20"E	109.61'
C65	89.42'	90.00'	056°55'31"	N24°04'20"E	85.79'
C66	82.24'	175.00'	028°55'37"	N85°59'54"E	81.49'
C81	275.04'	60.00'	262°38'54"	N62°04'41"W	90.12'
C82	39.27'	25.00'	090°00'00"	S34°27'42"W	35.36'
C83	64.84'	234.53'	015°50'27"	S74°11'37"W	64.64'
C84	181.72'	152.62'	068°13'13"	S30°55'05"W	171.17'
C319	1.79'	140.00'	000°44'03"	N52°10'04"E	1.79'
C326	15.14'	175.00'	004°57'25"	N55°00'48"E	15.14'
C327	67.10'	175.00'	021°58'12"	N68°28'36"E	66.69'
C352	350.28'	1642.00'	012°13'22"	N83°40'33"W	349.62'
C353	34.83'	60.00'	033°15'53"	N49°28'45"E	34.35'
C354	48.43'	60.00'	046°14'56"	N09°43'20"E	47.13'
C355	68.83'	225.00'	017°31'35"	N70°41'55"E	68.56'
C356	36.92'	225.00'	009°24'02"	N57°14'07"E	36.87'
C357	106.13'	140.00'	043°26'08"	N30°04'58"E	103.61'
C358	31.17'	140.00'	012°45'20"	N01°59'15"E	31.10'
C648	455.58'	1655.00'	015°46'20"	S81°54'04"E	454.15'
C649	215.72'	3603.07'	003°25'49"	S69°21'29"E	215.68'
C654	44.92'	1672.00'	001°32'21"	N74°40'33"W	44.92'
C655	64.43'	1672.00'	002°12'28"	N72°48'09"W	64.43'
C656	109.35'	1672.00'	003°44'49"	N73°34'19"W	109.33'
C664	35.79'	25.00'	082°01'54"	N05°22'07"W	32.81'
C674	20.00'	1642.00'	000°41'52"	N77°12'56"W	20.00'
C675	161.29'	1642.00'	005°37'41"	N74°03'10"W	161.22'
C678	24.83'	60.00'	023°42'40"	S55°45'58"E	24.65'
C679	20.09'	60.00'	019°11'17"	S77°12'56"E	20.00'
C680	28.36'	60.00'	027°04'44"	N79°39'03"E	28.09'

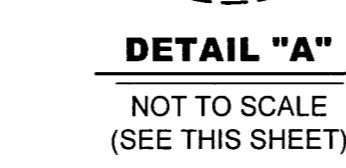
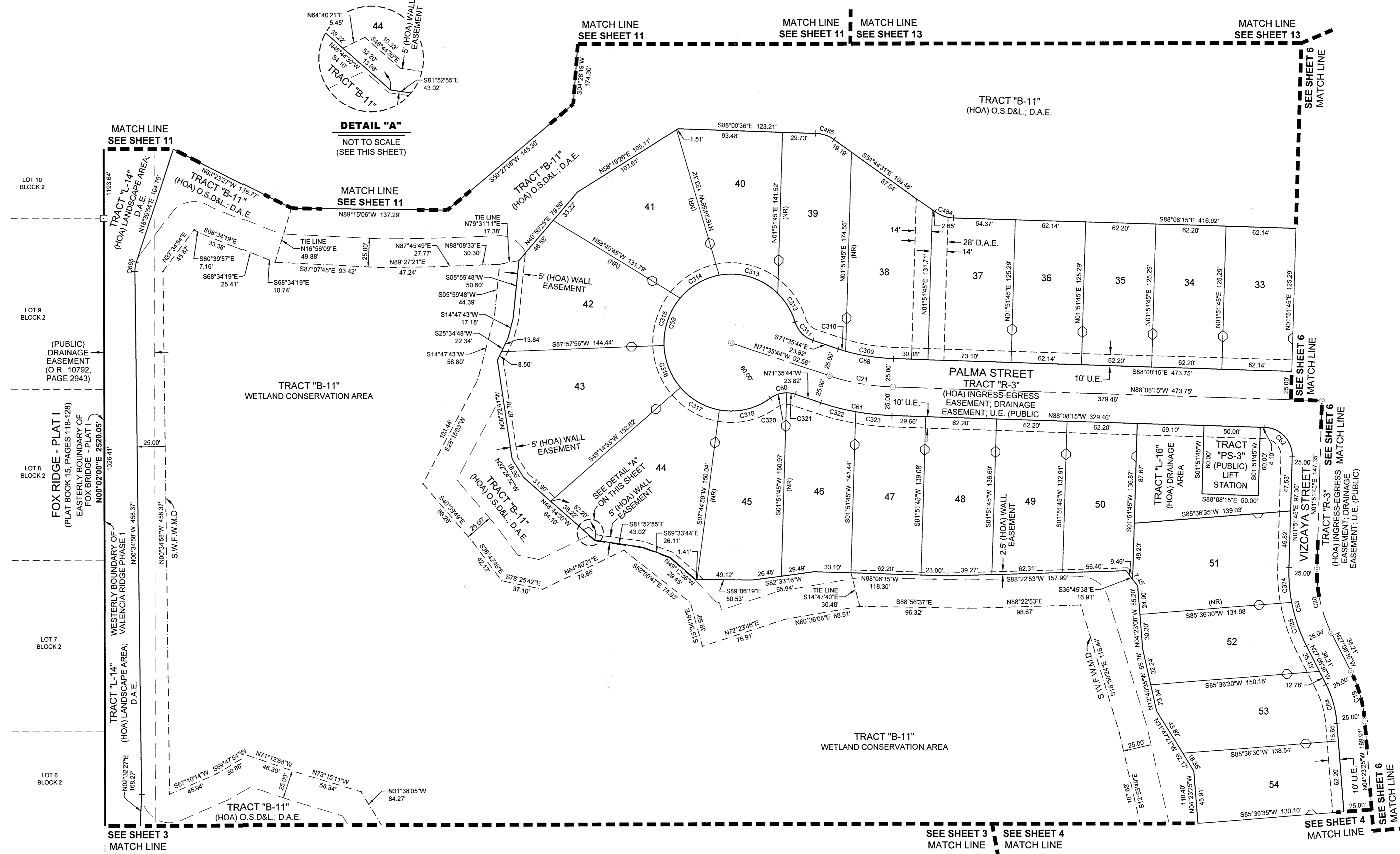


**VALENCIA RIDGE PHASE 2**  
 BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE



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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C19	45.60'	115.00'	022°43'11"	N15°45'01"W	45.30'
C20	58.15'	115.00'	028°58'22"	N12°37'25"W	57.53'
C21	57.74'	200.00'	016°32'31"	S79°51'59"E	57.54'
C58	50.52'	175.00'	016°32'31"	S79°51'59"E	50.35'
C59	301.53'	60.00'	287°56'10"	N18°24'16"E	70.59'
C60	23.55'	25.00'	053°58'05"	S81°25'14"W	22.69'
C61	64.96'	225.00'	016°32'31"	N79°51'59"W	64.73'
C62	39.27'	25.00'	090°00'00"	N43°08'15"W	35.36'
C63	70.79'	140.00'	028°58'22"	N12°37'25"W	70.04'
C64	35.69'	90.00'	022°43'11"	N15°45'01"W	35.45'
C309	43.54'	175.00'	014°15'17"	S81°00'36"E	43.43'
C310	6.99'	175.00'	002°17'14"	S72°44'21"E	6.99'
C311	23.55'	25.00'	053°58'05"	S44°36'41"E	22.69'
C312	29.54'	60.00'	028°12'20"	N31°43'48"W	29.24'
C313	56.93'	60.00'	054°21'55"	N73°00'56"W	54.82'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C314	40.86'	60.00'	039°01'19"	S60°17'27"W	40.08'
C315	44.84'	60.00'	042°48'52"	S19°22'22"W	43.80'
C316	40.55'	60.00'	038°43'23"	S21°23'45"E	39.78'
C317	40.69'	60.00'	038°51'29"	S60°11'12"E	39.92'
C318	48.12'	60.00'	045°56'53"	N77°24'38"E	46.84'
C320	15.61'	25.00'	035°46'35"	S72°19'28"W	15.36'
C321	7.94'	25.00'	018°11'31"	N80°41'29"W	7.90'
C322	32.31'	225.00'	008°11'33"	S75°42'33"E	32.28'
C323	32.65'	225.00'	008°18'53"	S83°58'48"E	32.62'
C324	30.64'	140.00'	012°32'23"	S04°24'28"E	30.58'
C325	40.15'	140.00'	016°25'59"	S18°53'37"E	40.02'
C484	17.49'	30.00'	033°23'43"	S71°26'23"E	17.24'
C485	17.42'	30.00'	033°16'05"	S71°22'34"E	17.18'
C665	8.33'	25.00'	019°05'53"	N08°57'58"E	8.29'

**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 WITH DISK STAMPED LB 8325 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
  - 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
  - H.O.A. --- VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
  - F.D.O.T. --- FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.W.F.W.M.D. --- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

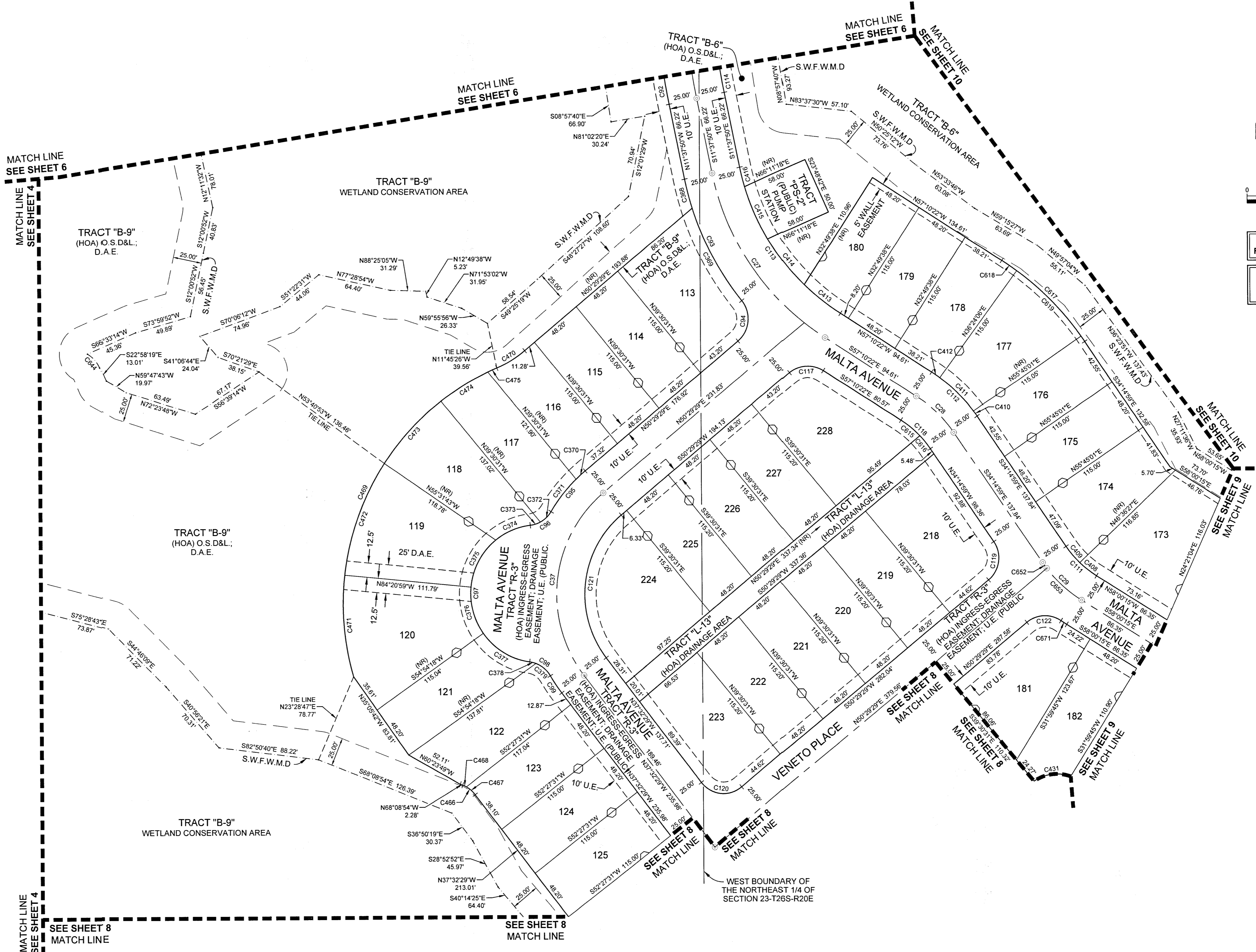




# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C27	178.84'	225.00'	045°32'32"	S34°24'06"E	174.17'
C28	46.01'	115.00'	022°55'23"	S45°42'41"E	45.70'
C29	47.68'	115.00'	023°45'16"	S46°07'37"E	47.34'
C32	176.69'	115.00'	088°01'57"	N06°28'30"E	159.82'
C37	240.32'	525.00'	026°13'38"	N01°28'59"E	238.23'
C93	118.75'	250.00'	027°12'57"	N25°14'18"W	117.84'
C94	38.98'	25.00'	089°20'15"	N05°49'21"E	35.15'
C95	46.84'	140.00'	019°10'05"	N40°54'26"E	46.62'
C96	22.68'	25.00'	051°59'19"	N57°19'03"E	21.91'
C97	173.28'	60.00'	165°26'17"	N00°30'34"E	119.03'
C98	22.68'	25.00'	051°59'19"	N56°07'55"W	21.91'
C99	18.09'	140.00'	007°24'14"	N33°50'22"W	18.08'
C111	37.31'	90.00'	023°45'16"	S46°07'37"E	37.05'
C112	56.01'	140.00'	022°55'23"	S45°42'41"E	55.64'
C113	158.97'	200.00'	045°32'32"	S34°24'06"E	154.54'
C114	217.43'	475.00'	026°13'38"	S01°28'59"W	215.82'
C117	31.56'	25.00'	072°20'09"	S86°39'33"W	29.51'
C118	36.01'	90.00'	022°55'23"	S45°42'41"W	35.77'
C119	36.98'	25.00'	084°44'28"	N08°07'15"E	33.70'
C120	40.13'	25.00'	091°58'03"	S83°31'30"E	35.96'
C121	138.28'	90.00'	088°01'57"	S06°28'30"W	125.08'
C122	32.28'	25.00'	073°58'12"	N87°28'35"E	30.08'
C368	26.16'	250.00'	005°59'41"	S14°37'40"E	26.15'
C369	92.59'	250.00'	021°13'15"	S28°14'09"E	92.07'
C370	10.89'	140.00'	004°27'26"	S48°15'45"W	10.89'
C371	35.95'	140.00'	014°42'39"	S38°40'43"W	35.85'
C372	13.30'	25.00'	030°28'51"	N46°33'49"E	13.14'
C373	9.38'	25.00'	021°30'28"	N72°33'29"E	9.33'
C374	33.60'	60.00'	032°05'09"	S67°16'08"W	33.16'
C375	47.73'	60.00'	045°30'33"	S28°26'17"W	46.48'
C376	42.67'	60.00'	040°44'43"	S14°43'21"E	41.78'
C377	49.25'	60.00'	047°01'52"	S58°36'38"E	47.88'
C378	5.67'	25.00'	012°59'06"	N75°38'01"W	5.65'
C379	17.02'	25.00'	039°00'13"	N49°38'22"W	16.69'
C408	18.66'	90.00'	011°52'38"	S52°03'56"E	18.62'
C409	18.66'	90.00'	011°52'38"	S40°11'18"E	18.62'
C410	51.65'	140.00'	002°18'40"	N35°24'19"W	5.65'
C411	41.63'	140.00'	017°02'14"	N45°04'47"W	41.48'
C412	8.73'	140.00'	003°34'28"	N55°23'08"W	8.73'
C413	40.27'	200.00'	011°32'10"	S51°24'17"E	40.20'
C414	51.12'	200.00'	014°38'40"	S38°18'53"E	50.98'
C415	50.13'	200.00'	014°21'41"	S23°48'42"E	50.00'
C416	17.45'	200.00'	005°00'02"	S14°07'51"E	17.45'
C431	43.68'	35.00'	071°30'16"	N86°14'37"E	40.90'
C466	13.89'	26.00'	030°36'26"	N52°50'42"W	13.72'
C467	10.37'	26.00'	022°51'11"	N48°58'04"W	10.30'
C468	3.52'	26.00'	007°45'15"	N64°16'17"W	3.52'
C469	325.24'	224.00'	083°11'31"	S25°28'37"W	297.42'
C470	28.94'	100.00'	016°34'54"	S58°46'55"W	28.84'
C471	89.30'	224.00'	022°50'28"	S04°41'55"E	88.71'
C472	104.30'	224.00'	026°40'46"	S20°03'42"W	103.38'
C473	74.16'	224.00'	018°58'13"	S42°53'12"W	73.83'
C474	48.78'	224.00'	012°28'42"	S48°36'39"W	48.69'
C475	8.69'	224.00'	002°13'22"	S65°57'41"W	8.69'
C615	21.45'	90.00'	013°39'10"	N50°20'47"W	21.40'
C616	14.56'	90.00'	009°16'12"	N38°53'06"W	14.55'
C617	102.02'	255.00'	022°55'23"	N45°42'41"W	101.34'
C618	15.91'	255.00'	003°34'28"	N55°23'08"W	15.91'
C619	80.47'	255.00'	018°04'47"	N44°33'30"W	80.13'
C644	16.32'	25.00'	037°23'30"	S41°40'04"E	16.03'
C652	6.12'	115.00'	003°02'52"	S35°46'25"E	6.12'
C653	41.56'	115.00'	020°42'24"	S47°39'03"E	41.33'
C671	6.02'	140.00'	002°27'56"	S56°46'17"E	6.02'



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

**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 WITH DISK STAMPED LB 8325 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
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  - (O.S.D.&L.) --- OPEN SPACE, DRAINAGE AND LANDSCAPE AREA
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  - (S.W.F.W.M.D.) --- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

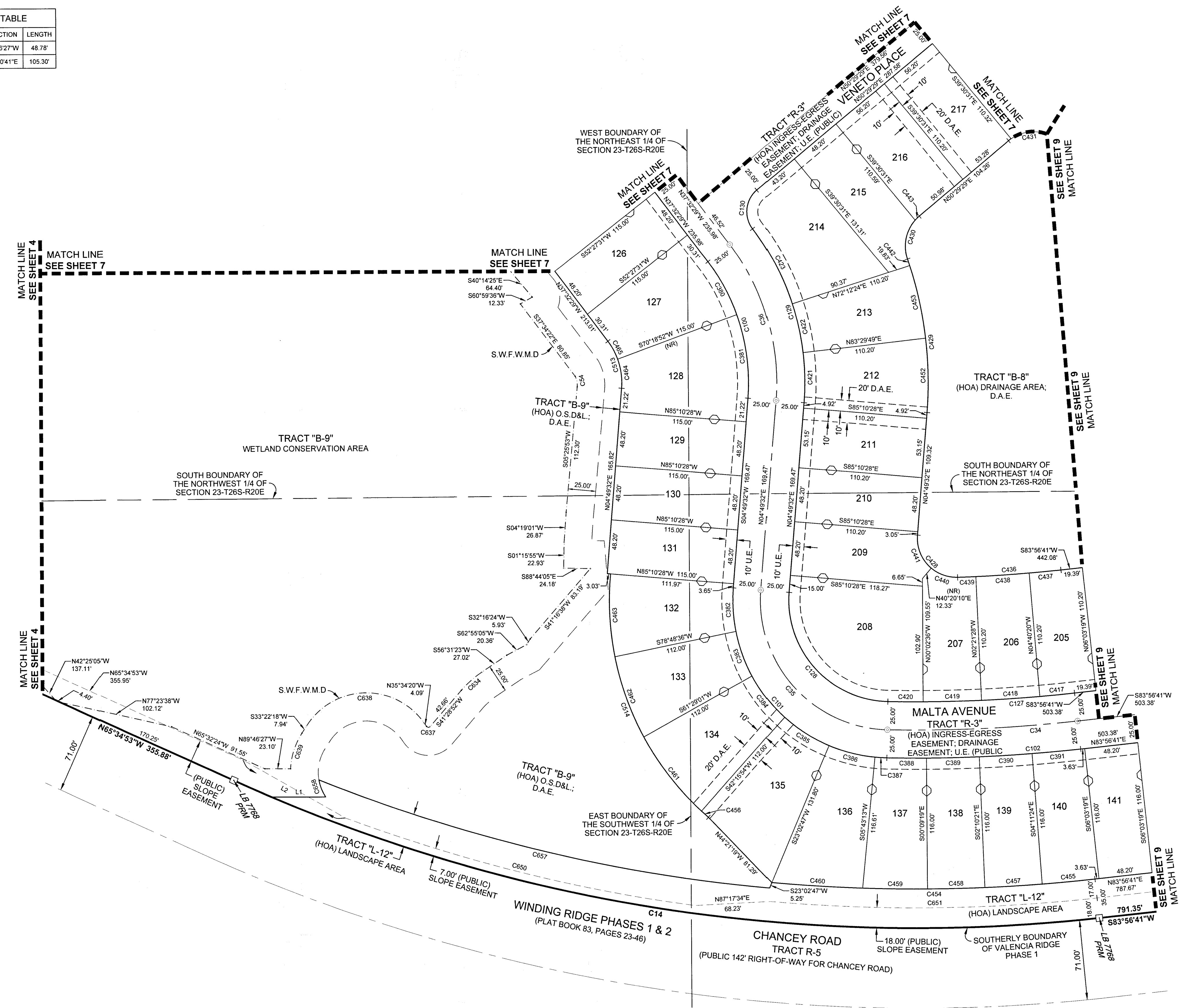


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**VALENCIA RIDGE PHASE 2**  
BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C14	797.80	1500.00	030°28'26"	N80°49'06"W	788.43
C34	171.16	1324.00	007°24'27"	S87°38'55"W	171.06
C35	187.61	115.00	093°28'23"	N41°54'40"W	167.49
C36	147.89	200.00	042°22'01"	N16°21'29"W	144.54
C54	9.78	18.08	030°59'20"	S10°45'15"E	9.66
C100	129.40	175.00	042°22'01"	N16°21'29"W	126.47
C101	228.40	140.00	093°28'23"	N41°54'40"W	203.90
C102	174.41	1349.00	007°24'27"	S87°38'55"W	174.29
C127	167.94	1299.00	007°24'27"	S87°38'55"W	167.83
C128	146.63	90.00	093°28'23"	N41°54'40"W	131.08
C129	164.76	225.00	041°57'20"	N16°09'08"W	161.10
C130	38.23	25.00	087°37'17"	N06°40'50"E	34.61
C380	54.01	175.00	017°41'00"	N28°41'59"W	53.80
C381	75.39	175.00	024°41'01"	N07°30'59"W	74.81
C382	39.13	140.00	016°00'56"	S03°10'56"E	39.01
C383	42.34	140.00	017°19'35"	S19°51'12"E	42.18
C384	46.96	140.00	019°13'07"	S38°07'32"E	46.74
C385	46.96	140.00	019°13'07"	S57°20'39"E	46.74
C386	42.34	140.00	017°19'35"	S75°37'00"E	42.17
C387	10.67	140.00	004°22'04"	S86°27'50"E	10.67
C388	35.49	1349.00	001°30'27"	S89°24'05"E	35.49
C389	47.50	1349.00	002°01'03"	N88°50'10"E	47.50
C390	47.50	1349.00	002°01'03"	N86°49'08"E	47.50
C391	43.92	1349.00	001°51'55"	N84°52'39"E	43.92
C417	31.36	1299.00	001°22'59"	N84°36'11"E	31.36
C418	52.47	1299.00	002°18'52"	N86°29'06"E	52.47
C419	52.47	1299.00	002°18'52"	N88°47'58"E	52.47
C420	31.64	1299.00	001°23'44"	S89°20'44"E	31.64
C421	44.49	225.00	011°19'43"	N00°50'20"W	44.41
C422	44.34	225.00	011°17'25"	N12°08'53"W	44.27
C423	75.94	225.00	019°20'12"	N27°27'42"W	75.58
C428	58.88	35.00	096°23'29"	N43°22'13"W	52.18
C429	138.54	335.20	023°40'50"	N07°00'53"W	137.56
C430	42.36	35.00	069°20'47"	N15°49'05"E	39.82
C431	43.68	35.00	071°30'16"	N86°14'37"E	40.90
C436	93.15	1188.80	004°29'21"	S86°11'22"W	93.12
C437	28.70	1188.80	001°22'59"	N84°38'11"E	28.70
C438	48.02	1188.80	002°18'52"	N86°29'06"E	48.02
C440	16.43	1188.80	000°47'30"	N88°02'17"E	16.43
C449	25.60	35.00	041°54'07"	S70°36'54"E	25.03
C441	33.29	35.00	054°29'22"	S22°25'09"E	32.05
C442	6.21	335.20	001°03'42"	N18°19'27"W	6.21
C443	5.24	35.00	008°34'53"	S46°12'02"W	5.24
C452	66.28	335.20	011°19'43"	N00°50'20"W	66.17
C453	66.05	335.20	011°17'25"	N12°08'53"W	65.95
C454	289.96	1465.00	011°20'24"	S89°36'53"W	289.48
C455	47.70	1465.00	001°51'55"	N84°52'39"E	47.69
C456	8.32	252.00	001°53'32"	S48°40'52"E	8.32
C457	51.58	1465.00	002°01'03"	N86°49'08"E	51.58
C458	51.58	1465.00	002°01'03"	N88°50'10"E	51.58
C459	58.09	1465.00	002°16'19"	S89°01'09"E	58.08
C460	81.01	1465.00	003°10'05"	S86°17'57"E	81.00
C461	84.53	252.00	019°13'07"	S38°07'32"E	84.13
C462	76.21	252.00	017°19'35"	S19°51'12"E	75.91
C463	74.09	252.00	016°50'47"	S02°46'01"E	73.83
C464	26.19	60.00	025°00'51"	N07°40'54"W	25.99
C465	18.17	60.00	017°21'09"	N28°51'54"W	18.10
C513	44.37	60.00	042°22'01"	N16°21'29"W	43.36
C514	243.15	252.00	055°17'01"	S21°59'08"E	233.83
C634	24.68	94.00	015°02'31"	S49°00'08"W	24.61
C637	3.59	2.00	102°56'47"	N87°02'44"W	3.13
C638	124.05	64.00	111°03'22"	S88°53'59"W	105.52
C639	33.83	64.00	030°17'16"	S18°13'39"W	33.44
C650	326.30	1493.00	012°31'19"	S75°52'26"E	325.65
C651	292.97	1482.00	011°19'36"	N89°36'29"E	292.49
C657	419.58	1470.00	016°21'14"	N78°28'33"W	418.16
C658	16.32	39.00	023°58'11"	S21°47'25"E	16.20

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°46'27"E	48.78
L2	S60°30'41"E	105.30



**NORTH**

Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

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- LEGEND:**
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  - 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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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  - H.O.A. VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

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**SHEET 8 OF 17 SHEETS**

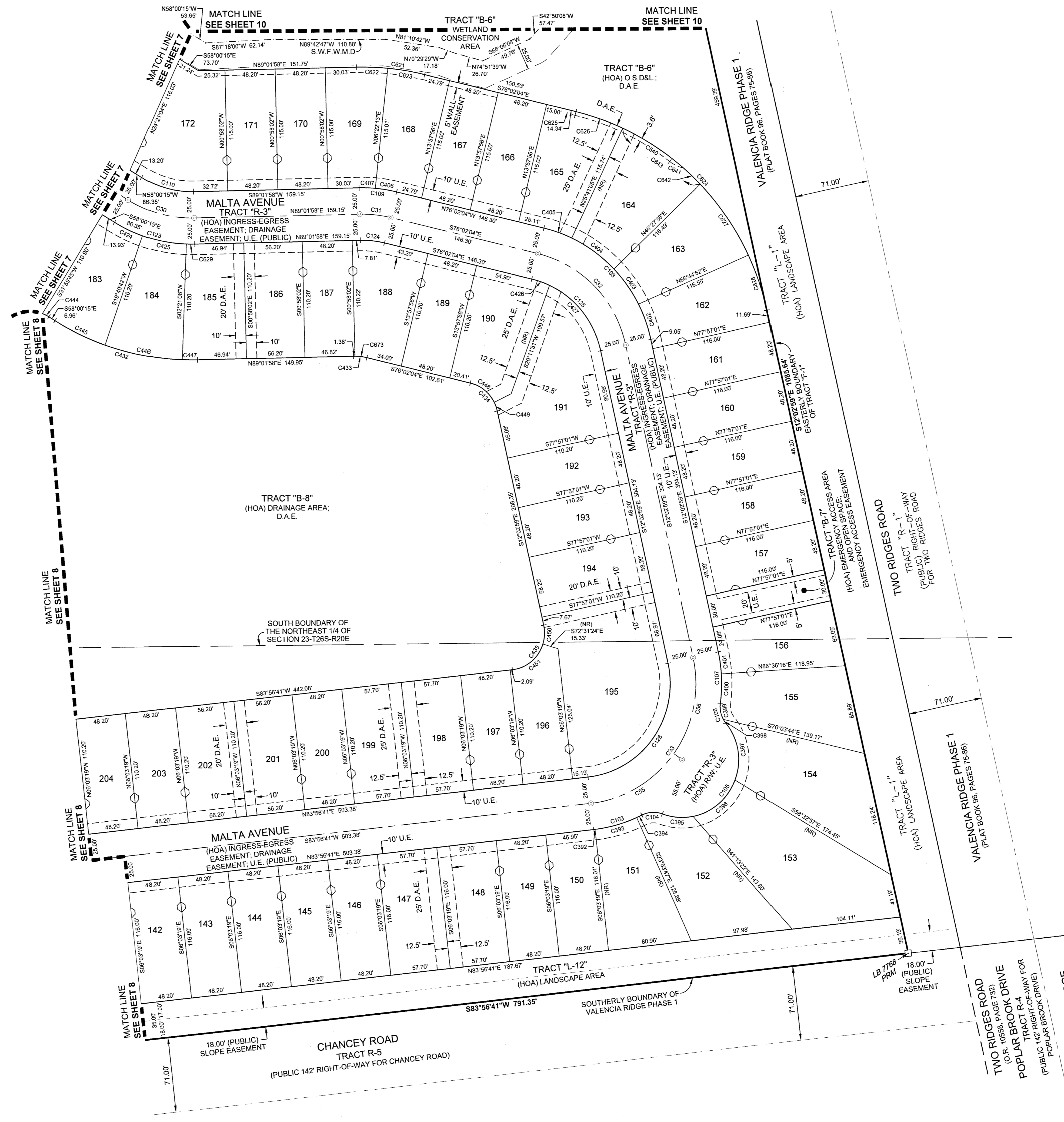
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BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C30	66.16	115.00	032°57'47"	S74°29'08"E	65.25'
C31	29.97	115.00	014°55'58"	S83°30'03"E	29.89'
C32	128.43	115.00	063°59'05"	S44°02'32"E	121.86'
C33	192.67	115.00	095°59'40"	S35°56'51"W	170.92'
C35	96.22	115.00	047°56'16"	N89°58'33"E	93.44'
C36	96.46	115.00	048°03'24"	N11°58'43"E	93.65'
C103	48.97	140.00	020°02'22"	S73°55'30"W	48.72'
C104	20.47	25.00	046°54'38"	S87°21'38"W	19.90'
C105	143.62	55.00	149°37'05"	S36°00'25"W	106.16'
C106	20.47	25.00	046°54'38"	S19°20'49"E	19.90'
C107	49.26	140.00	020°09'29"	S01°58'15"E	49.00'
C108	166.34	140.00	063°59'05"	S44°02'32"E	148.35'
C109	36.49	140.00	014°55'58"	S83°30'03"E	36.38'
C110	51.78	90.00	032°57'47"	S74°29'08"E	51.07'
C123	80.54	140.00	032°57'47"	S74°29'08"E	79.44'
C124	23.46	90.00	014°55'58"	S83°30'03"E	23.39'
C125	100.51	90.00	063°59'05"	S44°02'32"E	95.37'
C126	150.79	90.00	095°59'40"	S35°56'51"W	133.78'
C392	42.16	140.00	017°15'23"	N74°48'18"E	42.01'
C393	42.16	140.00	017°15'23"	N74°48'18"E	42.01'
C394	5.55	140.00	002°16'17"	N65°02'28"E	5.55'
C395	30.46	55.00	031°44'01"	S85°03'03"E	30.07'
C396	55.58	55.00	057°53'57"	N50°07'58"E	53.24'
C397	57.58	55.00	059°59'08"	N08°48'34"W	54.99'
C398	4.56	25.00	010°26'48"	S33°34'44"E	4.55'
C399	15.91	25.00	036°27'50"	S10°07'25"E	15.64'
C400	28.10	140.00	011°30'01"	N02°21'30"E	28.05'
C401	21.16	140.00	008°39'28"	N07°43'15"W	21.13'
C402	35.64	140.00	014°35'13"	N19°20'35"W	35.55'
C403	41.30	140.00	016°54'10"	N35°05'17"W	41.15'
C404	50.77	140.00	020°46'33"	N53°55'38"W	50.49'
C405	28.64	140.00	011°43'09"	N70°10'30"W	28.59'
C406	20.84	140.00	008°31'48"	N80°17'58"W	20.82'
C407	15.64	140.00	006°24'09"	N87°45'57"W	15.64'
C424	30.10	140.00	012°19'02"	S64°09'46"E	30.04'
C425	42.34	140.00	017°19'35"	S78°59'05"E	42.18'
C426	18.25	90.00	011°37'09"	N70°13'30"W	18.22'
C427	82.25	90.00	052°21'56"	N38°13'57"W	79.42'
C432	143.94	250.00	032°57'47"	S74°29'08"E	141.97'
C433	13.03	50.00	037°57'47"	S83°30'03"E	12.99'
C434	39.09	35.00	063°59'05"	S44°02'32"E	37.09'
C435	58.64	35.00	095°59'40"	S35°56'51"W	52.02'
C444	43.68	35.00	071°30'16"	N86°14'37"E	40.90'
C445	63.79	250.00	012°19'02"	S64°09'46"E	53.68'
C446	75.66	250.00	017°19'35"	S78°59'05"E	75.37'
C447	14.49	250.00	003°19'10"	S89°18'27"E	14.49'
C448	30.37	35.00	049°43'02"	N51°10'33"W	29.43'
C449	8.72	35.00	014°16'03"	N19°11'01"W	8.69'
C450	18.11	35.00	029°38'49"	N02°46'25"E	17.91'
C451	40.53	35.00	066°20'51"	N50°46'15"E	38.30'
C521	66.46	255.00	014°55'58"	N83°30'03"W	66.27'
C622	30.37	255.00	006°49'27"	N87°33'18"W	30.35'
C623	36.09	255.00	008°06'31"	N80°05'20"W	36.06'
C624	279.19	250.00	063°59'05"	N44°02'32"W	264.90'
C625	14.77	29.60	028°39'35"	S61°48'42"E	14.62'
C626	48.00	250.00	011°00'05"	N70°32'02"W	47.93'
C627	82.56	250.00	018°55'17"	N34°16'55"W	82.19'
C628	55.73	250.00	012°46'17"	N18°26'08"W	55.61'
C629	8.11	140.00	003°19'10"	S89°18'27"E	8.11'
C640	70.57	250.00	016°10'25"	N56°56'47"W	70.34'
C641	14.95	34.60	024°45'22"	S64°33'36"E	14.83'
C642	22.33	250.00	005°07'01"	N46°18'04"W	22.32'
C643	92.90	250.00	021°17'26"	N54°23'17"W	92.36'
C673	11.65	50.00	013°20'54"	N82°42'31"W	11.62'

**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 (SWFMD) 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 WITH DISK STAMPED LB 8325 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
  - RM — 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
  - H.O.A. — VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC.
  - F.D.O.T. — FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.W.F.W.M.D. — SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

TWO RIDGES ROAD  
(O.R. 10558, PAGE 732)  
POPULAR BROOK DRIVE  
TRACT OF-WAY FOR  
POPULAR BROOK DRIVE

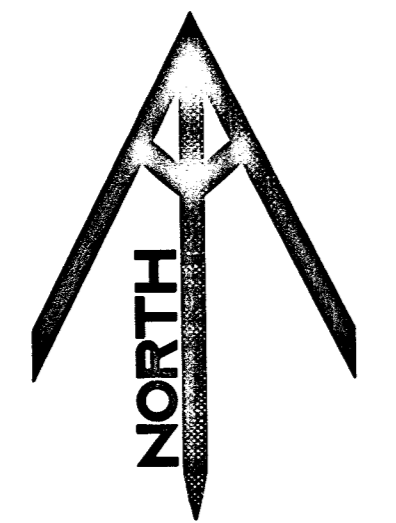
WINDING RIDGE  
PHASES 1 & 2  
(PLAT BOOK 83, PAGES 23-46)



701 S. Howard Avenue, Suite 106-320  
Tampa, FL 33606  
813-515-0821  
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# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



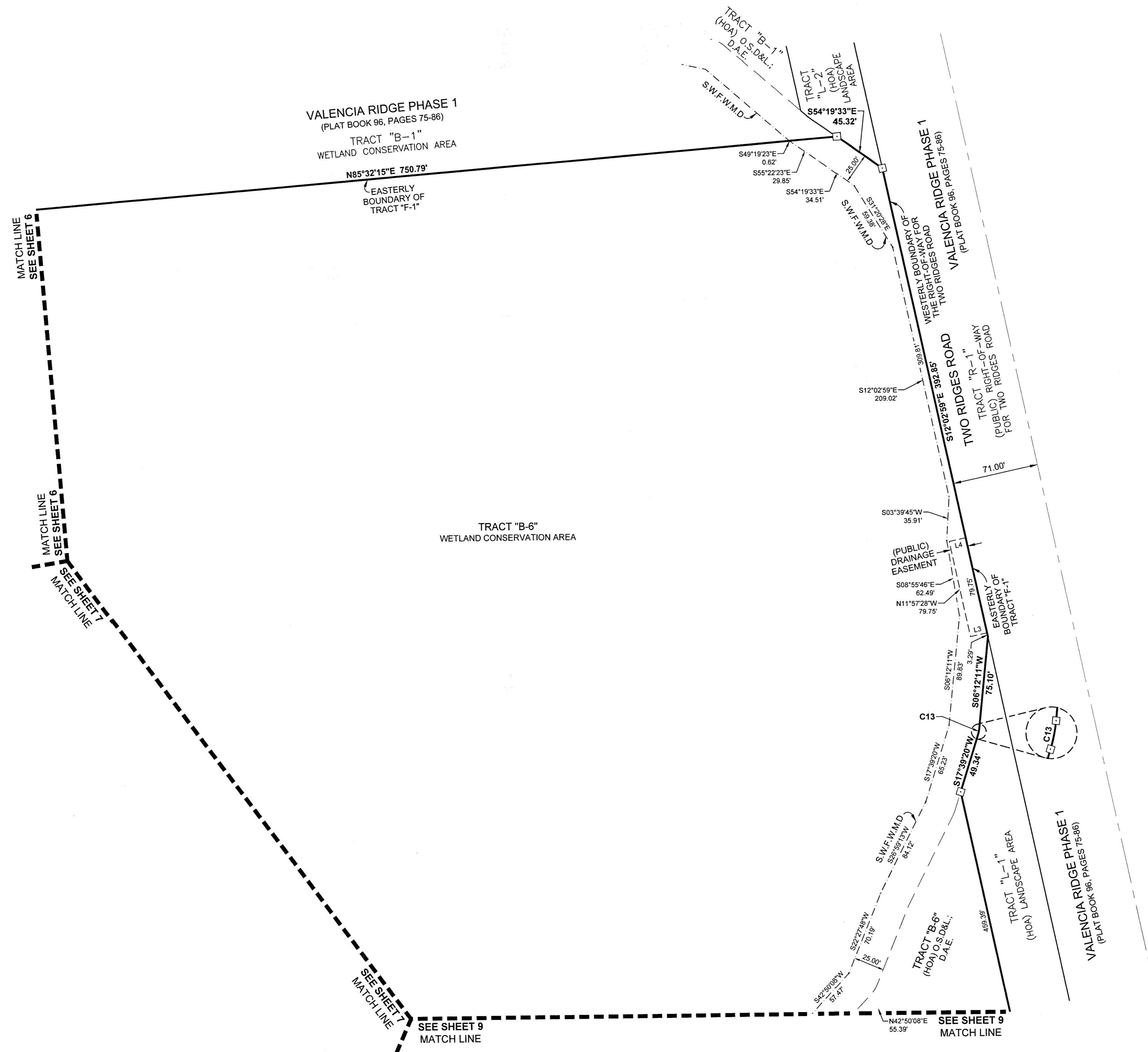
Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S77°57'01"W	14.02'
L4	N77°57'03"E	13.89'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C13	5.00'	25.00'	011°27'08"	S11°55'45"W	4.99'



**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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  - R/W RIGHT-OF-WAY
  - U.E. UTILITY EASEMENT
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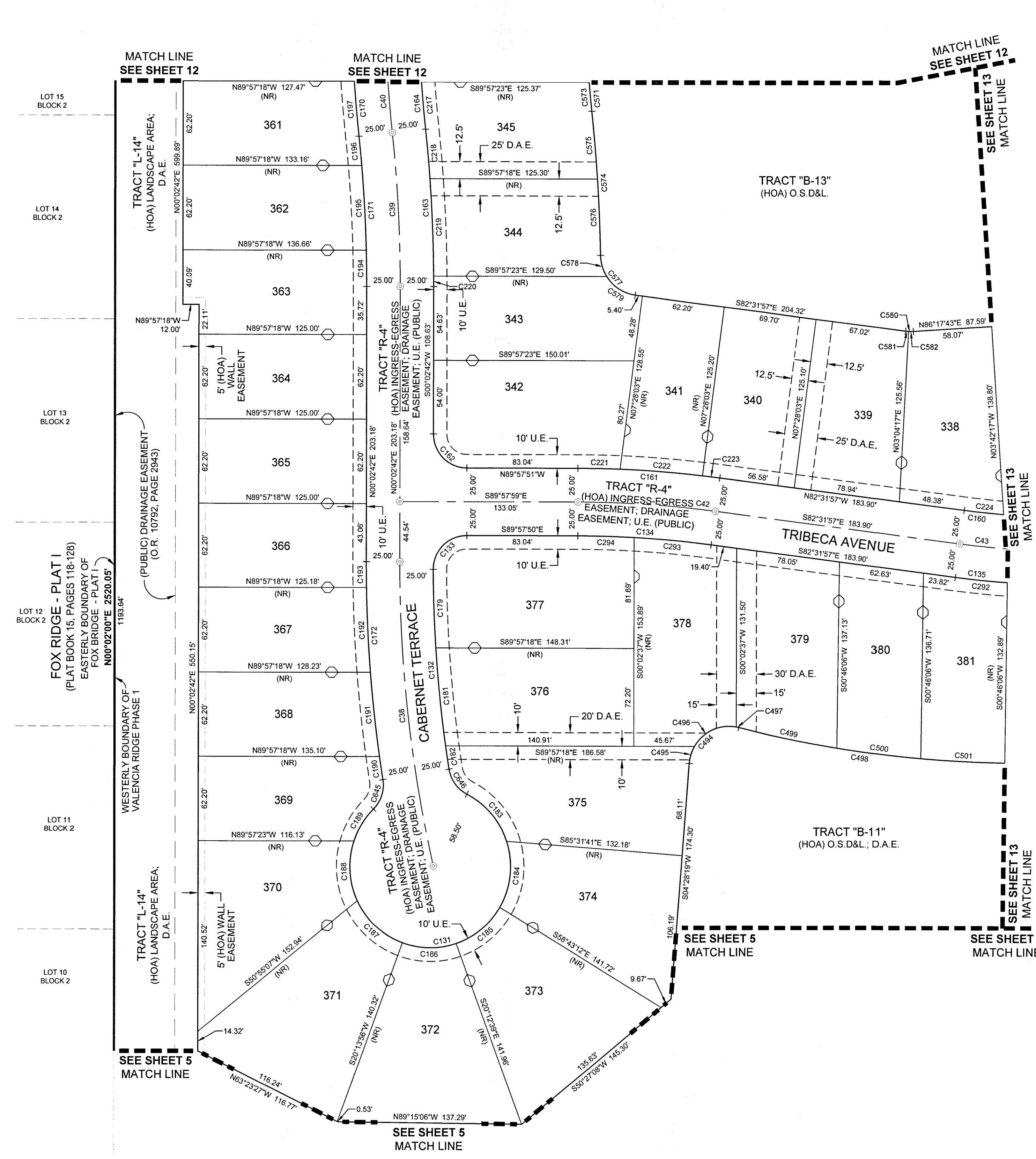
**VALENCIA RIDGE PHASE 2**  
 BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE



**WETLAND CONSERVATION AREA NOTE:**  
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  - S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

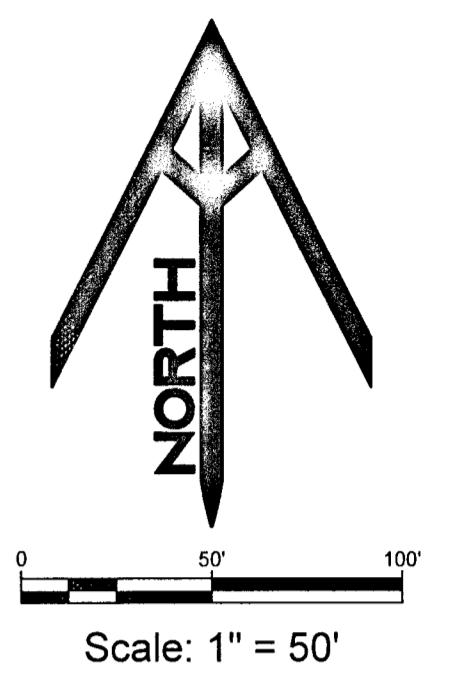
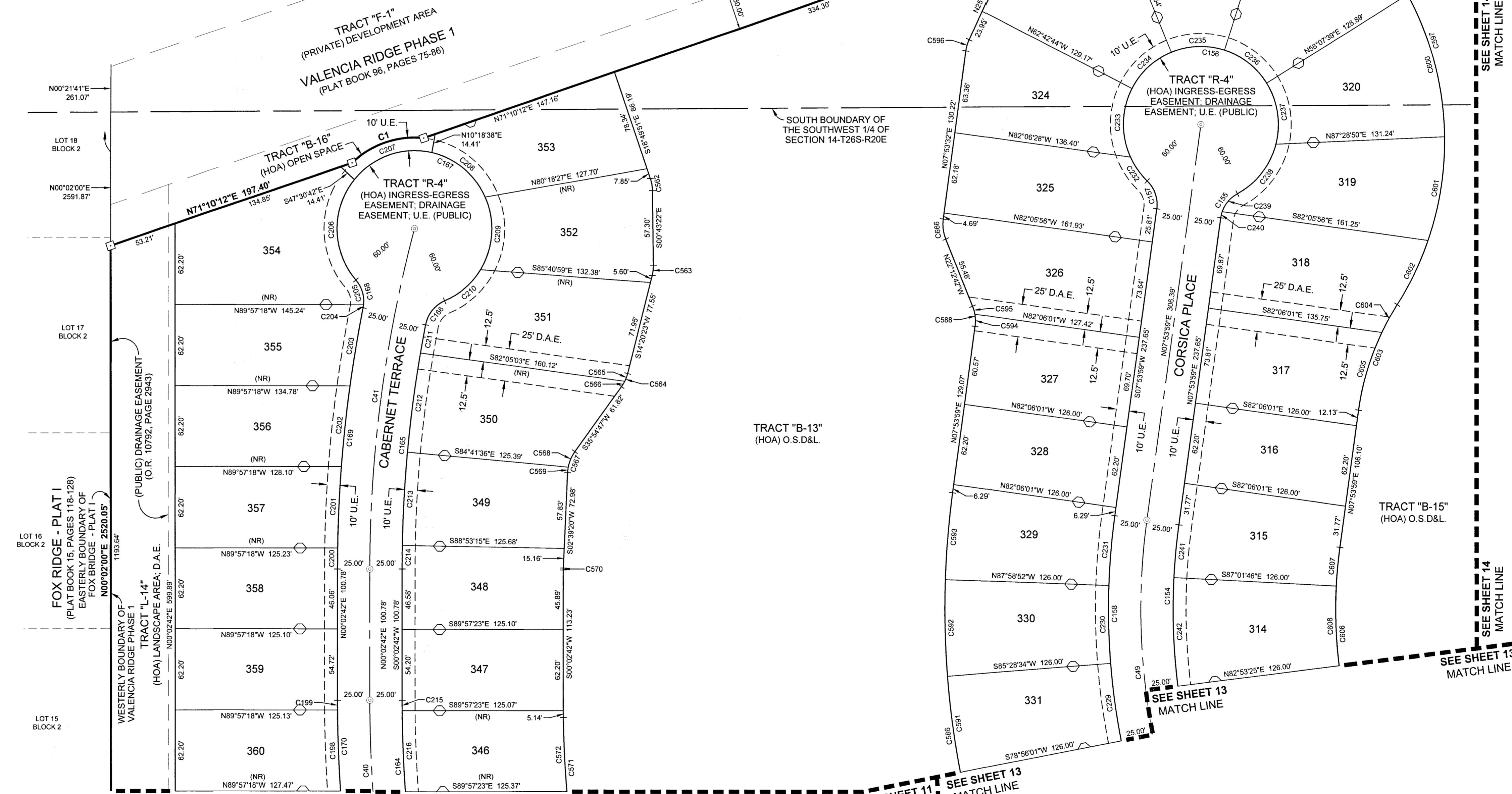
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C38	225.93	1000.00	012°56'42"	N06°25'39"W	225.45
C39	113.19	1050.00	006°10'36"	N03°02'36"W	113.14
C40	107.80	1000.00	005°10'36"	N03°02'36"W	107.75
C42	103.80	800.00	007°26'02"	S86°14'58"E	103.72
C43	520.75	600.00	049°43'41"	N72°36'12"E	504.58
C131	301.53	60.00	287°56'10"	S81°02'42"W	70.59
C132	147.79	975.00	008°41'06"	S04°37'34"E	147.65
C133	39.41	25.00	090°19'11"	S44°52'34"W	35.45
C134	100.55	775.00	007°26'02"	N86°14'58"W	100.48
C135	542.45	625.00	049°43'41"	S72°36'12"W	525.58
C160	253.71	575.00	025°16'53"	N84°49'36"E	251.66
C162	39.27	25.00	090°00'32"	S44°57'34"E	35.36
C163	115.89	1075.00	006°10'36"	S03°02'36"E	115.83
C164	105.11	975.00	006°10'36"	S03°02'36"E	105.05
C170	110.50	1025.00	005°10'36"	N03°02'36"W	110.44
C171	110.50	1025.00	006°10'36"	N03°02'36"W	110.44
C172	161.23	1025.00	009°00'44"	N04°27'40"W	161.06
C179	57.73	975.00	003°23'32"	S01°58'48"E	57.72
C181	72.60	975.00	004°15'58"	S05°48'33"E	72.58
C182	17.47	975.00	010°01'36"	S08°27'19"E	17.47
C183	46.88	60.00	044°46'06"	N40°32'20"W	45.70
C184	50.49	60.00	048°12'39"	N05°57'02"E	49.01
C185	42.99	60.00	041°03'00"	N50°34'52"E	42.07
C186	40.97	60.00	039°07'34"	S89°19'51"E	40.18
C187	47.10	60.00	044°58'47"	S47°16'40"E	45.90
C188	45.14	60.00	043°08'26"	S03°14'03"E	44.08
C189	27.95	60.00	026°41'38"	S31°39'58"W	27.70
C190	17.22	1025.00	000°57'45"	S08°29'10"E	17.22
C191	62.59	1025.00	003°29'55"	S06°15'20"E	62.58
C192	62.28	1025.00	003°28'54"	S02°45'59"E	62.27
C193	19.14	1025.00	001°04'11"	S00°29'24"E	19.14
C194	26.49	1025.00	001°28'50"	N00°41'43"W	26.49
C195	62.31	1025.00	003°28'59"	N03°10'37"W	62.30
C196	21.70	1025.00	001°12'47"	N05°31'30"W	21.70
C197	40.76	1025.00	002°16'43"	S04°59'32"E	40.76
C217	34.84	975.00	002°02'51"	S05°06'28"E	34.84
C218	36.67	1075.00	001°57'17"	N05°09'15"W	36.67
C219	71.64	1075.00	003°49'06"	N02°16'04"W	71.62
C220	7.57	1075.00	000°24'13"	N00°09'25"W	7.57
C221	31.61	825.00	002°11'43"	N88°52'07"W	31.61
C222	62.30	825.00	004°19'37"	N85°36'27"W	62.29
C223	13.12	825.00	000°54'41"	N82°59'18"W	13.12
C224	29.38	575.00	002°55'41"	S83°59'48"E	29.38
C292	38.69	625.00	003°32'49"	S84°18'22"E	38.69
C293	58.22	775.00	004°18'15"	N84°41'05"W	58.21
C294	42.33	775.00	003°07'47"	N88°24'06"W	42.33
C494	52.27	30.00	099°49'29"	S54°23'03"W	45.90
C495	13.33	30.00	025°27'35"	S17°12'06"W	13.22
C496	37.02	30.00	070°42'25"	S65°17'06"W	34.72
C497	1.92	30.00	003°39'29"	N77°31'57"W	1.91
C498	839.90	848.04	056°44'46"	N75°55'25"E	805.99
C499	75.38	848.04	005°05'34"	S78°15'00"E	75.35
C500	62.59	848.04	004°13'45"	S82°54'39"E	62.58
C501	62.26	848.04	004°12'22"	S87°07'43"E	62.24
C571	78.49	850.00	005°17'28"	S03°29'10"E	78.47
C573	21.35	850.00	001°26'21"	S05°24'43"E	21.35
C574	106.24	1200.00	005°04'21"	S03°35'43"E	106.21
C575	50.16	1200.00	002°23'43"	N04°56'02"W	50.16
C576	56.08	1200.00	002°40'39"	N02°23'52"W	56.07
C577	42.66	30.00	081°28'25"	S41°47'45"E	39.16
C578	16.44	30.00	031°24'03"	S16°45'34"E	16.24
C579	26.22	30.00	050°04'22"	S57°28'46"E	25.39
C580	5.85	30.00	011°10'20"	S88°07'07"E	5.84
C581	2.30	30.00	004°23'45"	S84°43'50"E	2.30
C582	3.55	30.00	006°46'35"	N89°41'00"E	3.55
C645	23.55	25.00	053°58'50"	N18°01'22"E	22.69

# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C40	60.51'	70.00'	049°31'49"	S71°10'12"W	58.85'
C41	107.80'	1000.00'	006°10'36"	N03°02'36"W	107.75'
C41	263.98'	1000.00'	015°07'30"	N07°36'27"E	263.22'
C49	274.21'	500.00'	031°25'19"	N07°48'40"W	270.79'
C154	260.50'	475.00'	031°25'19"	S07°48'40"E	257.25'
C155	23.55'	25.00'	053°58'05"	S34°53'02"W	22.69'
C156	301.53'	60.00'	287°56'10"	S82°06'01"E	70.59'
C157	23.55'	25.00'	053°58'05"	N19°05'03"W	22.69'
C158	287.92'	525.00'	031°25'19"	N07°48'40"W	284.32'
C164	105.11'	975.00'	006°10'36"	S03°02'36"E	105.05'
C165	188.61'	975.00'	011°05'00"	S05°35'12"W	188.31'
C166	24.44'	25.00'	056°00'53"	S39°08'09"W	23.48'
C167	301.47'	60.00'	287°53'13"	S76°48'01"E	70.63'
C168	22.72'	25.00'	052°04'10"	N14°42'32"W	21.95'
C169	201.81'	1025.00'	011°16'51"	N05°41'07"E	201.48'
C170	110.50'	1025.00'	006°10'36"	N03°02'36"W	110.44'
C198	62.25'	1025.00'	003°28'48"	S02°06'47"E	62.24'
C199	7.48'	1025.00'	000°25'05"	S00°09'51"E	7.48'
C200	16.14'	1025.00'	000°54'09"	S00°29'46"W	16.14'
C201	62.28'	1025.00'	003°28'52"	S02°41'17"W	62.27'
C202	62.57'	1025.00'	003°29'51"	S06°10'38"W	62.56'
C203	60.82'	1025.00'	003°23'59"	S09°37'33"W	60.81'
C205	20.46'	25.00'	046°53'09"	N17°18'03"W	19.89'
C206	83.75'	60.00'	079°58'37"	S00°45'19"E	77.12'
C207	66.78'	60.00'	063°46'12"	S71°07'06"W	63.39'
C208	55.41'	60.00'	052°54'36"	N50°32'30"W	53.46'
C209	58.17'	60.00'	055°32'45"	N03°41'10"E	55.92'
C210	37.37'	60.00'	035°41'03"	N49°18'04"E	36.77'
C211	21.84'	975.00'	001°17'00"	S10°29'12"W	21.84'
C212	77.23'	975.00'	004°32'18"	S07°34'33"W	77.21'
C213	71.37'	975.00'	004°11'39"	S03°12'35"W	71.36'
C214	18.17'	975.00'	001°04'03"	S00°34'43"W	18.17'
C215	8.00'	975.00'	000°28'13"	S00°11'25"E	8.00'
C216	62.26'	975.00'	003°39'31"	S02°15'17"E	62.25'
C229	59.95'	525.00'	006°32'33"	S07°47'43"E	59.92'
C230	59.95'	525.00'	006°32'33"	S01°15'09"E	59.92'
C231	53.89'	525.00'	005°52'52"	S04°57'34"W	53.86'
C232	22.35'	60.00'	021°20'31"	S35°23'50"E	22.22'
C233	54.47'	60.00'	052°00'50"	S01°16'50"W	52.62'
C234	42.26'	60.00'	040°21'09"	S47°27'50"W	41.39'
C235	42.09'	60.00'	040°11'36"	S87°44'12"W	41.23'
C236	42.20'	60.00'	040°17'39"	N52°01'10"W	41.33'
C237	48.62'	60.00'	046°25'49"	N08°39'26"W	47.30'
C238	49.54'	60.00'	047°18'36"	N38°12'46"E	48.15'
C239	18.69'	25.00'	042°49'27"	S40°27'21"W	18.25'
C240	4.86'	25.00'	011°08'38"	S13°28'18"W	4.85'
C241	40.87'	475.00'	004°55'46"	S05°26'07"W	40.85'
C242	83.57'	475.00'	010°04'49"	S02°04'11"E	83.46'
C562	9.48'	30.00'	018°06'29"	S09°48'36"E	9.44'
C563	7.89'	30.00'	015°03'45"	S06°48'31"W	7.86'
C564	11.30'	30.00'	021°34'24"	S25°07'35"W	11.23'
C565	6.46'	30.00'	012°20'28"	N20°30'37"E	6.45'
C566	4.83'	30.00'	009°13'56"	N31°17'49"E	4.83'
C567	17.41'	30.00'	033°15'27"	S19°17'03"W	17.17'
C568	13.06'	30.00'	024°56'02"	S23°26'46"W	12.95'
C569	4.36'	30.00'	008°19'25"	S06°49'02"W	4.35'
C570	1.37'	30.00'	002°36'38"	S01°21'01"W	1.37'
C571	78.49'	850.00'	005°17'28"	S03°29'10"E	78.47'
C572	57.14'	850.00'	003°51'07"	S02°45'59"E	57.13'
C588	373.19'	651.00'	032°50'43"	N08°31'22"W	368.10'
C588	15.77'	30.00'	030°06'41"	N07°09'21"W	15.59'
C591	74.34'	651.00'	006°32'33"	S07°47'43"E	74.30'
C592	74.34'	651.00'	006°32'33"	S01°15'09"E	74.30'
C593	66.82'	651.00'	005°52'52"	S04°57'34"W	66.79'
C594	9.27'	30.00'	017°42'36"	N00°57'19"W	9.24'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C595	6.49'	30.00'	012°24'05"	N16°00'39"W	6.48'
C596	9.08'	30.00'	017°20'43"	N16°33'54"E	9.05'
C597	420.02'	232.21'	103°38'15"	S18°58'51"E	365.06'
C598	31.80'	232.21'	007°50'51"	N66°52'33"W	31.78'
C599	138.26'	232.21'	034°06'55"	N45°53'40"W	136.23'
C600	113.92'	232.21'	028°06'35"	N14°46'55"W	112.78'
C601	81.12'	232.21'	020°01'00"	N09°16'52"E	80.71'
C602	54.91'	232.21'	013°32'54"	N26°03'49"E	54.78'
C603	87.05'	200.00'	024°56'17"	S20°22'08"W	86.36'
C604	24.35'	200.00'	006°58'28"	S29°21'02"W	24.33'
C605	62.70'	200.00'	017°57'49"	S16°52'54"W	62.45'
C606	191.40'	349.00'	031°25'19"	S07°48'40"E	189.01'
C607	30.03'	349.00'	004°55'46"	S05°26'07"W	30.02'
C608	61.40'	349.00'	010°04'49"	S02°04'11"E	61.32'
C609	15.76'	30.00'	030°06'14"	N07°09'35"W	15.58'



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

**LEGEND:**

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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
- O.R. OFFICIAL RECORDS BOOK
- C.S.T. CLEAR SIGHT TRIANGLE
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- D.A.E. DRAINAGE AND ACCESS EASEMENT
- O.S.D.&L. OPEN SPACE, DRAINAGE AND LANDSCAPE AREA
- H.O.A. VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

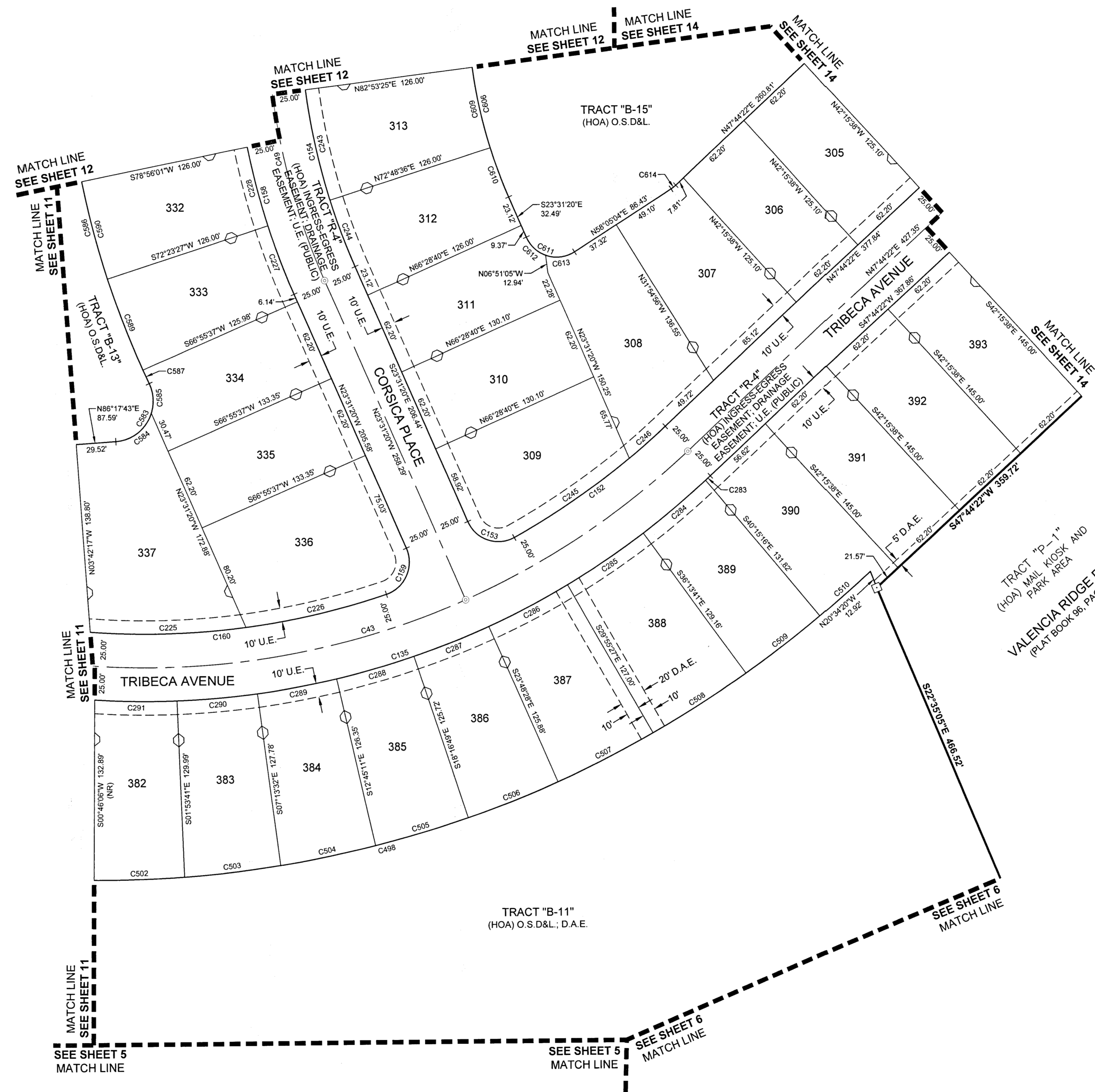
**WETLAND CONSERVATION AREA NOTE:**

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.

# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C43	520.75'	600.00'	049°43'41"	N72°36'12"E	504.56'
C49	274.21'	500.00'	031°25'19"	N07°48'40"W	270.79'
C135	542.45'	625.00'	049°43'41"	S72°36'12"W	525.58'
C152	140.64'	575.00'	014°00'52"	N54°44'46"E	140.29'
C153	41.33'	25.00'	094°43'26"	S70°53'03"E	36.78'
C154	260.50'	475.00'	031°25'19"	S07°48'40"W	257.25'
C158	287.92'	525.00'	031°25'19"	N07°48'40"W	284.32'
C159	41.76'	25.00'	095°42'30"	N24°19'55"E	37.07'
C160	253.71'	575.00'	025°16'53"	N84°49'36"E	251.66'
C225	116.29'	575.00'	011°35'17"	N88°44'43"E	116.09'
C226	108.04'	575.00'	010°45'55"	N77°34'08"E	107.88'
C227	54.18'	525.00'	005°54'47"	S20°33'56"E	54.18'
C228	59.95'	525.00'	006°32'33"	S14°20'16"E	59.92'
C243	83.57'	475.00'	010°04'49"	S12°08'59"E	83.46'
C244	52.50'	475.00'	006°19'56"	S20°21'22"E	52.47'
C245	104.76'	575.00'	010°26'19"	N56°32'05"E	104.61'
C246	35.89'	575.00'	003°34'34"	N49°31'39"E	35.88'
C283	4.88'	625.00'	000°26'49"	N47°57'46"E	4.88'
C284	60.98'	625.00'	005°35'26"	N50°58'54"E	60.96'
C285	68.71'	625.00'	006°17'56"	N56°55'35"E	68.68'
C286	66.72'	625.00'	005°06'59"	N63°08'02"E	66.69'
C287	60.29'	625.00'	005°31'39"	N68°57'21"E	60.27'
C288	60.29'	625.00'	005°31'39"	N74°29'00"E	60.27'
C289	60.29'	625.00'	005°31'39"	N80°00'39"E	60.27'
C290	60.29'	625.00'	005°31'37"	N85°32'16"E	60.27'
C291	61.30'	625.00'	005°37'09"	S88°53'21"E	61.27'
C498	839.90'	848.04'	056°44'46"	N75°55'25"E	805.99'
C502	67.38'	848.04'	004°33'09"	N88°29'32"E	67.36'
C503	72.31'	848.04'	004°53'06"	N83°46'24"E	72.28'
C504	72.56'	848.04'	004°54'09"	N78°52'47"E	72.54'
C505	72.45'	848.04'	004°53'42"	N73°58'51"E	72.43'
C506	72.42'	848.04'	004°53'36"	N69°05'13"E	72.40'
C507	80.22'	848.04'	005°25'11"	N63°55'50"E	80.19'
C508	82.82'	848.04'	005°35'44"	N58°25'22"E	82.79'
C509	70.17'	848.04'	004°44'26"	N53°15'17"E	70.15'
C510	49.34'	848.04'	003°20'02"	N49°13'03"E	49.34'
C583	58.25'	30.00'	111°14'27"	N30°40'30"E	49.52'
C584	35.73'	30.00'	068°14'04"	N52°10'41"E	33.65'
C585	22.52'	30.00'	043°00'22"	N03°26'33"W	21.99'
C586	373.19'	651.00'	032°50'43"	N08°31'22"W	368.10'
C587	11.02'	651.00'	000°58'10"	S24°27'39"E	11.02'
C589	72.34'	651.00'	006°22'01"	S20°47'33"E	72.30'
C590	74.34'	651.00'	006°32'33"	S14°20'16"E	74.30'
C606	191.40'	349.00'	031°25'19"	S07°48'40"E	189.01'
C609	61.40'	349.00'	010°04'49"	S12°08'59"E	61.32'
C610	38.57'	349.00'	006°19'56"	S20°21'22"E	38.55'
C611	42.93'	25.00'	098°23'36"	S72°43'08"E	37.85'
C612	20.32'	25.00'	046°34'06"	S46°48'23"E	19.76'
C613	22.61'	25.00'	051°49'31"	N83°59'49"E	21.85'
C614	4.51'	25.00'	010°20'42"	N52°54'43"E	4.51'



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

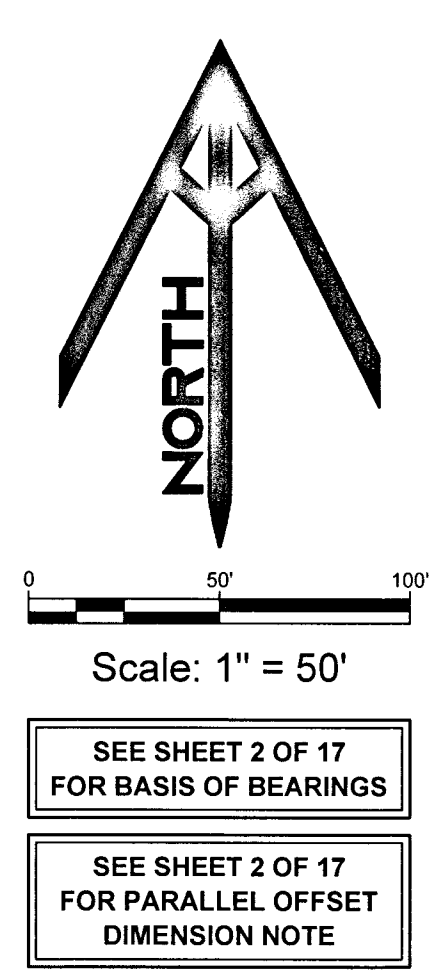
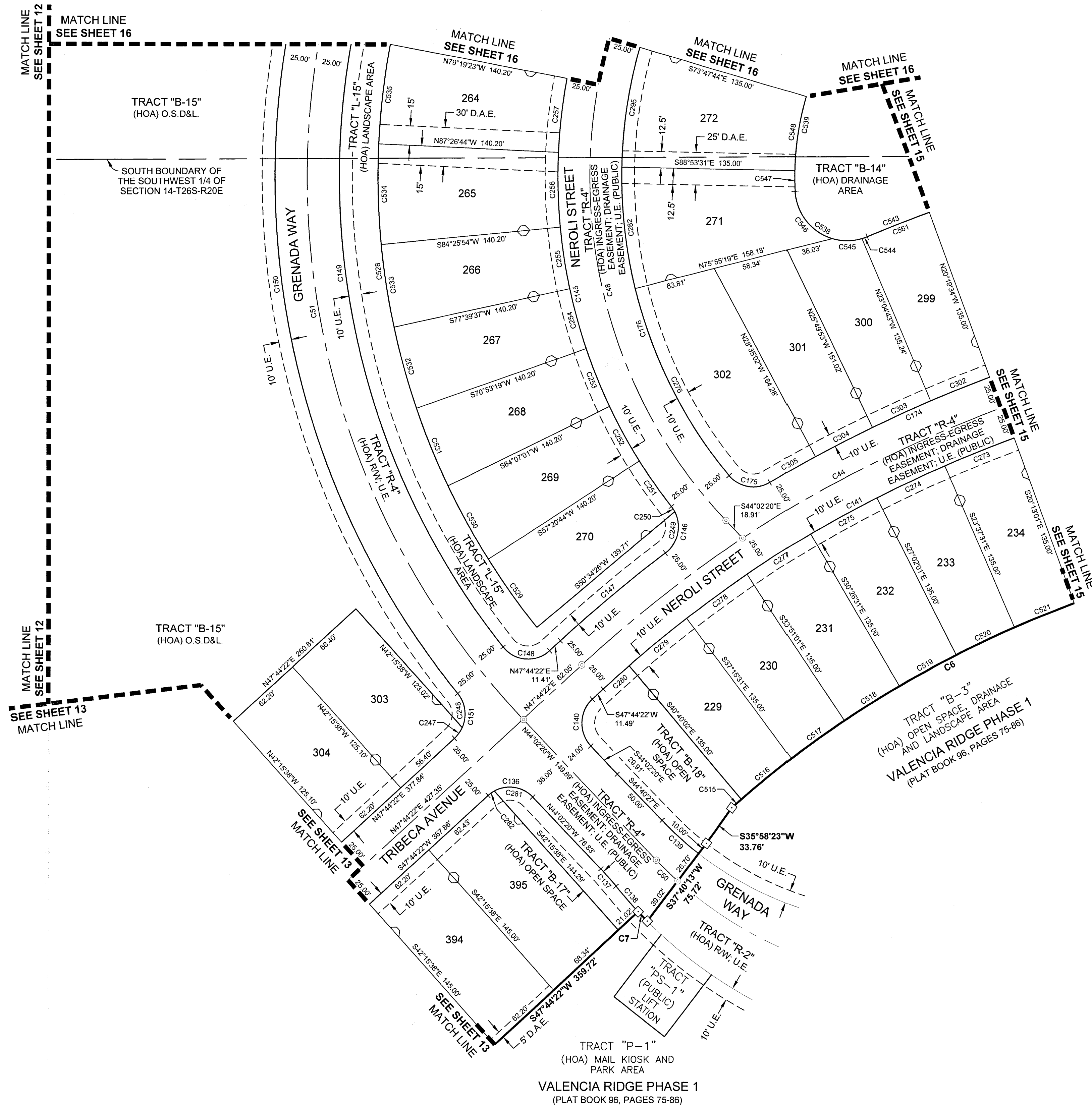
**LEGEND:**  
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 □ ---- 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.  
 ○ ---- INDICATES (P.C.P.) PERMANENT CONTROL POINT  
 ○ ---- MAG NAIL & DISK STAMPED LB 8325 PCP, UNLESS OTHERWISE NOTED.  
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**MRIC SPATIAL**  
 701 S. Howard Avenue, Suite 106-320  
 Tampa, FL 33606  
 813-515-0821  
 MRICSpatial.com  
 Licensed Business #8325

**VALENCIA RIDGE PHASE 2**  
 BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
 LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C6	402.83	840.00	027°28'36"	S62°23'31"W	398.98
C7	10.24	346.00	001°41'43"	N44°37'14"W	10.24
C44	495.52	1000.00	028°23'27"	N61°56'06"E	490.46
C48	451.65	380.00	068°05'55"	S09°59'22"E	425.53
C50	23.20	300.00	004°25'50"	N46°15'15"W	23.19
C51	713.13	600.00	068°05'55"	N09°59'22"W	671.89
C136	38.49	25.00	088°13'18"	N88°08'59"W	34.80
C137	17.97	225.00	004°34'31"	N41°45'04"W	17.96
C138	36.26	346.00	006°00'17"	N42°27'57"W	36.25
C139	38.35	264.50	008°18'23"	S48°10'36"E	38.31
C141	483.13	975.00	028°23'27"	S61°56'06"W	478.20
C145	443.98	405.00	062°48'38"	N07°20'43"W	422.08
C146	40.33	25.00	092°25'49"	N07°27'54"E	36.10
C147	106.28	1025.00	005°56'27"	N50°42'35"E	106.23
C148	40.72	25.00	093°19'07"	S85°36'05"E	36.36
C149	632.26	575.00	063°00'06"	S07°26'28"E	600.89
C150	692.82	625.00	063°30'46"	N07°41'48"W	657.89
C151	38.04	25.00	087°11'32"	N04°08'36"E	34.48
C174	303.45	1025.00	016°57'44"	N67°38'57"E	302.34
C175	35.13	25.00	080°30'26"	S80°34'42"E	32.31
C176	398.92	355.00	064°23'04"	S08°07'57"E	378.26
C247	10.29	25.00	023°34'41"	N35°57'01"E	10.22
C248	27.76	25.00	063°36'51"	N07°38'45"W	26.35
C249	35.52	25.00	081°23'59"	N12°58'49"E	32.60
C250	4.81	25.00	011°01'51"	N33°14'05"W	4.81
C251	43.09	405.00	006°05'44"	S35°42'09"E	43.07
C252	47.87	405.00	006°46'18"	S29°16'07"E	47.84
C253	47.87	405.00	006°46'18"	S22°29'50"E	47.84
C254	47.87	405.00	006°46'18"	S15°43'32"E	47.84
C255	47.87	405.00	006°46'18"	S08°57'14"E	47.84
C256	57.42	405.00	008°07'21"	S01°30'25"E	57.37
C257	57.42	405.00	008°07'21"	S06°36'56"W	57.37
C273	58.00	975.00	003°24'30"	S68°04'44"W	57.99
C274	58.00	975.00	003°24'30"	S64°40'14"W	57.99
C275	58.00	975.00	003°24'30"	S61°15'44"W	57.99
C276	162.62	355.00	026°14'47"	S27°12'05"E	161.20
C277	58.00	975.00	003°24'30"	S57°51'14"W	57.99
C278	58.00	975.00	003°24'30"	S54°26'44"W	57.99
C279	58.00	975.00	003°24'30"	S51°02'13"W	57.99
C280	27.12	975.00	001°35'37"	S48°32'10"W	27.12
C281	32.53	25.00	074°33'31"	N81°19'05"W	30.29
C282	94.09	355.00	015°11'10"	S06°29'06"E	93.82
C285	93.54	355.00	015°05'47"	S08°39'22"W	93.27
C302	49.24	1025.00	002°45'10"	S68°17'52"W	49.24
C303	49.24	1025.00	002°45'10"	S65°32'42"W	49.24
C304	49.24	1025.00	002°45'10"	S62°47'33"W	49.24
C305	40.21	1025.00	002°14'52"	S60°17'32"W	40.21
C515	9.96	840.00	000°40'45"	S48°59'36"W	9.96
C516	49.97	840.00	003°24'30"	S51°02'13"W	49.96
C517	49.97	840.00	003°24'30"	S54°26'44"W	49.96
C518	49.97	840.00	003°24'30"	S57°51'14"W	49.96
C519	49.97	840.00	003°24'30"	S61°15'44"W	49.96
C520	49.97	840.00	003°24'30"	S64°40'14"W	49.96
C521	49.97	840.00	003°24'30"	S68°04'44"W	49.96
C528	604.10	545.20	063°29'09"	S07°40'59"E	573.67
C529	64.44	545.20	006°46'18"	S36°02'25"E	64.40
C533	64.44	545.20	006°46'18"	S08°57'14"E	64.40
C534	77.29	545.20	008°07'21"	S01°30'25"E	77.23
C535	77.29	545.20	008°07'21"	S06°36'56"W	77.23
C538	76.69	40.00	109°51'10"	S57°56'26"E	65.47
C539	103.96	220.00	027°04'26"	S10°31'22"W	102.99
C543	182.16	1160.00	008°59'50"	N71°37'54"E	181.97
C544	4.30	40.00	006°09'21"	N70°12'40"E	4.30
C545	22.98	40.00	032°54'46"	N89°44'43"E	22.66
C546	49.42	40.00	070°47'02"	S38°24'22"E	46.33
C547	15.83	220.00	004°07'20"	S00°57'11"E	15.82
C548	57.97	220.00	015°05'47"	S08°39'22"W	57.80
C561	51.44	1160.00	002°32'27"	S68°24'13"W	51.44



- LEGEND:**
- ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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)
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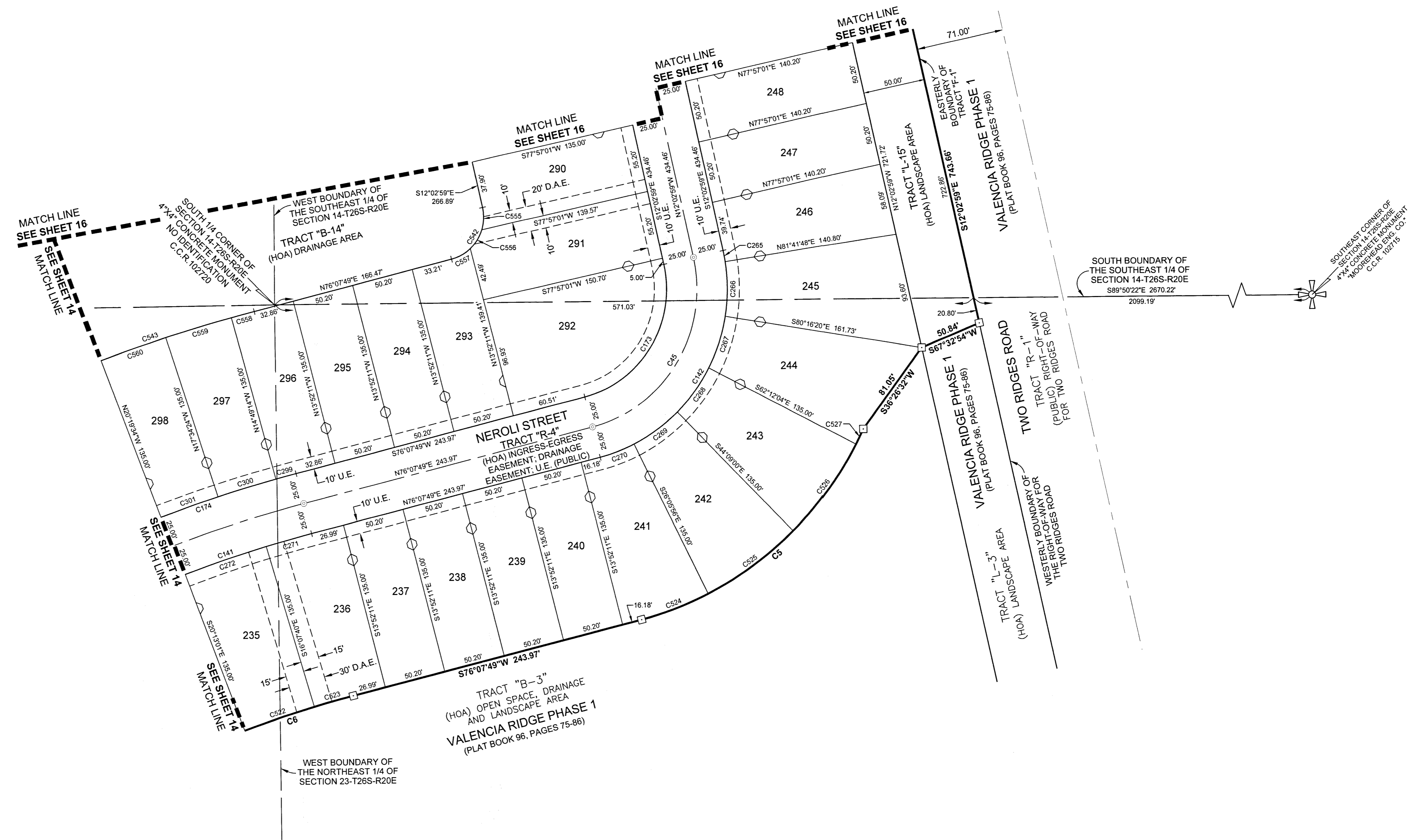
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SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C5	245.45'	275.00'	051°08'20"	S50°33'39"W	237.38'
C6	402.83'	840.00'	027°28'36"	S62°23'31"W	398.98'
C45	176.99'	115.00'	088°10'48"	N32°02'25"E	160.03'
C141	483.13'	975.00'	028°23'27"	S61°56'06"W	478.20'
C142	215.46'	140.00'	088°10'48"	S32°02'25"W	194.82'
C173	138.51'	90.00'	088°10'48"	N32°02'25"E	125.24'
C174	303.45'	1025.00'	016°57'44"	N67°38'57"E	302.34'
C265	9.15'	140.00'	003°44'47"	N10°10'35"W	9.15'
C266	44.06'	140.00'	018°01'51"	N00°42'44"E	43.88'
C267	44.16'	140.00'	018°04'17"	N18°45'48"E	43.97'
C268	44.11'	140.00'	018°03'04"	N36°49'28"E	43.92'
C269	44.11'	140.00'	018°03'04"	N54°52'32"E	43.92'
C270	29.88'	140.00'	012°13'45"	N70°00'57"E	29.82'
C271	38.43'	975.00'	002°15'30"	S75°00'04"W	38.43'
C272	69.58'	975.00'	004°05'20"	S71°49'40"W	69.57'
C299	17.01'	1025.00'	000°57'04"	S75°39'17"W	17.01'
C300	49.24'	1025.00'	002°45'10"	S73°48'11"W	49.24'
C301	49.24'	1025.00'	002°45'10"	S71°03'01"W	49.24'
C522	59.95'	840.00'	004°05'20"	S71°49'40"W	59.93'
C523	33.11'	840.00'	002°15'30"	S75°00'04"W	33.11'
C524	58.70'	275.00'	012°13'45"	N70°00'57"E	58.58'
C525	86.64'	275.00'	018°03'04"	N54°52'32"E	86.28'
C526	86.64'	275.00'	018°03'04"	N36°49'28"E	86.28'
C527	13.47'	275.00'	002°48'27"	N26°23'43"E	13.47'
C542	53.87'	35.00'	088°10'48"	N32°02'25"E	48.71'
C543	182.16'	1160.00'	008°59'50"	N71°37'54"E	181.97'
C555	18.09'	35.00'	029°37'11"	N02°45'36"E	17.89'
C556	18.02'	34.99'	029°30'43"	N32°19'33"E	17.82'
C557	17.74'	35.00'	029°02'55"	N61°36'22"E	17.56'
C558	19.25'	1160.00'	000°57'04"	S75°39'17"W	19.25'
C559	55.73'	1160.00'	002°45'10"	S73°48'11"W	55.72'
C560	55.73'	1160.00'	002°45'10"	S71°03'01"W	55.72'



- LEGEND:**
- --- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT  
4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 PRM, UNLESS OTHERWISE NOTED.
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  - ⊕ --- INDICATES SECTION CORNER
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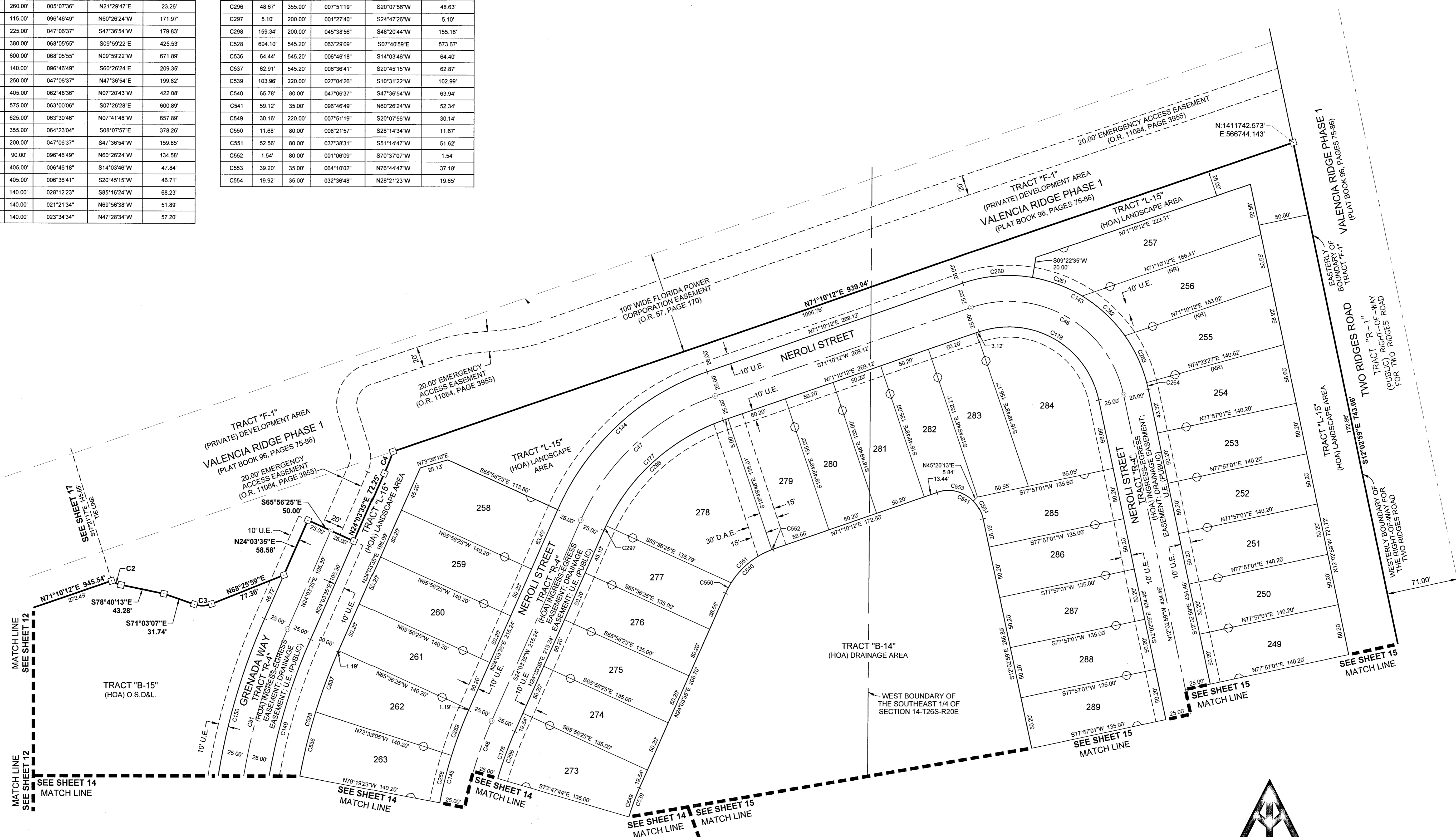


# VALENCIA RIDGE PHASE 2

BEING A REPLAT OF A PART OF TRACT "F-1", VALENCIA RIDGE PHASE 1, RECORDED IN PLAT BOOK 96, PAGES 75-86, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

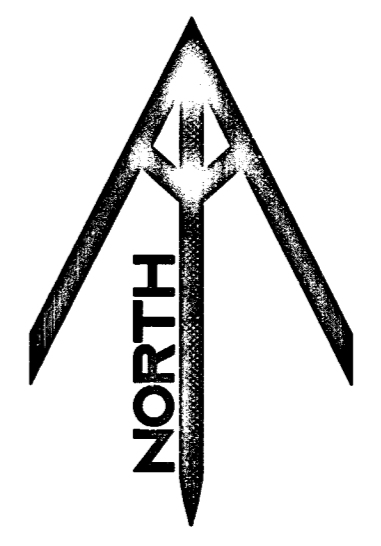
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C2	10.31'	25.00'	023°37'39"	S66°51'24"E	10.24'
C3	17.68'	25.00'	040°30'54"	N88°41'26"E	17.31'
C4	23.26'	260.00'	005°07'36"	N21°29'47"E	23.26'
C46	194.25'	115.00'	096°46'49"	N60°26'24"W	171.97'
C47	165.00'	225.00'	047°06'37"	S47°36'54"W	179.83'
C48	451.65'	380.00'	068°05'55"	S09°59'22"E	425.53'
C51	713.13'	600.00'	068°05'55"	N09°59'22"W	671.89'
C143	236.48'	140.00'	096°46'49"	S60°26'24"E	209.35'
C144	205.56'	250.00'	047°06'37"	N47°36'54"E	199.82'
C145	443.98'	405.00'	062°48'36"	N07°20'43"W	422.08'
C149	632.26'	575.00'	063°00'06"	S07°26'28"E	600.89'
C150	692.82'	625.00'	063°30'46"	N07°41'48"W	657.89'
C176	398.92'	355.00'	064°23'04"	S08°07'57"E	378.26'
C177	164.45'	200.00'	047°06'37"	S47°36'54"W	159.85'
C178	152.02'	90.00'	096°46'49"	N60°26'24"W	134.58'
C258	47.87'	405.00'	006°46'18"	S14°03'46"W	47.84'
C259	46.73'	405.00'	006°36'41"	S20°45'15"W	46.71'
C260	68.92'	140.00'	028°12'23"	S85°16'24"W	68.23'
C261	52.19'	140.00'	021°21'34"	N69°56'38"W	51.89'
C262	57.61'	140.00'	023°34'34"	N47°28'34"W	57.20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C263	50.80'	140.00'	020°47'24"	N25°17'35"W	50.52'
C264	6.96'	140.00'	002°50'54"	N13°26'28"W	6.96'
C296	48.67'	355.00'	007°51'19"	S20°07'56"W	48.63'
C297	5.10'	200.00'	001°27'40"	S24°47'26"W	5.10'
C298	159.34'	200.00'	045°38'56"	S48°20'44"W	155.16'
C528	604.10'	545.20'	063°29'09"	S07°40'59"E	573.67'
C536	64.44'	545.20'	006°46'18"	S14°03'46"W	64.40'
C537	62.91'	545.20'	006°36'41"	S20°45'15"W	62.87'
C539	103.96'	220.00'	027°04'26"	S10°31'22"W	102.99'
C540	65.78'	80.00'	047°06'37"	S47°36'54"W	63.94'
C541	59.12'	35.00'	096°46'49"	N60°26'24"W	52.34'
C549	30.16'	220.00'	007°51'19"	S20°07'56"W	30.14'
C550	11.68'	80.00'	008°21'57"	S28°14'34"W	11.67'
C551	52.56'	80.00'	037°38'31"	S51°14'47"W	51.82'
C552	1.54'	80.00'	001°06'09"	S70°37'07"W	1.54'
C553	39.20'	35.00'	064°10'02"	N76°44'47"W	37.18'
C554	19.92'	35.00'	032°36'48"	N28°21'23"W	19.65'



- LEGEND:**
- — INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT  
4"x4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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
  - 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
  - H.O.A. — VALENCIA RIDGE HOMEOWNERS ASSOCIATION, INC
  - F.D.O.T. — FLORIDA DEPARTMENT OF TRANSPORTATION
  - S.W.F.W.M.D. — SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT WETLAND LINE

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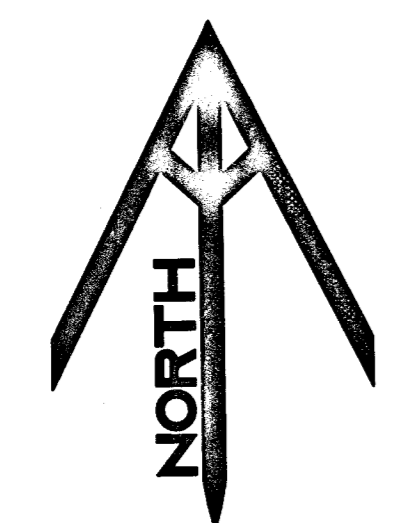
Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE

701 S. Howard Avenue, Suite 106-320  
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# VALENCIA RIDGE PHASE 2

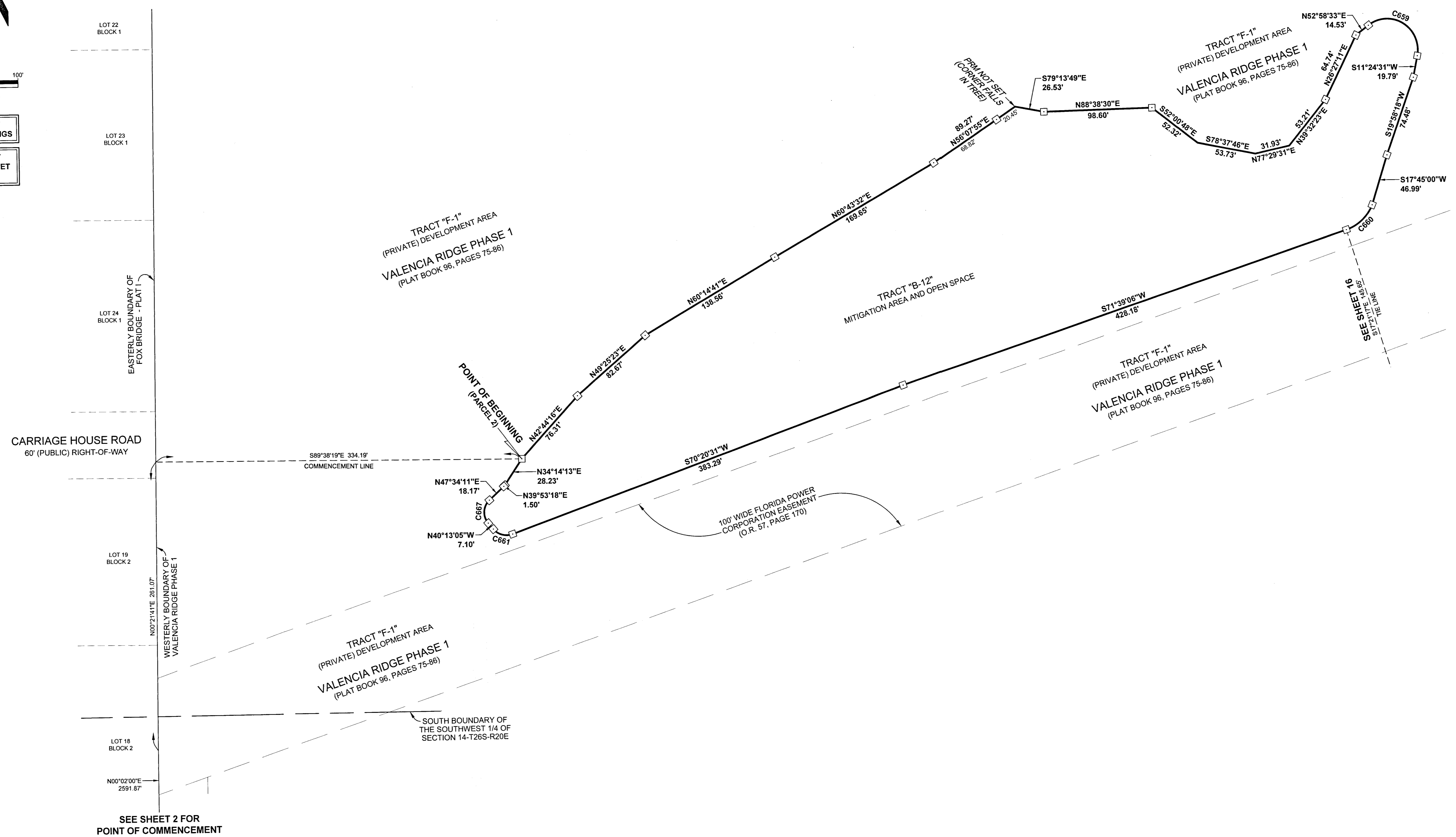
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 LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



Scale: 1" = 50'

SEE SHEET 2 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSION NOTE



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
  - 4"X4" CONCRETE MONUMENT WITH DISK STAMPED LB 8325 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
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C659	68.26'	28.25'	138°25'58"	S57°48'28"E	52.82'
C660	33.73'	39.59'	048°49'22"	S47°21'26"W	32.72'
C661	19.39'	16.00'	069°26'24"	N74°56'17"W	18.23'
C667	22.98'	15.00'	087°47'16"	N03°40'33"E	20.80'



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