

MEADOW OAKS PARCELS J, S, T & U PHASE 1

SECTION 33 & 34, TOWNSHIP 24 S., RANGE 17 E., PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Sections 33 and 34, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Northwest corner of said Section 34; thence S.89°46'15"E. along the North line thereof, a distance of 329.60 feet; thence S.00°50'23"W. along the West line of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 59.81 feet to a point on the South right-of-way line of Hudson Avenue as described in Warranty Deed recorded in Official Records Book 1330, Page 1560 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence S.89°46'15"E. along said South right-of-way line, a distance of 329.57 feet; thence S.00°46'08"W. along the East 1/2 of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 34, a distance of 359.95 feet; thence N.89°13'52"W. a distance of 181.27 feet; thence N.45°30'02"W. a distance of 35.30 feet; thence S.44°13'38"W. a distance of 50.00 feet; thence S.45°30'02"E. a distance of 60.14 feet to a point of curvature; thence Southerly 20.19 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 46°16'10", and a chord bearing and distance of S.22°21'57"E., 19.64 feet; thence S.00°46'08"W. a distance of 268.49 feet; thence N.89°13'52"W. a distance of 120.00 feet; thence S.00°46'08"W. a distance of 347.57 feet to a point of curvature; thence Southerly 67.13 feet along the arc of a curve to the left, said curve having a radius of 220.00 feet, a central angle of 17°29'02", and a chord bearing and distance of S.07°58'23"E., 66.87 feet; thence S.16°42'54"E. a distance of 88.07 feet to a point of curvature; thence Southerly 87.54 feet along the arc of a curve to the right, said curve having a radius of 285.00 feet, a central angle of 17°35'57", and a chord bearing and distance of S.07°54'58"E., 87.20 feet; thence S.00°53'02"W. a distance of 108.16 feet to a point of curvature; thence Southerly 55.08 feet along the arc of a curve to the left, said curve having a radius of 865.00 feet, a central angle of 03°41'12", and a chord bearing and distance of S.01°05'36"E., 55.65 feet; thence along a line non-tangent to said curve, N.87°03'48"E., a distance of 50.00 feet to a non-tangent point of curvature; thence Southerly 50.01 feet along the arc of a curve to the left, said curve having a radius of 815.00 feet, a central angle of 03°30'56", and a chord bearing and distance of S.04°41'40"E., 50.00 feet; thence along a line non-tangent to said curve, S.83°32'52"W., a distance of 50.00 feet to a non-tangent point of curvature; thence Southerly 85.76 feet along the arc of a curve to the left, said curve having a radius of 865.00 feet, a central angle of 05°40'50", and a chord bearing and distance of S.09°17'33"E., 85.72 feet; thence S.78°00'23"W. along the terminal right-of-way line of Maxfli Drive as shown on the map or plat of MEADOW OAKS PARCELS I & Q as recorded in Plat Book 36, Page 6 of the Public Records of Pasco County, Florida, a distance of 70.00 feet to a non-tangent point of curvature; thence along the plat boundary of said MEADOW OAKS PARCELS I & Q the following three (3) courses: (1) 210.15 feet along the arc of a curve to the right, said curve having a radius of 935.00 feet, a central angle of 12°52'39", and a chord bearing and distance of N.05°41'01"W., 209.70 feet; (2) N.00°53'02"E., a distance of 98.91 feet; (3) N.83°19'34"W., a distance of 0.93 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence S.89°57'09"W. along the South line of the West 1/4 of the Northwest 1/4 of said Section 34, a distance of 331.16 feet to the Southwest corner thereof; thence S.00°53'56"W. along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 33, a distance of 522.88 feet; thence along the Northerly plat boundary of RESERVE AT MEADOW OAKS UNIT ONE, according to the map or plat thereof as recorded in Plat Book 60, Page 32 of the Public Records of Pasco County, Florida, the following two (2) courses: (1) N.89°35'21"W., a distance of 821.28 feet; (2) S.01°38'29"W., a distance of 166.07 feet; thence along the North boundary of that parcel described in Quit Claim Deed recorded in Official Records Book 6833, Page 668 of the Public Records of Pasco County, Florida, the following ten (10) courses: (1) N.87°53'49"W., a distance of 22.80 feet to a non-tangent point of curvature; (2) Westerly 35.99 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 70°38'35", and a chord bearing and distance of S.88°33'41"W., 34.69 feet to a point of reverse curvature; (3) Westerly 151.21 feet along the arc of a curve to the left, said curve having a radius of 255.00 feet, a central angle of 33°58'28", and a chord bearing and distance of N.73°35'13"W., 149.00 feet; (4) S.89°23'13"W., a distance of 35.15 feet; (5) S.00°44'06"E., a distance of 34.77 feet; (6) S.89°12'28"W., a distance of 76.95 feet; (7) S.00°28'27"W., a distance of 19.94 feet; (8) S.89°26'40"W., a distance of 95.69 feet; (9) N.01°02'24"W., a distance of 20.00 feet; (10) S.89°22'42"W., a distance of 86.92 feet; thence N.00°34'13"W. along the East boundary of that parcel described in Quit Claim Deed recorded in Official Records Book 7341, Page 475 of the Public Records of Pasco County, Florida, a distance of 570.91 feet; thence N.50°57'19"E. along the South boundary of that parcel described in Warranty Deed recorded in Official Records Book 5822, Page 810 of the Public Records of Pasco County, Florida, a distance of 173.40 feet; thence S.89°56'28"E. along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 33, a distance of 528.32 feet; thence along the Northerly boundary of that parcel described in Warranty Deed recorded in Official Records Book 6191, Page 853 of the Public Records of Pasco County, Florida, the following two (2) courses: (1) N.45°29'10"E., a distance of 85.49 feet; (2) S.89°56'28"E., a distance of 312.06 feet; thence N.89°57'09"E. along the North line of the South 60.00 feet of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 271.09 feet; thence N.00°50'23"E. along a line being 60.00 feet West of and parallel with the aforementioned West line of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 870.11 feet; thence N.89°57'09"E., a distance of 60.00 feet; thence N.00°50'23"E. along said West line, a distance of 359.80 feet to the POINT OF BEGINNING. Containing 24.32 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

M/I Homes of Tampa, LLC, a Florida Limited Liability Company (Owner) hereby states and declares that they are the fee simple owner of all lands referenced herein as MEADOW OAKS PARCELS J, S, T, & U PHASE 1, as described in the legal description which is a part of this plat, and make the following dedications:

- Owner hereby reserves fee title to TRACT U-1 (containing H.O.A. Ingress/Egress and Drainage Easement and Public Utility Easement) as shown hereon, for conveyance by the Owner to the Meadow Oaks Master Association, Inc. (the "Master Association") and Castle Oaks Community Association, Inc. (the "Association"), by separate instrument, subsequent to the recording of this plat. TRACT U-1, shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Master Association and the Association, for such purposes from and after such conveyance.
- Owner hereby reserves fee title to TRACT T-2 (containing Drainage Areas and Open Space Preservation), TRACT T-3 & T-5 (containing Drainage Areas, Open Space Preservation and Landscape Buffer), TRACT W-B1 (containing Wetland Conservation Areas) as shown hereon, for conveyance by the Owner to the Meadow Oaks Master Association, Inc. (the "Master Association"), by separate instrument, subsequent to the recording of this plat. TRACTS T-2, T-3, T-5 & W-B1, shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Master Association, for such purposes from and after such conveyance.
- Owner hereby reserves fee title to TRACTS U-4 & U-5 (containing Drainage Areas and Open Space Preservation), TRACT OS-1 (containing Drainage Areas, Open Space Preservation and Landscape Buffer), TRACT U-3 (containing Park Area), and TRACTS U-2 & W-B2 (containing Wetland Conservation Areas) as shown hereon, for conveyance by the Owner to Castle Oaks Community Association, Inc. (the "Association"), by separate instrument, subsequent to the recording of this plat. TRACTS U-4, U-5, OS-1, U-3, U-2 & W-B2, shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Master Association, for such purposes from and after such conveyance.
- Owner hereby reserves fee title to TRACT S-1 (containing Sign Area) as shown hereon, for conveyance by the Owner to Castle Oaks Community Association, Inc. (the "Association"), by separate instrument, subsequent to the recording of this plat. TRACT S-1 shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- Owner hereby grants, conveys and dedicates to Pasco County ("the County") Tract M-1, the right-of-way for Maxfli Drive Extension, as shown and depicted on this plat for the perpetual use of the general public.
- Owner hereby grants, conveys and dedicates to Pasco County, Florida (the "County") TRACT J-8 (Containing Lift Station) as shown and depicted hereon and the utility facilities located therein for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County subsequent to the recording of this plat.
- Owner hereby grants, conveys, and dedicates to Pasco County (the "County") TRACT HRW-1, (Additional Public Right-of-Way for Hudson Avenue) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- Owner hereby grants, conveys, and dedicates to Pasco County (the "County") TRACT HRW-2, (Additional Public Right-of-Way for Hudson Avenue) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- a.) Owner hereby grants to the Master Association and the Association, a perpetual easement over, under, across and through the areas shown and depicted hereon as "Drainage Easement" for the purposes of maintaining, repairing, replacing, and accessing stormwater drainage facilities lying therein.
b.) Owner further grants to the Master Association and the Association, a non-exclusive easement in common with others over, across, under and through the Utility Easements shown on the front of all lots within this plat for the purposes of installing, operating and maintaining and/or replacing communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with SS. 177.091(2B).
c.) Owner hereby grants, conveys and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection 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 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.
d.) Owner hereby grants to the Master Association and the Association, a perpetual easement over, under, across and through the areas shown and depicted hereon as "Wall Easement" for the purposes of maintaining, repairing, replacing, and accessing retaining walls lying therein.
e.) Owner further grants, conveys, warrants and dedicates to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner, the Master Association or the Association fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
f.) Owner further grants, conveys, and dedicates to the County a perpetual easement over and across all street rights-of-way which are shown and depicted hereon as "TRACT U-1" for any and all governmental purposes including (without limitation) fire and law enforcement and emergency medical services.
- Owner(s) reserve unto themselves, their successors and assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s. 177.085(1).

OWNER

M/I Homes of Tampa, LLC, a Florida Limited Liability Company:

Maxfall Gray
Maxfall Gray
Vice President
Anna Sparks
Anna Sparks
Witness Name
Mark Roscoe
Mark Roscoe
Witness Name

ACKNOWLEDGEMENT:

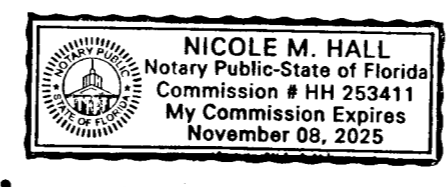
STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 30 day of December, 2024 before me personally appeared by means of physical presence Marshall Gray, Vice President, of M/I Homes of Tampa, LLC, known to me or [] 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 his 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: 11/08/2025 Commission Number: HH 253411

Nicole M. Hall
Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE FOR THE MASTER ASSOCIATION

Meadow Oaks Master Association, Inc., a Florida not-for-profit corporation, hereby accepts the conveyances and maintenance responsibilities as shown hereon and joins in and consents to the dedications shown hereon.

Chris Brenner
Chris Brenner
Board President
Linda O'Reilly
Linda O'Reilly
Print Name
John Chouse
John Chouse
Print Name

ACKNOWLEDGMENT

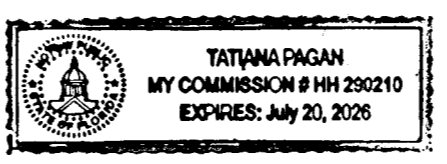
STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 2nd day of January, 2025, before me personally appeared by means of physical presence, Chris Brenner, as Board President of Meadow Oaks Master Association, Inc., a Florida not-for-profit corporation, personally 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 Acceptance and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, the day and year aforesaid.

My commission expires: 7/20/26 Commission No. HH 290210

Tatiana Pagan
Tatiana Pagan
Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE FOR THE ASSOCIATION

Castle Oaks Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the conveyances and maintenance responsibilities as shown hereon.

Tatiana Pagan
Tatiana Pagan
Board President
Anna Sparks
Anna Sparks
Print Name
Mark Roscoe
Mark Roscoe
Print Name

ACKNOWLEDGMENT

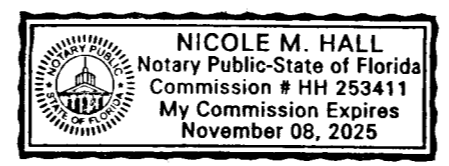
STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 30 day of December, 2024 before me personally appeared by means of physical presence, Tatiana Pagan, as Board President of Castle Oaks Community Association, Inc., a Florida not-for-profit corporation, personally 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 severally acknowledged the execution thereof to be her 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: 11/08/2025 Commission No. HH 253411

Nicole M. Hall
Notary Public, State of Florida at Large



PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report, FATIC File No. 110195392, dated 9/10/2024) and, based on said report find that the title is vested in M/I Homes of Tampa, LLC, a Florida limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, FATIC File No. 110195392.

This is the 31st day of December, 2024

First American Title Insurance Company

By: *David H. Roberts*
David H. Roberts
Authorized Signatory

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 8th day of January, 2025

Alex W. Parnes
Alex W. Parnes,
Pasco County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This is to certify that on this the 14th day of January, 2025 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Walter S. Sarty
Walter S. Sarty
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 the 5th day of January, 2025 in Plat Book 97, Page(s) 104-107

Nikki Alvarez-Sowles
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller

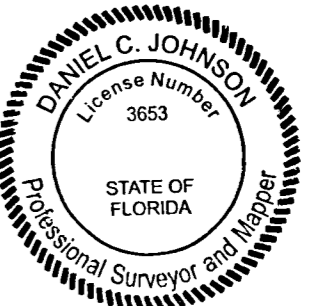
SURVEYOR'S CERTIFICATE:

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.

Signed and Sealed this 24 day of DECEMBER, 2024

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

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



MEADOW OAKS PARCELS J, S, T & U PHASE 1

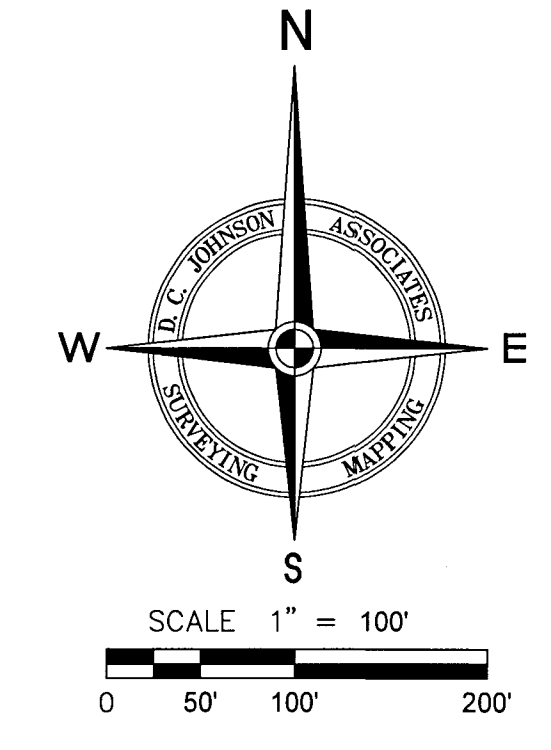
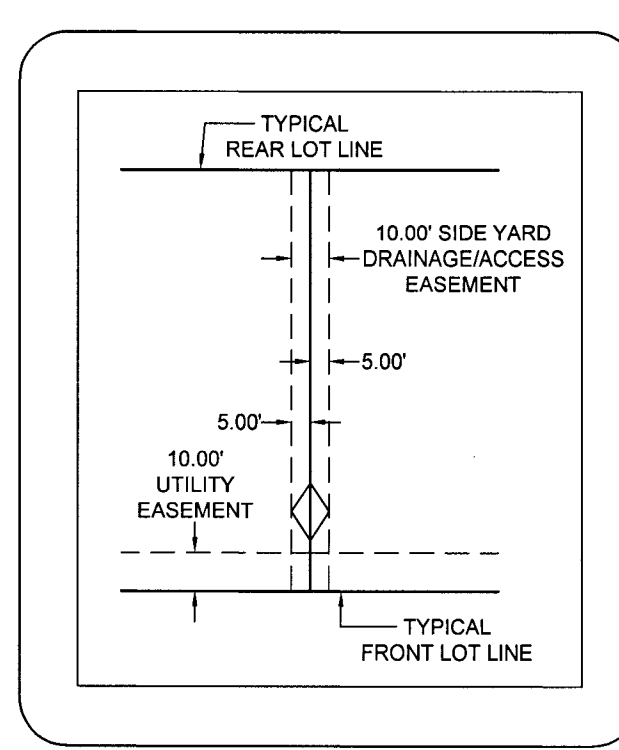
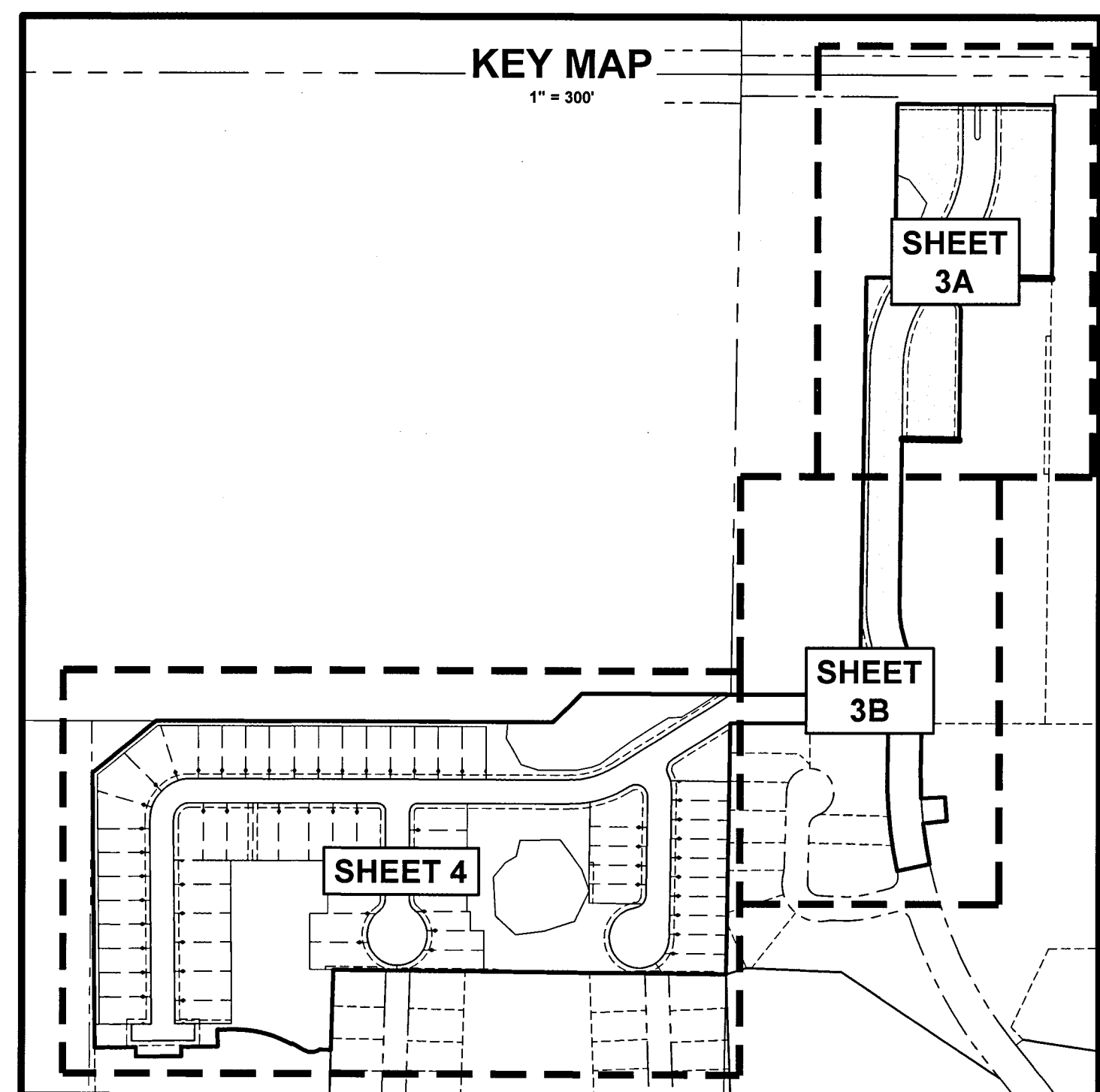
SECTION 33 & 34, TOWNSHIP 24 S., RANGE 17 E., PASCO COUNTY, FLORIDA

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North Florida State Plane Coordinate System, FL-West Projection, with the North line of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida having a grid bearing of S.89°46'15"E.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- An Iron Rod with cap inscribed with "DC JOHNSON LB 4514" or Parker-Kaylon nail with brass disk inscribed "LB 4514" shall be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091(9)
- 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.

LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING EASEMENTS & ENCUMBRANCES:

- SUBJECT PROPERTY LIES WITHIN THE WATER BASIN BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (O.R. BOOK 190, PG. 91)
- EASEMENT GRANTED TO WILHACOOCHIEE RIVER ELECTRIC COOPERATIVE AFFECTS THE AREA OF THE SUBJECT PROPERTY SHOWN HEREON IN GRAYSCALE CROSS-HATCHING (O.R. BOOK 1525, PG. 449)
- MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MEADOW OAKS AFFECTS THAT AREA OF THE SUBJECT PROPERTY SHOWN HEREON IN GRAYSCALE CROSS-HATCHING (O.R. BOOK 1544, PG. 258)
- AMENDMENT TO MASTER DECLARATION FOR MEADOW OAKS DOES NOT CONTAIN ANY SURVEY-RELATED MATTERS (O.R. BOOK 3024, PG. 457)
- AMENDMENT TO MASTER DECLARATION FOR MEADOW OAKS DOES NOT AFFECT THE SUBJECT PROPERTY (O.R. BOOK 3086, PG. 826)
- CERTIFICATION OF AMENDMENT TO THE BYLAWS OF MEADOW OAKS MASTER ASSOCIATION DOES NOT CONTAIN ANY SURVEY-RELATED MATTERS (O.R. BOOK 7918, PG. 915)
- CERTIFICATION OF AMENDMENT TO THE BYLAWS OF MEADOW OAKS MASTER ASSOCIATION DOES NOT CONTAIN ANY SURVEY-RELATED MATTERS (O.R. BOOK 8085, PG. 1252)
- AMENDMENT TO MASTER DECLARATION FOR MEADOW OAKS EXTENDS THE TERMS OF MASTER DECLARATION (O.R. 1544, PG. 258) TO AFFECT THE REMAINDER OF THE SUBJECT PROPERTY (O.R. BOOK 10868, PG. 2861)
- RELEASE OF REVERTER RIGHTS AND RESTRICTIVE CONDITIONS AND IMPOSITION OF USE RESTRICTION AFFECTS THE A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON (O.R. BOOK 10253, PG. 3201)



LINE	BEARING	DISTANCE
L1	N 00°50'23" E	59.81'
L2	N 45°30'02" W	35.30'
L3	S 44°13'38" W	50.00'
L4	S 45°30'02" E	60.14'
L5	S 16°42'54" E	88.07'
L6	N 87°03'48" E	50.00'
L7	S 83°32'52" W	50.00'
L8	S 78°00'23" W	70.00'
L9	N 00°53'02" E	98.91'
L10	N 83°19'34" W	0.93'
L11	N 87°53'46" W	22.80'
L12	S 89°23'13" W	35.15'
L13	S 00°44'09" E	34.77'
L14	S 89°12'28" W	76.95'
L15	S 00°28'27" W	19.94'
L16	S 89°28'40" W	95.69'
L17	N 01°02'24" W	20.00'
L18	S 89°22'42" W	86.92'
L19	N 45°29'10" E	85.49'
L20	N 89°57'09" E	60.00'

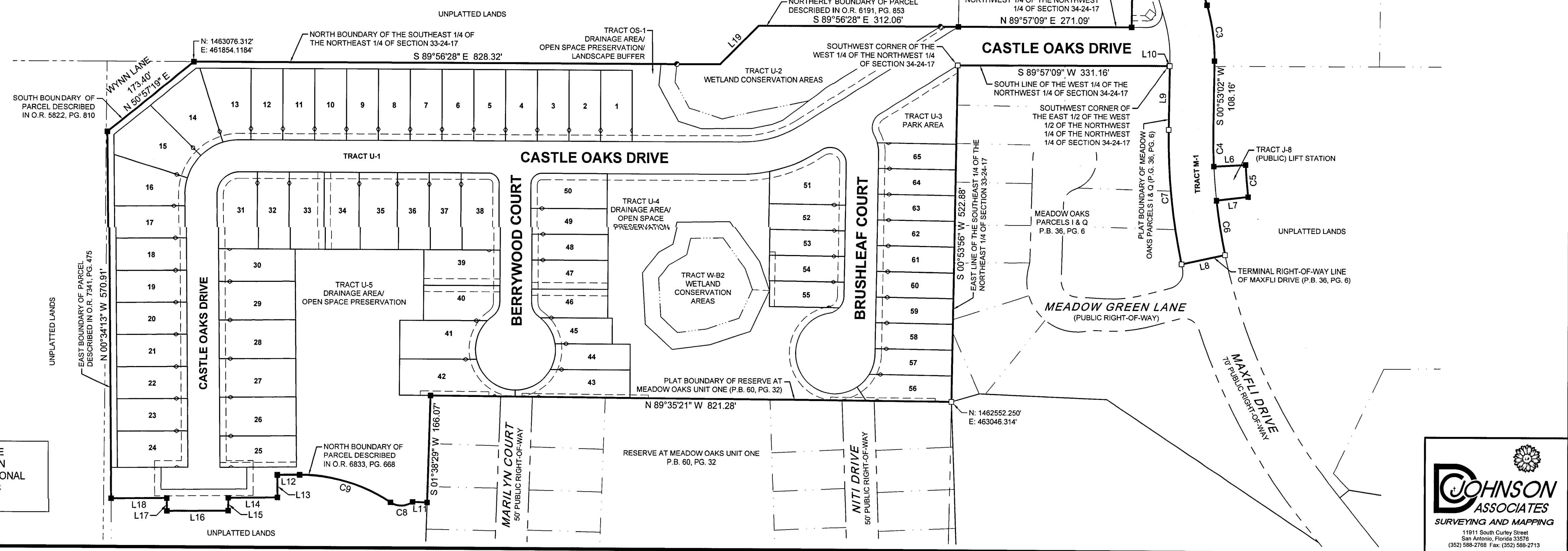
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	20.19'	25.00'	46°16'10"	S 22°21'57" E	19.64'
C2	67.13'	220.00'	17°29'02"	S 07°58'23" E	66.87'
C3	87.54'	285.00'	17°35'57"	S 07°54'56" E	87.20'
C4	55.66'	865.00'	3°41'12"	S 01°05'36" E	55.65'
C5	50.01'	815.00'	3°30'56"	S 04°41'40" E	50.00'
C6	85.76'	865.00'	5°40'50"	S 09°17'33" E	85.72'
C7	210.15'	935.00'	12°52'39"	N 05°41'01" W	209.70'
C8	36.99'	30.00'	70°38'36"	S 88°33'41" W	34.69'
C9	151.21'	255.00'	33°58'28"	N 73°35'13" W	149.00'

TRACT	DESCRIPTION	AREA (AC)
TRACT U-1	(HOA) INGRESS/EGRESS & DRAINAGE (PUBLIC) UTILITIES	3.70 AC.
TRACT HRW-1	FUTURE RIGHT-OF-WAY TRACT (HOA)	0.04 AC.
TRACT HRW-2	FUTURE RIGHT-OF-WAY TRACT (HOA)	0.03 AC.
TRACT M-1	MAXFLI DRIVE EXTENSION - PUBLIC RIGHT-OF-WAY	2.64 AC.
TRACT T-2	DRAINAGE AREA / OPEN SPACE PRESERVATION (MHOA)	1.11 AC.
TRACT T-3	DRAINAGE AREA / OPEN SPACE PRESERVATION/LANDSCAPE BUFFER (MHOA)	1.18 AC.
TRACT T-5	DRAINAGE AREA / OPEN SPACE PRESERVATION/LANDSCAPE BUFFER (MHOA)	0.79 AC.
TRACT U-4	DRAINAGE AREA / OPEN SPACE PRESERVATION (HOA)	1.51 AC.
TRACT U-5	DRAINAGE AREA / OPEN SPACE PRESERVATION (HOA)	1.88 AC.
TRACT OS-1	DRAINAGE AREA/OPEN SPACE PRESERVATION/LANDSCAPE BUFFER (HOA)	0.72 AC.
TRACT J-8	(PUBLIC) LIFT STATION	0.06 AC.
TRACT U-3	PARK AREA (HOA)	0.24 AC.
TRACT W-B1	WETLAND CONSERVATION AREAS (MHOA)	0.14 AC.
TRACT U-2	WETLAND CONSERVATION AREAS (HOA)	0.89 AC.
TRACT W-B2	WETLAND CONSERVATION AREAS (HOA)	0.69 AC.
TRACT S-1	SIGN AREA (HOA)	0.02 AC.

LEGEND

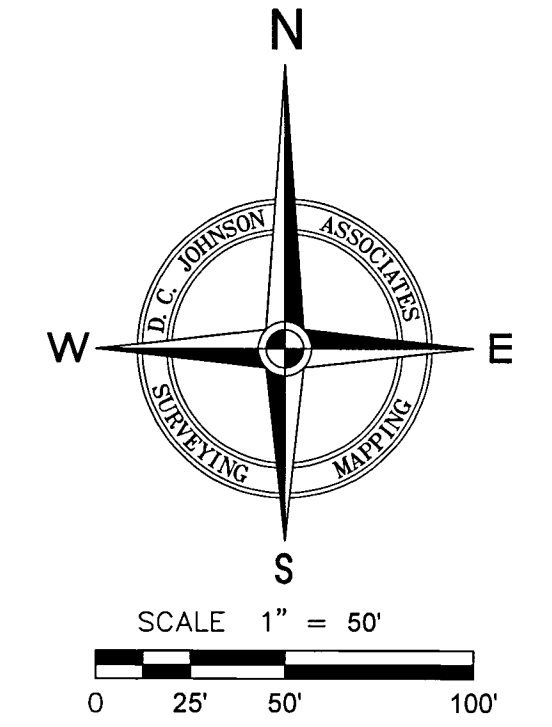
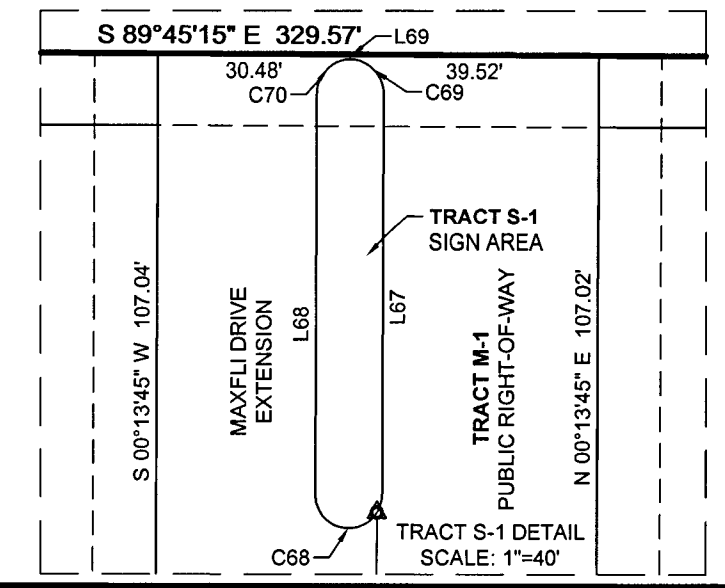
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- H.O.A. = HOMEOWNERS ASSOCIATION
- CM = CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- = FOUND CONCRETE MONUMENT
- = SET 4" CM - "P.R.M. LB 4514"
- ▲ = SET NAIL & DISK - "P.C.P. LB 4514"
- = SET REFERENCE CORNER - 5/8" IR "REF. COR. LB 4514"

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 PASCO COUNTY, FLORIDA.



MEADOW OAKS PARCELS J, S, T & U PHASE 1

SECTION 33 & 34, TOWNSHIP 24 S., RANGE 17 E., PASCO COUNTY, FLORIDA



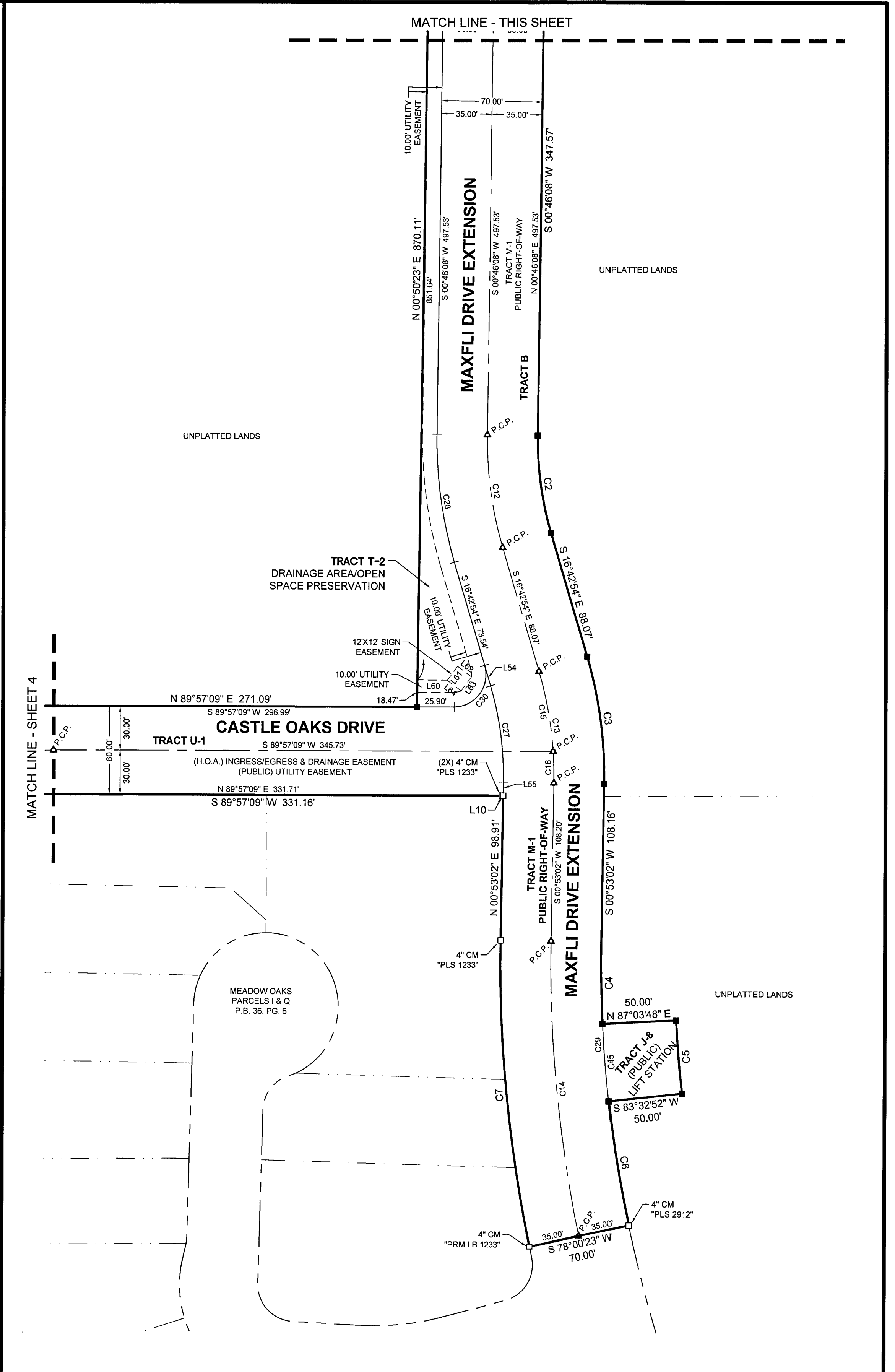
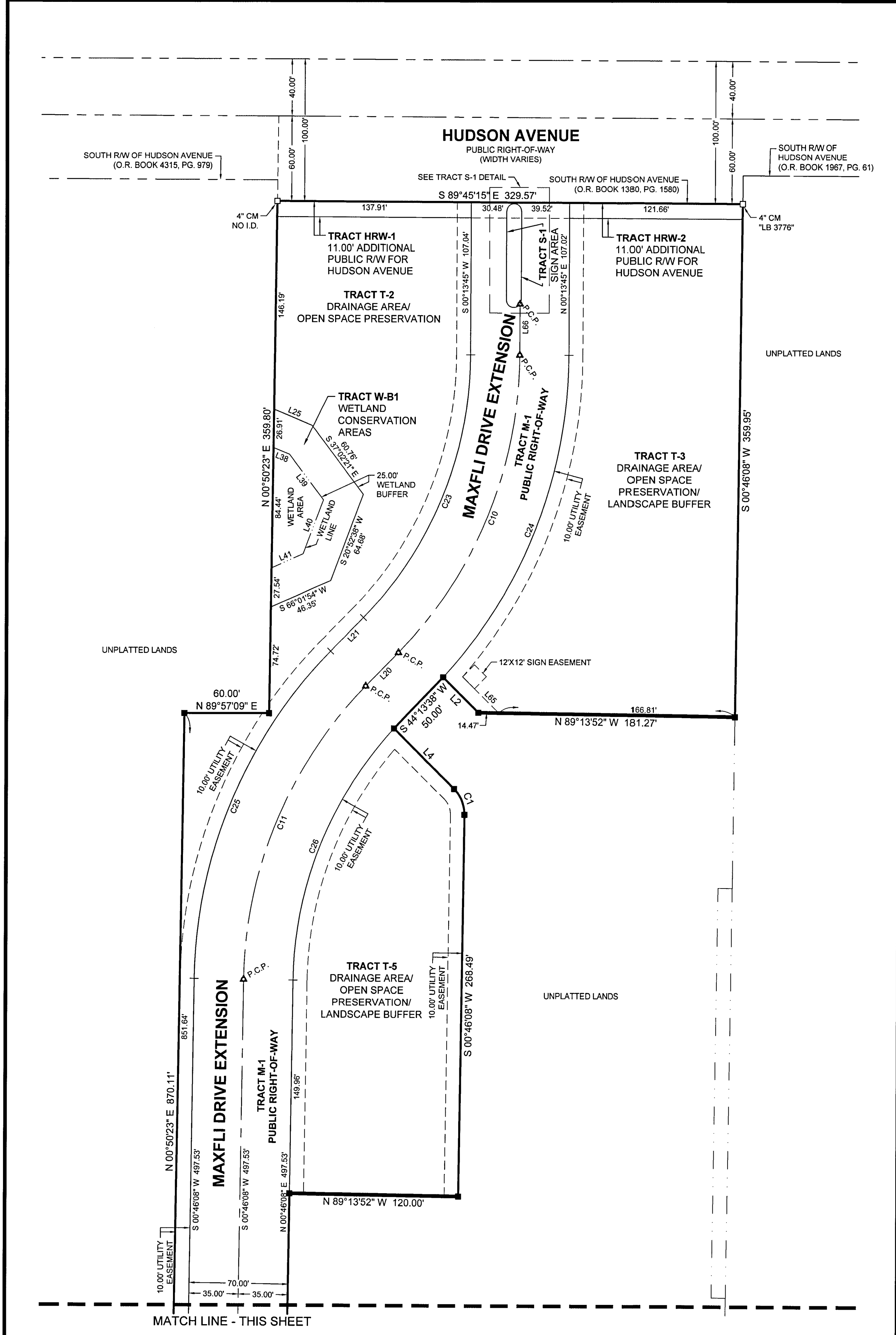
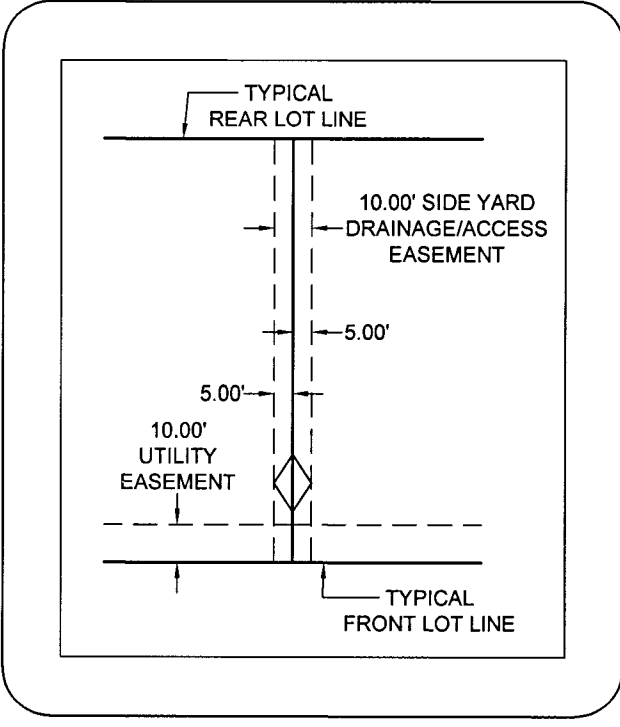
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 - = SET REFERENCE CORNER - 5/8" IR "REF. COR. LB 4514"

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 45°30'02" W	35.30'
L4	S 45°30'02" E	60.14'
L10	N 83°19'34" W	0.93'
L20	S 44°29'58" W	33.16'
L21	S 44°29'58" W	33.16'
L25	S 67°26'24" E	28.98'
L38	S 67°26'24" E	12.23'
L39	S 37°02'21" E	40.14'
L40	S 20°52'38" W	40.45'
L41	S 66°01'54" W	14.54'
L54	S 16°42'54" E	24.40'
L55	S 00°53'02" W	9.33'
L80	N 89°09'37" W	20.74'
L61	N 36°37'08" E	12.00'
L62	S 53°22'52" E	12.00'
L63	S 36°37'08" W	12.00'
L64	N 53°22'52" W	12.00'
L65	N 45°30'02" W	24.19'
L66	N 00°13'45" W	35.79'
L67	S 00°13'45" W	62.43'
L68	N 00°13'45" E	62.43'
L69	S 00°00'00" E	0.70'

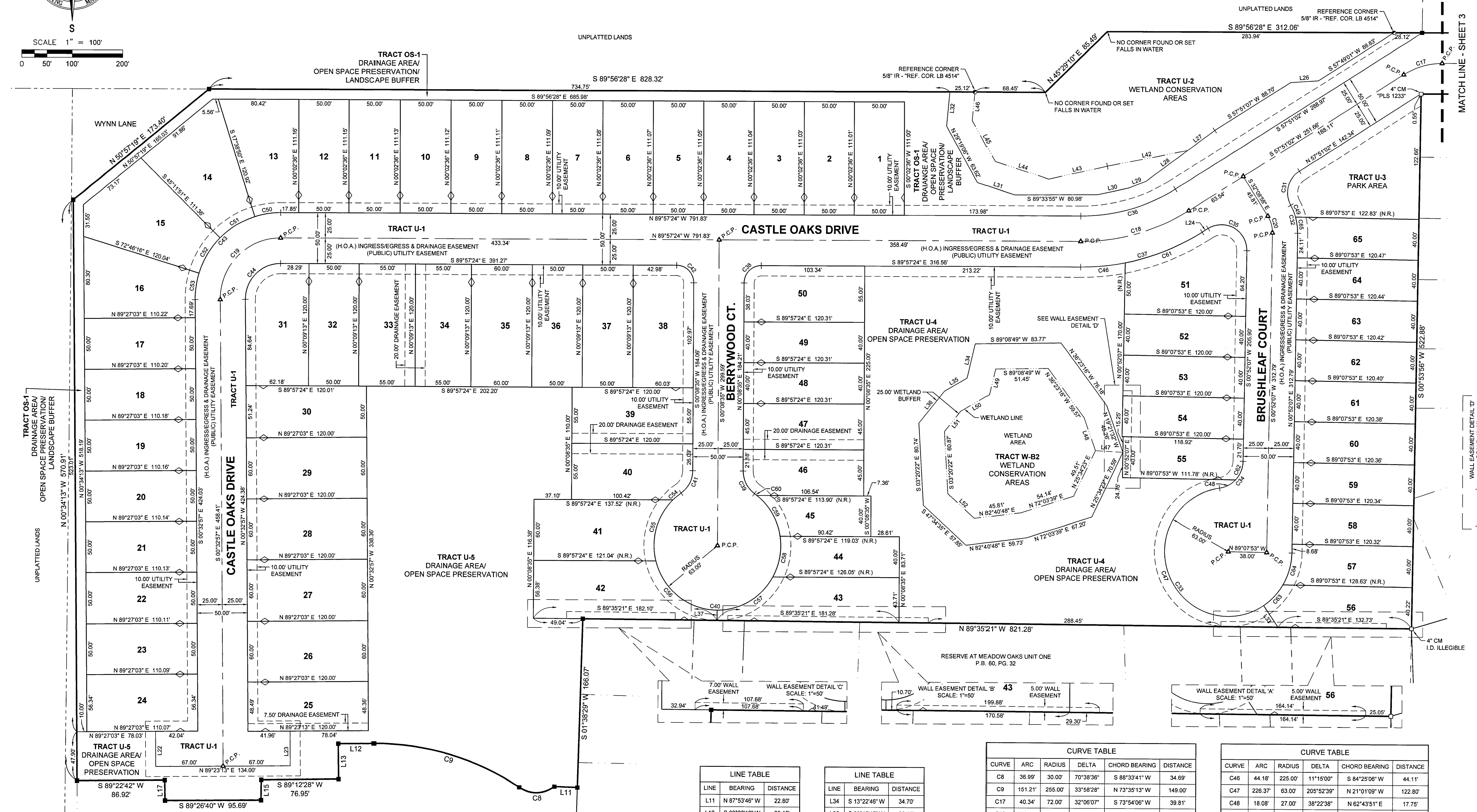
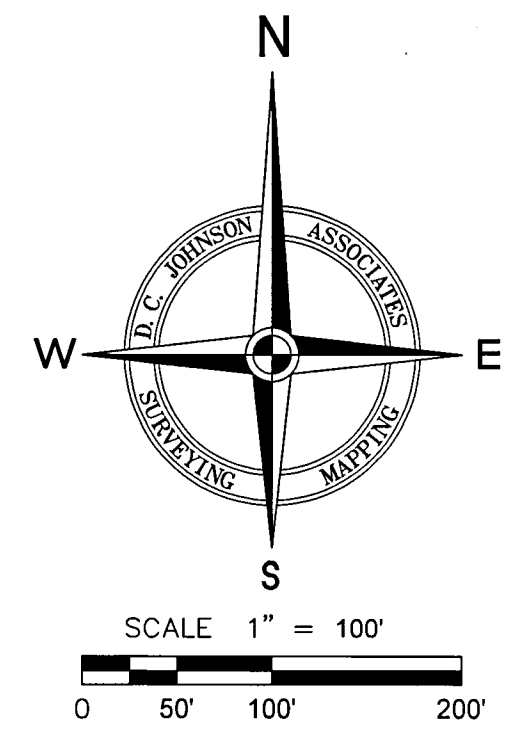
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	20.19'	25.00'	46°16'10"	S 22°21'57" E	19.64'
C2	67.13'	220.00'	17°29'02"	S 07°58'23" E	66.87'
C3	87.54'	285.00'	17°35'57"	S 07°54'56" E	87.20'
C4	55.66'	865.00'	3°41'12"	S 01°05'36" E	55.65'
C5	50.01'	815.00'	3°30'56"	S 04°41'40" E	50.00'
C6	85.76'	865.00'	5°40'50"	S 09°17'33" E	85.72'
C7	210.15'	935.00'	12°52'39"	N 05°41'01" W	209.70'
C10	231.87'	300.00'	44°16'12"	S 22°21'51" W	226.07'
C11	228.97'	300.00'	43°43'50"	S 22°38'03" W	223.46'
C12	77.81'	265.00'	17°29'02"	S 07°58'23" E	77.51'
C13	76.79'	250.00'	17°35'57"	S 07°54'56" E	76.49'
C14	202.24'	900.00'	12°52'30"	S 05°41'09" E	201.82'
C15	65.43'	250.00'	12°42'12"	N 10°21'48" W	55.32'
C16	21.36'	250.00'	4°53'45"	N 01°33'50" W	21.36'
C23	204.75'	265.00'	44°16'12"	S 22°21'51" W	199.70'
C24	248.87'	335.00'	42°33'53"	N 21°30'42" E	243.19'
C25	255.69'	335.00'	43°43'50"	S 22°38'03" W	245.52'
C26	195.39'	265.00'	42°14'42"	N 21°53'28" E	190.99'
C27	66.04'	215.00'	17°35'57"	S 07°54'56" E	65.78'
C28	88.49'	290.00'	17°29'02"	S 07°58'23" E	88.15'
C29	194.34'	865.00'	12°52'21"	N 05°41'10" W	193.93'
C30	40.96'	22.00'	106°40'04"	S 36°37'08" W	35.29'
C45	53.08'	865.00'	3°30'56"	S 04°41'40" E	53.07'
C68	16.65'	5.30'	180°00'00"	S 89°46'15" E	10.60'
C69	8.35'	5.30'	90°13'45"	N 44°53'07" W	7.51'
C70	8.30'	5.30'	89°46'15"	S 45°06'53" W	7.48'

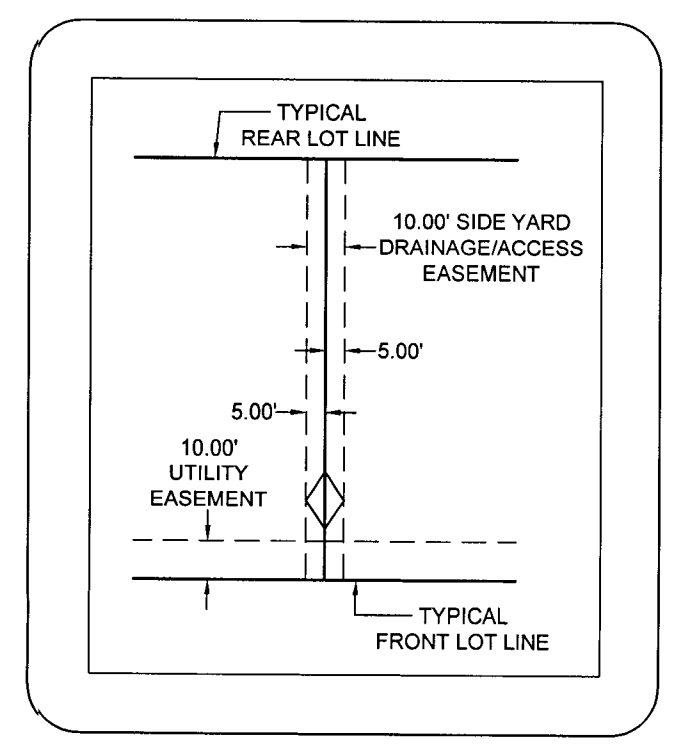
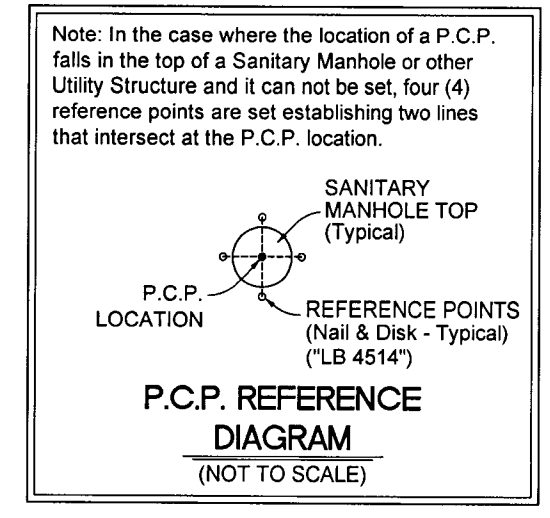


MEADOW OAKS PARCELS J, S, T & U PHASE 1

SECTION 33 & 34, TOWNSHIP 24 S., RANGE 17 E., PASCO COUNTY, FLORIDA



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LINE TABLE

LINE	BEARING	DISTANCE
L11	N 87°53'46" E	22.80'
L12	S 89°23'13" W	35.15'
L13	S 00°44'06" E	34.77'
L15	S 00°28'27" W	19.94'
L17	N 01°02'24" W	20.00'
L22	S 00°36'47" E	34.45'
L23	N 00°36'47" W	34.00'
L24	N 57°49'45" E	6.96'
L26	S 86°18'28" W	27.42'
L27	S 53°40'27" W	33.35'
L28	S 53°40'27" W	50.92'
L29	S 68°30'17" W	18.34'
L30	S 78°10'08" W	31.64'
L31	N 72°07'14" W	37.85'
L32	N 05°33'48" E	33.53'
L33	N 34°01'43" W	25.46'

LINE TABLE

LINE	BEARING	DISTANCE
L34	S 13°22'46" W	34.70'
L35	S 60°15'15" W	26.15'
L36	S 39°04'47" W	40.24'
L37	S 00°08'35" W	9.96'
L42	S 78°53'28" W	80.80'
L43	S 77°23'41" W	58.95'
L44	N 72°07'14" W	54.89'
L45	N 29°19'06" W	45.67'
L46	N 05°33'48" E	28.09'
L47	N 86°53'35" W	27.05'
L48	N 19°21'32" W	34.18'
L49	S 13°22'46" W	26.08'
L50	S 60°15'15" W	32.31'
L51	S 39°04'47" W	25.87'
L52	S 47°34'35" E	36.10'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C8	36.99'	30.00'	70°38'36"	S 89°33'41" W	34.69'
C9	151.21'	255.00'	33°58'28"	N 73°35'13" W	149.00'
C17	40.34'	72.00'	32°06'07"	S 73°54'06" W	39.81'
C18	112.37'	200.00'	32°11'34"	S 73°56'49" W	110.90'
C19	94.87'	60.00'	90°35'34"	S 44°44'49" W	85.29'
C20	17.29'	30.00'	33°01'04"	S 15°38'26" E	17.05'
C31	37.96'	25.00'	86°59'59"	N 14°21'03" E	34.42'
C32	28.81'	55.00'	30°01'03"	N 14°08'25" W	28.49'
C33	287.04'	63.00'	261°03'04"	S 48°36'22" E	95.77'
C34	38.19'	27.00'	81°03'04"	S 41°23'38" W	35.09'
C35	53.69'	25.00'	123°02'22"	S 60°39'04" E	43.95'
C36	98.33'	175.00'	32°11'34"	S 73°56'49" W	97.04'
C37	126.42'	225.00'	32°11'34"	N 73°56'49" E	124.76'
C38	26.67'	17.00'	89°54'01"	N 45°05'36" E	24.02'
C39	25.78'	27.00'	54°42'20"	N 27°12'35" W	24.81'
C40	318.22'	63.00'	289°24'40"	S 89°51'25" E	72.80'
C41	25.78'	27.00'	54°42'20"	S 27°24'55" W	24.81'
C42	26.73'	17.00'	90°05'59"	S 44°54'24" E	24.06'
C43	134.40'	85.00'	90°35'34"	S 44°44'49" W	120.83'
C44	55.34'	35.00'	90°35'34"	N 44°44'49" E	49.75'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C46	44.18'	225.00'	11°15'00"	S 84°26'06" W	44.11'
C47	226.37'	63.00'	205°52'39"	N 21°01'09" W	122.80'
C48	18.08'	27.00'	38°22'38"	N 62°43'51" E	17.75'
C49	12.69'	54.04'	13°27'17"	S 22°32'21" E	12.66'
C50	26.24'	85.00'	17°41'26"	N 81°11'53" E	26.14'
C51	40.87'	85.00'	27°33'02"	N 58°34'39" E	40.48'
C52	40.91'	85.00'	27°34'24"	N 31°09'56" E	40.51'
C53	26.37'	85.00'	17°46'42"	N 08°20'23" E	26.27'
C54	10.72'	63.00'	9°44'54"	N 49°58'28" E	10.71'
C55	65.11'	63.00'	59°12'49"	N 15°29'37" E	62.25'
C56	83.28'	63.00'	75°44'38"	N 51°59'08" W	77.35'
C57	67.34'	63.00'	61°14'24"	S 59°31'23" W	64.18'
C58	41.36'	63.00'	37°37'02"	S 10°05'40" W	40.62'
C59	47.46'	63.00'	43°09'53"	S 30°17'48" E	46.39'
C60	2.95'	63.00'	2°41'01"	S 53°13'15" E	2.95'
C61	82.24'	224.54'	20°59'08"	S 68°19'19" W	81.78'
C62	20.11'	27.00'	42°40'26"	N 22°12'20" E	19.65'
C63	27.89'	63.00'	25°21'58"	S 43°21'32" W	27.86'
C64	32.77'	63.00'	29°48'27"	S 15°46'20" W	32.41'
C65	16.12'	55.00'	16°47'53"	S 07°31'50" E	16.07'

