ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 97 PAGE NO. 123

DESCRIPTION:
ALL OF TRACTS B-5, B-30, C-4, C-5, C-6, D-5 AND A PORTION OF TRACTS B-21, B-27, D-4 AND R-1, ESPLANADE AT WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14 THROUGH 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND A PARCEL OF LAND LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST OF SAID PASCO COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 21; RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 THEREOF, S.89°36'09"E., A DISTANCE OF 2618.81 FEET; THENCE S.00°19'13"W., A DISTANCE OF 1110.08 FEET; THENCE N.89°35'57"W., A DISTANCE OF 3171.41 FEET TO THE NORTHEAST CORNER OF CHANCEY ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 11015, PAGE 3629, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID CHANCEY ROAD THE FOLLOWING THREE (3) COURSES: 1) WESTERLY, 1000.77 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 28°14'47" (CHORD BEARING N.75°28'33"W., 990.67 FEET); 2) N.61°21'10"W., A DISTANCE OF 187.95 FEET; 3) WESTERLY, 1199.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 31°41'00" (CHORD BEARING N.77°11'40"W., 1184.73 FEET) TO THE SOUTHEAST CORNER OF ESPLANADE AT WIREGRASS RANCH PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 76 THROUGH 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESPLANADE AT WIREGRASS RANCH PHASE I THE FOLLOWING THREE (3) COURSES: 1) N.03°02'10"W., A DISTANCE OF 20.00 FEET; 2) N.13°07'32"E., A DISTANCE OF 753.11 FEET; 3) N.84°09'29"E., A DISTANCE OF 549.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ESPLANADE AT WIREGRASS PHASES 4A & 4B; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) S.05°50'31"E., A DISTANCE OF 248.58 FEET; 2) N.90°00'00"E., A DISTANCE OF 971.26 FEET; 3) S.44°16'32"E., A DISTANCE OF 301.91 FEET; THENCE N.69°32'23"E., A DISTANCE OF 182.13 FEET; THENCE N.70°00'12"E., A DISTANCE OF 69.30 FEET TO A POINT ON AFORESAID WESTERLY BOUNDARY OF ESPLANADE AT WIREGRASS PHASES 4A & 4B; THENCE ALONG SAID BOUNDARY, EASTERLY, 146.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 870.00 FEET AND A CENTRAL ANGLE OF 09°37'41" (CHORD BEARINGS N.76°24'40"E., 146.03 FEET); THENCE N.84°35'47"E., A DISTANCE OF 80.41 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID ESPLANADE AT WIREGRASS PHASES 4A & 4B; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) S.89°35'58"E., A DISTANCE OF 456.39 FEET; 2) N.00°26'03"E., A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 124.828 ACRES, MORE OR LESS.

LESS AND EXCEPT:
ALL OF TRACTS B-5, B-30, C-4, C-5, C-6, D-5, AND A PORTION OF TRACTS B-21, B-27 AND R-1, ESPLANADE AT WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14 THROUGH 22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; RUN THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESPLANADE AT WIREGRASS PHASES 4A & 4B THE FOLLOWING TWO (2) COURSES: 1) S.00°26'03"W., A DISTANCE OF 33.00 FEET, 2) N.89°35'58"W., A DISTANCE OF 456.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG AFORESAID EASTERLY BOUNDARY ESPLANADE AT WIREGRASS PHASES 4A & 4B THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTHERLY, 122.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 06°44'49" (CHORD BEARING S.07°35'18"E., 122.39 FEET); 2) SOUTHEASTERLY, 22.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 85°23'05" (CHORD BEARING S.46°54'26"E., 20.34 FEET); 3) S.00°24'02"W., A DISTANCE OF 10.00 FEET; 4) S.07°15'04"E., A DISTANCE OF 77.04 FEET; 5) SOUTHERLY, 10.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 41°27'14" (CHORD BEARING S.14°53'17"W., 10.62 FEET); 6) S.05°50'20"E., A DISTANCE OF 58.77 FEET; 7) SOUTHERLY, 310.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 50°51'58" (CHORD BEARING S.19°35'39"W., 300.62 FEET); 8) S.45°01'38"W., A DISTANCE OF 108.60 FEET; 9) SOUTHWESTERLY, 138.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 22°37'31" (CHORD BEARING S.33°42'52"W., 137.31 FEET); 10) S.22°24'07"W., A DISTANCE OF 17.63 FEET; 11) SOUTHERLY, 128.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 15°00'41" (CHORD BEARING S.14°53'46"W., 128.01 FEET); 12) SOUTHWESTERLY, 133.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 40°11'23" (CHORD BEARING S.27°29'07"W., 130.56 FEET); 13) SOUTHWESTERLY, 28.34 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 40°35'20" (CHORD BEARING S.27°17'08"W., 27.75 FEET); 14) S.06°59'28"W., A DISTANCE OF 19.48 FEET TO THE NORTHERLY RIGHT OF WAY OF CHANCEY ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 11015, PAGE 3629, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, WESTERLY, 120.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 03°23'14" (CHORD BEARING N.81°35'51"W., 119.99 FEET) TO THE SOUTHWEST CORNER OF SAID ESPLANADE AT WIREGRASS PHASES 4A & 4B; THENCE ALONG THE WESTERLY BOUNDARY THEREOF THE FOLLOWING SEVENTEEN (17) COURSES: 1) N.09°56'28"E., A DISTANCE OF 97.11 FEET; 2) NORTHEASTERLY, 95.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 178.00 FEET AND A CENTRAL ANGLE OF 30°42'44" (CHORD BEARING N.25°17'50"E., 94.27 FEET); 3) NORTHEASTERLY, 156.09 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET AND A CENTRAL ANGLE OF 18°15'05" (CHORD BEARING N.31°31'39"E., 155.43 FEET); 4) N.22°24'07"E., A DISTANCE OF 7.61 FEET; 5) NORTHEASTERLY, 117.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 14°59'46" (CHORD BEARING N.29°54'00"E., 117.44 FEET); 6) NORTHWESTERLY, 78.62 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 201.37 FEET AND A CENTRAL ANGLE OF 22°22'07" (CHORD BEARING N.28°23'38"W., 78.12 FEET); 7) N.24°30'23"W., A DISTANCE OF 100.45 FEET; 8) N.20°27'37"W., A DISTANCE OF 164.40 FEET; 9) N.69°32'23"E., A DISTANCE OF 182.24 FEET; 10) EASTERLY, 132.95 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 11°17'06" (CHORD BEARING N.75°10'57"E., 132.73 FEET); 11) N.09°10'30"W., A DISTANCE OF 50.00 FEET; 12) N.80°58'38"E., A DISTANCE OF 3.85 FEET; 13) N.08°52'13"W., A DISTANCE OF 10.00 FEET; 14) N.81°34'56"E., A DISTANCE OF 11.61 FEET; 15) NORTHEASTERLY, 23.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 87°52'25" (CHORD BEARING N.38°05'53"E., 20.82 FEET); 16) N.05°50'20"W., A DISTANCE OF 32.99 FEET; 17) NORTHERLY, 93.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 05°35'16" (CHORD BEARING N.08°37'58"W., 93.59 FEET); THENCE N.84°35'47"E., A DISTANCE OF 80.41 FEET TO THE **POINT OF BEGINNING**.
CONTAINING 4.701 ACRES, MORE OR LESS.
ALL CONTAINING 120.127 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF THE LANDS REFERRED TO AS "ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B, AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS :

OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "A-3" AND "A-4", 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 COUNTY TRACT L-4 (PUBLIC) LIFT STATION, AS SHOWN ON THIS PLAT, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT L-4 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT L-4 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

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, IF LOCATED WITHIN SAID (U.E.), 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 GRANTS, CONVEYS AND DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

OWNER HEREBY RESERVES LEGAL TITLE TO TRACTS A-3, A-4, B-1 THROUGH B-15, C-1 THROUGH C-9, D-1 THROUGH D-10, AND W-1 THROUGH W-7, AS SHOWN HEREON AND DEPICTED HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION"). SAID TRACTS SHALL BE MAINTAINED BY THE OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

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 GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY OWNED BY THE ASSOCIATION. IN THE EVENT THE OWNER OR ASSOCIATION FAIL TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNER DOES FURTHER CONVEY ALL DRAINAGE AND ACCESS EASEMENTS (D.A.E.) FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORMWATER MAINTENANCE SYSTEMS TO THE ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MAINTENANCE SYSTEMS LOCATED THEREIN. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

OWNER DOES FURTHER HEREBY CONVEY TO THE ASSOCIATION SIDE YARD DRAINAGE AND ACCESS EASEMENTS AND PRIVATE 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 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, PROVIDED THAT NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

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 EMERGENCY ACCESS EASEMENT AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES IN THE EVENT OF AN EMERGENCY. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

OWNER: TAYLOR MORRISON OF FLORIDA, INC. , A FLORIDA CORPORATION

BY: _____
NAME: ANDREW "DREW" MILLER
TITLE: VICE PRESIDENT

Cierra Scott — WITNESS
Evan Luikart — WITNESS
Cierra Scott — PRINTED NAME
Evan Luikart — PRINTED NAME

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

I HEREBY CERTIFY ON THIS 3 DAY OF January, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ANDREW "DREW" MILLER , AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., KNOWN TO ME OR WHO 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 HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3/1/2026 — COMMISSION NUMBER: 234441

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Notary Public State of Florida
Amy He
My Commission
NH 234441
Exp. 3/1/2026

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 FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2140-2797233) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, 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 THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2140-2797233.

THIS THE 6 DAY OF January, 2025

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

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, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

Alex W. Parnes — License Number 5131 — STATE OF FLORIDA — Professional Surveyor and Mapper

CERTIFICATE OF ACCEPTANCE

THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE CONVEYANCES TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: _____
MATTHEW SAWYER
PRESIDENT

(WITNESS SIGNATURE)
(WITNESS SIGNATURE)
COURTNEY L SUSAN
(WITNESS NAME-PRINTED)
Cierra Scott
(WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

I HEREBY CERTIFY ON THIS 7 DAY OF January, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MATTHEW SAWYER, PRESIDENT OF THE ESPLANADE AT WIREGRASS RANCH NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, KNOWN TO ME OR WHO 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3/1/2026 — COMMISSION NUMBER: 234441

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Notary Public State of Florida
Amy He
My Commission
NH 234441
Exp. 3/1/2026

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.

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.

_____
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 THIS 21st DAY OF January, 2025 IN PLAT BOOK 97, PAGES 123-135.

_____
NIKKI 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 I AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) WERE SET ON THE 3RD, DAY OF SEPTEMBER, 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 ALLOTED IN 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND, SIGNED AND SEALED THIS 2nd DAY OF JANUARY, 2025.

_____
CHARLES M. ARNETT, PSM
PROFESSIONAL LAND SURVEYOR NO. LS6884
CERTIFICATE OF AUTHORIZATION NO. LB7768

CHARLES M. ARNETT — FLORIDA — LS 6884 — STATE OF FLORIDA

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
97	124

KEY SHEET

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

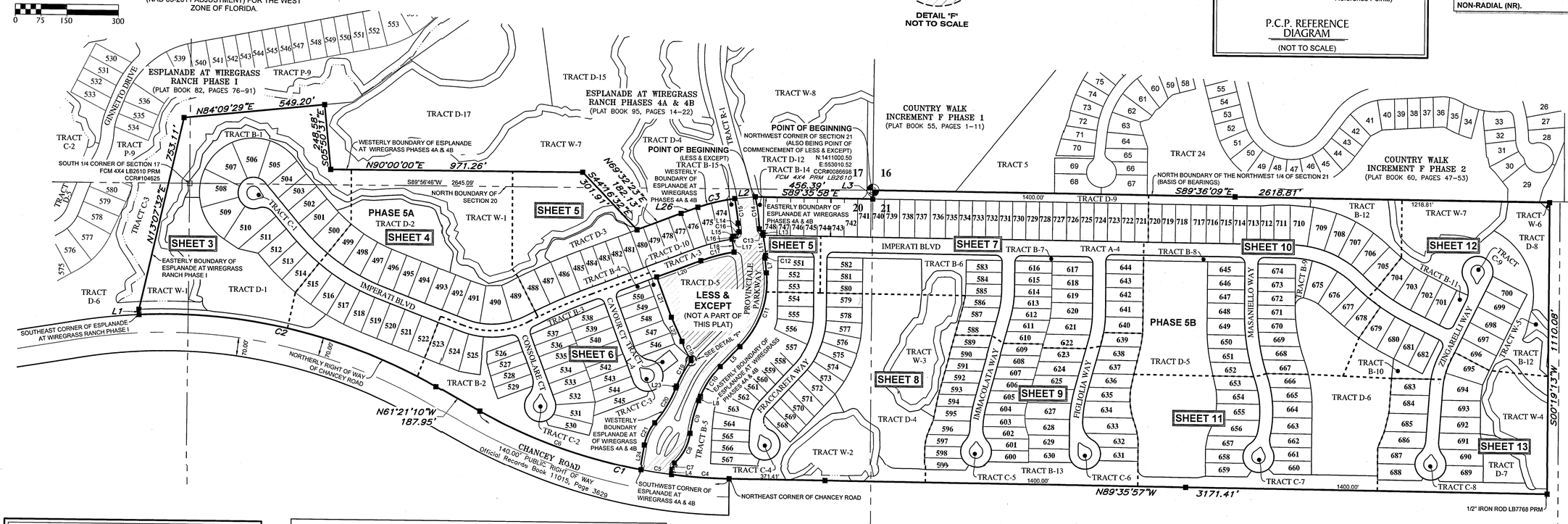
BASIS OF BEARINGS

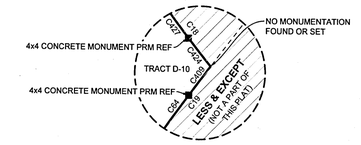
THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°36'09"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

GRID NORTH

SCALE 1" = 150'

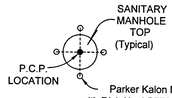
0 75 150 300





DETAIL "F" NOT TO SCALE

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

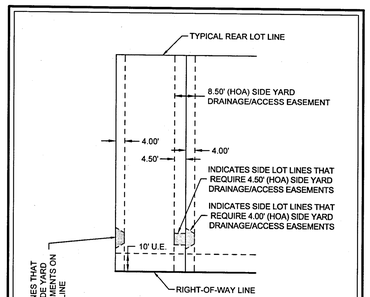


P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 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.

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



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" *Concrete Monument, stamped* LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

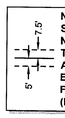
NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
S.W.F.W.M.D ----- Southwest Florida Water Management District

TRACT DESIGNATION TABLE

TRACT	USAGE	OWNER/ MAINTENANCE	ACRES
A-3	PRIVATE RIGHT-OF-WAY, DRAINAGE, ACCIESS AND (PUBLIC) UTILITY EASEMENT	HOMEOWNERS ASSOCIATION	3.5990
A-4	PRIVATE RIGHT-OF-WAY, DRAINAGE, ACCIESS AND (PUBLIC) UTILITY EASEMENT	HOMEOWNERS ASSOCIATION	8.9050
B-1	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	1.1230
B-2	OPEN SPACE, LANDSCAPING, WALL, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	4.2890
B-3	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.1950
B-4	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.0610
B-5	OPEN SPACE, LANDSCAPING, WALL, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	2.2440
B-6	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.8120
B-7	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.1320
B-8	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.2400
B-9	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.2500
B-10	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.2250
B-11	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.1710
B-12	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.1710
B-13	OPEN SPACE, LANDSCAPING, WALL, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	3.3680
B-14	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.0660
B-15	OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA	HOMEOWNERS ASSOCIATION	0.0920
C-1	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0540
C-2	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0570
C-3	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0550
C-4	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0540
C-5	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0530
C-6	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0580
C-7	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0530
C-8	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0530
C-9	LANDSCAPING AND COMMON AREA	HOMEOWNERS ASSOCIATION	0.0570
D-1	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	2.8200
D-2	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	1.5620
D-3	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	0.5270
D-4	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	3.5560
D-5	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	5.1810
D-6	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	4.0020
D-7	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	0.5270
D-8	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	1.1180
D-9	DRAINAGE, ACCESS AND/OR MITTIGATION AREA	HOMEOWNERS ASSOCIATION	1.2660

TRACT DESIGNATION TABLE

TRACT	USAGE	OWNER/ MAINTENANCE	ACRES
D-10	DRAINAGE, ACCESS AND/OR MITIGATION AREA	HOMEOWNERS ASSOCIATION	0.2370
L-4	LIFT STATION	PASCO COUNTY	0.0800
W-1	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	8.9800
W-2	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	1.8430
W-3	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	2.0270
W-4	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	1.8130
W-5	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	0.2800
W-6	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	0.0130
W-7	WETLAND CONSERVATION AREA	HOMEOWNERS ASSOCIATION	1.7270



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 PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

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.

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2030.00'	28°14'47"	1000.77'	990.67'	N75°28'33"W
C2	2170.00'	31°41'00"	1199.96'	1184.73'	N77°11'40"W
C3	870.00'	9°37'41"	146.20'	146.03'	N76°24'40"E
C4	2030.00'	6°18'26"	223.49'	223.38'	N86°26'43"W
C5	2030.00'	3°23'14"	120.01'	119.99'	N81°35'51"W
C6	2030.00'	18°33'05"	657.27'	654.41'	N70°37'42"W
C7	40.00'	40°35'20"	28.34'	27.75'	S27°17'08"W
C8	190.00'	40°11'23"	133.27'	130.56'	S27°29'07"W
C9	490.00'	15°00'41"	128.38'	128.01'	S14°53'46"W
C10	350.00'	22°37'31"	138.21'	137.31'	S33°42'52"W
C11	350.00'	50°51'58"	310.72'	300.62'	S19°35'39"W
C12	15.00'	41°27'14"	10.85'	10.62'	S14°53'17"W
C13	15.00'	85°23'05"	22.35'	20.34'	S46°54'26"E
C14	1040.00'	6°44'49"	122.47'	122.39'	S07°35'18"E
C15	960.00'	5°35'16"	93.62'	93.59'	N08°37'58"W
C16	15.00'	87°52'25"	23.01'	20.82'	N38°05'53"E
C17	675.00'	11°17'06"	132.95'	132.73'	N75°10'57"E
C18	201.37'	22°22'07"	78.62'	78.12'	N28°23'38"W
C19	450.00'	14°59'46"	117.78'	117.44'	N29°54'00"E
C20	490.00'	18°15'05"	156.09'	155.43'	N31°31'39"E
C21	178.00'	30°42'44"	95.41'	94.27'	N25°17'50"E
C64	450.00'	6°40'36"	52.44'	52.41'	S33°25'23"W
C409	450.00'	0°38'12"	5.00'	5.00'	S37°04'47"W
C424	201.37'	1°25'22"	5.00'	5.00'	S38°52'01"E
C427	201.37'	20°56'46"	73.62'	73.21'	S27°40'57"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 03°02'10" W	20.00'
L2	N 84°35'47" E	80.41'
L3	N 00°26'03" E	33.00'
L4	S 06°59'28" W	19.48'
L5	S 45°01'38" W	108.60'
L7	S 05°50'20" E	56.77'
L8	S 22°24'07" W	17.63'
L11	S 07°15'04" E	77.04'
L13	S 00°24'02" W	10.00'
L14	N 05°50'20" W	32.99'
L15	N 81°34'56" E	11.61'
L16	N 08°52'13" W	10.00'
L17	N 80°58'38" E	3.85'
L18	N 09°10'30" W	50.00'
L20	N 69°32'23" E	182.24'
L21	N 20°27'37" W	164.40'
L22	N 24°30'23" W	100.45'
L23	N 22°24'07" E	7.61'
L24	N 09°56'28" E	97.11'
L26	N 70°00'12" E	69.30'

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Fax: (813) 248-2266
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ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

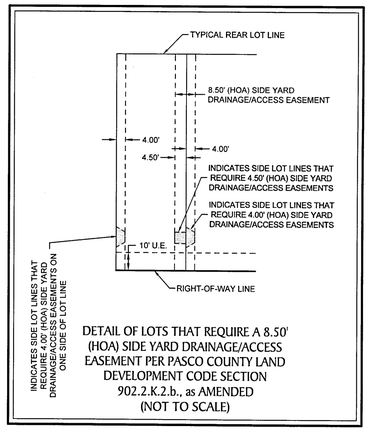
PLAT BOOK 97 **PAGE NO.** 125

GRID NORTH

SCALE 1" = 40'

0 20 40 80

SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	2170.00'	31°41'00"	1199.96'	1184.73'	N77°11'40"W
C22	135.00'	31°23'36"	73.97'	73.05'	N56°18'18"W
C23	800.00'	28°27'41"	397.40'	393.32'	S54°50'20"E
C24	825.00'	28°27'41"	409.82'	405.61'	S54°50'20"E
C25	775.00'	28°27'41"	384.98'	381.03'	S54°50'20"E
C26	775.00'	5°53'08"	79.61'	79.57'	S47°53'09"E
C27	775.00'	4°20'05"	58.63'	58.62'	S42°46'32"E
C28	630.00'	5°53'08"	64.72'	64.69'	S47°53'09"E
C29	210.00'	200°23'00"	734.44'	413.37'	S43°08'45"W
C30	210.00'	35°39'07"	130.67'	128.57'	N54°29'19"W
C31	210.00'	41°20'48"	151.54'	148.28'	S87°00'44"W
C32	210.00'	40°55'36"	150.00'	146.83'	S45°52'32"W
C33	210.00'	30°42'11"	112.53'	111.19'	S10°03'39"W
C34	210.00'	41°10'21"	150.90'	147.68'	S36°27'35"E
C35	60.00'	248°40'35"	260.41'	99.09'	S15°03'13"W
C36	60.00'	52°14'20"	54.70'	52.83'	S83°09'55"E
C37	60.00'	41°10'21"	43.12'	42.19'	S36°27'35"E
C38	60.00'	41°17'09"	43.23'	42.31'	S04°46'10"W
C39	60.00'	40°47'16"	42.71'	41.82'	S45°56'42"W
C40	60.00'	41°20'48"	43.30'	42.36'	S87°00'44"W
C41	60.00'	31°42'22"	33.20'	32.78'	N56°27'41"W
C42	112.95'	12°54'02"	25.43'	25.38'	S33°15'33"E
C43	26.00'	266°39'25"	121.01'	37.83'	S19°53'31"W
C44	79.00'	17°40'41"	24.37'	24.28'	S75°24'09"W
C45	5.00'	124°51'00"	10.90'	8.86'	N21°49'00"E
C46	50.00'	68°40'35"	59.93'	56.41'	N74°56'47"W
C47	825.00'	1°44'55"	25.18'	25.18'	S41°28'57"E
C48	825.00'	4°11'47"	60.42'	60.41'	S44°27'18"E
C49	825.00'	4°11'47"	60.42'	60.41'	S48°39'05"E
C50	970.00'	4°11'47"	71.04'	71.03'	S44°27'18"E
C51	970.00'	4°11'47"	71.04'	71.03'	S48°39'05"E
C60	630.00'	24°07'36"	265.29'	263.33'	S57°00'23"E
C75	970.00'	26°42'46"	452.24'	448.16'	S55°42'48"E
C428	2188.58'	2°05'41"	80.01'	80.01'	N80°19'13"W
C429	2188.58'	2°05'41"	80.01'	80.01'	N78°13'32"W
C430	66.32'	20°08'40"	23.32'	23.20'	S42°01'24"E
C431	28.00'	32°07'31"	15.70'	15.49'	S14°39'43"E
C432	25.00'	15°23'03"	6.71'	6.69'	N05°17'29"W
C433	10.00'	90°00'00"	15.71'	14.14'	N45°15'47"E
C434	10.00'	71°30'16"	12.48'	11.69'	N35°29'21"W
C435	25.00'	61°38'12"	26.89'	25.62'	N50°30'14"W
C436	25.00'	60°34'20"	26.43'	25.22'	N50°30'54"W
C437	25.00'	68°55'44"	30.08'	28.29'	N19°17'36"E
C438	15.00'	63°35'14"	16.65'	15.81'	N59°16'30"E
C439	25.00'	54°58'39"	23.99'	23.08'	S89°20'47"E
C440	30.00'	16°39'29"	8.72'	8.69'	S64°48'18"W
C500	45.00'	13°42'29"	10.77'	10.74'	S78°42'10"E
C507	2209.35'	1°30'51"	58.39'	58.39'	N89°13'59"W
C508	2209.35'	2°50'20"	109.46'	109.45'	S88°35'25"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C518	2190.00'	6°09'00"	235.07'	234.95'	N89°57'40"W
C519	1400.35'	1°14'52"	30.50'	30.50'	N86°29'14"W
C523	10.00'	22°37'37"	3.95'	3.92'	N11°34'36"E
C525	5.00'	42°41'03"	3.72'	3.64'	N19°15'59"W
C526	5.00'	82°09'57"	7.17'	6.57'	N43°09'31"E
C527	135.00'	26°38'00"	62.75'	62.19'	N53°55'30"W
C528	135.00'	4°45'36"	11.22'	11.21'	N69°37'18"W
C540	210.00'	51°45'19"	189.69'	183.31'	S31°10'05"E
C541	210.00'	148°37'41"	544.75'	404.36'	S69°01'24"W
C563	970.00'	16°53'22"	285.94'	284.90'	S50°48'06"E

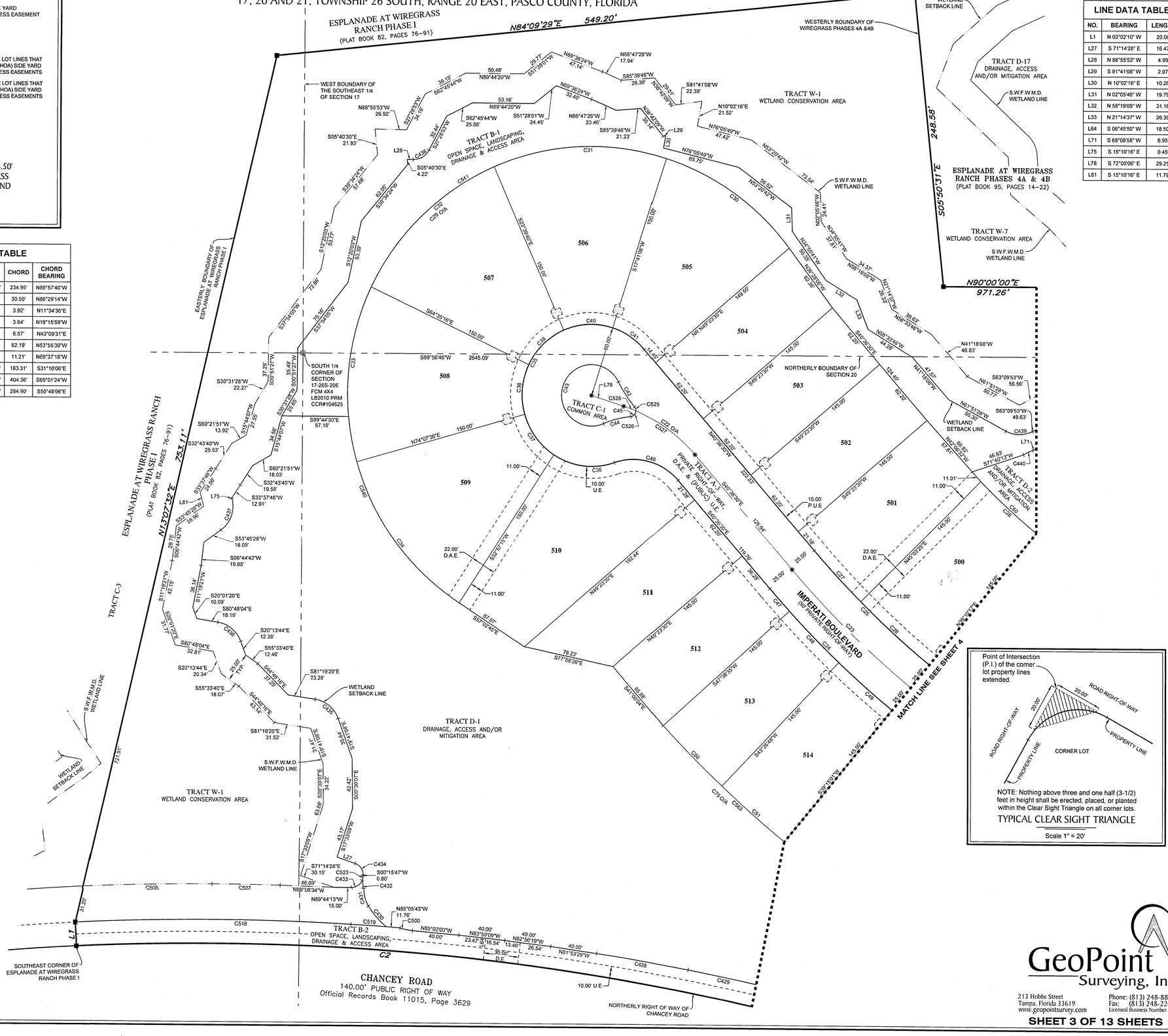
LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 03°02'10" W	20.00'
L27	S 71°14'28" E	16.47'
L28	N 88°55'53" W	4.99'
L29	S 81°41'08" W	2.07'
L30	N 10°02'16" E	10.26'
L31	N 02°05'46" W	19.79'
L32	N 58°19'05" W	31.16'
L33	N 21°14'37" W	26.39'
L64	S 06°45'50" W	18.50'
L71	S 68°08'58" W	6.95'
L75	S 15°10'16" E	0.45'
L78	S 72°00'06" E	29.25'
L81	S 15°10'16" E	11.79'

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
S.W.F.W.M.D ----- Southwest Florida Water Management District



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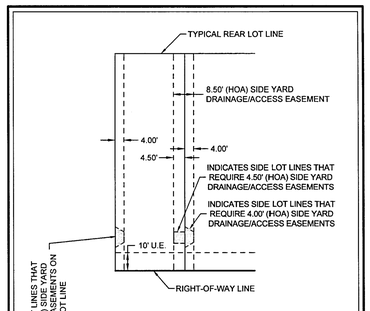
PLAT BOOK	PAGE NO.
97	126

GRID NORTH

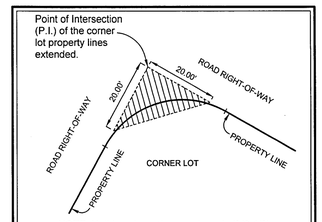
SCALE 1" = 40'

0 20 40 80

SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	2170.00'	31°41'00"	1199.96'	1184.73'	N77°11'40"W
C23	800.00'	28°27'41"	397.40'	393.32'	S54°50'20"E
C24	825.00'	28°27'41"	409.82'	405.61'	S54°50'20"E
C25	775.00'	28°27'41"	384.98'	381.03'	S54°50'20"E
C52	825.00'	4°23'46"	63.30'	63.28'	S52°56'52"E
C53	825.00'	4°23'46"	63.30'	63.28'	S57°20'37"E
C54	825.00'	4°23'46"	63.30'	63.28'	S61°44'23"E
C55	825.00'	4°23'46"	63.30'	63.28'	S66°08'09"E
C56	775.00'	1°23'51"	18.90'	18.90'	S68°22'15"E
C57	775.00'	5°36'52"	75.94'	75.91'	S64°51'54"E
C58	775.00'	5°36'52"	75.94'	75.91'	S59°15'01"E
C59	775.00'	5°36'52"	75.94'	75.91'	S53°38'09"E
C60	630.00'	24°07'36"	265.29'	263.33'	S57°00'23"E
C61	630.00'	5°36'52"	61.73'	61.71'	S53°38'09"E
C62	630.00'	5°36'52"	61.73'	61.71'	S59°15'01"E
C63	630.00'	5°36'52"	61.73'	61.71'	S64°51'54"E
C66	630.00'	1°23'51"	15.37'	15.37'	S68°22'15"E
C67	305.00'	49°07'44"	261.53'	253.59'	N86°21'57"E
C70	280.00'	49°07'44"	240.09'	232.80'	N86°21'57"E
C71	280.00'	12°01'39"	58.78'	58.67'	S75°05'01"E
C72	280.00'	25°37'29"	125.23'	124.19'	N86°05'25"E
C73	280.00'	11°28'36"	56.09'	55.99'	N67°32'23"E
C74	825.00'	0°44'10"	10.60'	10.60'	S68°42'06"E
C75	970.00'	26°42'46"	452.24'	448.16'	S55°42'48"E
C76	970.00'	4°23'46"	74.42'	74.40'	S52°56'52"E
C77	970.00'	4°06'02"	69.42'	69.41'	S57°11'46"E
C78	970.00'	4°23'46"	74.42'	74.40'	S61°44'23"E
C79	970.00'	4°23'46"	74.42'	74.40'	S66°08'09"E
C80	970.00'	0°44'10"	12.46'	12.46'	S68°42'06"E
C81	2170.00'	6°33'54"	248.64'	248.51'	S65°05'02"W
C82	2170.00'	1°09'41"	43.99'	43.99'	S62°22'55"W
C86	2025.00'	7°44'18"	273.50'	273.29'	S65°40'14"W
C87	2000.00'	7°44'18"	270.12'	269.92'	S65°40'14"W
C88	2025.00'	1°09'41"	41.05'	41.05'	S62°22'55"W
C429	2188.58'	2°05'41"	80.01'	80.01'	N78°13'32"W
C441	45.08'	64°27'03"	50.71'	48.08'	N71°25'59"E
C442	30.00'	30°23'36"	15.91'	15.73'	N78°37'39"W
C443	55.00'	18°16'35"	17.54'	17.47'	S72°34'09"E
C444	30.00'	47°29'36"	24.87'	24.16'	N45°36'34"W
C445	30.00'	33°05'46"	17.33'	17.09'	N05°18'53"W
C446	30.00'	42°56'06"	22.48'	21.96'	S10°14'03"E
C447	15.00'	102°44'55"	26.90'	23.44'	S20°52'16"E
C448	30.00'	26°21'40"	13.80'	13.68'	N18°31'16"W
C449	30.00'	34°59'55"	18.33'	18.04'	S22°50'24"E
C450	15.00'	65°47'06"	17.22'	16.29'	S07°26'49"E
C451	25.00'	52°24'03"	22.86'	22.08'	N14°08'21"W
C452	25.00'	100°25'14"	43.82'	38.42'	S38°08'56"E
C513	25.92'	36°01'28"	16.30'	16.03'	S78°39'40"W
C563	970.00'	16°53'22"	285.94'	284.90'	S50°48'06"E
C564	2170.00'	4°47'42"	181.60'	181.55'	S64°11'56"W
C565	970.00'	9°49'24"	166.31'	166.10'	N64°09'29"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L34	S 30°45'13" W	10.00'
L35	N 05°32'16" W	24.85'
L36	N 22°10'01" W	24.67'
L37	N 30°30'12" E	26.71'
L38	N 72°14'43" W	2.01'
L39	N 25°26'44" E	5.10'
L40	N 12°03'41" E	18.06'
L41	N 88°21'34" W	17.36'
L42	N 30°30'12" E	18.79'
L71	N 68°08'58" W	6.95'
L72	N 11°20'12" E	3.95'

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

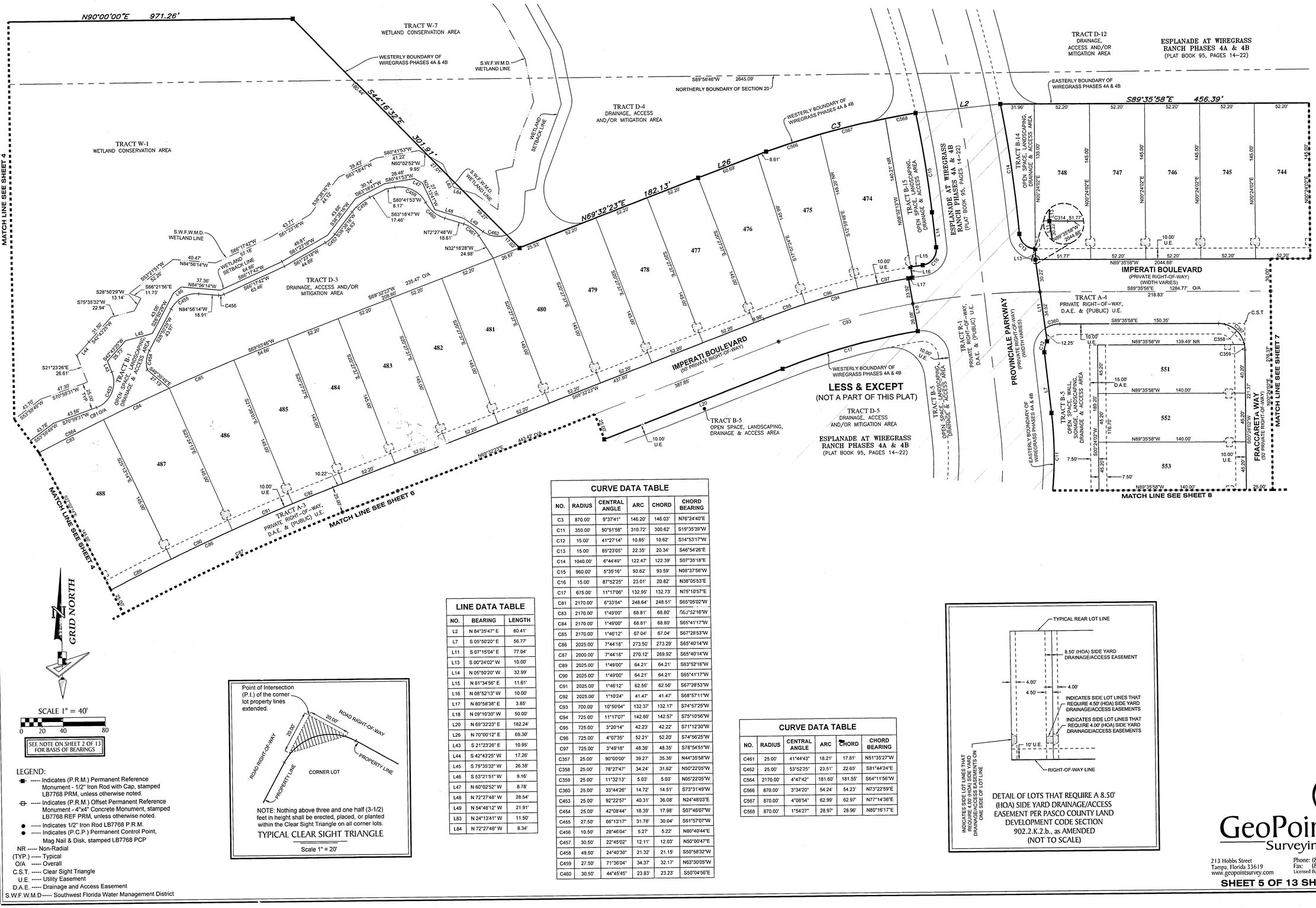
NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
S.W.F.W.M.D ----- Southwest Florida Water Management District

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PLAT BOOK 97 PAGE NO. 127

ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



GRID NORTH

SCALE 1" = 40'

0 20 40 80

SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
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S.W.F.W.M.D ----- Southwest Florida Water Management District

NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	N 84°35'47" E	80.41'
L7	S 05°50'20" E	56.77'
L11	S 07°15'04" E	77.04'
L13	S 00°24'02" W	10.00'
L14	N 05°50'20" W	32.99'
L15	N 81°34'56" E	11.61'
L16	N 08°52'13" W	10.00'
L17	N 80°58'38" E	3.85'
L18	N 09°10'30" W	50.00'
L20	N 69°32'23" E	182.24'
L26	N 70°00'12" E	69.30'
L43	S 21°23'26" E	10.95'
L44	S 42°43'25" W	17.26'
L45	S 75°35'32" W	26.38'
L46	S 53°21'51" W	9.16'
L47	N 60°02'52" W	8.78'
L48	N 72°27'48" W	28.54'
L49	N 54°48'12" W	21.91'
L83	N 24°13'41" W	11.50'
L84	N 72°27'48" W	8.34'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C3	870.00'	9°37'41"	146.20'	146.03'	N76°24'40"E
C11	350.00'	50°51'58"	310.72'	300.62'	S19°35'39"W
C12	15.00'	41°27'14"	10.85'	10.62'	S14°53'17"W
C13	15.00'	85°23'05"	22.35'	20.34'	S46°54'26"E
C14	1040.00'	6°44'49"	122.47'	122.39'	S07°35'18"E
C15	960.00'	5°35'16"	93.62'	93.59'	N08°37'58"W
C16	15.00'	87°52'25"	23.01'	20.82'	N38°05'53"E
C17	675.00'	11°17'06"	132.95'	132.73'	N75°10'57"E
C81	2170.00'	6°33'54"	248.64'	248.51'	S65°05'02"W
C83	2170.00'	1°49'00"	68.81'	68.80'	S63°52'16"W
C84	2170.00'	1°49'00"	68.81'	68.80'	S65°41'17"W
C85	2170.00'	1°46'12"	67.04'	67.04'	S67°28'53"W
C86	2025.00'	7°44'18"	273.50'	273.29'	S65°40'14"W
C87	2000.00'	7°44'18"	270.12'	269.92'	S65°40'14"W
C89	2025.00'	1°49'00"	64.21'	64.21'	S63°52'16"W
C90	2025.00'	1°49'00"	64.21'	64.21'	S65°41'17"W
C91	2025.00'	1°46'12"	62.56'	62.56'	S67°28'53"W
C92	2025.00'	1°10'24"	41.47'	41.47'	S68°57'11"W
C93	700.00'	10°50'04"	132.37'	132.17'	S74°57'25"W
C94	725.00'	11°17'07"	142.80'	142.57'	S75°10'56"W
C95	725.00'	3°20'14"	42.23'	42.22'	S71°12'30"W
C96	725.00'	4°07'35"	52.21'	52.20'	S74°56'25"W
C97	725.00'	3°49'18"	48.36'	48.35'	S78°54'51"W
C357	25.00'	90°00'00"	39.27'	35.36'	N44°35'58"W
C358	25.00'	78°27'47"	34.24'	31.62'	N50°22'05"W
C359	25.00'	11°32'13"	5.03'	5.03'	N05°22'05"W
C360	25.00'	33°44'26"	14.72'	14.51'	S73°31'49"W
C453	25.00'	92°22'57"	40.31'	36.08'	N24°48'03"E
C454	25.00'	42°08'44"	18.39'	17.98'	S07°46'07"W
C455	27.50'	66°13'17"	31.78'	30.04'	S61°57'07"W
C456	10.50'	28°46'04"	5.27'	5.22'	N80°40'44"E
C457	30.50'	22°45'02"	12.11'	12.03'	N50°00'47"E
C458	49.50'	24°40'30"	21.32'	21.15'	S50°58'32"W
C459	27.50'	71°36'04"	34.37'	32.17'	N63°30'05"W
C460	30.50'	44°45'45"	23.83'	23.23'	S50°04'56"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C461	25.00'	41°44'43"	18.21'	17.81'	N51°35'27"W
C462	25.00'	53°52'25"	23.51'	22.65'	S81°44'24"E
C564	2170.00'	4°47'42"	181.60'	181.55'	S64°11'56"W
C566	870.00'	3°34'20"	54.24'	54.23'	N73°22'59"E
C567	870.00'	4°08'54"	62.99'	62.97'	N77°14'36"E
C568	870.00'	1°54'27"	28.97'	28.96'	N80°16'17"E

DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

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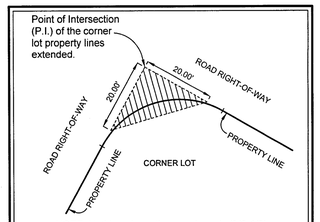
PLAT BOOK 97 PAGE NO. 128

GRID NORTH

SCALE 1" = 40'

0 20 40 80

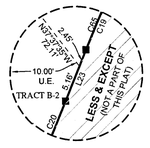
SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



DETAIL "A" NOT TO SCALE



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2030.00'	18°33'05"	657.27'	654.41'	N70°37'42"W
C2	2170.00'	31°41'00"	1199.96'	1184.73'	N77°11'40"W
C5	2030.00'	3°23'14"	120.01'	119.99'	S81°35'51"E
C6	2030.00'	18°33'05"	657.27'	654.41'	N70°37'42"W
C18	201.37'	22°22'07"	78.62'	78.12'	N28°23'38"W
C19	450.00'	14°59'46"	117.78'	117.44'	N29°54'00"E
C20	490.00'	18°15'05"	156.09'	155.43'	N31°31'39"E
C21	178.00'	30°42'44"	95.41'	94.27'	N25°17'50"E
C64	450.00'	6°40'36"	52.44'	52.41'	S33°25'23"W
C65	450.00'	7°40'58"	60.34'	60.30'	S26°14'36"W
C67	305.00'	49°07'44"	261.53'	253.59'	N86°21'57"E
C68	305.00'	42°30'22"	226.27'	221.12'	N89°40'38"E
C69	305.00'	6°37'22"	35.26'	35.24'	N65°06'46"E
C87	2000.00'	7°44'18"	270.12'	269.92'	S65°40'14"W
C93	330.00'	34°15'39"	197.33'	194.40'	S86°12'00"E
C94	330.00'	5°46'04"	33.22'	33.21'	S71°57'13"E
C95	330.00'	10°03'06"	57.89'	57.82'	S79°51'48"E
C96	330.00'	18°26'28"	106.21'	105.76'	N85°53'24"E
C97	25.00'	82°52'13"	36.16'	33.09'	N61°53'43"W
C98	25.00'	82°30'10"	36.00'	32.97'	S20°47'28"W
C99	200.00'	29°45'53"	103.90'	102.73'	N05°34'40"W
C100	75.00'	61°13'04"	80.13'	76.38'	N10°08'55"E
C101	75.00'	30°55'22"	40.48'	39.99'	N04°59'56"W
C102	75.00'	30°17'43"	39.66'	39.20'	N25°36'36"E
C103	60.00'	241°13'04"	252.60'	103.28'	S79°51'05"E
C104	60.00'	154°16'31"	161.56'	116.99'	S36°22'49"E
C105	60.00'	34°56'25"	36.59'	36.03'	N49°00'43"E
C106	60.00'	36°06'52"	37.82'	37.20'	N13°29'05"E
C107	60.00'	15°53'15"	16.64'	16.58'	N12°30'59"W
C108	26.00'	258°18'27"	117.22'	40.32'	S86°46'37"E
C109	112.00'	15°18'29"	29.92'	29.84'	N34°43'22"E
C110	5.00'	132°18'32"	11.55'	9.15'	N86°46'37"W
C111	112.00'	15°18'29"	29.92'	29.84'	S28°16'36"E
C112	1975.00'	7°39'39"	264.07'	263.87'	S65°52'23"W
C113	25.00'	89°50'11"	39.20'	35.30'	N65°22'42"W
C114	60.00'	241°39'36"	253.07'	103.04'	N39°09'10"E
C115	60.00'	26°35'39"	27.85'	27.60'	S33°18'51"E
C116	60.00'	146°23'26"	153.30'	114.88'	N60°11'36"E
C117	60.00'	49°14'55"	51.57'	50.00'	N37°37'35"W
C118	60.00'	19°25'36"	20.34'	20.25'	N71°57'50"W
C119	75.00'	27°32'03"	36.04'	35.70'	S67°54'36"E
C120	187.77'	35°08'14"	115.15'	113.36'	S38°26'38"E
C121	110.00'	13°33'30"	26.03'	25.97'	N11°39'07"W
C122	26.00'	265°05'31"	120.29'	38.31'	N42°34'52"E
C123	89.00'	16°19'32"	25.36'	25.27'	S81°48'07"E
C124	5.00'	134°40'32"	10.98'	8.98'	S43°52'52"W
C125	75.00'	33°40'58"	44.09'	43.46'	S37°18'06"E
C126	25.00'	90°00'00"	39.27'	35.36'	S24°32'23"W
C127	25.00'	11°32'13"	5.03'	5.03'	S14°41'30"E
C128	75.00'	61°13'01"	80.13'	76.38'	S51°04'07"E
C362	792.45'	6°02'17"	83.51'	83.47'	S81°30'59"E
C409	450.00'	0°38'12"	5.00'	5.00'	S37°04'47"W
C424	201.37'	1°25'22"	5.00'	5.00'	S38°52'01"E
C427	201.37'	20°56'46"	73.62'	73.21'	S27°40'57"E
C530	5.00'	101°26'59"	8.85'	7.74'	S77°47'37"W
C531	5.00'	30°51'32"	2.69'	2.66'	N36°03'07"W
C532	200.00'	7°38'57"	26.70'	26.68'	N05°28'48"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	N 09°18'16" E	17.35'
L21	N 20°27'37" W	164.40'
L22	N 24°30'23" W	100.45'
L23	N 22°24'07" E	7.61'
L24	N 09°56'28" E	97.11'
L85	S 54°56'28" W	13.82'
L86	N 54°56'28" E	13.82'

DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C533	200.00'	22°06'56"	77.20'	76.72'	N09°24'09"W
C534	5.00'	36°30'26"	3.19'	3.13'	S00°10'39"E
C535	5.00'	88°17'05"	7.70'	6.96'	S62°13'06"W
C536	187.77'	12°28'42"	40.89'	40.81'	S49°46'24"E
C537	187.77'	22°39'33"	74.26'	73.78'	S32°12'17"E
C558	25.00'	78°27'47"	34.24'	31.62'	S30°18'30"W
C569	70.00'	68°09'58"	83.28'	78.46'	N47°35'39"W
C577	70.00'	157°55'06"	192.93'	137.41'	N80°59'27"E

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- NR ----- Non-Radial
- (TYP.) ----- Typical
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- C.S.T. ----- Clear Sight Triangle
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ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 97 PAGE NO. 129

ESPLANADE AT WIREGRASS RANCH PHASES 4A & 4B (PLAT BOOK 95, PAGES 14–22)

POINT OF BEGINNING
NORTHEAST CORNER OF SECTION 20
N:1411000.50
E:553010.52
CCR#0086698
FCM 4X4 PRM LB2610

EASTERLY BOUNDARY OF WIREGRASS PHASES 4A & 4B

S89°35'58"E 456.39'

TRACT B-19 OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA

COUNTRY WALK INCREMENT F PHASE 1 (PLAT BOOK 55, PAGES 1–11) TRACT "5"

S89°36'09"E 2618.81'

COUNTRY WALK INCREMENT F PHASE 1 (PLAT BOOK 55, PAGES 1–11)

1679.42'

NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 21 (BASIS OF BEARINGS)

TRACT D-9 DRAINAGE, ACCESS AND/OR MITIGATION AREA

N89°35'58"W 1498.57'

984.40'

IMPERATI BOULEVARD (PRIVATE RIGHT-OF-WAY) (WIDTH VARIES)

732.54'

S89°35'58"E 1284.77' O/A

335.14'

S89°35'58"E 654.89' O/A

499.72'

TRACT A-4 PRIVATE RIGHT–OF–WAY, D.A.E. & (PUBLIC) U.E.

S89°35'58"E 632.52'

FRACCARETA WAY (50' PRIVATE RIGHT-OF-WAY)

IMMACOLATA WAY (50' PRIVATE RIGHT-OF-WAY)

FIGLIOLIA WAY (50' PRIVATE RIGHT-OF-WAY)

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 9

TRACT D-4 DRAINAGE, ACCESS AND/OR MITIGATION AREA

TRACT B-6 OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA

TRACT B-7 OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA

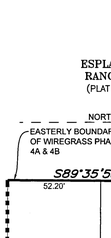
TRACT B-8 OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA

TRACT W-3 WETLAND CONSERVATION AREA

S.W.F.W.M.D. WETLAND LINE

WETLAND SETBACK LINE

EASTERLY BOUNDARY OF SECTION 20



SCALE 1" = 40'

0 20 40 80

SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C129	25.00'	90°00'00"	39.27'	35.36'	S45°24'02"W
C130	25.00'	78°27'47"	34.24'	31.62'	S51°10'08"W
C131	25.00'	11°32'13"	5.03'	5.03'	S06°10'08"W
C132	25.00'	90°01'42"	39.28'	35.36'	N44°35'07"W
C133	25.00'	78°27'47"	34.24'	31.62'	N50°22'05"W
C134	25.00'	11°33'55"	5.05'	5.04'	N05°21'14"W
C135	375.00'	15°15'01"	99.81'	99.52'	N08°03'14"E
C136	375.00'	4°22'55"	28.68'	28.67'	N02°37'11"E
C137	375.00'	6°58'34"	45.66'	45.63'	N08°17'56"E
C138	375.00'	3°53'32"	25.47'	25.47'	N13°43'59"E
C139	400.00'	15°15'01"	106.47'	106.15'	N08°03'14"E
C140	425.00'	15°15'01"	113.12'	112.79'	N08°03'14"E
C141	425.00'	5°14'36"	38.89'	38.88'	N13°03'27"E
C142	425.00'	6°08'29"	45.56'	45.53'	N07°21'55"E
C143	425.00'	3°51'56"	28.67'	28.67'	N02°21'42"E
C144	25.00'	89°58'18"	39.26'	35.35'	S45°24'53"W
C145	25.00'	11°30'31"	5.02'	5.01'	S06°10'59"W
C146	25.00'	78°27'47"	34.24'	31.62'	S51°10'08"W
C147	500.00'	5°43'55"	50.02'	50.00'	N87°32'04"E
C148	500.00'	1°37'20"	14.16'	14.16'	N89°35'22"E
C149	500.00'	4°06'35"	35.86'	35.86'	N86°43'24"E
C150	500.00'	5°43'55"	50.02'	50.00'	S87°32'04"W
C151	25.00'	90°01'42"	39.28'	35.36'	N44°35'07"W
C152	25.00'	78°42'52"	34.35'	31.71'	N50°14'32"W
C153	25.00'	11°18'50"	4.94'	4.93'	N05°13'41"W
C155	400.00'	15°15'01"	106.47'	106.15'	N08°03'14"E
C156	375.00'	15°15'01"	99.81'	99.52'	N08°03'14"E
C157	375.00'	3°02'16"	19.88'	19.88'	N01°56'52"E
C158	375.00'	9°25'00"	61.63'	61.56'	N08°10'30"E
C159	375.00'	2°47'45"	18.30'	18.30'	N14°16'52"E
C160	425.00'	15°15'01"	113.12'	112.79'	N08°03'14"E
C162	425.00'	8°16'07"	61.33'	61.28'	N05°53'03"E
C163	425.00'	1°19'16"	9.80'	9.80'	N01°05'22"E
C164	25.00'	89°58'18"	39.26'	35.35'	S45°24'53"W
C165	25.00'	78°27'43"	34.24'	31.62'	S51°10'10"W
C166	25.00'	11°30'35"	5.02'	5.01'	S06°11'01"W
C208	375.00'	12°53'37"	84.39'	84.21'	N06°52'32"E
C209	375.00'	3°47'33"	24.82'	24.82'	N02°19'30"E
C470	25.00'	48°34'28"	21.19'	20.57	S62°21'19"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C471	25.00'	28°09'11"	12.28'	12.16'	N76°13'26"W
C472	25.00'	61°59'41"	27.05'	25.75'	N31°09'00"W
C515	2475.42'	1°03'17"	45.57'	45.57'	S07°44'18"W
C516	2475.42'	0°03'55"	2.83'	2.83'	S07°10'42"W
C552	2475.42'	0°15'44"	11.32'	11.32'	S07°16'36"W
C570	2475.42'	1°07'18"	48.46'	48.45'	S07°42'23"W
C571	2475.42'	0°51'29"	37.07'	37.07'	S07°50'17"W

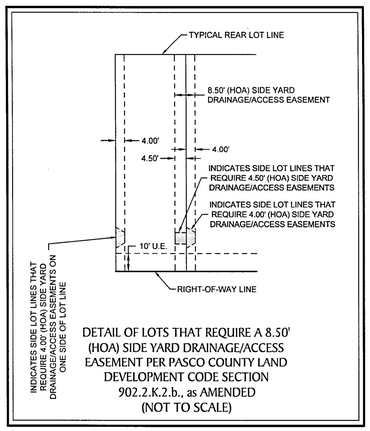
LINE DATA TABLE

NO.	BEARING	LENGTH
L3	N 00°26'03" E	33.00'
L54	S 54°16'49" W	16.63'

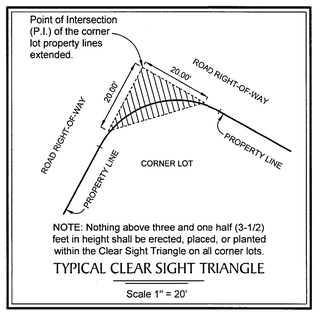
LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
S.W.F.W.M.D----- Southwest Florida Water Management District



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

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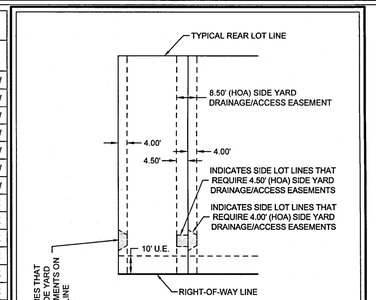
ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 97 PAGE NO. 130

CURVE DATA TABLE

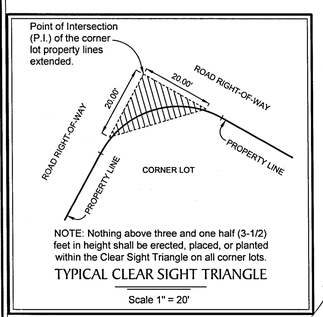
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2030.00'	28°14'47"	1000.77'	990.67'	N75°28'33"W
C4	2030.00'	6°18'28"	223.49'	223.38'	N86°26'43"W
C7	40.00'	40°35'20"	28.34'	27.75'	S27°17'08"W
C8	190.00'	40°11'23"	133.27'	130.56'	S27°29'07"W
C9	490.00'	15°00'41"	128.38'	128.01'	S14°53'46"W
C10	350.00'	22°37'31"	138.21'	137.31'	S33°42'52"W
C11	350.00'	50°51'58"	310.72'	300.62'	S19°35'39"W
C363	295.00'	44°33'23"	229.41'	223.67'	N22°40'43"E
C364	270.00'	44°37'36"	210.30'	205.02'	N22°42'50"E
C365	320.00'	44°29'41"	248.50'	242.31'	N22°38'52"E
C366	270.00'	5°11'51"	24.49'	24.48'	N02°59'58"E
C367	270.00'	18°22'07"	86.56'	86.19'	N14°46'57"E
C368	270.00'	21°03'38"	99.25'	98.69'	N34°29'49"E
C369	320.00'	4°54'48"	27.44'	27.43'	N42°26'19"E
C370	320.00'	7°21'06"	41.06'	41.03'	N36°18'22"E
C371	320.00'	7°21'06"	41.06'	41.03'	N28°57'16"E
C372	320.00'	7°21'06"	41.06'	41.03'	N21°36'11"E
C373	320.00'	7°21'06"	41.06'	41.03'	N14°15'05"E
C374	320.00'	7°21'06"	41.06'	41.03'	N06°54'00"E
C375	320.00'	2°49'25"	15.77'	15.77'	N01°48'44"E
C376	130.00'	39°25'45"	89.46'	87.71'	N25°18'46"E
C377	130.00'	18°22'07"	41.68'	41.50'	N14°46'57"E
C378	130.00'	21°03'38"	47.78'	47.52'	N34°29'49"E
C379	462.00'	34°04'10"	274.72'	270.69'	N27°36'38"E
C380	462.00'	7°21'06"	59.28'	59.24'	N14°15'05"E
C381	462.00'	7°21'06"	59.28'	59.24'	N21°36'11"E
C382	462.00'	7°21'06"	59.28'	59.24'	N28°57'16"E
C383	462.00'	7°21'06"	59.28'	59.24'	N36°18'22"E
C384	462.00'	4°39'48"	37.60'	37.59'	N42°18'49"E
C385	300.00'	29°05'12"	152.30'	150.67'	S26°18'54"W
C386	300.00'	14°32'36"	76.15'	75.94'	S33°35'12"W
C387	300.00'	14°32'36"	76.15'	75.94'	S19°02'36"W
C388	155.00'	42°38'09"	115.34'	112.70'	S23°42'34"W
C389	155.00'	4°10'09"	11.28'	11.28'	S42°56'34"W
C390	155.00'	14°32'36"	39.34'	39.24'	S33°35'12"W
C391	155.00'	14°32'36"	39.34'	39.24'	S19°02'36"W
C392	155.00'	9°22'49"	25.38'	25.35'	S07°04'53"W
C393	60.00'	251°15'26"	263.12'	97.54'	N56°45'46"E
C394	60.00'	40°51'10"	42.78'	41.88'	S18°02'06"E
C395	60.00'	32°31'11"	34.05'	33.60'	S54°43'17"E
C396	40.00'	113°53'35"	79.51'	67.05'	S11°55'09"E
C397	40.00'	93°59'10"	65.61'	58.50'	S21°52'22"E
C398	40.00'	19°54'25"	13.90'	13.83'	S35°04'26"W
C399	26.00'	267°28'48"	121.38'	37.57'	N64°07'18"E
C400	112.00'	12°55'29"	25.26'	25.21'	N11°23'58"E
C401	74.00'	18°31'08"	23.92'	23.81'	S60°21'32"E
C402	5.00'	123°57'49"	10.82'	8.63'	S66°55'08"W
C403	85.00'	50°31'42"	74.96'	72.55'	S00°50'05"W
C404	129.20'	20°01'11"	45.14'	44.91'	S35°11'46"W



DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 06°59'28" W	19.48'
L5	S 45°01'38" W	108.60'
L8	S 22°24'07" W	17.63'
L50	N 19°01'08" E	28.13'
L51	S 12°22'56" E	13.25'
L52	N 89°35'57" W	21.28'
L53	S 46°01'29" W	22.53'
L55	S 17°57'04" E	17.91'
L56	S 79°00'23" E	5.38'
L57	N 20°02'48" E	17.72'
L58	N 32°48'22" E	19.99'
L59	N 62°08'24" E	23.34'
L60	S 84°09'54" E	10.80'
L73	N 45°01'46" E	22.89'
L87	S 76°32'15" E	7.50'
L89	N 89°35'57" W	2.90'



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C463	25.00'	45°05'40"	19.68'	19.17'	S06°09'21"E
C464	25.00'	26°23'48"	11.52'	11.42'	S70°00'32"W
C465	25.00'	75°13'18"	32.82'	30.51'	N76°52'24"W
C466	25.00'	56°34'54"	24.69'	23.70'	N29°29'31"W
C467	48.00'	67°08'09"	56.24'	53.08'	S56°01'52"E
C468	25.00'	90°00'00"	39.27'	35.36'	N32°37'04"E
C469	25.00'	46°04'09"	20.10'	19.56'	S35°46'20"E
C473	12.00'	47°03'15"	9.85'	9.58'	S61°15'49"W
C474	25.00'	31°37'38"	13.80'	13.63'	S21°55'23"W
C475	25.00'	25°56'55"	11.32'	11.23'	S15°54'21"W
C476	25.00'	49°26'28"	21.57'	20.91'	S21°47'20"E
C477	25.00'	28°33'30"	12.46'	12.33'	N32°13'49"W
C478	25.00'	41°01'17"	17.90'	17.52'	S38°27'43"E
C479	12.00'	69°33'46"	14.57'	13.69'	N56°12'43"E
C480	25.00'	46°46'53"	20.41'	19.85'	N09°24'56"E
C481	12.00'	82°07'40"	17.20'	15.77'	N54°46'16"E
C501	570.00'	4°38'21"	46.15'	46.14'	S12°00'31"W
C502	205.00'	12°55'01"	46.22'	46.12'	S11°52'54"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C511	25.00'	16°34'11"	7.23'	7.20'	N54°18'35"E
C520	60.00'	177°53'05"	186.28'	119.98'	N20°04'36"E
C559	5.00'	61°58'54"	5.41'	5.15'	S35°55'41"W
C560	5.00'	61°58'54"	5.41'	5.15'	N82°05'25"W
C571	307.50'	27°26'12"	147.25'	145.85'	S27°10'51"W
C572	462.00'	29°24'22"	237.11'	234.52'	N25°16'44"E
C573	462.00'	4°39'48"	37.60'	37.59'	N42°18'49"E

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
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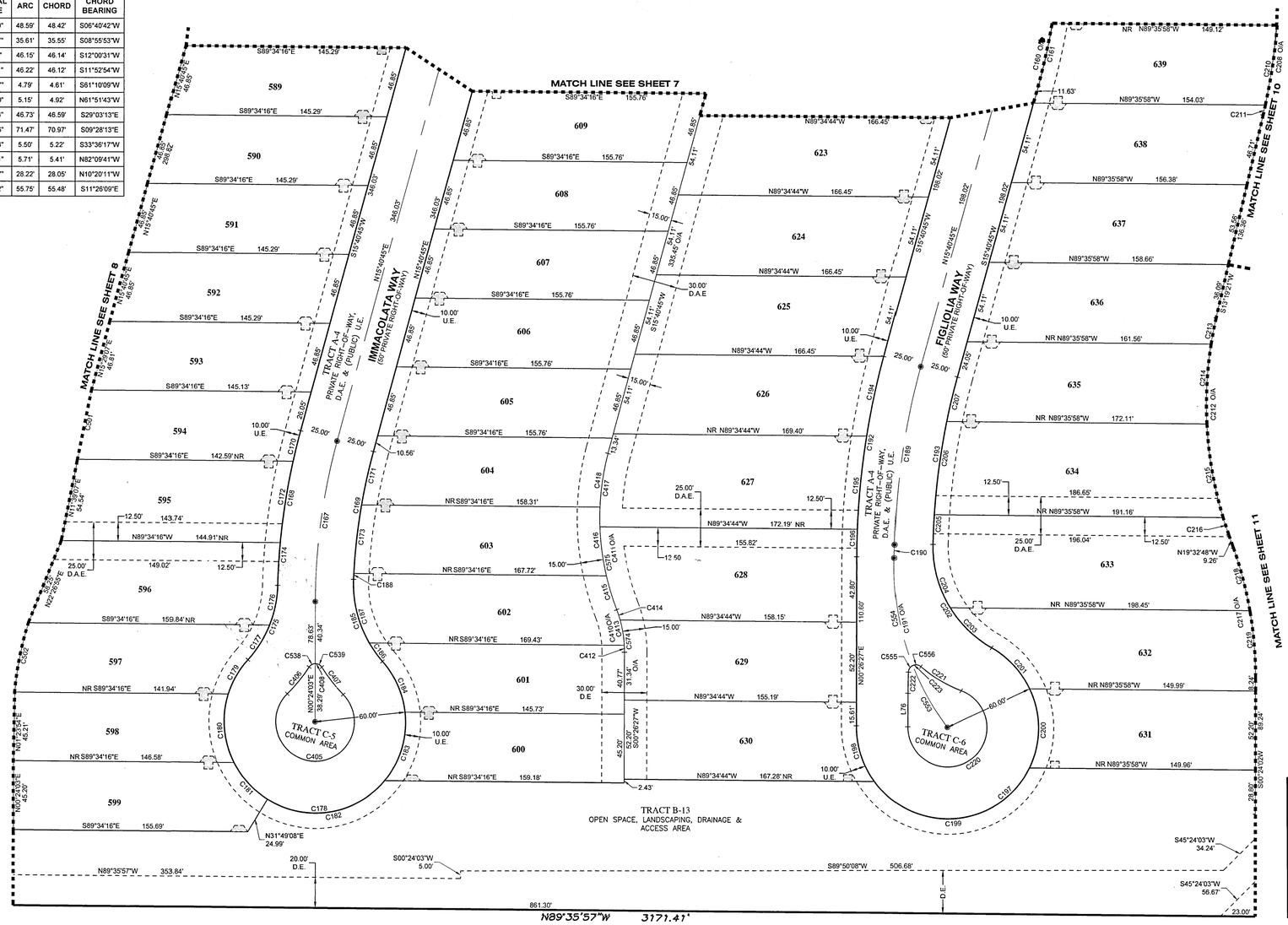
ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

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PLAT BOOK	PAGE NO.
97	131

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C160	425.00'	15°15'01"	113.12'	112.79'	N08°03'14"E
C161	425.00'	5°39'38"	41.99'	41.97'	N12°50'56"E
C167	400.00'	15°16'42"	106.66'	106.35'	S08°02'24"W
C168	425.00'	13°52'36"	102.93'	102.68'	S08°44'27"W
C169	375.00'	13°01'21"	85.23'	85.05'	S09°10'04"W
C170	425.00'	2°47'12"	20.67'	20.67'	S14°17'09"W
C171	375.00'	5°28'55"	35.88'	35.87'	S12°56'17"W
C172	425.00'	7°18'13"	54.18'	54.14'	S09°14'27"W
C173	375.00'	6°57'08"	45.50'	45.47'	S06°43'16"W
C174	425.00'	3°47'11"	28.09'	28.08'	S03°41'45"W
C175	75.00'	40°53'54"	53.54'	52.41'	N22°15'06"E
C176	75.00'	20°21'05"	26.64'	26.50'	N11°58'41"E
C177	75.00'	20°32'49"	26.90'	26.75'	N32°25'38"E
C178	60.00'	264°21'30"	276.84'	88.93'	S89°28'42"E
C179	60.00'	24°50'32"	26.01'	25.81'	S30°16'47"W
C180	60.00'	44°25'35"	46.52'	45.37'	S04°28'50"E
C181	60.00'	31°29'14"	32.97'	32.56'	S42°26'15"E
C182	60.00'	81°39'21"	85.51'	78.45'	N80°59'28"E
C183	60.00'	46°17'11"	48.47'	47.16'	N17°01'12"E
C184	60.00'	35°32'04"	37.21'	36.62'	N23°53'25"W
C185	75.00'	44°18'51"	58.01'	56.57'	S19°30'02"E
C186	75.00'	11°15'21"	14.73'	14.71'	S36°01'46"E
C187	75.00'	33°03'29"	43.27'	42.68'	S13°52'21"E
C188	375.00'	0°35'18"	3.85'	3.85'	S02°57'03"W
C189	475.00'	14°15'18"	118.18'	117.87'	S08°33'06"W
C190	512.00'	0°58'46"	8.75'	8.75'	N01°54'50"E
C191	172.92'	39°10'00"	118.21'	115.92'	S17°12'45"E
C192	500.00'	15°14'18"	132.98'	132.59'	S08°03'36"W
C193	450.00'	14°08'04"	111.01'	110.73'	S08°36'43"W
C194	500.00'	6°07'22"	53.43'	53.41'	S12°37'04"W
C195	500.00'	7°01'42"	61.33'	61.29'	S06°02'32"W
C196	500.00'	2°05'14"	18.21'	18.21'	S01°29'04"W
C197	60.00'	241°37'27"	253.03'	103.06'	N60°04'11"E
C198	60.00'	37°27'45"	39.23'	38.54'	S17°50'58"E
C199	60.00'	117°15'55"	122.80'	102.46'	N84°47'12"E
C200	60.00'	51°34'14"	54.00'	52.20'	N00°22'07"E
C201	60.00'	35°19'33"	36.99'	36.41'	N43°04'46"W
C202	75.00'	62°17'14"	81.53'	77.58'	S29°35'56"E
C203	75.00'	28°59'47"	37.96'	37.55'	S46°14'40"E
C204	75.00'	33°17'27"	43.58'	42.97'	S15°06'03"E
C205	450.00'	2°29'51"	19.61'	19.61'	S02°47'36"W
C206	450.00'	7°50'28"	61.58'	61.54'	S07°57'45"W
C207	450.00'	3°47'46"	29.81'	29.81'	S13°46'52"W
C208	375.00'	12°53'37"	84.39'	84.21'	N06°52'32"E
C210	375.00'	8°03'28"	52.74'	52.69'	N08°15'01"E
C211	375.00'	1°02'36"	6.83'	6.83'	N12°48'03"E
C212	250.00'	32°52'09"	143.42'	141.46'	S03°06'44"E
C213	250.00'	3°58'21"	17.33'	17.33'	S11°20'10"W
C214	250.00'	12°00'04"	52.36'	52.27'	S03°20'58"W
C215	250.00'	14°14'25"	62.13'	61.98'	S09°46'16"E
C216	250.00'	2°39'20"	11.59'	11.59'	S18°13'09"E
C217	250.00'	19°56'50"	87.04'	86.60'	N09°34'23"W
C218	250.00'	9°49'08"	42.84'	42.79'	N14°38'14"W
C219	250.00'	10°07'42"	44.19'	44.14'	N04°39'49"W
C220	26.00'	250°12'00"	113.54'	42.54'	N55°47'26"E
C221	89.00'	19°53'34"	30.90'	30.75'	S59°21'47"E
C222	474.00'	1°40'28"	13.85'	13.85'	S01°16'41"W
C223	5.00'	128°28'05"	11.21'	9.01'	S66°20'57"W
C405	26.00'	269°24'02"	122.25'	36.96'	S89°20'06"E
C406	112.00'	11°40'09"	22.81'	22.77'	N39°31'50"E
C407	112.00'	11°40'09"	22.81'	22.77'	S38°12'02"E
C408	5.00'	113°56'16"	9.94'	8.38'	N89°20'06"W
C410	75.00'	21°33'17"	28.22'	28.05'	N10°20'11"W
C411	165.02'	36°13'42"	104.34'	102.61'	S02°59'59"E
C412	75.00'	3°23'05"	4.43'	4.43'	N01°15'05"W
C413	75.00'	18°10'12"	23.78'	23.68'	N12°01'44"W
C414	75.00'	5°24'38"	7.08'	7.08'	N18°24'31"W
C416	165.02'	15°49'09"	45.56'	45.42'	S05°09'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C417	165.02'	16°52'20"	48.59'	48.42'	S06°40'42"W
C418	165.02'	12°21'57"	35.61'	35.55'	S08°55'53"W
C501	570.00'	4°38'21"	46.15'	46.14'	S12°00'31"W
C502	205.00'	12°55'01"	46.22'	46.12'	S11°52'54"W
C538	5.00'	54°56'47"	4.79'	4.61'	S61°10'09"W
C539	5.00'	58°59'30"	5.15'	4.92'	N61°51'43"W
C553	172.92'	15°29'04"	46.73'	46.59'	S29°03'13"E
C554	172.92'	23°40'56"	71.47'	70.97'	S09°28'13"E
C555	5.00'	62°58'44"	5.50'	5.22'	S33°36'17"W
C556	5.00'	65°29'21"	5.71'	5.41'	N82°09'41"W
C574	75.00'	21°33'17"	28.22'	28.05'	N10°20'11"W
C575	165.02'	19°21'22"	55.75'	55.48'	S11°26'09"E


MATCH LINE SEE SHEET 8
MATCH LINE SEE SHEET 7
MATCH LINE SEE SHEET 10
MATCH LINE SEE SHEET 11
IMMACOLATA WAY
(50' PRIVATE RIGHT-OF-WAY)
FIGLIOLIA WAY
(50' PRIVATE RIGHT-OF-WAY)
TRACT A-4
PRIVATE RIGHT-OF-WAY, D.A.E. & (PUBLIC) U.E.
TRACT C-5
COMMON AREA
TRACT C-6
COMMON AREA
TRACT B-13
OPEN SPACE, LANDSCAPING, DRAINAGE & ACCESS AREA
589
590
591
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S89°34'16"E 145.29'
S89°34'16"E 145.13'
S89°34'16"E 142.59'NR
N89°34'16"W 144.91'NR
S89°34'16"E 159.84'NR
NR S89°34'16"E 141.94'
NR S89°34'16"E 146.58'
S89°34'16"E 155.69'
S89°34'16"E 155.76'
NR S89°34'16"E 158.31'
NR S89°34'16"E 167.72'
NR S89°34'16"E 169.43'
NR S89°34'16"E 145.73'
NR S89°34'16"E 159.18'
N89°34'44"W 166.45'
N89°34'44"W 155.62'
N89°34'44"W 158.15'
N89°34'44"W 155.19'
N89°34'44"W 167.28'NR
NR N89°34'44"W 169.40'
N89°35'58"W 148.12'
N89°35'58"W 154.03'
N89°35'58"W 156.38'
N89°35'58"W 158.66'
NR N89°35'58"W 161.56'
NR N89°35'58"W 172.11'
N89°35'58"W 191.16'
NR N89°35'58"W 198.45'
NR N89°35'58"W 149.99'
NR N89°35'58"W 149.96'
N89°35'57"W 353.84'
S00°24'03"W 5.00'
S89°50'08"W 506.68'
S45°24'03"W 34.24'
S45°24'03"W 56.67'
N89°35'57"W 3171.41'
861.30'
20.00' D.E.
D.E.
23.00'
46.85'
54.11'
198.02'
346.03'
345.45' O/A
155.38'
40.34'
78.63'
40.77'
313.34' O/A
52.20'
45.20'
110.60'
42.80'
45.21'
45.20'
30.00' D.E
30.00' D.A.E
25.00' D.A.E.
10.00' U.E.
15.00'
12.50'
20.05'
25.00'
10.56'
10.34'
2.43'
N31°49'08"E 24.99'
N00°24'03"E 45.20'
N00°26'52"E 45.21'
N15°40'45"E
S15°40'45"W
N89°34'44"W
S89°34'16"E
N00°24'03"E
S00°24'03"W
N89°35'58"W
S89°35'58"E
N19°32'48"W 9.26'
N89°34'16"W
N89°35'57"W
N89°50'08"W
N00°26'52"E
N00°24'03"E
S00°24'03"W
S89°35'58"E
N89°35'58"W
N89°34'44"W
S89°34'16"E
N00°24'03"E
S00°24'03"W
N89°35'58"W
S89°35'58"E

ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

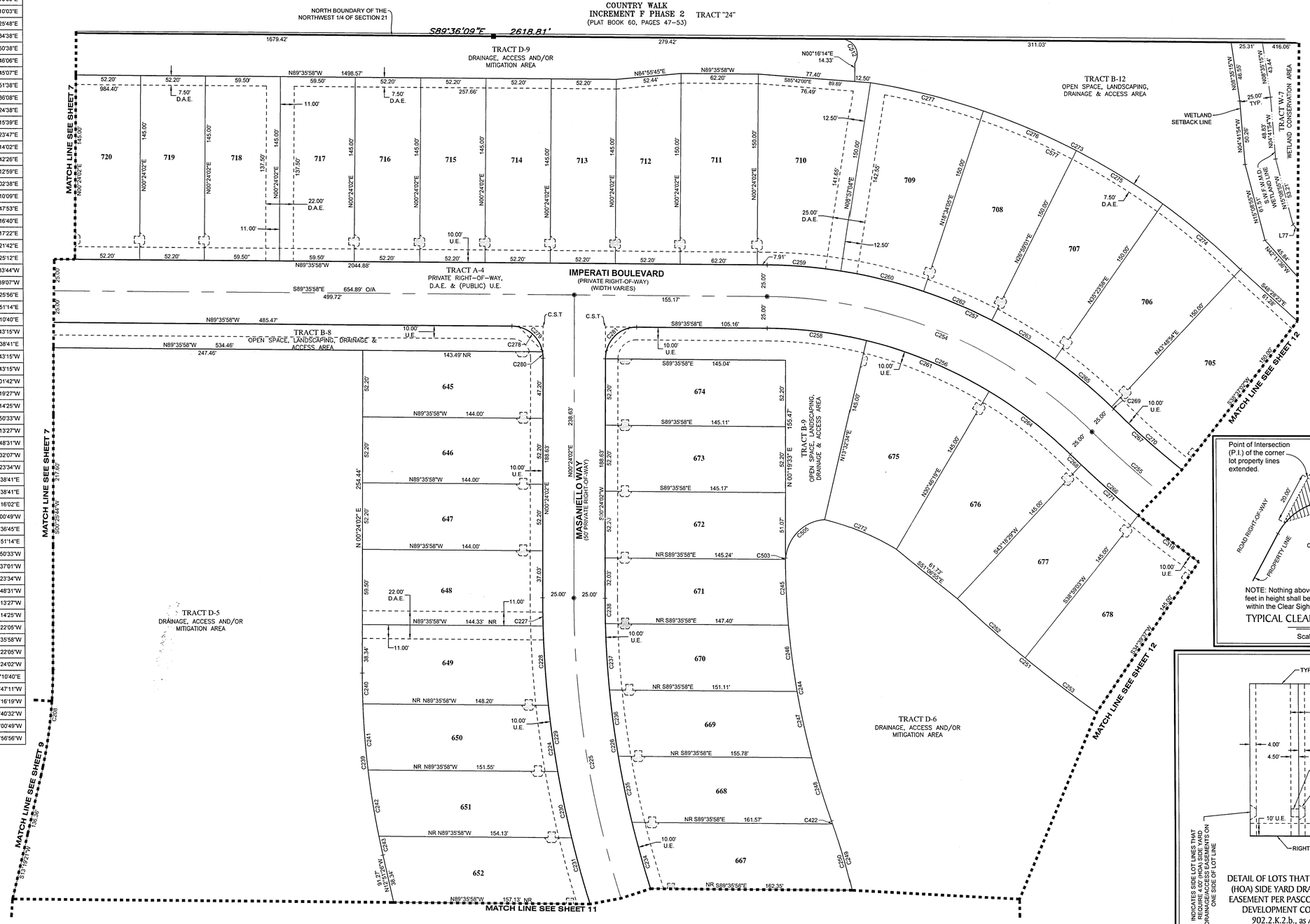
PLAT BOOK 97 PAGE NO. 132

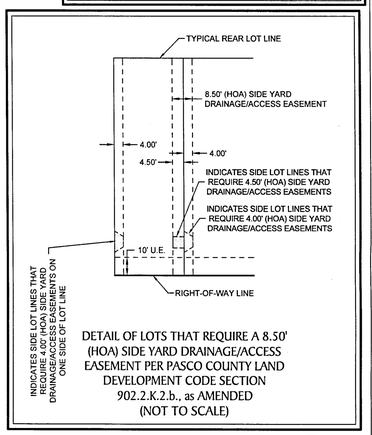
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C208	375.00'	12°53'37"	84.39'	84.21'	N06°52'32"E
C224	775.00'	19°08'09"	258.84'	257.64'	S09°10'03"E
C225	750.00'	19°08'09"	250.49'	249.32'	S09°10'03"E
C226	725.00'	19°08'09"	242.14'	241.01'	S09°10'03"E
C227	775.00'	1°39'40"	22.47'	22.47'	S00°25'48"E
C228	775.00'	4°37'59"	62.67'	62.65'	S03°34'38"E
C229	775.00'	3°54'01"	52.76'	52.75'	S07°50'38"E
C230	775.00'	3°56'55"	53.41'	53.40'	S11°46'06"E
C231	775.00'	4°01'07"	54.36'	54.35'	S15°45'07"E
C234	725.00'	4°17'54"	54.39'	54.38'	S15°51'38"E
C235	725.00'	4°13'06"	53.38'	53.37'	S11°36'08"E
C236	725.00'	4°09'53"	52.70'	52.69'	S07°24'38"E
C237	725.00'	4°08'05"	52.32'	52.31'	S03°15'39"E
C238	725.00'	1°35'38"	20.17'	20.17'	S00°23'47"E
C239	625.00'	13°16'08"	144.74'	144.42'	S06°14'02"E
C240	625.00'	2°12'57"	24.17'	24.17'	S00°42'26"E
C241	625.00'	4°48'08"	52.39'	52.37'	S04°12'59"E
C242	625.00'	4°51'09"	52.93'	52.92'	S09°02'38"E
C243	625.00'	1°23'54"	15.25'	15.25'	S12°10'09"E
C244	600.00'	20°14'54"	212.04'	210.94'	S09°47'53"E
C245	600.00'	4°59'30"	52.27'	52.26'	S02°16'40"E
C246	600.00'	5°01'54"	52.69'	52.67'	S07°17'22"E
C247	600.00'	5°06'46"	53.54'	53.52'	S12°21'42"E
C248	600.00'	5°00'16"	52.41'	52.39'	S17°25'12"E
C249	521.87'	20°43'12"	188.73'	187.70'	N09°33'44"W
C250	521.87'	5°59'50"	54.63'	54.60'	N16°39'07"W
C251	945.00'	13°28'49"	222.33'	221.82'	S53°25'56"E
C252	945.00'	4°19'26"	71.31'	71.30'	S48°51'14"E
C253	945.00'	4°19'26"	71.31'	71.30'	S53°10'40"E
C254	375.00'	43°45'25"	286.39'	279.48'	N67°43'15"W
C255	775.00'	17°36'16"	238.12'	237.19'	S54°38'41"E
C256	350.00'	43°45'25"	267.30'	260.85'	N67°43'15"W
C257	400.00'	43°45'25"	305.48'	298.11'	N67°43'15"W
C258	350.00'	13°08'33"	80.28'	80.11'	N83°01'42"W
C259	400.00'	8°33'02"	59.70'	59.64'	N85°19'27"W
C260	400.00'	9°37'01"	67.14'	67.06'	N76°14'25"W
C261	350.00'	17°13'44"	105.25'	104.85'	N67°50'33"W
C262	400.00'	8°24'56"	58.75'	58.70'	N67°13'27"W
C263	400.00'	8°24'56"	58.75'	58.70'	N58°48'31"W
C264	350.00'	13°23'09"	81.77'	81.58'	N52°32'07"W
C265	400.00'	8°24'56"	58.75'	58.70'	N50°23'34"W
C266	800.00'	17°36'16"	245.80'	244.84'	S54°38'41"E
C267	750.00'	17°36'16"	230.44'	229.54'	S54°38'41"E
C268	800.00'	0°50'59"	11.86'	11.86'	S46°16'02"E
C269	400.00'	0°20'33"	2.39'	2.39'	N46°00'49"W
C270	750.00'	5°32'25"	72.52'	72.49'	S48°36'45"E
C271	800.00'	4°19'26"	60.37'	60.36'	S48°51'14"E
C272	205.00'	17°13'44"	61.64'	61.41'	N67°50'33"W
C273	550.00'	34°51'50"	334.67'	329.53'	N63°37'01"W
C274	550.00'	8°24'56"	80.78'	80.71'	N50°23'34"W
C275	550.00'	8°24'56"	80.78'	80.71'	N58°48'31"W
C276	550.00'	8°24'56"	80.78'	80.71'	N67°13'27"W
C277	550.00'	9°37'01"	92.32'	92.21'	N76°14'25"W
C278	25.00'	78°27'47"	34.24'	31.62'	N50°22'05"W
C279	25.00'	90°00'00"	39.27'	35.36'	N44°35'58"W
C280	25.00'	11°32'13"	5.03'	5.03'	N05°22'05"W
C281	25.00'	90°00'00"	39.27'	35.36'	S45°24'02"W
C318	800.00'	4°19'26"	60.37'	60.36'	S53°10'40"E
C422	521.87'	0°16'19"	2.48'	2.48'	N19°47'11"W
C503	600.00'	0°06'28"	1.13'	1.13'	S00°16'19"W
C505	33.82'	82°01'23"	48.41'	44.38'	S45°40'32"W
C512	12.50'	121°38'22"	26.54'	21.83'	N29°00'49"W
C577	542.50'	33°33'33"	317.75'	313.23'	N62°56'56"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L77	N 42°11'36" W	37.79'





LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
- ● ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP

NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
S.W.F.W.M.D ----- Southwest Florida Water Management District

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

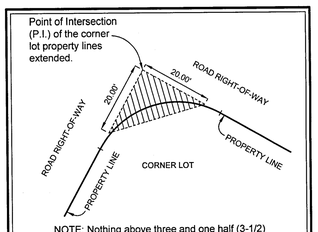
PLAT BOOK	PAGE NO.
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GRID NORTH

SCALE 1" = 40'

0 20 40 80

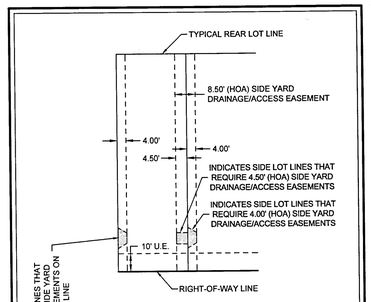
SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

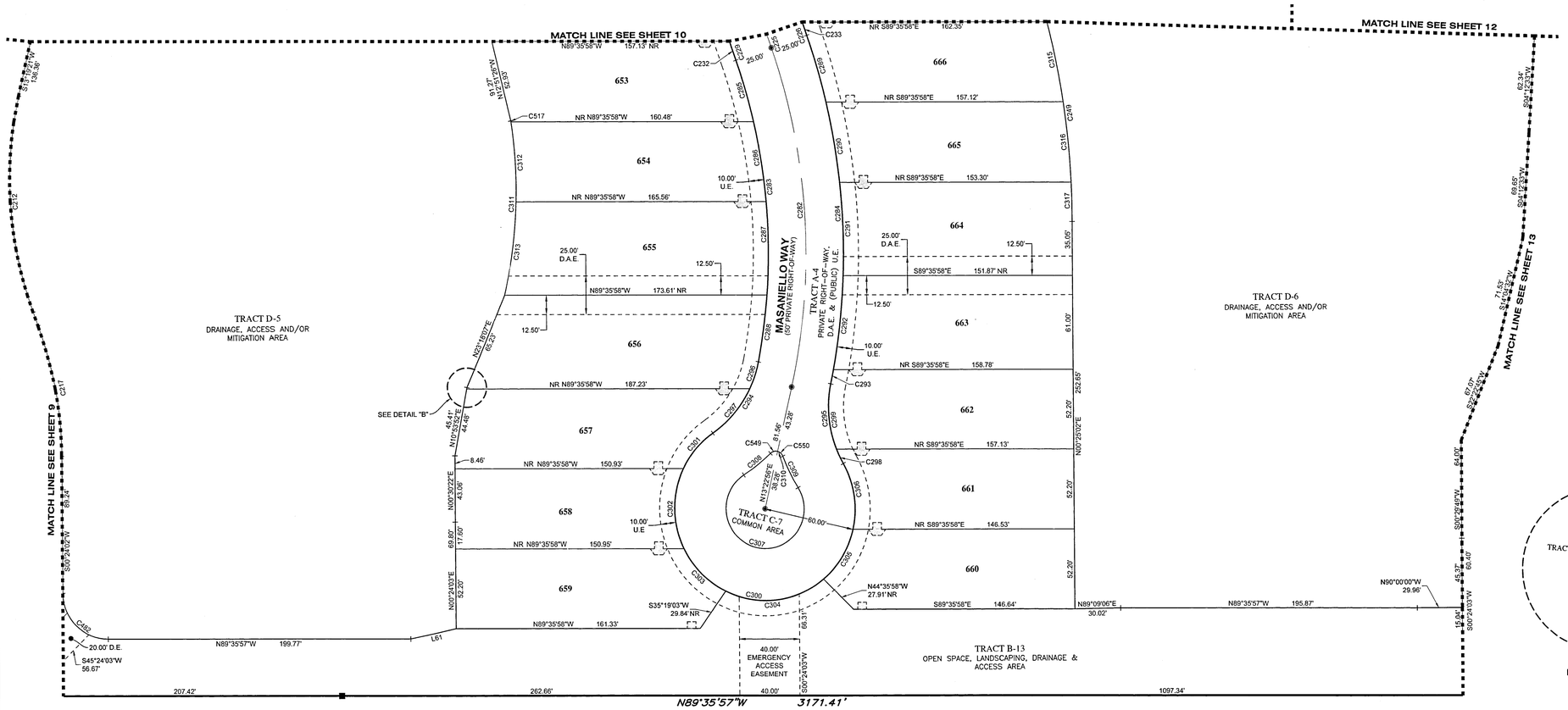
Scale 1" = 20'

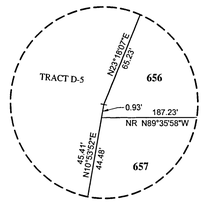


DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C212	250.00'	32°52'09"	143.42'	141.46'	S03°06'44"E
C217	250.00'	19°56'50"	87.04'	86.60'	N09°34'23"W
C225	750.00'	19°08'09"	250.49'	249.32'	S09°10'03"E
C226	725.00'	19°08'09"	242.14'	241.01'	S09°10'03"E
C229	775.00'	3°54'01"	52.76'	52.75'	S07°50'38"E
C232	775.00'	0°58'27"	13.18'	13.18'	S18°14'54"E
C233	725.00'	0°43'33"	9.18'	9.18'	S18°22'21"E
C249	521.87'	20°43'12"	188.73'	187.70'	N09°33'44"W
C282	400.00'	32°07'03"	224.22'	221.30'	N02°40'35"W
C283	375.00'	30°24'03"	198.97'	196.65'	N03°32'05"W
C284	425.00'	31°03'36"	230.39'	227.58'	N03°12'19"W
C285	375.00'	6°18'54"	41.33'	41.31'	N15°34'40"W
C286	375.00'	8°04'37"	52.86'	52.82'	N08°22'55"W
C287	375.00'	9°19'50"	61.07'	61.00'	N00°19'19"E
C288	375.00'	6°40'43"	43.71'	43.69'	N08°19'35"E
C289	425.00'	6°06'25"	45.30'	45.28'	N15°40'55"W
C290	425.00'	7°08'20"	52.95'	52.92'	N09°03'32"W
C291	425.00'	8°14'05"	61.08'	61.03'	N01°22'20"W
C292	425.00'	8°17'02"	61.45'	61.39'	N06°53'13"E
C293	425.00'	1°17'44"	9.61'	9.61'	N11°40'36"E
C294	75.00'	43°50'13"	57.38'	55.99'	N33°35'03"E
C295	75.00'	41°12'06"	53.93'	52.78'	S08°16'34"E
C296	75.00'	14°18'52"	18.74'	18.69'	N18°49'22"E
C297	75.00'	29°31'22"	38.65'	38.22'	N40°44'29"E
C298	75.00'	7°56'55"	10.40'	10.40'	S24°54'10"E
C299	75.00'	33°15'11"	43.53'	42.92'	S04°18'07"E
C300	60.00'	264°22'46"	276.86'	88.91'	S76°41'14"E
C301	60.00'	29°16'23"	30.65'	30.32'	S40°51'58"W
C302	60.00'	51°34'14"	54.00'	52.20'	S00°26'39"W
C303	60.00'	37°57'21"	39.75'	39.02'	S44°19'09"E
C304	60.00'	66°21'46"	69.50'	65.68'	N83°31'17"E
C305	60.00'	36°58'37"	38.72'	38.05'	N31°51'06"E
C306	60.00'	42°14'24"	44.23'	43.24'	N07°45'25"W
C307	26.00'	269°25'43"	122.26'	36.95'	S76°48'19"E
C308	112.00'	11°39'43"	22.80'	22.76'	N52°04'41"E
C309	112.00'	11°39'43"	22.80'	22.76'	S25°41'20"E
C310	5.00'	113°53'42"	9.94'	8.38'	N76°48'19"W
C311	304.70'	21°33'39"	114.66'	113.99'	N02°51'13"E
C312	304.70'	9°50'38"	52.35'	52.29'	N02°52'32"W
C313	304.70'	11°35'15"	61.62'	61.52'	N07°50'25"E
C315	521.87'	5°50'36"	53.22'	53.20'	N10°43'53"W
C316	521.87'	5°45'30"	52.45'	52.43'	N04°55'50"W
C317	521.87'	2°50'58"	25.95'	25.95'	N00°37'37"W
C482	30.00'	89°59'59"	47.12'	42.43'	S44°35'57"E
C517	304.70'	0°07'46"	0.69'	0.69'	N07°51'44"W
C549	5.00'	58°23'04"	5.10'	4.88'	S75°26'22"W
C550	5.00'	55°30'38"	4.84'	4.66'	N47°36'47"W





DETAIL "B" NOT TO SCALE

LINE DATA TABLE

NO.	BEARING	LENGTH
L61	S 77°59'13" W	30.70'

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊟ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
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NR ----- Non-Radial
(TYP.) ----- Typical
O/A ----- Overall
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.A.E. ----- Drainage and Access Easement
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ESPLANADE AT WIREGRASS RANCH PHASES 5A & 5B

BEING A REPLAT OF A PORTION OF TRACTS B-27 AND D-4, WIREGRASS PHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 14-22, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LYING IN SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
97	134

GRID NORTH

SCALE 1" = 40'

0 20 40 80

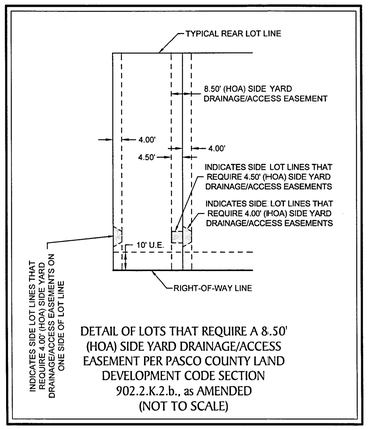
SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS

LINE DATA TABLE

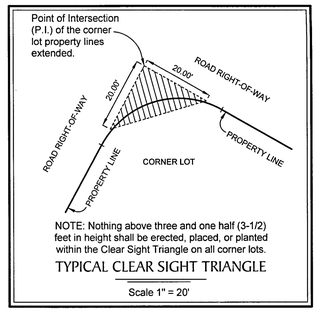
NO.	BEARING	LENGTH
L19	N 63°08'22" E	0.37'
L63	S 48°09'16" E	17.38'
L65	N 50°14'54" W	41.87'
L66	N 25°25'36" E	60.83'
L67	N 25°25'36" E	57.02'
L74	N 63°08'22" E	1.34'
L79	N 50°14'54" W	8.27'
L80	S 50°04'34" E	20.12'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C251	945.00'	4°49'57"	79.70'	79.68'	S57°45'22"E
C255	775.00'	17°36'16"	238.12'	237.19'	S54°38'41"E
C266	800.00'	17°36'16"	245.80'	244.84'	S54°38'41"E
C267	750.00'	17°36'16"	230.44'	229.54'	S54°38'41"E
C319	800.00'	4°49'57"	67.47'	67.45'	S57°45'22"E
C320	800.00'	3°16'28"	45.72'	45.72'	S61°48'34"E
C321	750.00'	5°50'35"	76.48'	76.45'	S60°13'56"E
C322	750.00'	5°55'41"	77.60'	77.56'	S54°20'48"E
C323	600.00'	11°46'16"	123.27'	123.05'	S57°16'06"E
C324	600.00'	5°55'41"	62.08'	62.05'	S54°20'48"E
C325	600.00'	5°50'35"	61.19'	61.16'	S60°13'56"E
C326	60.00'	241°13'04"	252.60'	103.28'	S85°56'40"W
C327	26.00'	258°18'27"	117.22'	40.32'	N87°07'48"W
C328	112.00'	15°18'29"	29.92'	29.84'	N28°37'47"W
C329	112.00'	15°18'29"	29.92'	29.84'	S34°22'11"W
C330	5.00'	132°18'32"	11.55'	9.15'	S87°07'48"E
C331	75.00'	61°13'04"	80.13'	76.38'	N04°03'20"W
C332	25.00'	90°00'00"	39.27'	35.36'	N71°33'12"E
C333	25.00'	90°00'00"	39.27'	35.36'	N18°26'48"W
C334	200.00'	23°41'00"	82.67'	82.08'	N14°42'42"E
C335	300.00'	22°20'38"	116.99'	116.25'	S15°22'52"W
C336	325.00'	22°20'38"	126.74'	125.94'	S15°22'52"W
C337	275.00'	22°20'38"	107.24'	106.56'	S15°22'52"W
C340	325.00'	16°36'08"	94.17'	93.84'	S18°15'07"W
C419	945.00'	4°49'57"	79.70'	79.68'	S57°45'22"E
C421	750.00'	0°17'35"	3.84'	3.84'	S63°18'01"E
C425	60.00'	12°03'14"	12.62'	12.60'	N20°31'35"E
C426	60.00'	229°09'50"	239.98'	109.12'	S79°55'03"W
C483	25.00'	107°55'29"	47.09'	40.43'	N62°36'28"E
C484	25.00'	57°48'00"	25.22'	24.16'	N73°55'20"E
C485	25.00'	37°19'19"	16.28'	16.00'	N27°27'30"E
C488	272.31'	65°41'21"	312.20'	295.38'	N31°43'21"W
C489	25.00'	90°00'00"	39.27'	35.36'	N85°50'26"W
C490	25.00'	90°00'00"	39.27'	35.36'	S81°05'55"E
C491	25.00'	69°07'10"	30.16'	28.36'	N81°56'02"W
C492	75.00'	43°32'30"	57.00'	55.63'	N12°53'37"W
C493	75.00'	17°40'34"	23.14'	23.05'	N17°42'55"E
C509	25.00'	82°23'45"	35.95'	32.93'	N82°02'19"W
C510	25.00'	7°36'15"	3.32'	3.32'	S52°57'41"W
C547	5.00'	66°09'16"	5.77'	5.46'	S54°03'11"E
C548	5.00'	66°09'16"	5.77'	5.46'	N59°47'34"E
C563	25.00'	38°04'47"	16.62'	16.31'	S44°27'59"W



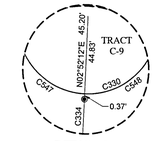
DETAIL OF LOTS THAT REQUIRE A 8.50' (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



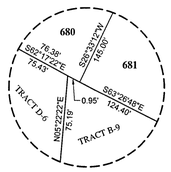
NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



DETAIL "C" NOT TO SCALE



DETAIL "D" NOT TO SCALE

LEGEND:

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PLAT BOOK	PAGE NO.
97	135

GRID NORTH

SCALE 1" = 40'

0 20 40 80

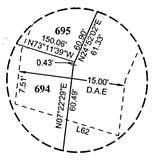
SEE NOTE ON SHEET 2 OF 13 FOR BASIS OF BEARINGS

CURVE DATA TABLE

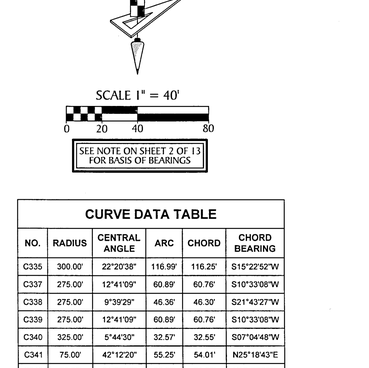
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C335	300.00'	22°20'38"	116.99'	116.25'	S15°22'52"W
C337	275.00'	12°41'09"	60.89'	60.76'	S10°33'08"W
C338	275.00'	9°39'29"	46.36'	46.30'	S21°43'27"W
C339	275.00'	12°41'09"	60.89'	60.76'	S10°33'08"W
C340	325.00'	5°44'30"	32.57'	32.55'	S07°04'48"W
C341	75.00'	42°12'20"	55.25'	54.01'	N25°18'43"E
C342	75.00'	24°29'42"	32.06'	31.82'	N16°27'25"E
C343	75.00'	17°42'37"	23.18'	23.09'	N37°33'34"E
C344	60.00'	264°24'39"	276.89'	88.89'	S85°47'27"E
C345	60.00'	46°36'46"	48.81'	47.48'	S23°06'30"W
C346	60.00'	60°26'46"	63.30'	60.40'	S30°25'16"E
C347	60.00'	57°54'36"	60.64'	58.09'	S89°35'57"E
C348	60.00'	58°43'51"	61.50'	58.85'	N32°04'49"E
C349	60.00'	40°42'40"	42.63'	41.74'	N17°38'26"W
C350	75.00'	42°12'20"	55.25'	54.01'	S16°53'36"E
C351	75.00'	19°39'36"	25.73'	25.61'	S28°09'58"E
C352	75.00'	22°32'43"	29.51'	29.32'	S07°03'48"E
C353	26.00'	269°30'24"	122.30'	36.93'	S85°47'27"E
C354	112.00'	11°38'30"	22.76'	22.72'	N43°08'30"E
C355	112.00'	11°38'30"	22.76'	22.72'	S34°43'24"E
C356	5.00'	113°46'35"	9.93'	8.38'	N85°47'27"W
C361	325.00'	5°44'30"	32.57'	32.55'	S07°04'48"W
C494	25.00'	46°49'47"	20.43'	19.87'	S03°48'50"W
C495	25.00'	24°11'36"	10.56'	10.48'	S31°41'52"E
C496	25.00'	63°43'52"	27.81'	26.40'	S35°21'48"E
C497	37.09'	26°08'08"	16.92'	16.77'	N84°05'19"W
C498	25.00'	80°02'33"	34.93'	32.15'	S21°49'50"E
C499	25.00'	103°09'27"	45.01'	39.17'	S73°11'08"E
C545	5.00'	56°53'18"	4.96'	4.76'	S65°45'54"W
C546	5.00'	56°53'18"	4.96'	4.76'	N57°20'48"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L9	N 29°21'21" E	11.80'
L25	N 28°33'15" W	13.85'
L62	N 73°11'39" W	15.21'
L66	N 25°25'36" E	60.83'
L67	N 25°25'36" E	57.02'
L68	S 62°45'26" E	14.61'



DETAIL 'E' NOT TO SCALE

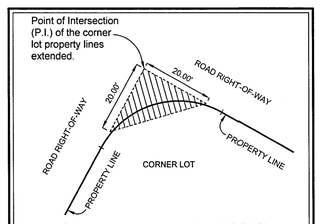


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- ● ----- Indicates 1/2" Iron Rod LB7768 P.R.M.
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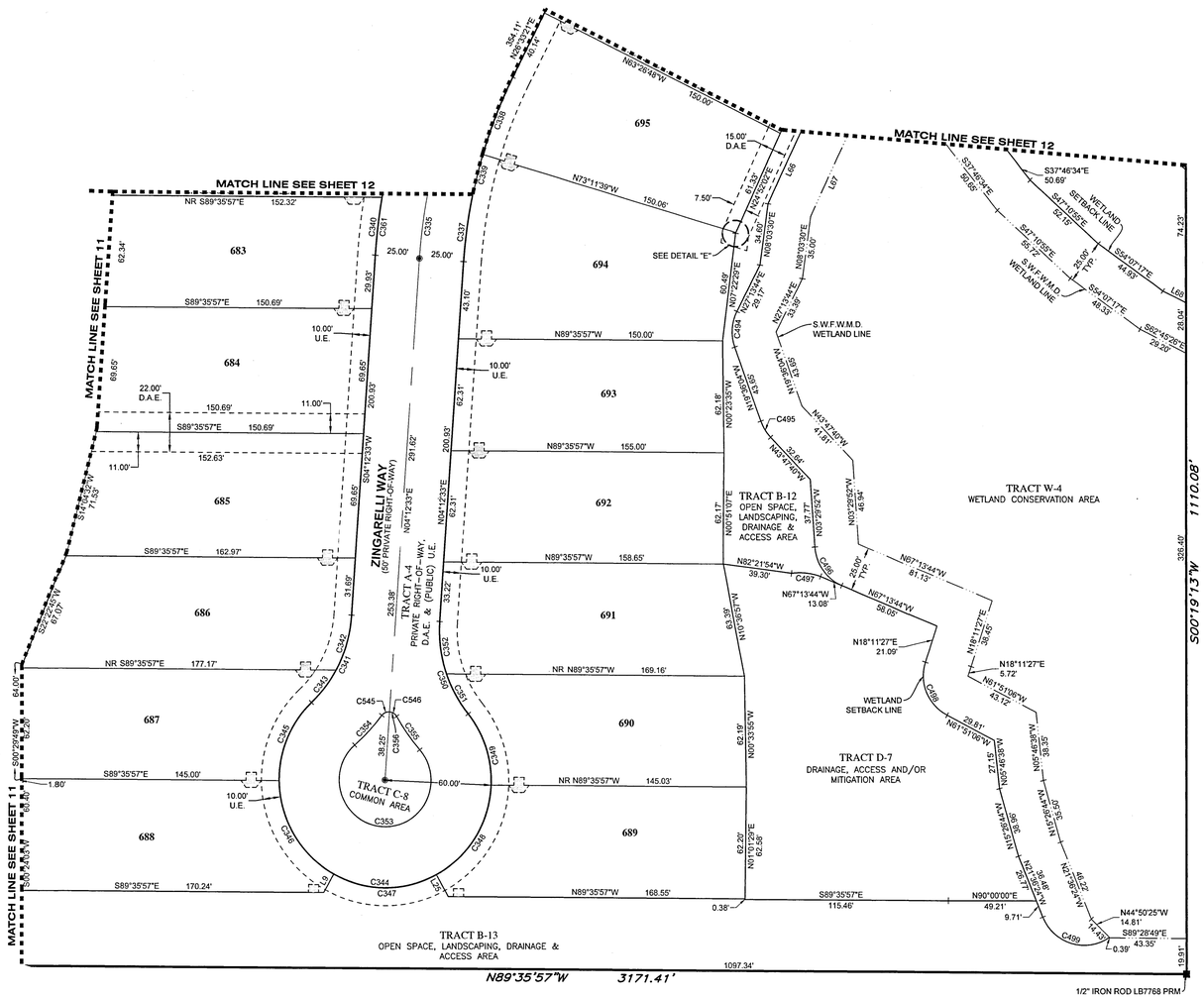
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