

ANGELINE FARM AND RED APPLE DEVELOPMENT

SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

97 18
PLAT BOOK PAGE
SHEET 1 OF 5

DESCRIPTION:

A parcel of land lying within Section 8, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Southwest corner of the Northwest 1/4 of said Section 8; thence N.00°09'11"W, along the West boundary thereof, a distance of 1,325.61 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 8; thence S.89°44'51"E, along the North boundary thereof, a distance of 277.99 feet to a point on the South right-of-way line of State Road 52 according to Florida Department of Transportation right-of-way map Section 266323-1; thence S.67°18'44"E, along said South right-of-way line, a distance of 262.82 feet to a POINT OF BEGINNING, thence continue S.67°18'44"E, along said South right-of-way line, a distance of 893.29 feet to the Northwest corner of Sunlake Boulevard as described in Official Records Book 10487, Page 1359 of the Public Records of Pasco County, Florida; thence along said West right-of-way line the following six (6) courses: (1) S.22°41'16"W, a distance of 24.37 feet to a point of curvature; (2) Southwesterly 438.04 feet along the arc of a curve to the right, said curve having a radius of 774.50 feet, a central angle of 32°24'18", and a chord bearing and distance of S.38°53'25"W, 432.22 feet; (3) S.55°05'34"W, a distance of 90.86 feet to a point of curvature; (4) Southwesterly 932.30 feet along the arc of a curve to the left, said curve having a radius of 1,065.50 feet, a central angle of 50°07'59", and a chord bearing and distance of S.30°01'35"W, 902.84 feet; (5) S.04°57'35"W, a distance of 831.92 feet to a point of curvature; (6) Southerly 7.84 feet along the arc of a curve to the left, said curve having a radius of 1,851.78 feet, a central angle of 00°14'33", and a chord bearing and distance of S.04°50'19"W, 7.84 feet; thence along a line non-tangent to said curve, S.80°00'48"W, a distance of 51.62 feet to a point on the Easterly boundary of that parcel described in Special Warranty Deed recorded in Official Records book 10031, Page 808 of the Public Records of Pasco County, Florida and non-tangent point of curvature; thence along said Easterly boundary there following four (4) courses: (1) Northerly 582.27 feet along the arc of a curve to the right, said curve having a radius of 1,630.00 feet, a central angle of 20°28'03", and a chord bearing and distance of N.03°28'04"E, 579.18 feet; (2) along a line non-tangent to said curve, N.24°45'57"W, a distance of 581.76 feet; (3) N.12°58'01"E, a distance of 550.35 feet to a non-tangent point of curvature; (4) Northerly 777.93 feet along the arc of a curve to the left, said curve having a radius of 1,200.00 feet, a central angle of 37°08'36", and a chord bearing and distance of N.14°30'29"E, 764.38 feet to the POINT OF BEGINNING.
Containing 20.07 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LEN-Angeline, LLC, a Florida limited liability company; and Red Apple at Angeline ELC, LLC, a Florida limited liability company (Owners) hereby states and declares that they are the fee simple owner of all lands referred to as ANGELINE FARM AND RED APPLE DEVELOPMENT as described in the legal description which is a part of this plat, and make the following dedications:

- Owner(s) reserves 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.s. 177.085(1).
- Owner(s) hereby grant, convey and dedicate to North AR-1 of Pasco Community Development District, a local unit of Special Purpose Government organized and existing pursuant to Chapter 190 of the Florida Statutes ("the District" or "the CDD") title to Tract LS-1 (Lift Station Tract). As evidenced by this plat, the District accepts this dedication and agrees to maintain the foregoing Tract.
- LEN-Angeline, LLC reserves unto itself, their successors or assigns, the title to Tract A and Tract B as shown and depicted hereon for the purposes of Future Development.
- Owner(s) hereby grant, convey, and dedicate to the District, Tract C (Wetland Conservation Area), Tract D (Wetland Conservation Area), Tract E (Wetland Conservation Area), Tract F (Wetland Conservation Area), and Tract G (Wetland Conservation Area) as shown and depicted hereon and the District shall be responsible for the maintenance of the Wetlands and their Associated Wetland Buffers lying within said Tracts.
- Owner(s) hereby grant, convey, and dedicate to The District, an easement for purposes of storm water drainage over, across, and through the area shown and identified hereon as "Drainage Easement (CDD)" on Lot 1 and Lot 2 is hereby created for the benefit of the owners of said Lots. The District shall be responsible for maintenance of storm water drainage facilities located within said easement.
- Owner(s) hereby grant, convey, and dedicate to The District, an easement for purposes of sanitary sewer services over, across, and through the area shown and identified hereon as "Sanitary Easement (CDD)" on Lot 1 and Lot 2 is hereby created for the benefit of the owners of said Lots. The District shall be responsible for maintenance of sanitary sewer facilities located within said easement.
- Owner(s) hereby grant, convey, and dedicate to The District, Tract "LS-1" Lift Station Site (CDD), as shown hereon, and the utility improvements and facilities located therein for purposes incidental thereto.
- Owner(s) hereby grant, convey, and dedicate to The District, an easement for purposes of potable water and fire protection services over, across, and through the area shown and identified hereon as "Utility Easement - Fire Protection & Potable Water (CDD)" on Lot 2 is hereby created for the benefit of the owners of Lot 1. The District shall be responsible for maintenance of potable water and fire protection facilities located within said easement.
- Owner(s) hereby grant, convey, and dedicate to The District, an Easement for purposes of ingress and egress over and across the area shown and identified hereon as "Access Easement (CDD)" on Lot 1 is hereby created for the benefit of the owners of Lot 2. The District shall be responsible for maintenance of driveway and parking facilities located within said easement.
- Owner(s) hereby grant, convey, and dedicate to The District, an Easement for purposes of pedestrian ingress and egress over and across the area shown and identified hereon as "Pedestrian Access Easement (CDD)" on Lot 2 is hereby created for the benefit of the owners of Lot 1. The District shall be responsible for maintenance of driveway and parking facilities located within said Easement.
- Owner(s) hereby grant, convey, and dedicate to Pasco County, Florida ("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 "10' 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.
- Owner(s) further grant, convey, and dedicate to the County a perpetual easement for ingress and egress over and across the areas shown and identified hereon as "Access Easement" for any and all governmental purposes.
- Owner(s) 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 or commonly owned property shown on this plat. In the event the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner(s) hereby grant to GIG Fiber, LLC, its successors or assigns a non-exclusive easement located in the technology easement (TUE) as shown as depicted on the plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement or underground utility conduits and related facilities to accommodate whatever cables and line that the owner elects to install or have installed within said conduits.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 8, Township 25 South, Range 18 East, Pasco County, Florida. Said line has a grid bearing of N.00°09'11"W.
- 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).
- The Wetland Areas shown hereon may be subject to certain restrictions found in: Pasco county Land Development Code; Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit; and/or the United States Army Corps of Engineers (C.O.E.) Permit.
- Lands within this plat are subject to or benefited by the following:
 - Pipeline Easement (O.R. 3290, pg. 129, Affected By Encroachment Agreement in O.R. 10799, Pg. 1751)
 - Florida Gas Transmission Company Easement (O.R. 8311, Pg. 1735 & O.R. 8480, Pg. 963)
 - Drainage, Storage & Outflow Easement (O.R. 9597, Pg. 3295)
 - Declaration of Restrictions (O.R. 9597, Pg. 3326 & O.R. 10592, Pg. 3490)
 - Easement Agreement (O.R. 9673, Pg. 3668)
 - Local Governmental Development Agreement (O.R. 9739, Pg. 204)
 - Amendment to Declaration of Restrictive Covenants (O.R. 10049, Pg. 27)
 - Notice of Establishment of North AR-1 of Pasco Community Development District (O.R. 10135, Pg. 3099)
 - Temporary Drainage & Access Easement (O.R. 10370, Pg. 3324)
 - Temporary and Conditional Easement Agreement (O.R. 10485, Pg. 3408)
 - Temporary Access Easement (O.R. 10487, Pg. 1359)
 - General Purpose Utility Easement (O.R. 10549, Pg. 1705)
 - Temporary Access Easement (O.R. 10679, Pg. 845)
 - Memorandum of Option to Repurchase and Use Restriction (O.R. 10888, Pg. 2715)

OWNER - LEN-Angeline, LLC:

By: John M. Ryan Manager
Witness 1 Signature: John M. Ryan
Witness 2 Signature: Justin O'Brien
Witness 1 Name: John M. Ryan
Witness 2 Name: Justin O'Brien

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Hillsborough) ss:

I hereby certify on this 30th day of September, 2024, before me personally appeared by means of physical presence John M. Ryan, Manager of LEN-Angeline, LLC, known to me or has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires: 12/14/2024 Commission Number: HH047167

Notary Public, State of Florida at Large
Notary Public Seal: Hillsborough County, Florida, My Commission Expires 12/14/2024

OWNER - Red Apple at Angeline ELC, LLC, a Florida Limited Liability Company By: Red Apple Development, LLC, its authorized member:

By: Scott Woodrey Executive Manager, Authorized Agent and Authorized Signatory
Witness 1 Signature: Scott Woodrey
Witness 2 Signature: Paula Jackson
Witness 1 Name: Scott Woodrey
Witness 2 Name: Paula Jackson

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Broward) ss:

I hereby certify on this 15th day of October, 2024, before me personally appeared by means of physical presence Scott Woodrey, Executive Manager, Authorized Agent and Authorized Signatory of Red Apple Development, LLC, known to me or has produced as identification, who has identified themselves 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 Lia Johnson County, Florida, the day and year aforesaid.

My commission expires: 3-28-27 Commission Number: HH 380149

Notary Public, State of Florida at Large
Notary Public Seal: LIA JOHNSON, Notary Public-State of Florida, Commission # HH 380149, My Commission Expires March 28, 2027

MORTGAGEE - CONSENT TO DEDICATION

CLI Capital, a Texas Real Estate Investment Trust, as Mortgagee under a certain mortgage dated August 14th, 2024 and recorded in Official Records Book 11065, Page 3236, hereby consents to and joins in the recording of the instrument and the dedications and conveyances shown hereon.

By: Jason Hall Title: CRO
Witness 1 Signature: Jason Hall
Witness 2 Signature: Keisna Dawson
Witness 1 Name: Jason Hall
Witness 2 Name: Keisna Dawson

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Pasco) ss:

I hereby certify on this 17 day of October, 2024, before me personally appeared by means of physical presence Jason Hall, a Texas Real Estate Investment Trust, known to me or has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires: 4-14-2025 Commission number: 385138-0

Notary Public, State of Florida at Large
Notary Public Seal: CHARMOINE PRESCOTT, Notary Public, State of Florida, Notary ID #385138-0, My Commission Expires 4-14-2025

CERTIFICATE OF ACCEPTANCE

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

The dedication to the North AR-1 of Pasco Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the North AR-1 of Pasco Community Development District by the Board of Supervisors this 26th day of September, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedication(s) and maintenance responsibilities shown hereon.

By: Michael Lawson Chair
Witness 1 Signature: Michael Lawson
Witness 2 Signature: Anna Kurtz
Witness 1 Name: Michael Lawson
Witness 2 Name: Anna Kurtz

CDD ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF Hillsborough) ss:

I hereby certify on this 30th day of September, 2024, before me personally appeared by means of physical presence Michael Lawson, Chair of the North AR-1 of Pasco Community Development District, known to me or has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

My commission expires: 8/12/2027 Commission Number: HH 430407

Notary Public, State of Florida at Large
Notary Public Seal: Anna Kurtz, My Commission HH 430407, Expires 8/12/2027

CERTIFICATE OF TITLE:

I, Gregory A. McLaughlin, of Tripp Scott PA, do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporations or entity executing the dedication as shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has record title to the land. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certificates, or omitted year's taxes outstanding on the land.

This the 14th day of October, 2024.

By: Gregory A. McLaughlin
Esquire
Bar #: 518794

REVIEW BY COUNTY SURVEYOR:

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 5th day of November, 2024

Notary Public Seal: Alex W. Barnes, 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 November, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

By: Paula Jackson
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

This is to certify that on this 13th day of November, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

By: Nikki Alvarez-Sowles
Pasco County Clerk and Comptroller

SURVEYOR'S CERTIFICATE:

The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, 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 27th day of September, 2024.

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

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

Notary Public Seal: DANIEL C. JOHNSON, Notary Public, State of Florida, License Number 3653, My Commission Expires 09/27/2027

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.

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
11911 South Curley Street
San Antonio, Florida 33216
(352) 588-2768 Fax: (352) 588-2713

ANGELINE FARM AND RED APPLE DEVELOPMENT

SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

NORTHWEST CORNER
OF SECTION 8-25-18
CCR # 70346

POINT OF REFERENCE
SOUTHWEST CORNER OF
THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 8-25-18
CCR # 70347

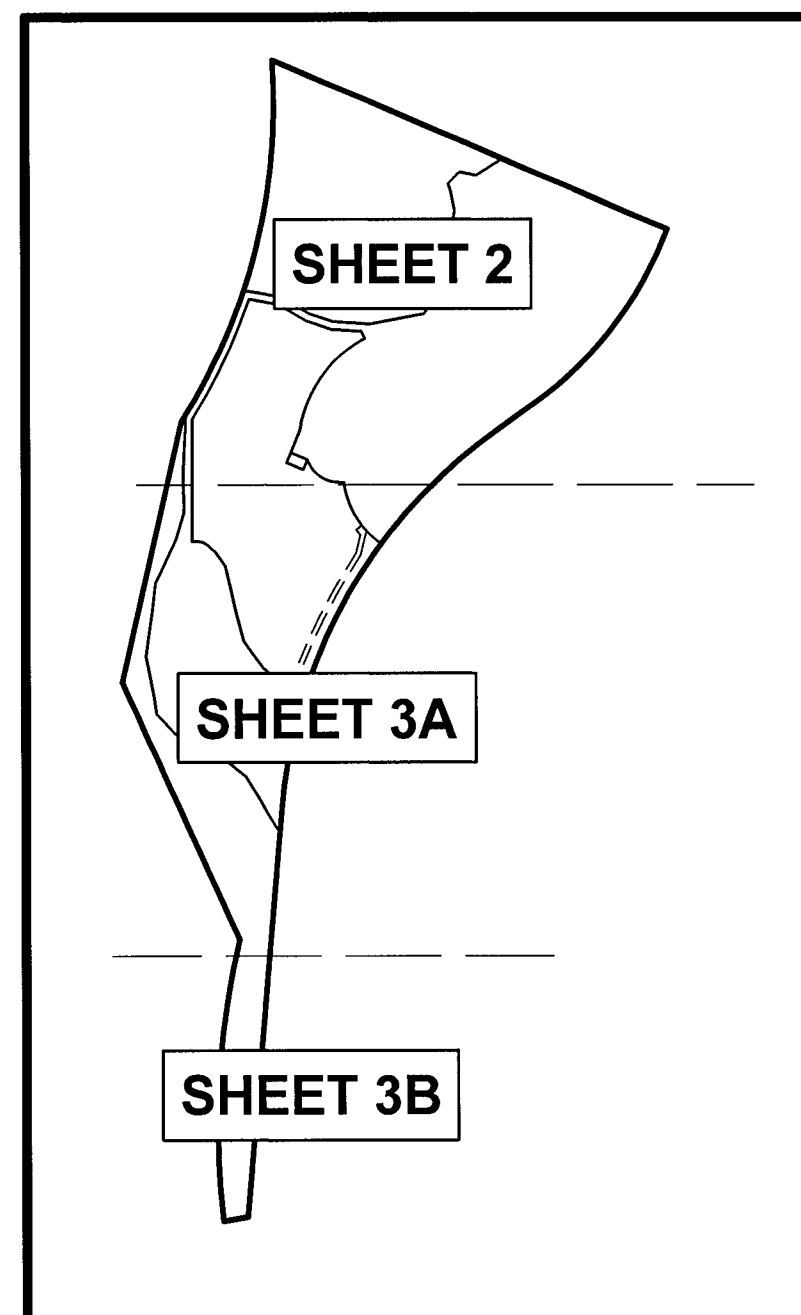
S 89°44'51" E 277.89'
SOUTH BOUNDARY OF THE NORTHWEST 1/4
OF THE NORTHWEST 1/4 OF SECTION 8-25-18

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 22°41'16" W	24.37'
L3	S 59°59'34" W	22.72'
L4	S 57°36'27" W	41.14'
L5	N 79°32'28" W	36.34'
L6	S 44°30'03" W	33.31'
L7	S 18°25'17" E	18.22'
L8	S 12°20'34" E	37.80'
L9	S 10°35'51" W	49.07'
L10	S 33°10'28" W	36.69'
L11	N 86°01'28" W	10.63'
L22	N 26°08'11" W	15.99'
L23	N 22°41'19" E	47.68'
L24	N 22°46'27" E	22.22'
L25	N 67°15'29" E	37.62'
L26	S 22°43'58" W	22.22'
L27	N 67°15'29" E	37.60'
L28	N 89°33'41" W	10.13'
L30	S 47°50'23" E	23.25'
L31	S 78°12'36" E	66.24'
L32	N 76°58'47" E	90.61'
L33	N 75°11'40" E	36.53'
L34	N 78°33'43" E	88.58'
L35	N 84°27'00" E	12.55'
L36	N 29°22'40" W	0.21'
L37	N 46°33'52" E	46.67'
L38	N 67°44'17" E	65.20'
L39	N 31°29'05" E	35.86'
L40	N 11°00'50" E	17.73'
L41	N 11°00'50" E	9.90'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	438.04'	774.50'	32°24'18"	S 38°53'25" W	432.22'
C2	932.30'	1065.50'	50°07'59"	S 30°01'35" W	902.84'
C5	777.93'	1200.00'	37°08'36"	N 14°30'29" E	764.38'
C6	341.16'	1065.50'	18°20'44"	S 45°55'13" W	339.71'
C9	84.80'	70.00'	69°24'39"	N 54°51'28" W	79.71'
C10	236.04'	260.00'	52°00'59"	N 34°50'28" E	228.02'
C11	273.66'	1216.00'	12°53'39"	S 25°46'33" W	273.08'
C14	18.61'	1200.00'	0°53'20"	N 32°38'08" E	18.61'
C15	281.80'	1200.00'	13°27'19"	N 25°27'49" E	281.16'
C16	477.51'	1200.00'	22°47'58"	N 07°20'10" E	474.37'
C17	28.98'	1200.00'	1°23'02"	N 03°22'18" W	28.98'
C18	211.86'	1200.00'	10°06'57"	N 04°02'17" E	211.59'
C19	176.12'	1200.00'	8°24'33"	N 13°18'01" E	175.96'
C20	25.78'	1200.00'	1°13'52"	N 18°07'13" E	25.78'
C33	33.54'	774.50'	2°28'51"	N 25°04'16" E	33.53'
C35	16.50'	780.83'	1°12'38"	N 23°13'22" E	16.50'
C80	34.76'	1200.00'	1°39'35"	N 01°50'59" W	34.76'

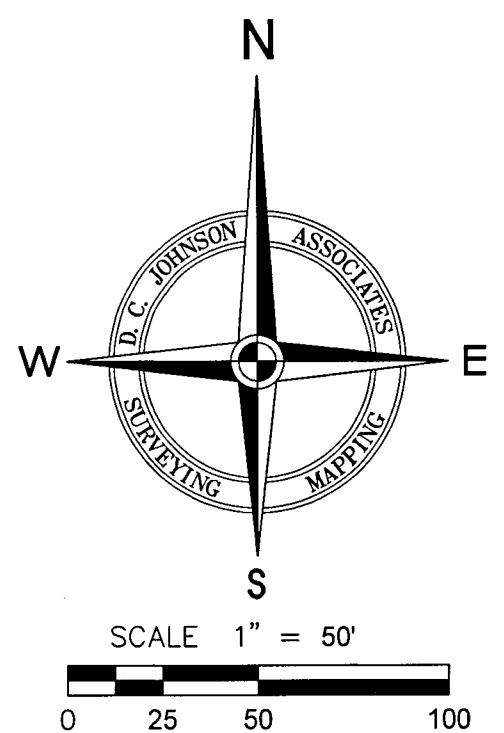
TRACT TABLE	
TRACT A - FUTURE DEVELOPMENT	0.67 ACRES
TRACT B - FUTURE DEVELOPMENT	0.81 ACRES
TRACT C - WETLAND CONSERVATION AREA	0.36 ACRES
TRACT D - WETLAND CONSERVATION AREA	0.12 ACRES
TRACT E - WETLAND CONSERVATION AREA	1.58 ACRES
TRACT F - WETLAND CONSERVATION AREA	3.13 ACRES
TRACT G - WETLAND CONSERVATION AREA	0.18 ACRES
TRACT LS-1 - LIFT STATION (CDD)	0.02 ACRES
TRACT UT-1 FIRE PROTECTION	0.005 ACRES
TRACT UT-2 POTABLE WATER	0.005 ACRES

N 00°09'11" W 1325.61'
WEST BOUNDARY OF THE
NORTHWEST 1/4 OF SECTION 8-25-18
(BASIS OF BEARINGS)



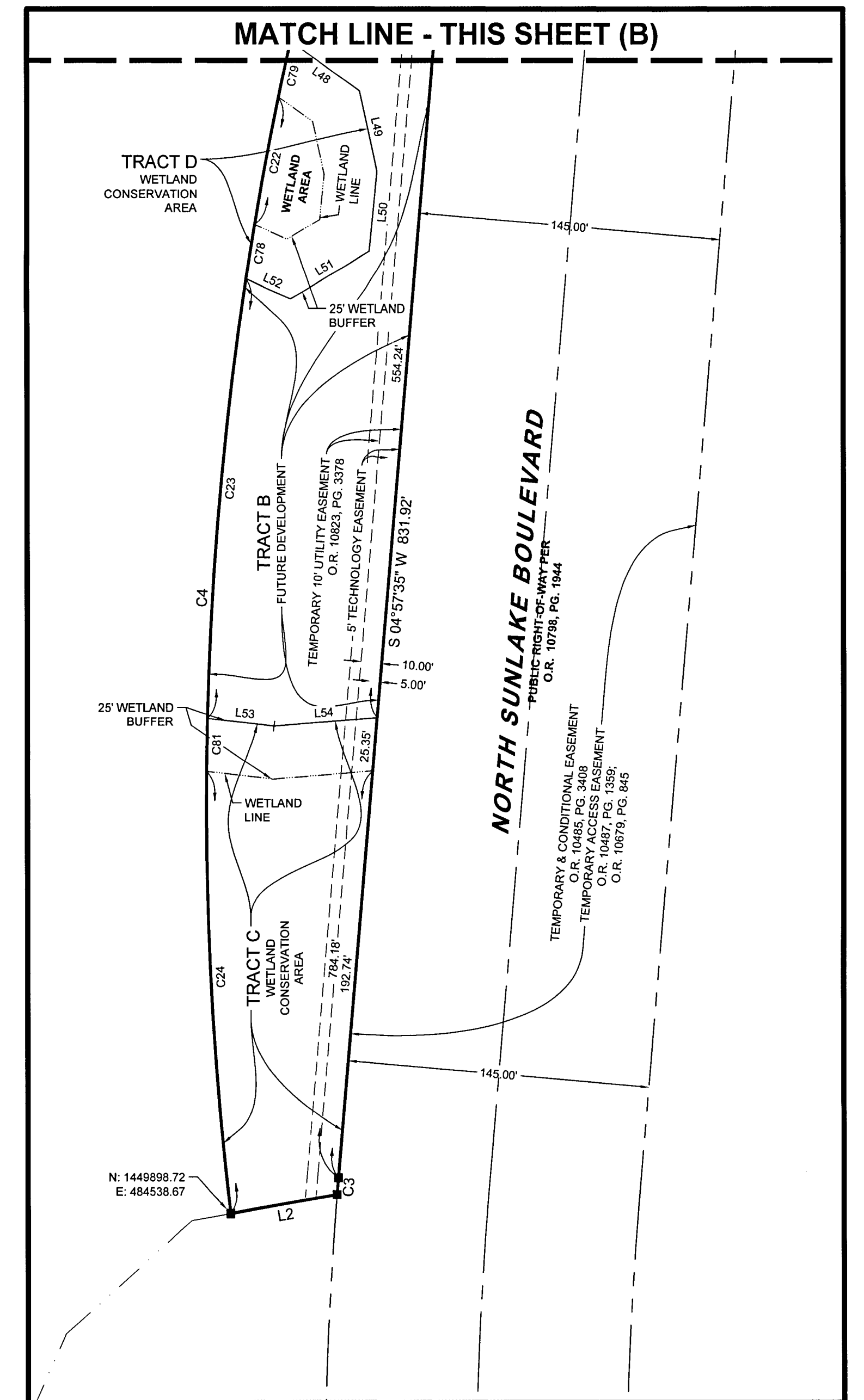
POINT OF REFERENCE
SOUTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 8-25-18
CCR # 70347

- LEGEND
- = SET 4" CM - "LB 4514"
 - = SET 5/8" IR - "DC JOHNSON LB 4514"
 - = FOUND CONCRETE MONUMENT
 - = SIZE & REGISTRATION AS NOTED
 - ⊙ = FOUND IRON PIPE
 - ⊙ = SIZE & REGISTRATION AS NOTED
 - CM = CONCRETE MONUMENT
 - IP, IR = IRON PIPE, IRON ROD
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - O/A = OVERALL MEASUREMENT



MATCH LINE - SHEET 3

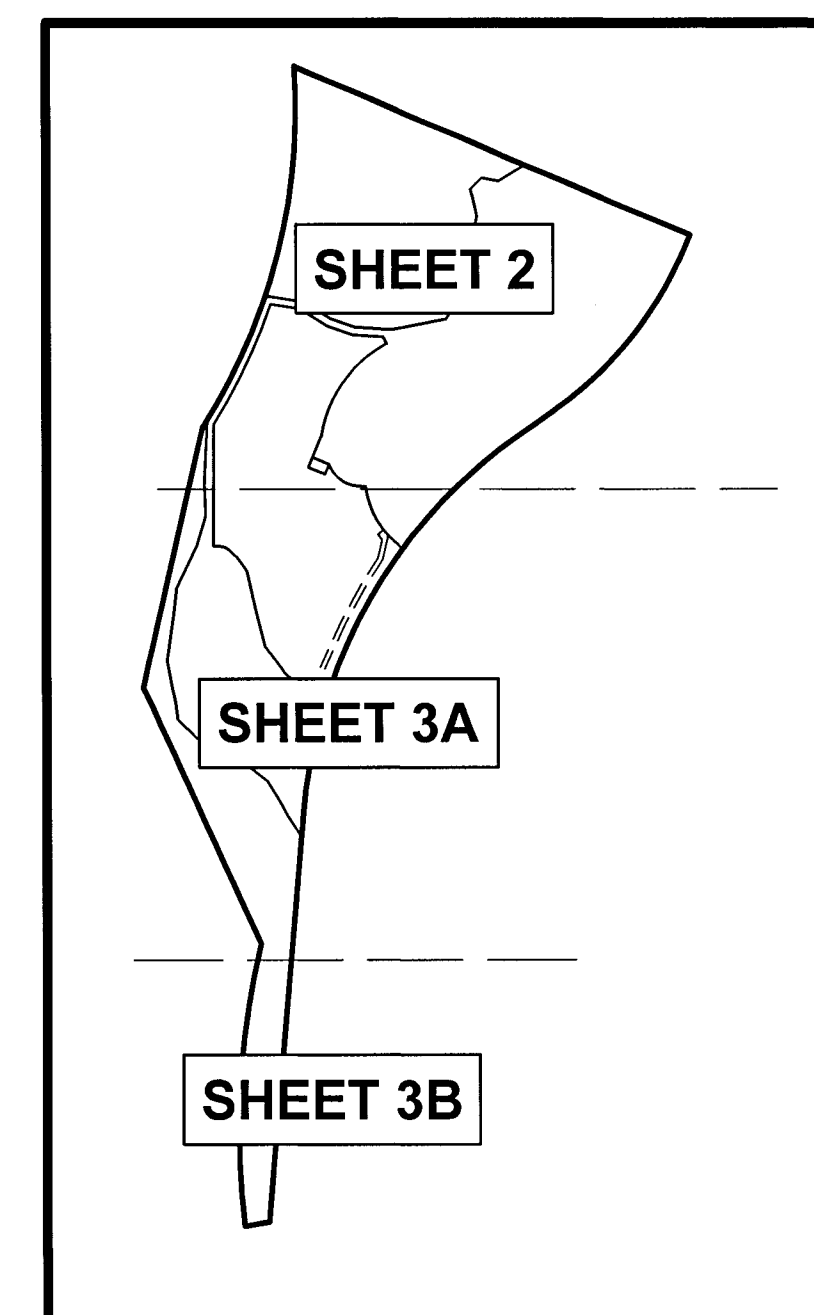
97	20
PLAT BOOK	PAGE
	SHEET 3 OF 5



LINE TABLE		
L	BEARING	DISTANCE
L12	N 07°12'43" W	34.32'
L13	N 54°55'30" W	46.88'
L14	N 66°57'54" W	24.00'
L15	N 70°59'15" W	28.63'
L16	N 55°41'30" W	36.20'
L17	N 51°49'16" W	38.54'
L18	N 28°59'41" W	23.78'
L19	S 36°28'44" E	34.51'
L20	S 48°44'49" E	14.79'
L21	S 89°44'32" E	9.73'
L28	N 51°51'15" W	10.74'
L29	S 33°22'32" E	36.04'
L43	S 35°14'46" E	25.26'
L44	S 58°18'03" W	66.32'
L45	S 86°04'45" W	35.46'
L46	N 86°34'20" W	13.54'
L47	S 36°38'34" W	29.00'
L48	S 54°18'46" E	40.54'
L49	S 12°22'19" E	39.00'
L50	S 05°48'11" W	38.14'
L51	S 59°25'23" W	43.68'
L52	N 66°08'55" W	23.30'
L53	S 83°27'22" E	32.04'
L54	N 85°23'23" E	49.50'
L71	S 69°38'09" E	35.00'
L72	S 20°21'51" W	20.00'
L73	N 69°38'09" E	35.05'
L74	S 69°38'09" E	2.15'
L75	S 69°38'09" E	9.01'
L76	S 69°38'09" E	22.89'
L77	N 55°04'14" W	15.00'
L78	N 34°55'46" E	15.00'
L79	S 55°04'14" E	15.00'
L80	N 50°29'55" W	15.00'
L81	N 39°30'05" E	15.00'
L82	N 50°29'55" W	15.00'
L83	N 86°31'59" W	33.70'

CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE	
C2	932.30	1065.50	0°07'59"	S 30°01'35" W	902.84	
C3	7.84	1851.76	0°14"33"	S 04°50'59" W	7.84	
C4	582.27	1630.00	20°28'03"	N 03°28'04" E	579.71	
C5	341.16	1065.50	18°20'44"	S 45°53'13" W	339.71	
C7	317.45	1065.96	17°03'48"	S 25°57'05" W	316.28	
C8	143.94	185.00	44°34'49"	N 29°37'04" W	140.34	
C12	32.44	38.00	48°54'29"	S 61°17'12" E	31.46	
C13	231.68	1065.50	15°51'29"	S 11°11'12" W	231.22	
C21	24.79	1630.00	0°52'17"	S 13°15'57" W	24.79	
C22	61.49	1630.00	2°09'41"	S 10°43'34" W	61.48	
C23	208.77	1630.00	7°20'19"	S 05°08'04" W	208.63	
C24	209.05	1630.00	7°20'54"	S 03°05'31" E	208.90	
C25	47.29	1065.50	2°32'35"	S 18°41'22" W	47.29	
C26	20.00	1065.50	1°04'32"	S 20°29'55" W	20.00	
C27	292.17	1065.50	15°42'40"	S 28°53'31" W	291.26	
C28	15.00	1053.79	0°46'56"	S 34°56'46" W	15.00	
C29	27.01	1065.50	1°27'09"	S 36°01'16" W	27.01	
C30	43.71	1065.50	2°21'02"	S 37°56'22" W	43.71	
C31	15.00	1065.50	0°46'24"	S 39°30'05" W	15.00	
C36	255.06	1281.35	11°35'09"	N 28°06'14" E	254.62	
C37	254.52	1281.35	11°39'13"	S 10°10'25" W	254.08	
C78	25.83	1630.00	0°54'29"	S 09°15'28" W	25.83	
C79	27.23	1630.00	0°57'25"	S 12°21'06" W	27.23	
C81	25.12	1630.00	0°52'58"	S 10°10'25" W	25.12	

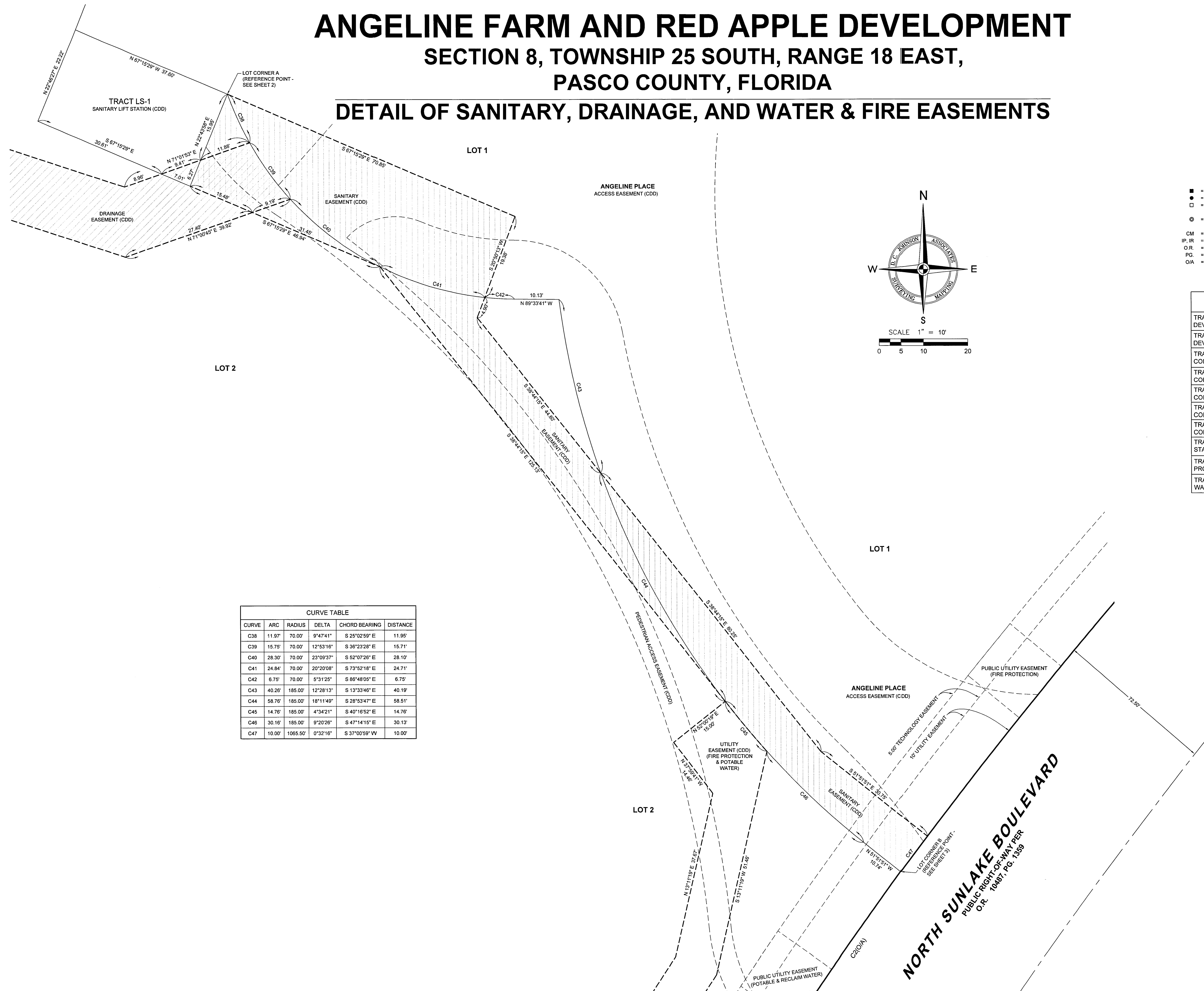
TRACT TABLE	
TRACT A - FUTURE DEVELOPMENT	0.67 ACRES
TRACT B - FUTURE DEVELOPMENT	0.81 ACRES
TRACT C - WETLAND CONSERVATION AREA	0.36 ACRES
TRACT D - WETLAND CONSERVATION AREA	0.12 ACRES
TRACT E - WETLAND CONSERVATION AREA	1.58 ACRES
TRACT F - WETLAND CONSERVATION AREA	3.13 ACRES
TRACT G - WETLAND CONSERVATION AREA	0.18 ACRES
TRACT LS-1 - LIFT STATION (CDD)	0.02 ACRES
TRACT UT-1 FIRE PROTECTION	0.005 ACRES
TRACT UT-2 POTABLE WATER	0.005 ACRES



ANGELINE FARM AND RED APPLE DEVELOPMENT

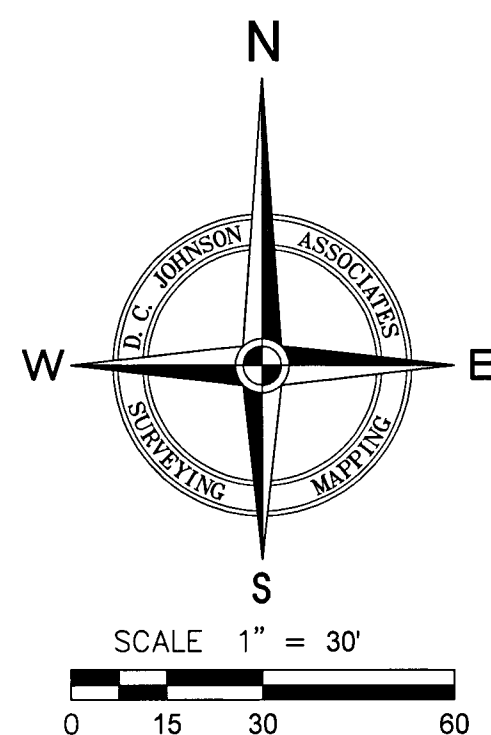
SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

DETAIL OF SANITARY, DRAINAGE, AND WATER & FIRE EASEMENTS



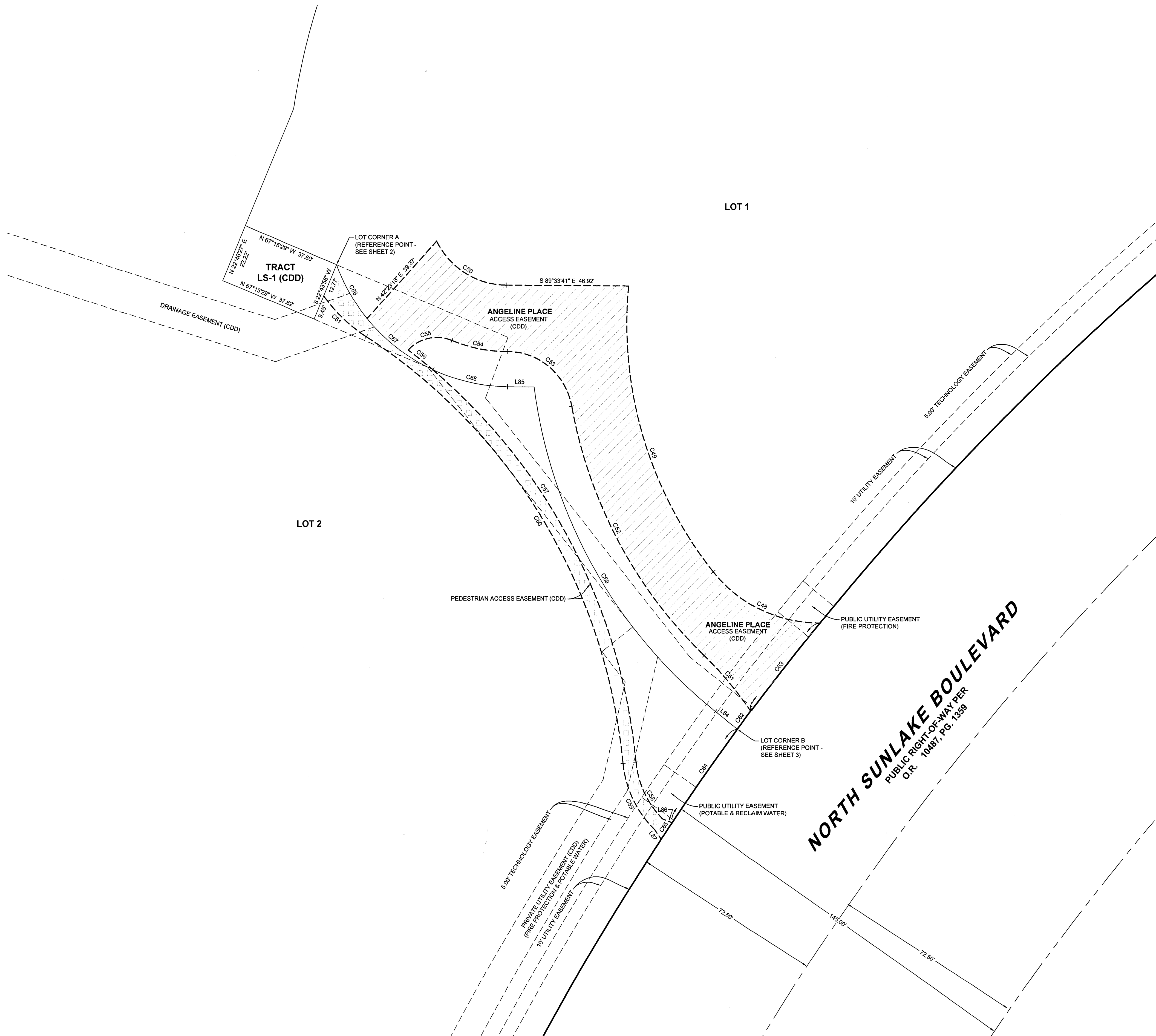
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C38	11.97'	70.00'	9°47'41"	S 25°02'59" E	11.95'
C39	15.75'	70.00'	12°53'16"	S 36°23'28" E	15.71'
C40	28.30'	70.00'	23°09'37"	S 52°07'28" E	28.10'
C41	24.84'	70.00'	20°20'08"	S 73°52'18" E	24.71'
C42	6.75'	70.00'	5°31'25"	S 86°48'05" E	6.75'
C43	40.26'	185.00'	12°28'13"	S 13°33'46" E	40.19'
C44	58.76'	185.00'	18°11'49"	S 28°53'47" E	58.51'
C45	14.76'	185.00'	4°34'21"	S 40°16'52" E	14.76'
C46	30.16'	185.00'	9°20'26"	S 47°14'15" E	30.13'
C47	10.00'	1065.50'	0°32'16"	S 37°00'59" W	10.00'

ANGELINE FARM AND RED APPLE DEVELOPMENT
SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA
DETAIL OF ACCESS EASEMENTS



LINE TABLE		
LINE	BEARING	DISTANCE
L84	N 51°51'51" W	10.74'
L85	N 89°33'41" W	10.13'
L86	S 68°21'53" E	4.06'
L87	N 34°38'58" W	4.26'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C48	46.16'	52.00'	50°51'46"	S 64°27'34" E	44.66'
C49	115.15'	148.00'	44°34'39"	S 16°44'22" E	112.26'
C50	32.89'	30.00'	62°48'47"	S 58°09'17" E	31.27'
C51	27.46'	136.00'	11°34'06"	N 40°37'59" W	27.41'
C52	108.33'	172.00'	36°05'10"	N 28°22'27" W	106.55'
C53	34.82'	25.00'	79°48'27"	N 50°14'06" W	32.08'
C54	21.70'	55.00'	22°36'14"	N 78°50'12" W	21.56'
C55	18.12'	15.00'	69°12'30"	S 77°51'39" W	17.04'
C56	11.90'	220.00'	3°05'58"	S 51°33'13" E	11.90'
C57	170.75'	220.00'	44°28'06"	S 27°46'11" E	166.49'
C58	24.05'	35.00'	39°22'20"	S 25°13'18" E	23.58'
C59	28.44'	40.00'	40°43'58"	N 25°54'07" W	27.84'
C60	194.32'	215.00'	51°47'01"	N 31°25'38" W	187.77'
C61	22.46'	60.00'	21°26'45"	N 46°35'46" W	22.33'
C62	8.50'	1065.50'	0°27'26"	S 36°58'34" W	8.50'
C63	42.00'	1065.50'	2°15'31"	S 38°20'02" W	42.00'
C64	43.16'	1065.50'	2°19'15"	S 35°35'13" W	43.16'
C65	7.50'	1065.50'	0°24'12"	S 34°13'29" W	7.50'
C66	23.51'	70.00'	19°14'44"	S 29°46'31" E	23.40'
C67	31.79'	70.00'	26°01'24"	S 52°24'35" E	31.52'
C68	29.49'	70.00'	24°08'31"	S 77°29'32" E	29.28'
C69	143.94'	185.00'	44°34'49"	N 29°37'04" W	140.34'



- LEGEND
- = SET 4" CM - "LB 4514"
 - = SET 5/8" IR - "DC JOHNSON LB 4514"
 - = FOUND CONCRETE MONUMENT
SIZE & REGISTRATION AS NOTED
 - = FOUND IRON PIPE
SIZE & REGISTRATION AS NOTED
 - CM = CONCRETE MONUMENT
 - IP, IR = IRON PIPE, IRON ROD
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - O/A = OVERALL MEASUREMENT

TRACT TABLE	
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