

MIRADA ACTIVE ADULT PHASE 2E

A REPLAT OF TRACT 2E OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **98** PAGE **1**

LEGAL DESCRIPTION:

A REPLAT OF TRACT 2E OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 2E THENCE RUN ALONG THE EAST, SOUTH, WEST AND NORTH BOUNDARY THE FOLLOWING TWENTY (20) COURSES: 1) SOUTH 24°15'59" EAST, A DISTANCE OF 141.17 FEET; 2) SOUTH 31°58'12" EAST, A DISTANCE OF 30.94 FEET; 3) SOUTH 32°39'03" EAST, A DISTANCE OF 165.61 FEET; 4) SOUTH 12°22'38" EAST, A DISTANCE OF 27.25 FEET; 5) SOUTH 82°54'17" EAST, A DISTANCE OF 42.45 FEET; 6) SOUTH 54°15'26" EAST, A DISTANCE OF 21.32 FEET; 7) SOUTH 17°13'28" EAST, A DISTANCE OF 244.79 FEET; 8) SOUTH 05°12'13" EAST, A DISTANCE OF 27.56 FEET; 9) SOUTH 84°13'30" WEST, A DISTANCE OF 225.69 FEET; 10) SOUTH 81°43'18" WEST, A DISTANCE OF 202.31 FEET; 11) SOUTH 89°13'13" WEST, A DISTANCE OF 167.32 FEET; 12) NORTH 49°18'12" WEST, A DISTANCE OF 213.39 FEET; 13) NORTH 07°42'09" EAST, A DISTANCE OF 180.99 FEET; 14) NORTH 38°14'33" EAST, A DISTANCE OF 102.37 FEET; 15) NORTH 66°57'11" EAST, A DISTANCE OF 127.20 FEET; 16) NORTH 74°58'43" EAST, A DISTANCE OF 139.24 FEET; 17) NORTH 24°15'59" WEST, A DISTANCE OF 114.54 FEET; 18) NORTH 65°44'01" EAST, A DISTANCE OF 50.00 FEET; 19) SOUTH 24°15'59" EAST, A DISTANCE OF 6.58 FEET; 20) NORTH 65°44'01" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 7.02 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LENCORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ("OWNER") HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "MIRADA ACTIVE ADULT PHASE 2E" AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- THE OWNER HEREBY RESERVES FEE TITLE TO TRACT "A-1" (ACCESS, DRAINAGE, AND UTILITY), AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO THE MEDLEY AT MIRADA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A-1" SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- THE OWNER HEREBY RESERVES FEE TITLE TO TRACT "P-3" (PARK AREA), AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO THE MEDLEY AT MIRADA COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "P-3" SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
- THE OWNER DOES HEREBY GRANT, CONVEY, AND DEDICATE TRACT "B-2" (DRAINAGE, MITIGATION AND/OR WETLAND CONSERVATION AREA, LANDSCAPE, ACCESS, TRAIL, AND UTILITY EASEMENT) AS SHOWN AND DEPICTED HEREON TO THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("THE DISTRICT" OR "CDD"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS.
- THE OWNER FURTHER DOES:
 - GRANT, CONVEY AND DEDICATE TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACT "A-1" WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
 - GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND 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.
 - GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS TRACT "A-1" AND ALL LANDS SHOWN HEREON AS ACCESS & DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.
 - RESERVE UNTO ITSELF, ITS SUCCESSORS OR 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 SECTION 177.085(1), FLORIDA STATUTES.
 - RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINES THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.
 - CONVEY TO GIG FIBER, LLC, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT ("TE") OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS.
- THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT, AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS ("DE") OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT, IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN 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:

LENCORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
BY: LEN MIRADA INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA - ITS MANAGING MEMBER
BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

HOLLY GALLAGHER, VICE PRESIDENT

WITNESS

WITNESS

WITNESS

WITNESS

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/23/26

(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: 44275057

CERTIFICATE OF ACCEPTANCE

MEDLEY AT MIRADA COMMUNITY ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION

MEDLEY AT MIRADA COMMUNITY ASSOCIATION HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: Lori Campagna
LORI CAMPAGNA, VICE PRESIDENT

WITNESS

WITNESS

WITNESS

WITNESS

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/28/26

(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: 44275057

CERTIFICATE OF ACCEPTANCE

THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, THE DEDICATION TO MIRADA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA

STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 7 DAY OF January, 2025 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATION AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: John Ford
JOHN FORD, CHAIRMAN OF THE BOARD

WITNESS

WITNESS

WITNESS

WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

) SS:

COUNTY OF Pasco)

I HEREBY CERTIFY ON THIS 7 DAY OF January, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN FORD,

CHAIRMAN OF THE MIRADA COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED N/A 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

Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 06/15/28

(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: 44513171

PROPERTY INFORMATION

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY (FATIC), A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 7222-6444334) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN LENCORE, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT. FATIC FILE NO. 7222-6444334.

THIS 6 DAY OF January, 2025

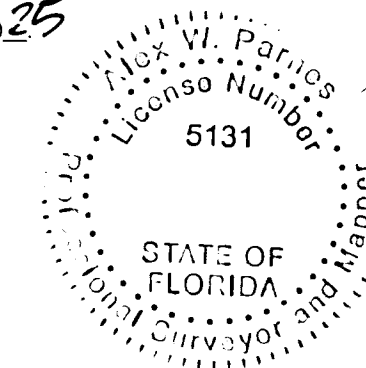
BY: David H. Roberts
DAVID H. ROBERTS, AUTHORIZED SIGNATORY
FIRST AMERICAN TITLE INSURANCE COMPANY

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR & MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 16 DAY OF January, 2025

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF February, 2025 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

VICE-CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 12th DAY OF February,

2025 IN PLAT BOOK 98, PAGE(S) 1-2.

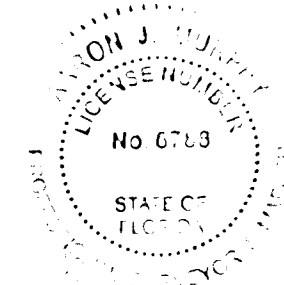
BY: Nikki Alvarez-Soules Esq.
NIKKI ALVAREZ-SOULES ESQ.
PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1 AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET THE 27TH DAY OF AUGUST, 2024, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091(8)(9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 9th DAY OF January, 2025

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6768
FOR HAMILTON ENGINEERING & SURVEYING, LLC
LICENSE NO. LB7013



MIRADA ACTIVE ADULT PHASE 2E

A REPLAT OF TRACT 2E OF MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D, AND 2J AS RECORDED IN PLAT BOOK 92, PAGE 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 92 PAGE 2

SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER, CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PCDCC 306.10). THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT S36-151.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF TRACT B-2 OF THE SUBJECT PROPERTY AS SHOWN HAVING A BEARING OF NORTH 49°16'12" WEST.
- 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; THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

WETLAND CONSERVATION NOTE:

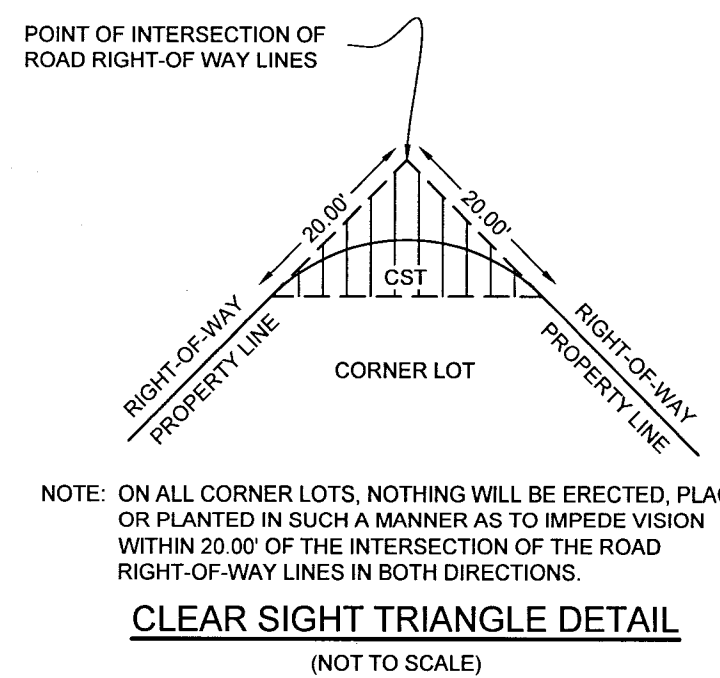
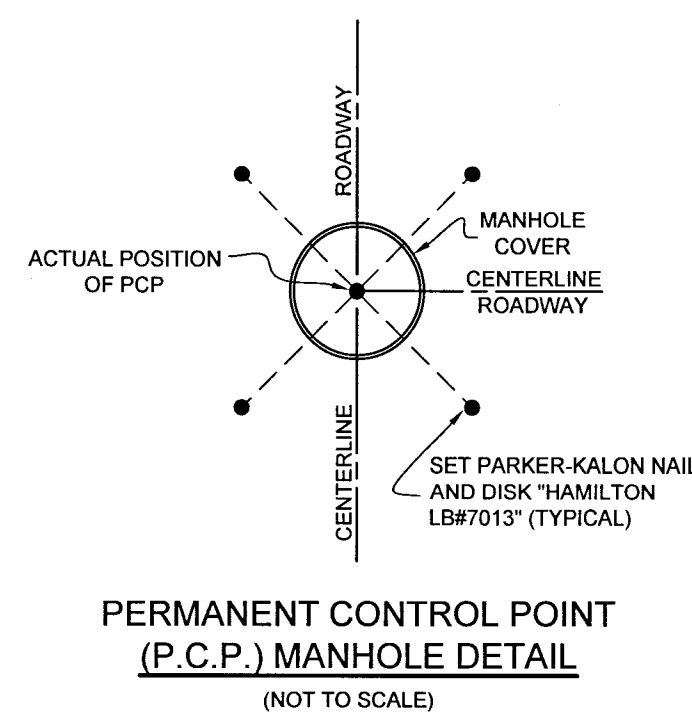
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES.

NOTE: FOR ANY UNITS THAT HAVE SIDE YARD ACCESS ABUTTING A DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO RECONSTRUCT THE SIDEWALK IF DAMAGED DUE TO STORMWATER REPAIRS.

LEGEND

- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON PRM LB #7013".
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT STAMPED "HAMILTON LB #7013", UNLESS OTHERWISE NOTED.
- = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISC STAMPED "HAMILTON LB #7013".
- = CERTIFIED CORNER RECORD
- = COMMUNITY DEVELOPMENT DISTRICT
- = CLEAR SIGHT TRIANGLE
- = DRAINAGE EASEMENT
- = DRAINAGE, LANDSCAPE, ACCESS, TRAIL (CDD), AND UTILITY EASEMENT (PUBLIC)
- = LICENSE BUSINESS
- (NR) = NON-RADIAL LINE
- (O) = OVERALL
- (R) = RADIAL LINE
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TE = TECHNOLOGY EASEMENT
- UE = UTILITY EASEMENT
- WCA = WETLAND CONSERVATION AREA (CDD)

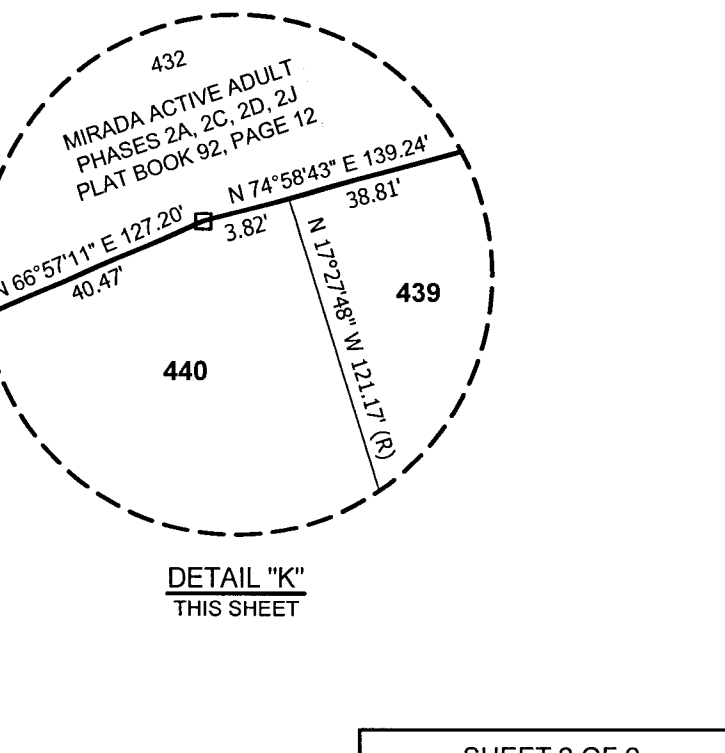
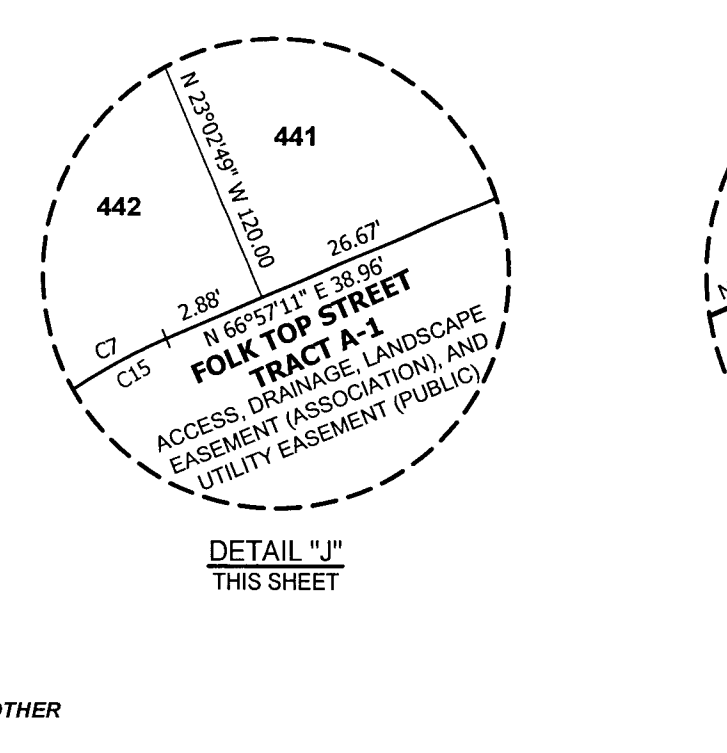
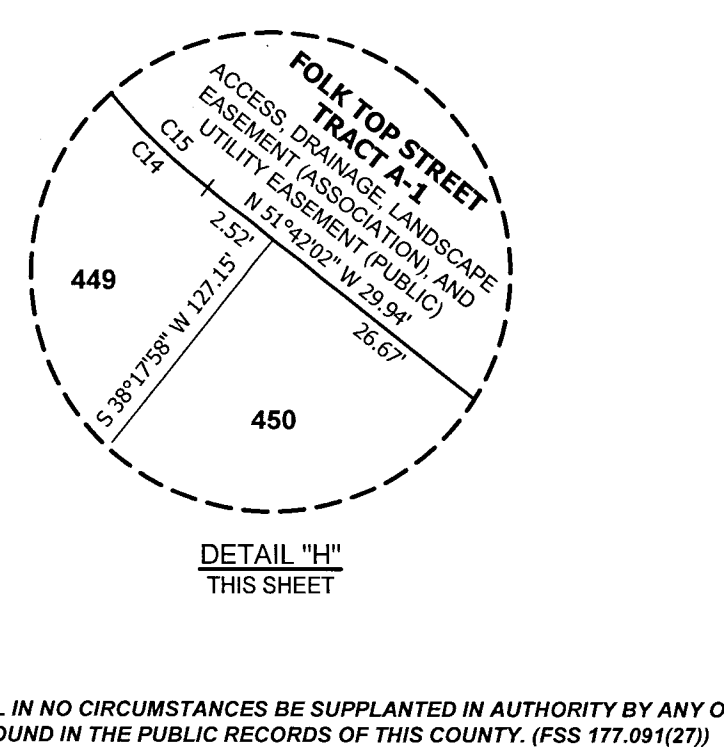
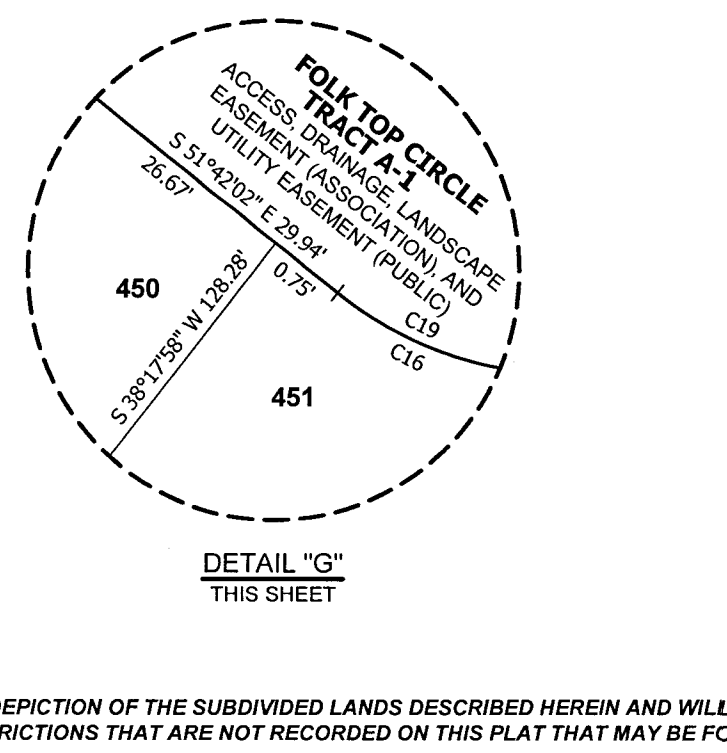
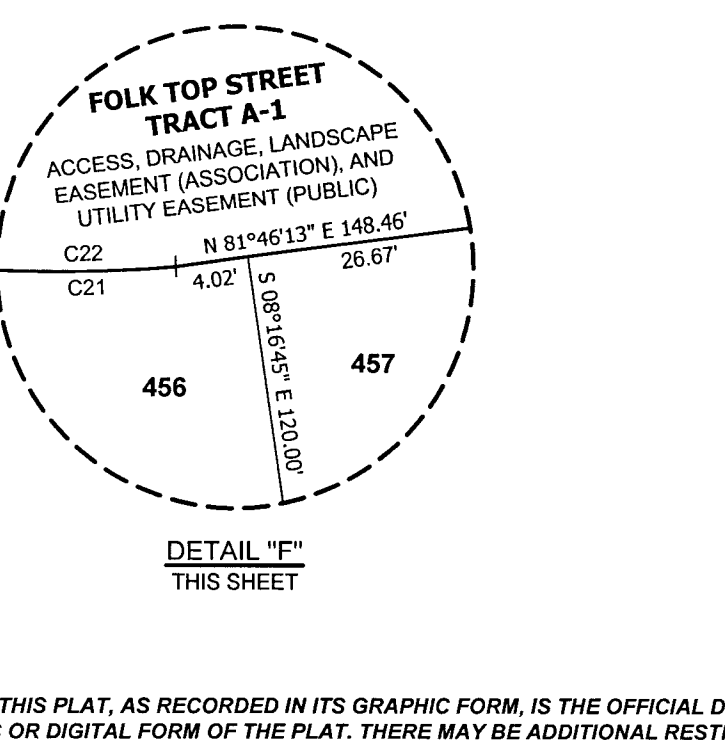
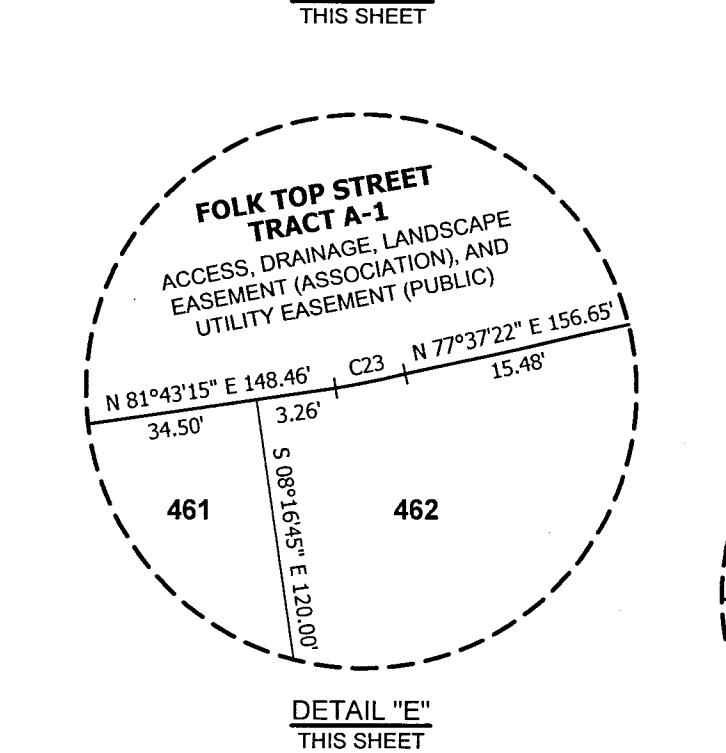
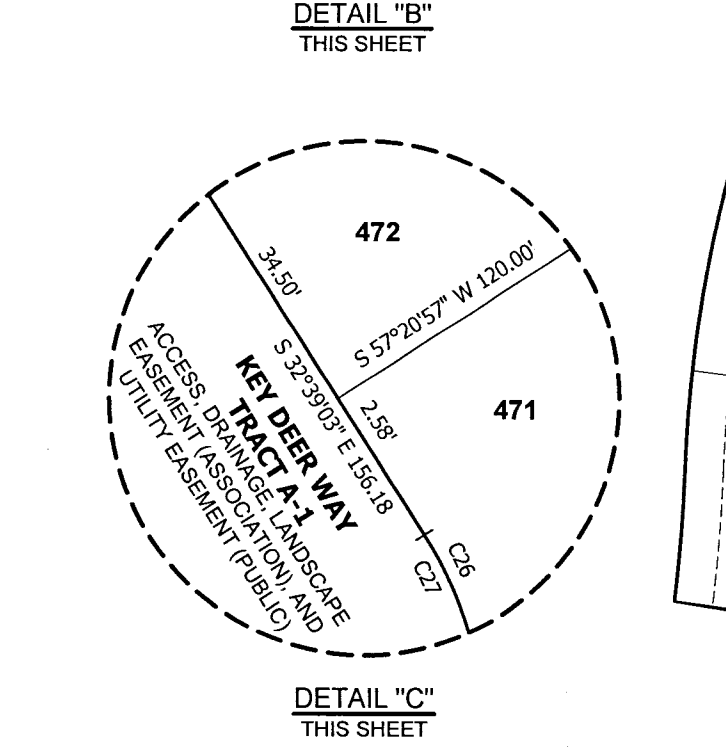
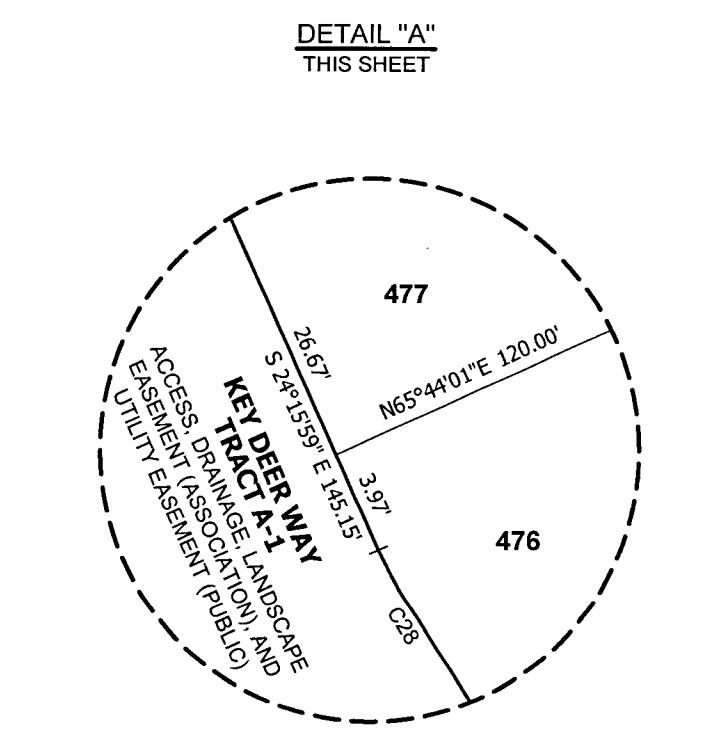
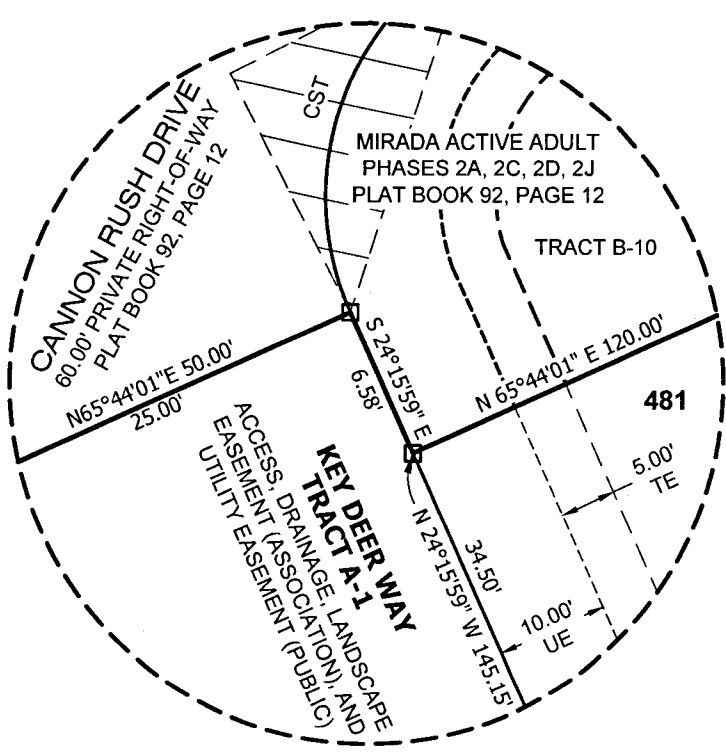


NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	150.00'	N 28°27'31" W	21.93'	21.95'
C2	25.00'	N 12°02'15" E	35.16'	39.00'
C3	100.00'	N 65°51'08" E	31.72'	31.86'
C4	237.00'	N 73°45'28" E	10.10'	10.10'
C5	237.00'	N 69°44'42" E	23.09'	23.10'
C6	237.00'	N 70°57'57" E	33.17'	33.20'
C7	87.00'	N 59°01'08" E	24.02'	24.09'
C8	87.00'	N 44°21'20" E	20.39'	20.44'
C9	87.00'	N 31°35'20" E	18.33'	18.33'
C10	87.00'	N 16°37'37" E	26.99'	27.10'
C11	87.00'	N 01°13'20" W	26.99'	27.10'
C12	87.00'	N 16°20'15" W	18.76'	18.80'
C13	87.00'	N 29°03'32" W	19.79'	19.83'
C14	87.00'	N 43°38'42" W	24.38'	24.46'
C15	87.00'	N 07°37'34" E	149.66'	180.17'
C16	97.00'	N 59°48'59" W	27.39'	27.48'
C17	97.00'	N 75°13'13" W	24.61'	24.68'
C18	97.00'	N 86°29'28" W	13.48'	13.49'
C19	97.00'	N 71°05'15" W	64.40'	65.64'
C20	237.00'	S 89°00'38" W	4.26'	4.26'
C21	237.00'	S 85°06'29" W	28.01'	28.02'
C22	237.00'	S 85°37'24" W	32.26'	32.28'
C23	200.00'	S 79°40'18" W	14.30'	14.31'
C24	25.00'	S 57°22'38" E	35.36'	39.27'
C25	100.00'	S 15°50'54" E	12.11'	12.12'
C26	100.00'	S 25°59'07" E	23.22'	23.27'
C27	100.00'	S 22°30'51" E	35.20'	35.38'
C28	100.00'	S 28°27'31" E	14.62'	14.63'
C29	125.00'	S 28°27'31" E	18.28'	18.29'
C30	125.00'	S 54°10'14" E	88.81'	90.79'
C31	212.00'	N 70°57'57" E	29.67'	29.70'
C32	62.00'	N 07°37'34" E	106.65'	128.40'
C33	72.00'	N 71°06'15" W	47.80'	48.72'
C34	212.00'	S 85°37'24" W	28.86'	28.88'
C35	175.00'	N 80°17'15" E	8.75'	8.76'
C36	175.00'	N 78°14'18" E	3.76'	3.76'
C37	175.00'	S 79°40'18" W	12.51'	12.52'
C38	75.00'	S 22°30'51" E	26.40'	26.54'
C39	187.00'	S 70°57'57" W	26.17'	26.19'
C40	37.00'	S 07°37'34" W	63.69'	76.62'
C41	47.00'	S 70°40'45" E	30.57'	31.14'
C42	187.00'	N 85°37'24" E	25.45'	25.47'
C43	25.00'	N 34°40'18" E	36.80'	41.06'
C44	50.00'	N 22°30'51" E	17.60'	17.69'
C45	25.00'	N 77°47'04" W	35.44'	39.39'
C46	150.00'	S 85°54'07" W	46.00'	46.18'

TRACT TABULATION:

- TRACT A-1 - ACCESS (ASSOCIATION), DRAINAGE (CDD), AND UTILITY EASEMENT (PUBLIC)
- TRACT B-2 - DRAINAGE, MITIGATION AND/OR CONSERVATION AREA, LANDSCAPE, ACCESS, AND TRAIL (CDD)
- TRACT P-3 - PARK AREA (ASSOCIATION)



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. (FSS 177.091(27))