

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

98

136

LEGAL DESCRIPTION:

A parcel of land lying in Section 10, Township 25 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwesterly corner of Parcel 100C, according to Special Warranty Deed, as recorded in Official Records Book 9897, Page 1231, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of the right-of-way for CLINTON AVENUE EXTENSION, as recorded in Official Records Book 7241, Page 25, of the Public Records of Pasco County, Florida and also being the **POINT OF BEGINNING**, run thence along the Westerly boundary of said Parcel 100C, the following two (2) courses: 1) S.00°11'02"W., 191.33 feet; 2) S.21°07'27"E., 175.40 feet to the Southwest corner of said Parcel 100C; thence along the Southerly boundary of said Parcel 100C, the following two (2) courses: 1) N.63°25'14"E., 133.12 feet; 2) N.25°45'18"E., 111.43 feet; thence S.76°00'00"E., 311.77 feet; thence S.36°00'00"E., 257.05 feet; thence S.48°00'00"W., 290.00 feet; thence S.04°00'00"W., 390.00 feet; thence S.52°00'00"W., 170.00 feet; thence N.74°00'00"W., 455.00 feet; thence N.79°00'00"W., 593.00 feet; thence S.57°00'00"W., 475.00 feet; thence N.88°00'00"W., 277.72 feet; thence N.58°00'00"W., 708.07 feet; thence N.63°00'00"W., 226.74 feet; thence N.00°11'04"E., 745.73 feet to a point on a curve on the aforesaid Southerly boundary of the right-of-way for CLINTON AVENUE EXTENSION; thence along said Southerly boundary of the right-of-way for CLINTON AVENUE EXTENSION, the following two (2) courses: 1) Easterly, 700.25 feet along the arc of a curve to the left having a radius of 6087.55 feet and a central angle of 06°35'27" (chord bearing S.86°31'13"E., 699.87 feet) to a point of tangency; 2) S.89°48'56"E., 1489.95 feet to the **POINT OF BEGINNING**.

Containing 61.253 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

ARROYO CAP V-1, LLC, a Delaware limited liability company authorized to do business in the State of Florida ("ARROYO"), hereby states and declares that it is the fee simple owner of TRACTS "A-1", "A-2", "D" and "E", and

RAVE COMMERCIAL MIRADA ASCEND SE, LLC, a Florida limited liability company ("RAVE"), hereby states and declares that it is the fee simple owner of TRACT "B", and

CRCG ONE LP, a Delaware limited partnership authorized to do business in the State of Florida ("CRCG"), hereby states and declares that it is the fee simple owner of TRACT "C",

collectively the Owners, of the lands referenced to as MIRADA PARCEL 27, as described in the legal description which is a part of this plat and makes the following dedications:

- ARROYO hereby reserves fee title to TRACTS "A-1" and "A-2", as shown hereon and shall be maintained by ARROYO.
- RAVE hereby reserves fee title to TRACT "B", as shown hereon and shall be maintained by RAVE.
- CRCG hereby grants, conveys and dedicates TRACT "C" [Right-of-Way (CDD); Utility Easement (Public)], as shown hereon to the Mirada II Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- CRCG hereby grants, conveys and dedicates to Pasco County, Florida (the "County"), a perpetual easement for ingress and egress over and across TRACT "C" [Right-of-Way (CDD); Utility Easement (Public)] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- ARROYO hereby grants, conveys and dedicates to the District, TRACTS "D" and "E", as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- ARROYO hereby grants, conveys and dedicates to Pasco County, Florida ("County"), a perpetual easement for ingress and egress over and across the (Public) Access and Utility Easement, as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owners do hereby grant, convey and dedicate to the County, the Pasco County Reclaimed Water Easement, as shown and depicted on this plat, for the purposes incidental thereto.
- Owners do hereby 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 telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility easements, 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.
- Owners do 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 general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owners or the CDD respectively fail 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.
- Owners do hereby grant and reserve unto the CDD, 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.
- Owners hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.

OWNER: ARROYO CAP V-1, LLC, a Delaware limited liability company (As the owner of TRACTS "A-1", "A-2", "D" and "E")
By: ARROYO CAPITAL V, LLC, a Delaware limited liability company, its Sole member

By: Jeffrey Brouette
Jeffrey Brouette, as President

Witness

Witness

Nick Lasher
Printed Name

Quinn Senefeld
Printed Name

ACKNOWLEDGEMENT: State of California, County of Orange

I hereby certify on this 15th day of May, 2025, before me personally appeared by means of physical presence, Jeffrey Brouette, as President of ARROYO CAPITAL V, LLC, a Delaware limited liability company, the Sole member of ARROYO CAP V-1, LLC, a Delaware limited liability company, [X] personally 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 ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

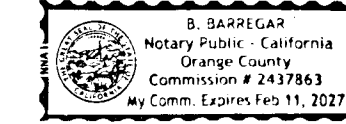
Witness my hand and seal at Orange County, California, the day and year aforesaid.

B. Bauer
Notary Public, State of California at Large

My Commission expires: Feb. 11, 2027

B. Bauer
(Printed Name of Notary)

Commission Number: 2437863



OWNER: RAVE COMMERCIAL MIRADA ASCEND SE, LLC, a Florida limited liability company (As the owner of TRACT "B")

By: K.V. Ravipati
Venkata Ravipati, Manager

Witness

Witness

Kyle Sheridan
Printed Name

SAKSHI SHUKLA
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 19th day of May, 2025, before me personally appeared by means of physical presence, Venkata Ravipati, as Manager of RAVE COMMERCIAL MIRADA ASCEND SE, LLC, a Florida limited liability company, [X] personally 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 ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

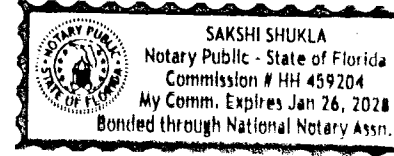
Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Sakshi Shukla
Notary Public, State of Florida at Large

My Commission expires: Jan 26, 2028

SAKSHI SHUKLA
(Printed Name of Notary)

Commission Number: HH459204



OWNER: CRCG ONE LP, a Delaware limited partnership (As the owner of TRACT "C")
By: CRGP Inc., a Delaware corporation, its General Partner

By: John Ryan
John Ryan, President of CRGP, Inc., a Delaware corporation, its General Partner

Witness

Witness

KyAndre H. Field
Printed Name

Anna Warr
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 20 day of May, 2025, before me personally appeared by means of physical presence, John Ryan, as President of CRGP Inc., a Delaware corporation the general partner of CRCG ONE LP, a Delaware limited partnership, [] personally 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 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.

Jennifer L. Barrs
Notary Public, State of Florida at Large

My Commission expires: 9/28/26

Jennifer L. Barrs
(Printed Name of Notary)

Commission Number: HH275057



CERTIFICATE OF ACCEPTANCE:

of MIRADA II COMMUNITY DEVELOPMENT DISTRICT

The dedications to Mirada II Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of Mirada II Community Development District by their Board of Supervisors this 20 day of May, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Michael Lawson
Michael Lawson, as Chairman

Witness

Witness

KyAndre H. Field
Printed Name

Anna Warr
Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

I hereby certify on this 20 day of May, 2025, before me personally appeared by means of physical presence, Michael Lawson, as chairman of Mirada II Community Development District, [X] personally 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 Hillsborough County, Florida, the day and year aforesaid.

Jennifer L. Barrs
Notary Public, State of Florida at Large

My Commission expires: 9/28/26

Jennifer L. Barrs
(Printed Name of Notary)

Commission Number: HH275057



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

Lands being platted herein are, as of the date of platting, encumbered by that certain Mortgage, Security Agreement, Assignment of Rents and Leases, and Fixture Filing executed by Rave Commercial Mirada Ascend NW LLC, a Florida limited liability company, Rave Commercial Mirada Ascend SE LLC, a Florida limited liability company, Rave Commercial Mirada Bay Harbor LLC, a Florida limited liability company, Rave Commercial Mirada Bay Harbor Lot 4 LLC, a Florida limited liability company and Rave Commercial Legacy LLC, a Florida limited liability company, in favor of Servisfirst Bank, an Alabama banking corporation, dated December 19, 2024 and recorded December 23, 2024 in Official Records Book 11131, Page 1234, together with Assignment of Leases and Rents recorded December 23, 2024 in Official Records Book 11131, Page 1330 and UCC-1 Financing Statement recorded December 23, 2024 in Official Records Book 11131, Page 1341, and a separate Joinder and Consent to Plat of Servisfirst Bank, an Alabama banking corporation, is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this Plat.

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO)

STABE OF FLORIDA)
COUNTY OF PASCO)

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. 7222-6476559) and, based on said report find that the title of the property is vested in ARROYO CAP V-1, LLC, a Delaware limited partnership, RAVE COMMERCIAL MIRADA ASCEND SE, LLC, a Florida limited liability company and CRCG ONE LP, a Delaware limited partnership, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, File No. 7222-6476559.

This the 21 day of May, 2025.

First American Title Insurance Company

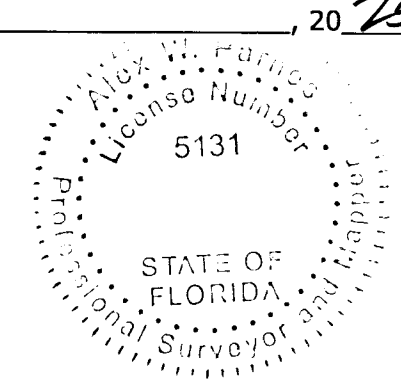
By: David H. Roberts
David H. Roberts, Authorized Signatory

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

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper, designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 29th day of May, 2025.

Alex W. Parnes
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 the 17th day of June, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Kathryn Starkey
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 18th day of June, 2025, in Plat Book 98, Page(s) 136-144.

By: Nikki Alvarez-Sowles, D.C.
Nikki Alvarez-Sowles, 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 (P.R.M.'s) were set on the 22nd day of October, 2024, as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

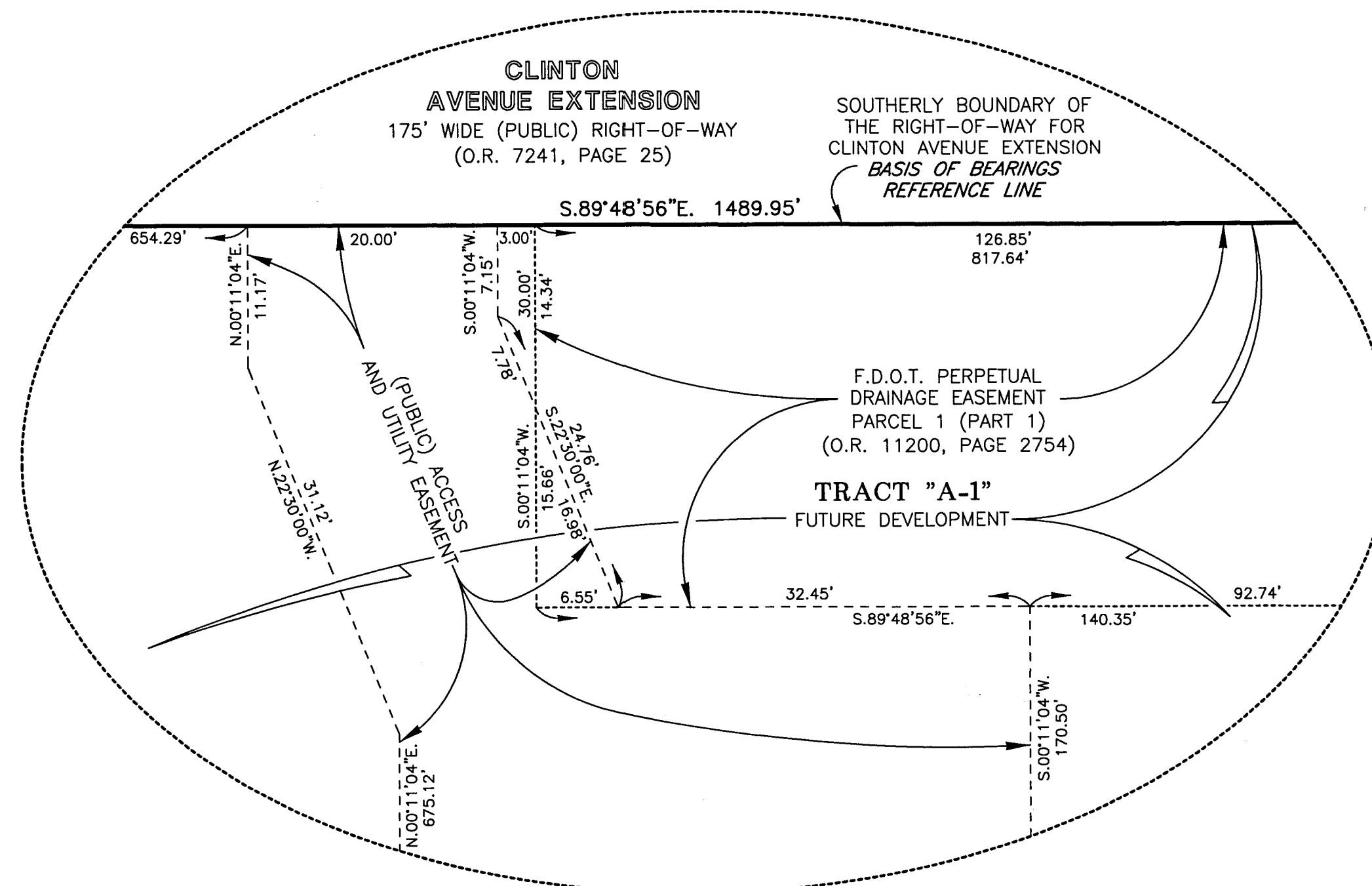
Signed and Sealed this 14th day of May, 2025.

AW Merritt
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

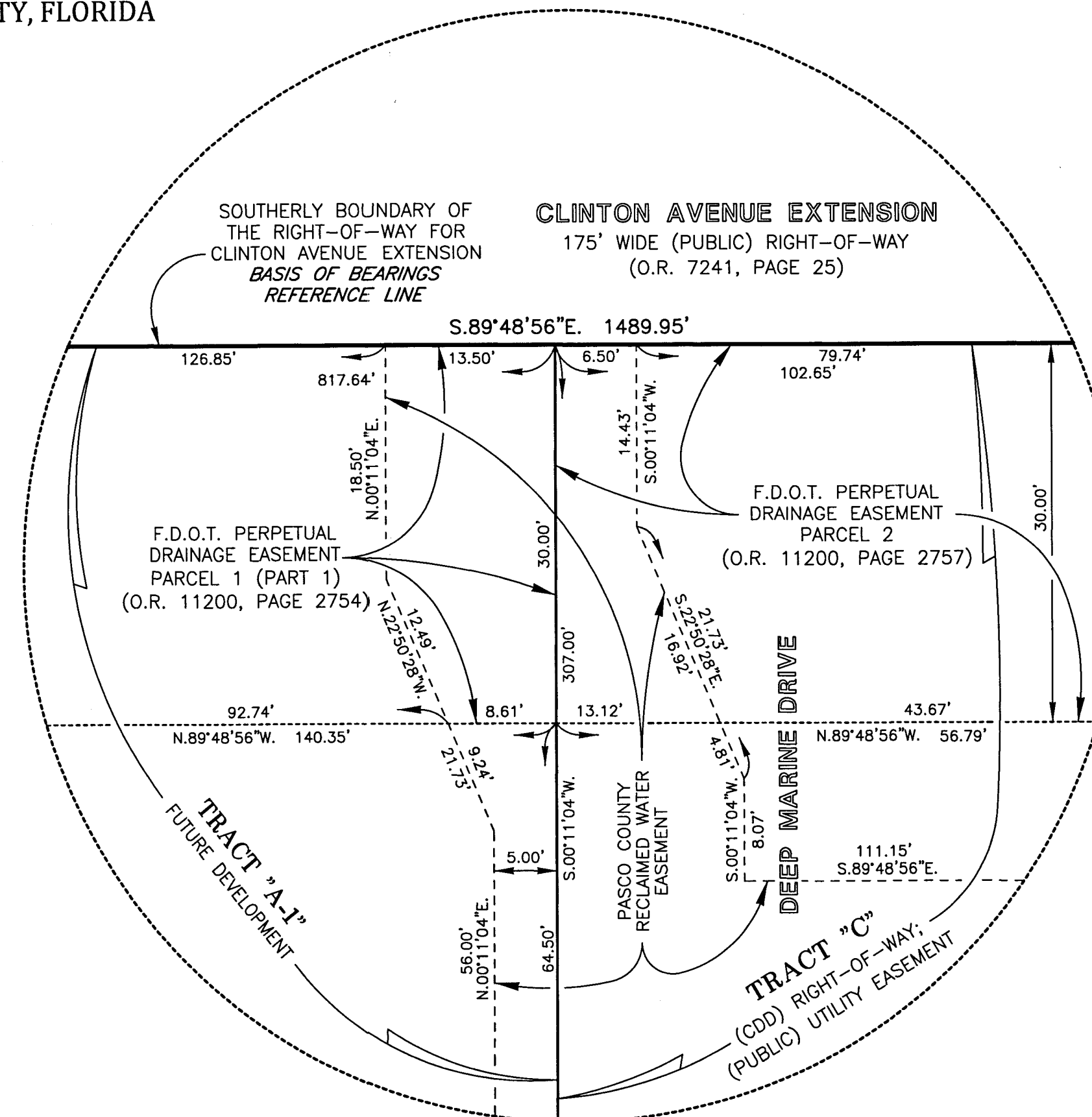
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM-MDC-MIR-017
File: P\Mirada\Parcel 27\Mirada Parcel 27.dwg

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
98 137



DETAIL "H"
NOT TO SCALE
(SEE SHEET 3)



DETAIL "K"
NOT TO SCALE
(SEE SHEET 4)

NOTE:
All platting utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

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.

Originating Coordinates: Stations "T31-122", "T34-135" and "N30124"

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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')

TRACT DESIGNATION TABLE

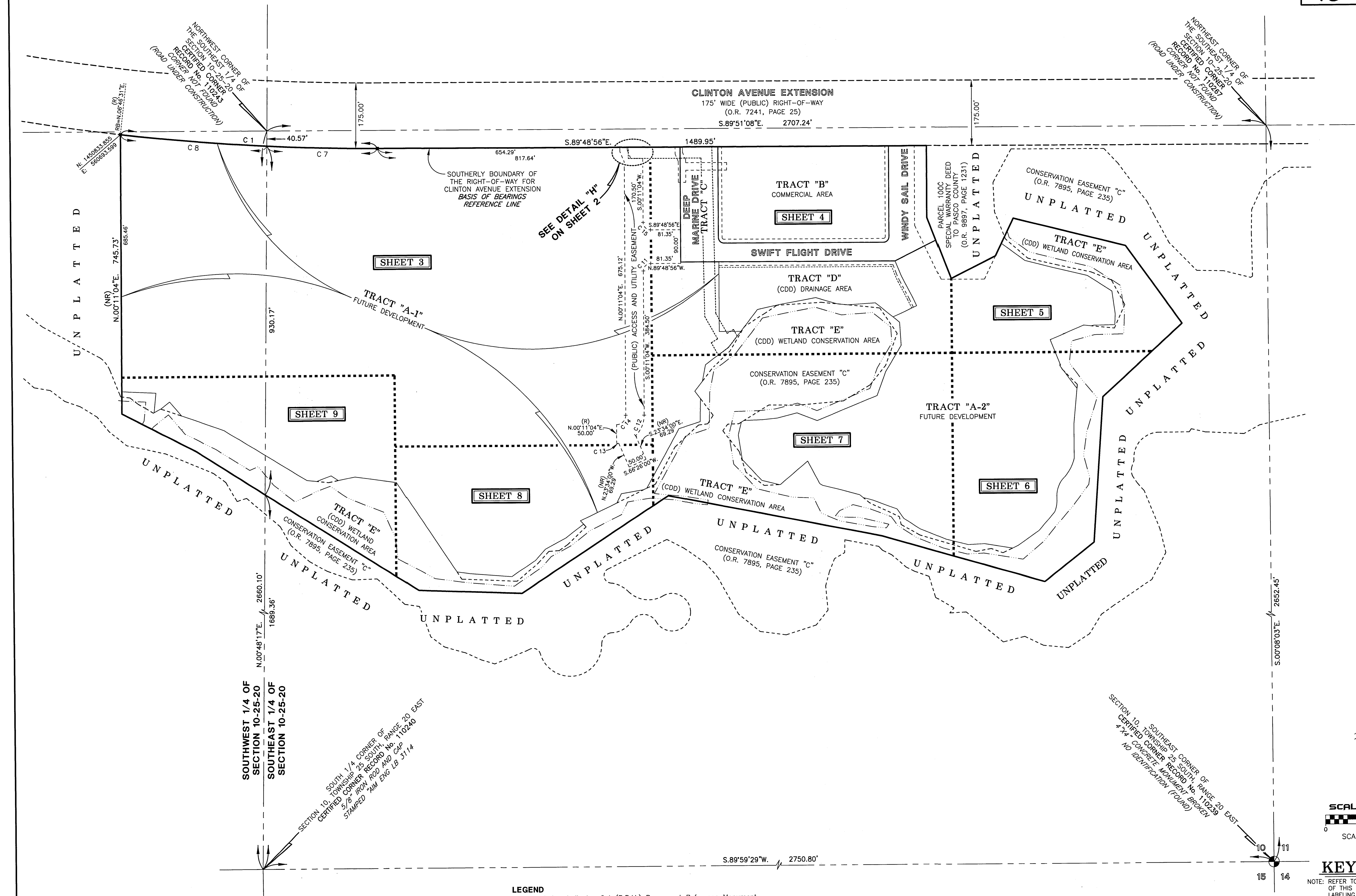
TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	FUTURE DEVELOPMENT; (PUBLIC) ACCESS & UTILITY EASEMENT	32.619 Ac.±
TRACT "A-2"	FUTURE DEVELOPMENT	9.979 Ac.±
TRACT "B"	COMMERCIAL AREA	2.747 Ac.±
TRACT "C"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	1.968 Ac.±
TRACT "D"	(CDD) DRAINAGE AREA	1.498 Ac.±
TRACT "E"	(CDD) WETLAND CONSERVATION AREA; CONSERVATION EASEMENT "C"	12.442 Ac.±

LEGEND
1. O.R. - Official Records Book
2. F.D.O.T. - Florida Department of Transportation

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 2 OF 9 SHEETS

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

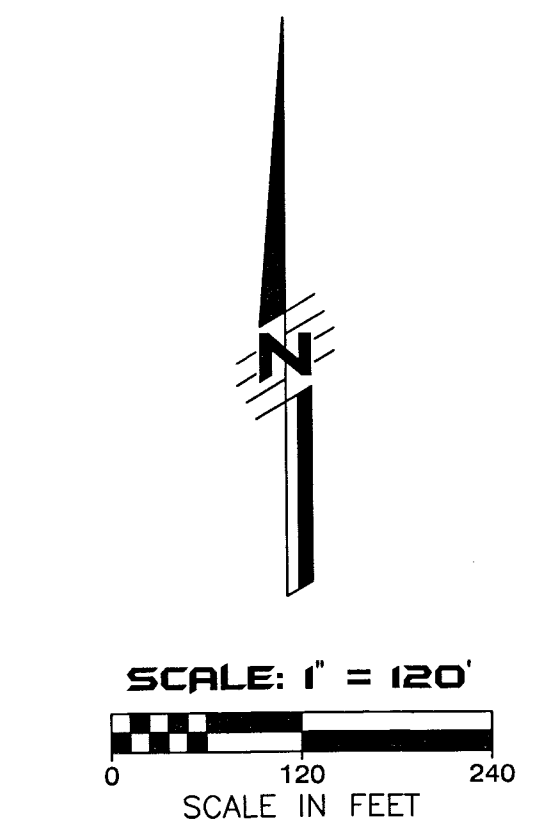


CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

- LEGEND**
- Symbol indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - O.R. - Official Records Book
 - F.D.O.T. - Florida Department of Transportation
- 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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

BASIS OF BEARINGS
The Southerly boundary of the right-of-way for CLINTON AVENUE EXTENSION, as referenced hereon and recorded in Official Records Book 7241, Page 25, of the Public Records of Pasco County, Florida, has a Grid bearing of S.89°48'56"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	6087.55	06°35'27"	700.25	699.87	S.86°31'13"E.
7	6087.55	02°50'07"	301.26	301.23	N.88°23'52"W.
8	6087.55	03°45'19"	399.00	398.93	N.85°06'09"W.
11	20.00	90°00'00"	31.42	28.28	S.45°11'04"W.
12	75.00	46°46'40"	61.23	59.55	S.23°34'24"W.
13	75.00	04°16'47"	5.60	5.60	S.88°02'40"W.
14	25.00	90°00'00"	39.27	35.36	N.45°11'04"E.
15	20.00	90°00'00"	31.42	28.28	S.44°48'56"E.



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

AMERRITT, INC.
LAND SURVEYING & MAPPING
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MIRADA PARCEL 27

LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CLINTON AVENUE EXTENSION

175' WIDE (PUBLIC) RIGHT-OF-WAY
(O.R. 7241, PAGE 25)

CLINTON AVENUE EXTENSION

175' WIDE (PUBLIC) RIGHT-OF-WAY
(O.R. 7241, PAGE 25)

SEE DETAIL "K"
ON SHEET 2

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

SEE SHEET 7
MATCH LINE

SEE SHEET 7
MATCH LINE

SEE SHEET 5
MATCH LINE

SEE SHEET 5
MATCH LINE

CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Mirada II Community Development District
 - T.E. - Technology Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - F.D.O.T. - Florida Department of Transportation

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	15.00	90°00'00"	23.56	21.21	S.44°48'56"E.
3	15.00	90°00'00"	23.56	21.21	N.45°11'04"E.
9	165.00	05°34'19"	16.05	16.04	S.25°14'44"E.
10	357.50	04°11'34"	26.16	26.15	S.25°56'07"E.

DETAIL "G"
NOT TO SCALE
(SEE THIS SHEET)

SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS

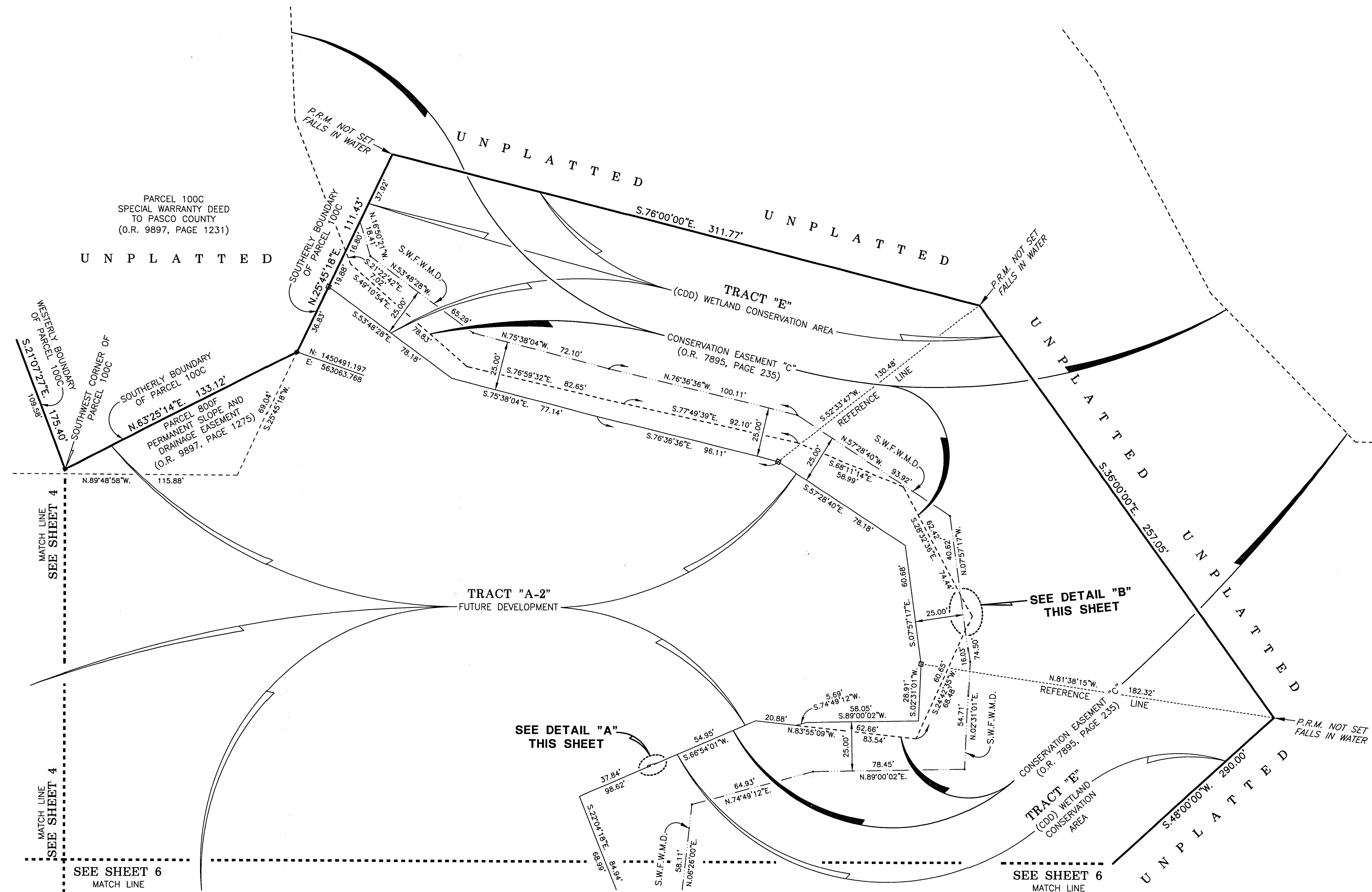
SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
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3010 W. Azeele Street, Suite 150
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SHEET 4 OF 9 SHEETS

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
98 140

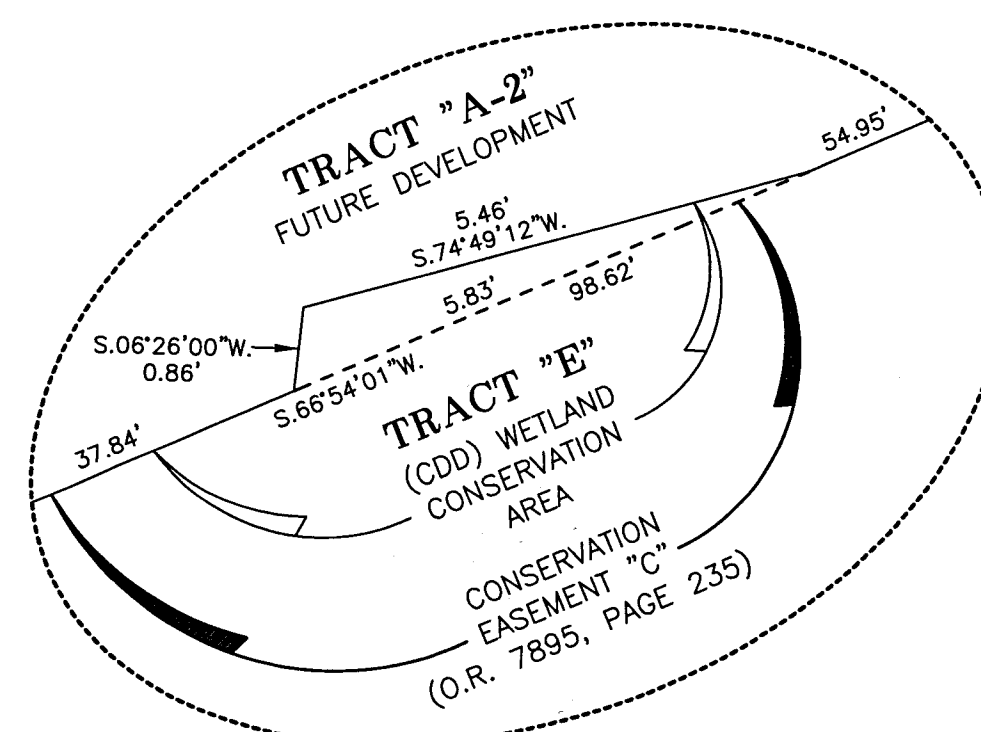


Wetland Conservation Area Note:

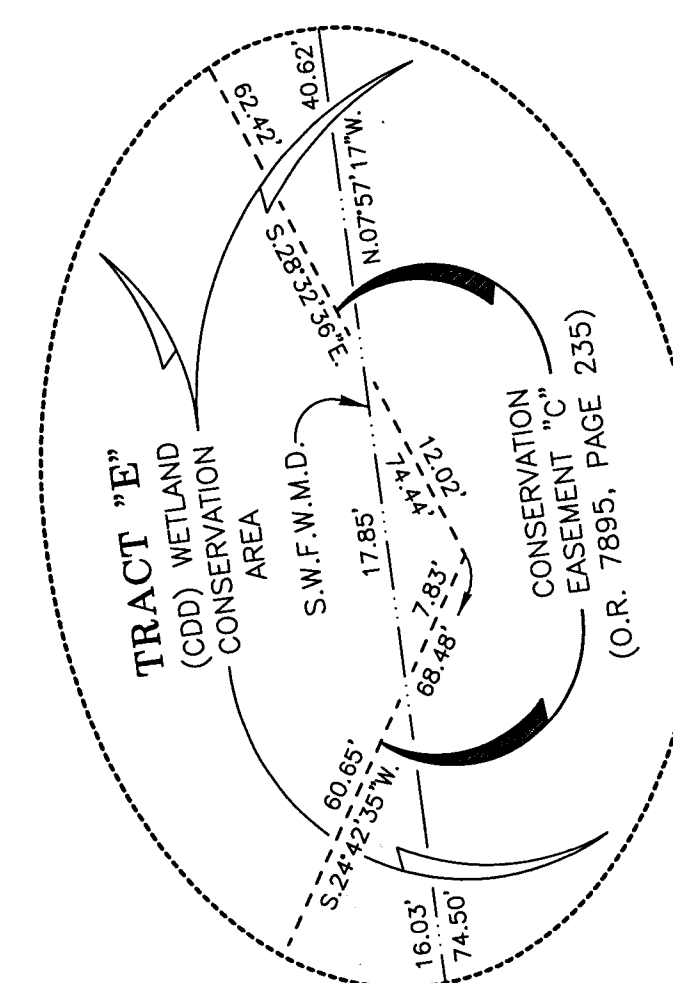
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LEGEND

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2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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9. T.E. — Technology Easement
10. S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line
11. F.D.O.T. — Florida Department of Transportation



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



DETAIL "B"
NOT TO SCALE
(SEE THIS SHEET)



SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

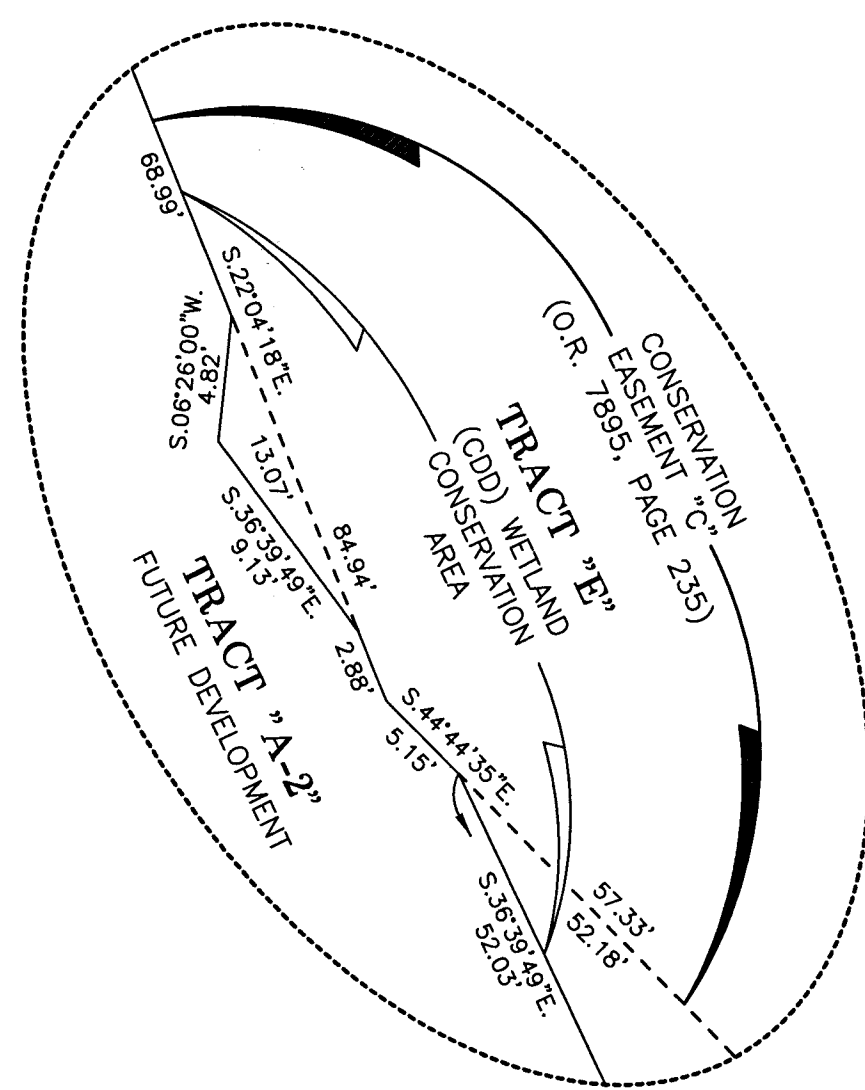
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Certificate of Authorization Number LB 7778
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Tampa, FL 33609
PHONE (813) 221-5200

MIRADA PARCEL 27

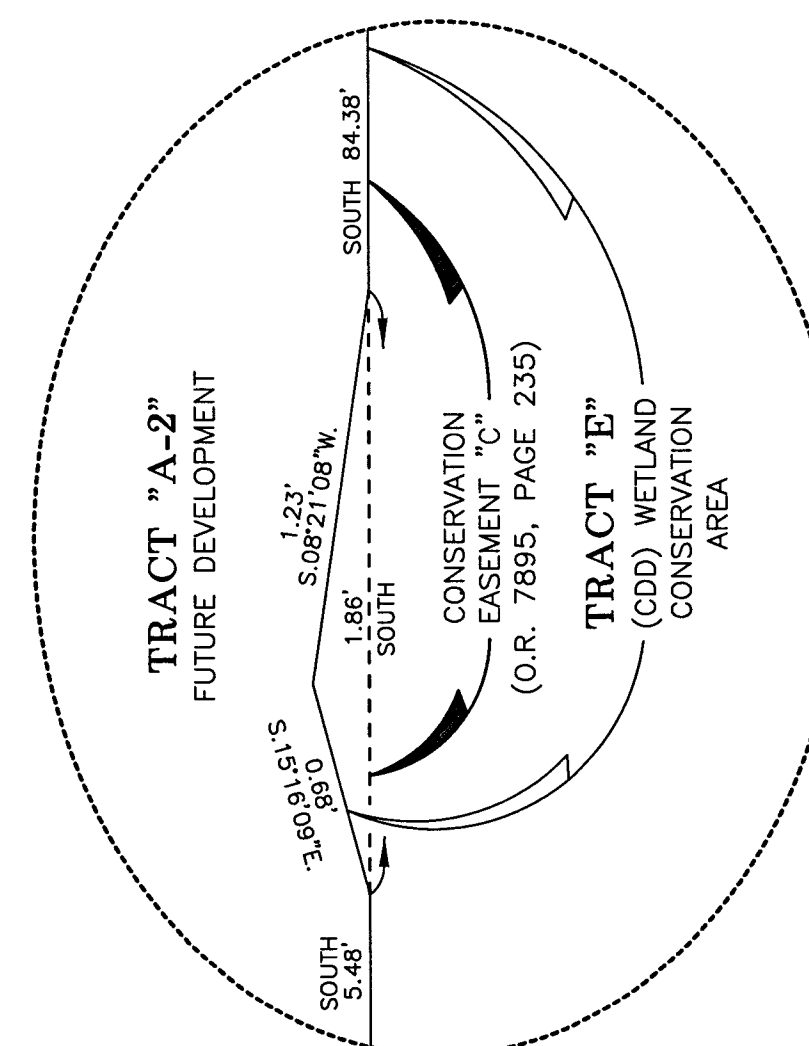
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

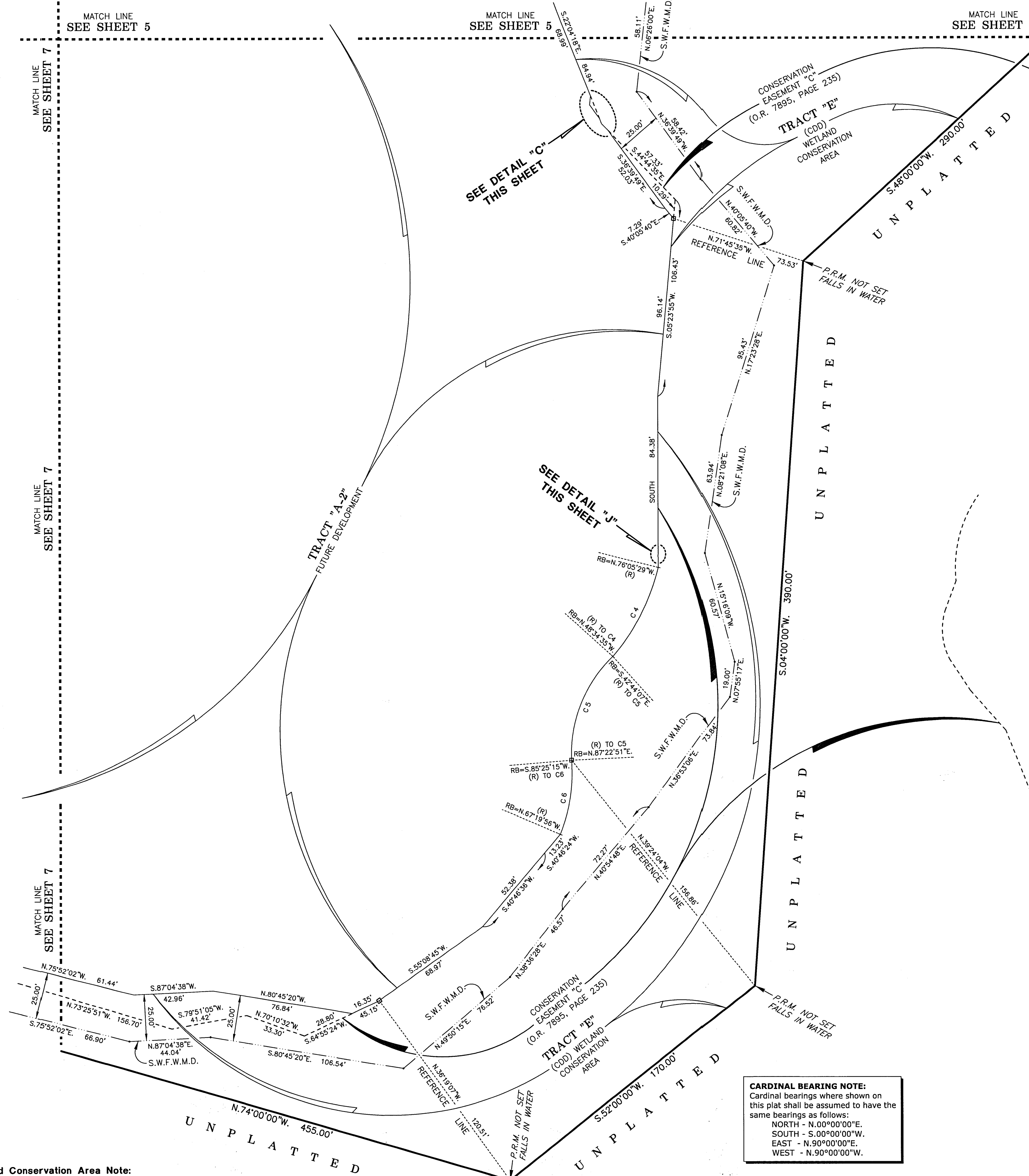
98 141



DETAIL "C"
NOT TO SCALE
(SEE THIS SHEET)



DETAIL "J"
NOT TO SCALE
(SEE THIS SHEET)



LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
- Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
- (NR) indicates non-radial line
- (RB) indicates reference bearing
- O.R. — Official Records Book
- (CDD) — Mirada II Community Development District
- T.E. — Technology Easement
- S.W.F.W.M.D. — Southwest Florida Water Management District Wetland Line
- F.D.O.T. — Florida Department of Transportation

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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CARDINAL BEARING NOTE:

Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	113.41	27°30'55"	54.46	53.94	S.27°39'58"W.
5	71.33	49°53'03"	62.10	60.16	S.22°19'22"W.
6	85.29	27°14'49"	40.56	40.18	S.09°02'40"W.

SCALE: 1" = 30'
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 9 FOR BASIS OF BEARINGS

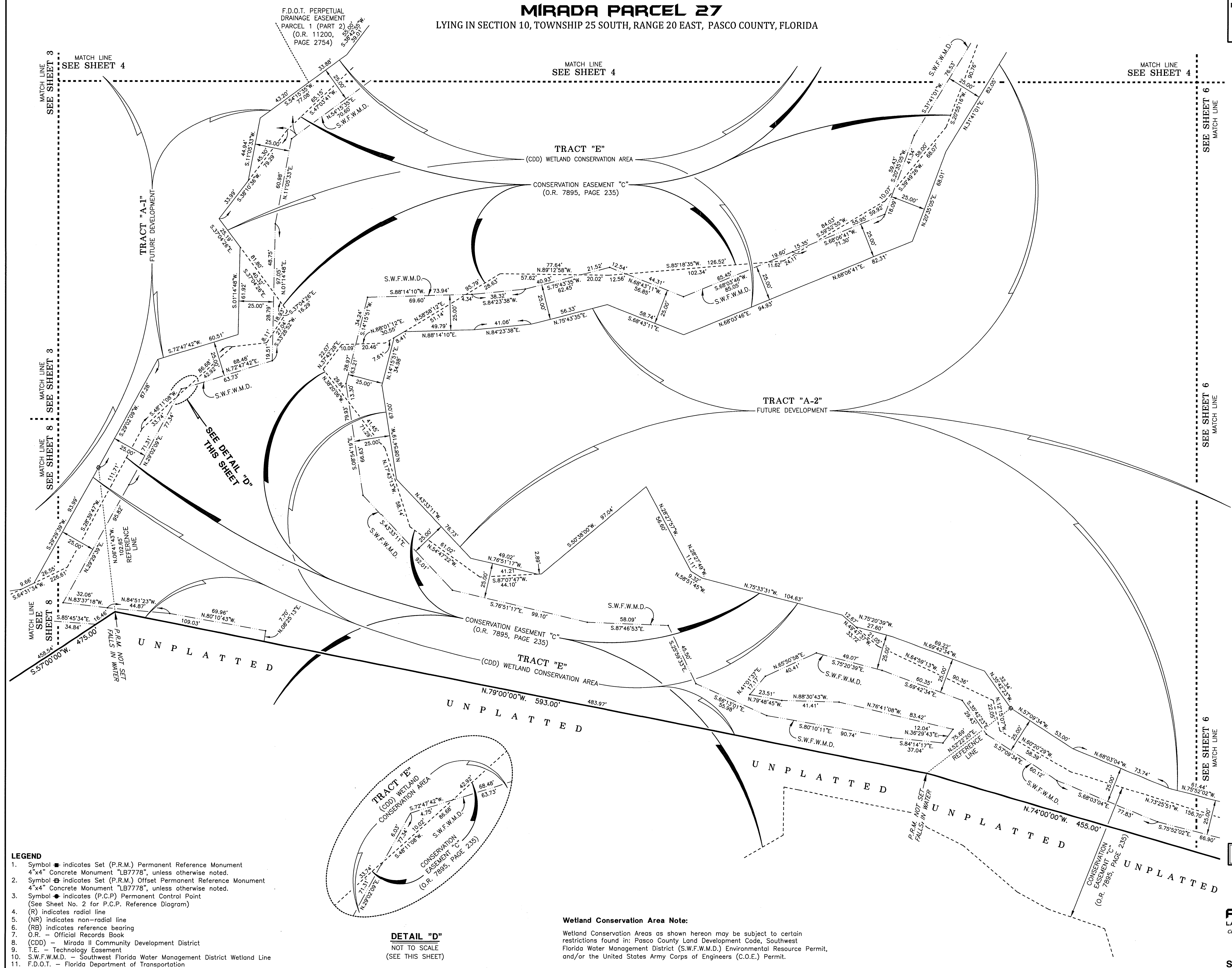
SEE SHEET 2 OF 9 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SHEET 6 OF 9 SHEETS

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
98 142

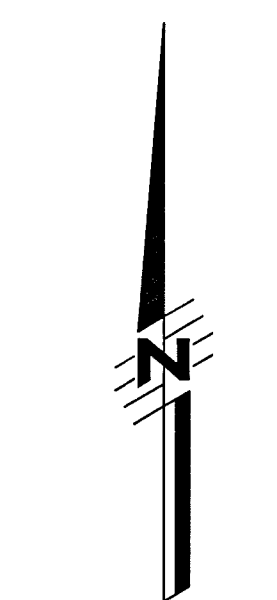


- LEGEND**
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DETAIL "D"
NOT TO SCALE
(SEE THIS SHEET)

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SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS

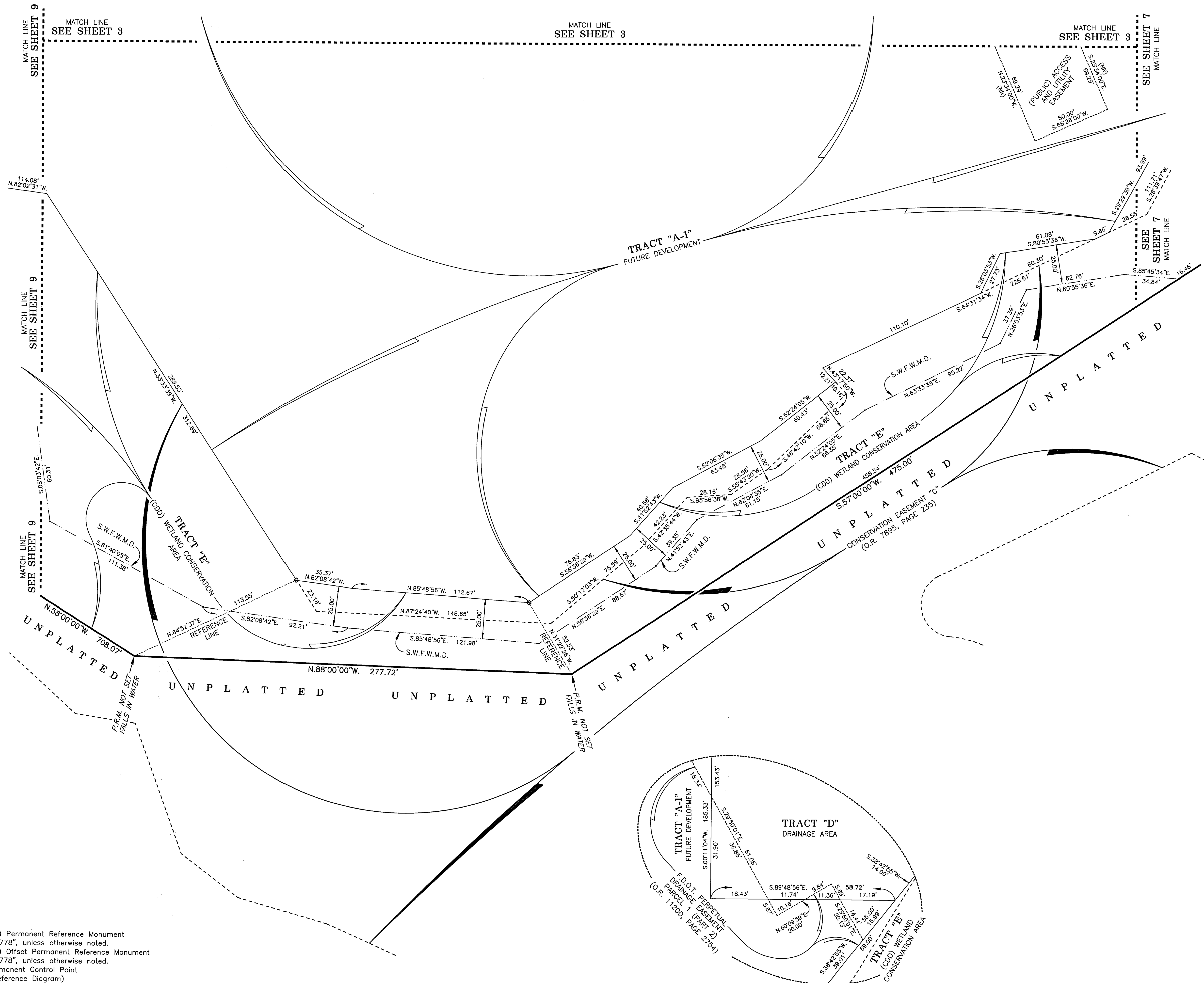
SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 7 OF 9 SHEETS

MIRADA PARCEL 27
LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
98 143



LEGEND

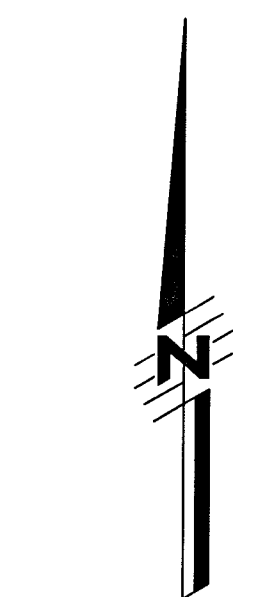
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
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- F.D.O.T. — Florida Department of Transportation

Wetland Conservation Area Note:

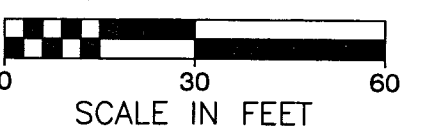
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DETAIL "J"

NOT TO SCALE
(SEE SHEET 4)



SCALE: 1" = 30'



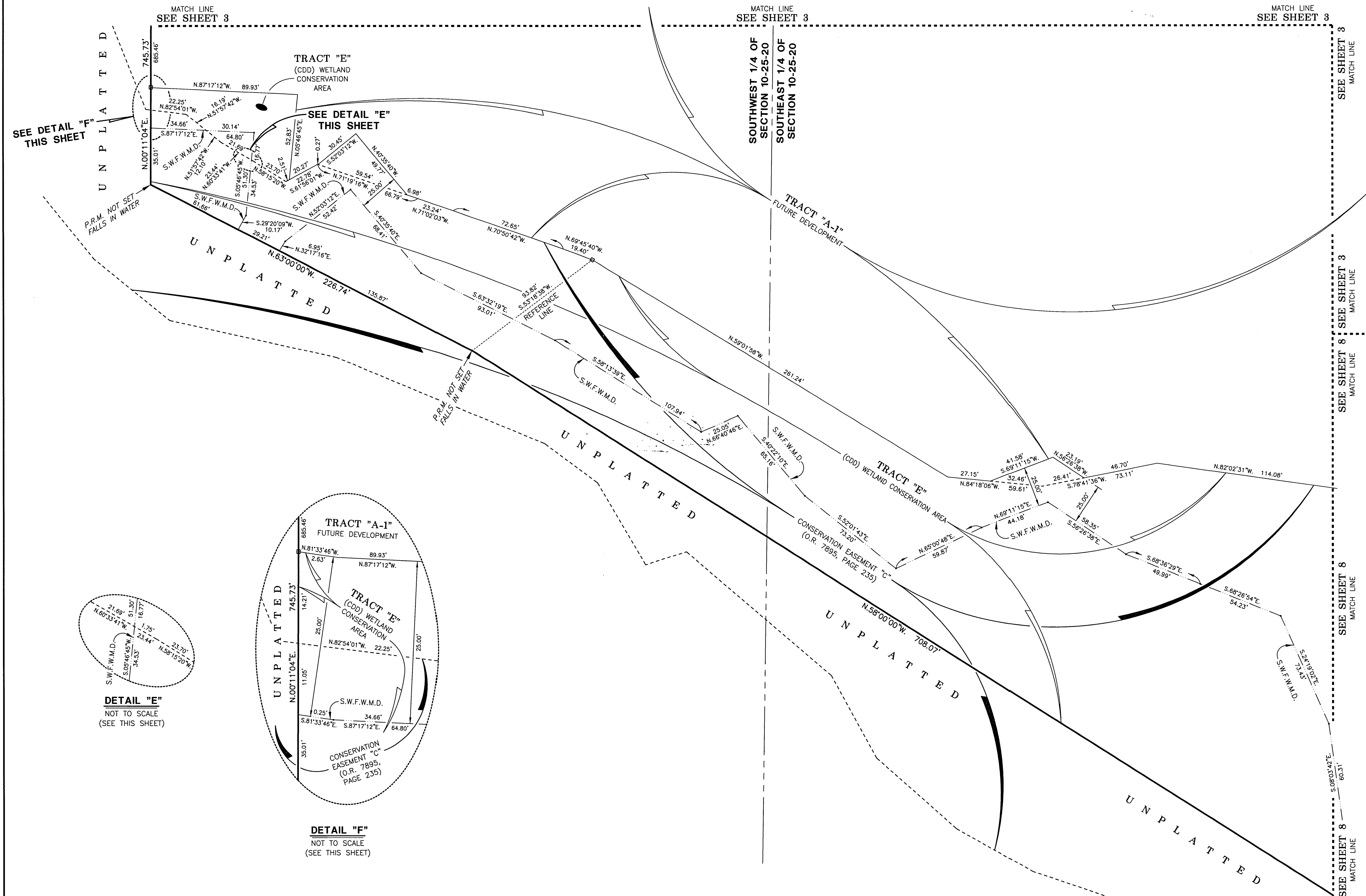
SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 8 OF 9 SHEETS

LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
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4"x4" Concrete Monument "LB7778", unless otherwise noted.
 2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
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