

ACACIA FIELDS - PHASE 1A

A SUBDIVISION OF LAND LYING IN SECTIONS 13, 14 AND 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **99** PAGE **67**

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 13, 14, AND 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N89°56'14"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 14 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) FOR 1,940.93 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, N00°49'19"E, FOR 10.21 FEET; THENCE S89°05'58"W, FOR 169.06 FEET; THENCE S85°45'25"W, FOR 59.77 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE S89°56'14"E, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14 FOR 16.50 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, S00°19'38"W, FOR 4.44 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S02°15'02"E, HAVING A RADIUS OF 5,330.24 FEET, A CENTRAL ANGLE OF 01°36'55", AN ARC LENGTH OF 150.27 FEET, AND A CHORD BEARING S86°56'31"W, FOR 150.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S03°50'04"E, HAVING A RADIUS OF 5,330.27 FEET, A CENTRAL ANGLE OF 01°37'01", AN ARC LENGTH OF 150.42 FEET, AND A CHORD BEARING S89°21'26"W, FOR 150.42 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE S84°32'55"W, FOR 94.60 FEET; THENCE S87°42'15"W, FOR 70.04 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), AS DESCRIBED IN OFFICIAL RECORDS BOOK 10719, PAGE 2882, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°11'21"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 10719, PAGE 2882, AND THE EAST RIGHT-OF-WAY LINE OF CURLEY ROAD (COUNTY ROAD 577), AS DESCRIBED IN OFFICIAL RECORDS BOOK 10663, PAGE 457, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, FOR 36.95 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14; THENCE LEAVING SAID SOUTH LINE OF CURLEY ROAD (COUNTY ROAD 577), AS DESCRIBED IN OFFICIAL RECORDS BOOK 10663, PAGE 457, S89°56'14"E, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, FOR 337.65 FEET; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, N00°33'07"E, FOR 35.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BOTH ACCORDING TO THE UNRECORDED PLAT OF MT. CURLEY ESTATES SUBDIVISION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4304, PAGE 1761, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°56'14"W, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 325.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE POINT OF INTERSECTION WITH THE EAST LINE OF A PERPETUAL EASEMENT FOR RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4175, PAGE 1387, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°11'21"E, ALONG THE WEST LINE OF SAID LOT 1, SAME BEING SAID EAST LINE OF A PERPETUAL EASEMENT FOR RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4175, PAGE 1387, FOR 17.82 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE LEAVING SAID WEST LINE OF LOT 1, SAME BEING SAID EAST LINE OF A PERPETUAL EASEMENT FOR RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4175, PAGE 1387, EASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S04°01'24"E, HAVING A RADIUS OF 6,748.03 FEET, A CENTRAL ANGLE OF 00°30'02", AN ARC LENGTH OF 59.96 FEET, AND A CHORD BEARING N86°13'37"E, FOR 59.96 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S08°22'48"E, HAVING A RADIUS OF 5,421.24 FEET, A CENTRAL ANGLE OF 02°50'14", AN ARC LENGTH OF 268.45 FEET, AND A CHORD BEARING N85°02'19"E, FOR 268.42 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1, SAME BEING THE WEST LINE OF SAID LOT 2, SAME ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE S00°33'07"W, ALONG SAID EAST LINE OF LOT 1, SAME BEING SAID WEST LINE OF LOT 2, FOR 11.59 FEET; THENCE LEAVING SAID EAST LINE OF LOT 1, N88°05'58"E, FOR 338.20 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID UNRECORDED PLAT OF MT. CURLEY ESTATES SUBDIVISION; THENCE N00°49'19"E, ALONG SAID EAST LINE OF THE UNRECORDED PLAT OF MT. CURLEY ESTATES SUBDIVISION AND THE NORTHERLY EXTENSION OF SAID EAST LINE OF THE UNRECORDED PLAT OF MT. CURLEY ESTATES SUBDIVISION, RESPECTIVELY, FOR 1,404.83 FEET; THENCE LEAVING SAID NORTHERLY EXTENSION OF THE EAST LINE OF THE UNRECORDED PLAT OF MT. CURLEY ESTATES SUBDIVISION, S89°54'37"E, FOR 412.64 FEET; THENCE S00°45'10"W, FOR 588.27 FEET; THENCE S89°53'49"E, FOR 320.56 FEET; THENCE S30°02'05"E, FOR 327.50 FEET; THENCE S87°10'49"E, FOR 169.94 FEET; THENCE S61°57'14"E, FOR 30.70 FEET; THENCE S89°55'37"E, FOR 448.86 FEET; THENCE S88°55'14"E, FOR 44.16 FEET; THENCE N86°22'48"E, FOR 243.06 FEET; THENCE S43°50'51"E, FOR 155.44 FEET; THENCE S01°07'29"W, FOR 182.31 FEET; THENCE S88°52'31"E, FOR 26.86 FEET; THENCE S01°06'20"W, FOR 23.90 FEET; THENCE S89°56'35"E, FOR 96.48 FEET; THENCE S00°01'29"W, FOR 110.97 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N89°58'05"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13 FOR 71.43 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, N00°11'21"E, ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 13, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S66°21'19"W, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 60°18'59", AN ARC LENGTH OF 19.67 FEET, AND A CHORD BEARING N56°48'00"W, FOR 18.60 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE N89°55'09"W, FOR 8.34 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, SAME BEING THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 14; THENCE S01°05'25"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, SAME BEING SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 14 FOR 10.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,581,891 SQUARE FEET OR 36.315 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

JEN HOLDCO 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, BOGER RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BRAD BOGER (THE "OWNERS") HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF THEIR RESPECTIVE PARCELS OF LAND WITHIN THE SUBDIVISION, ALL LANDS REFERRED TO AS "ACACIA FIELDS - PHASE 1A", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

- 1. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE TO THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"), LEGAL TITLE TO TRACT "C-1" CONTAINING (CDD) RIGHT-OF-WAY FOR ROADS, (PUBLIC) UTILITY EASEMENT; TRACT "D-1", CONTAINING DRAINAGE AND ACCESS EASEMENTS, WETLAND CONSERVATION AREAS, AND WETLAND BUFFER AREAS (CDD); TRACTS "D-2" AND "D-4", CONTAINING DRAINAGE AND ACCESS EASEMENTS (CDD); TRACT "E-1", CONTAINING DRAINAGE AND ACCESS EASEMENTS AND OPEN SPACES (CDD); TRACTS "F-1", AND "F-2" CONTAINING DRAINAGE, ACCESS, AND LANDSCAPE EASEMENTS (CDD); AND TRACT "F-3", CONTAINING DRAINAGE, ACCESS AND LANDSCAPE EASEMENTS (CDD) AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THESE DEDICATIONS AND AGREES TO MAINTAIN THE FOREGOING TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.
2. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA ("THE COUNTY") THE ROADWAY SHOWN AND DEPICTED HEREON AS TRACT "B-1" (PUBLIC RIGHT-OF-WAY FOR TYNDALL ROAD) ON THIS PLAT FOR THE PERPETUAL USE OF THE GENERAL PUBLIC.
3. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE TO THE COUNTY TRACT "A-1" (PUBLIC) LIFT STATION SITE, AS SHOWN ON THIS PLAT, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNERS HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "A-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "A-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
4. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE TO THE "COUNTY" A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS TRACT "C-1", WHICH IS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
5. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE 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 AND 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".
6. THE "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, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE), 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.
7. THE "OWNERS" DO HEREBY GRANT, CONVEY AND DEDICATE TO THE "DISTRICT", ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE, ACCESS AND LANDSCAPE EASEMENTS (DE)(AE)(LE) FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES, AND LANDSCAPING LYING THEREIN.
8. THE "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 "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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

9. THE "OWNERS" DO HEREBY RESERVE FOR THEMSELVES, THEIR SUCCESSORS AND 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 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.

10. THE "OWNERS" DO HEREBY GRANT AND RESERVE UNTO THE "DISTRICT", 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.

OWNER: BRAD BOGER

BRAD BOGER

James Vrionis
James Vrionis
PRINTED NAME

DRAF
Dylan Fineberg
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PASCO
I HEREBY CERTIFY ON THIS 18th DAY OF SEPTEMBER, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, BRAD BOGER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA STATE ID 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: Dec 4, 2027 COMMISSION NUMBER: HH 469930

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

OWNER:

BOGER RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BRAD BOGER
MANAGER

James Vrionis
James Vrionis
PRINTED NAME

DRAF
Dylan Fineberg
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PASCO
I HEREBY CERTIFY ON THIS 18th DAY OF SEPTEMBER, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, BRAD BOGER, AS MANAGER OF BOGER RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA STATE ID 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: Dec 4, 2027 COMMISSION NUMBER: HH 469930

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

OWNER:

JEN HOLDCO 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ETHAN LEIBOWITZ
PRESIDENT

Andrew Kozicz
Andrew Kozicz
PRINTED NAME

Jeffrey Lucas
Jeffrey Lucas
PRINTED NAME

ACKNOWLEDGEMENT OF OWNER:

STATE OF NEW YORK
COUNTY OF NEW YORK
I HEREBY CERTIFY ON THIS 16th DAY OF September, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ETHAN LEIBOWITZ, AS PRESIDENT OF JEN HOLDCO 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NEW YORK 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 NEW YORK COUNTY, NEW YORK, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: 03/02/2028 COMMISSION NUMBER: 01HV6346214

Lorraine Huneke
Lorraine Huneke
Notary Public, State of New York

Lorraine Huneke
Notary Public, State of New York
Qualified in New York County
Commission Expires 08/08/2028

CERTIFICATE OF ACCEPTANCE:

OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT
THE DEDICATION TO ACACIA FIELDS 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 ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 15th DAY OF SEPTEMBER, 2025, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

Lori Campagna
Kelly Evans Lori Campagna
CHAIRMAN VICE CHAIR

Max Lemmonson
Max Lemmonson
PRINTED NAME

James Vrionis
James Vrionis
PRINTED NAME

ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

STATE OF FLORIDA
COUNTY OF PASCO
I HEREBY CERTIFY ON THIS 15th DAY OF SEPTEMBER, 2025 BEFORE ME PERSONALLY APPEARED LORI CAMPAGNA, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA STATE ID IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE 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: Dec 4, 2027 COMMISSION NUMBER: HH 469930

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

Morgan Anselmi
Morgan Anselmi
Notary Public - State of Florida

PROPERTY INFORMATION:

STATE OF FLORIDA
COUNTY OF PASCO
WE, LENNAR TITLE, INC., A MARYLAND CORPORATION, AS AGENT FOR DOMA TITLE INSURANCE, INC., 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 IN PASCO COUNTY, FLORIDA, FILE NO. LEN-2413643FL AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN JEN HOLDCO 23, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BRAD BOGER, AND BOGER RANCH LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. LEN-2413643FL.

THIS 17th DAY OF September, 2025

LENNAR TITLE, INC., A MARYLAND CORPORATION
BY: Catherine P. Mueller, Esq.
TITLE: VICE PRESIDENT

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

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I 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 COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.
SIGNED AND SEALED THIS 18th DAY OF September, 2025

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

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FL

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF Sept, 2025, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.
DAVID F. ALLEN, P.E.,
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 3rd DAY OF October, 2025 IN PLAT BOOK 99 PAGES 67 THROUGH 71.
Nikki Alvarez-Sowles, Esq.,
PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR AND MAPPER'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 26TH DAY OF DECEMBER, 2024, AS SHOWN HEREON, AND THAT 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 17th DAY OF September, 2025.

Jared T. Paternale
Jared T. Paternale
Professional Surveyor and Mapper
License Number LS 6971

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FLORIDA 34638



FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.

17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707
APRIL 2024 - 0595-0251 (1102)

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.

ACACIA FIELDS - PHASE 1A

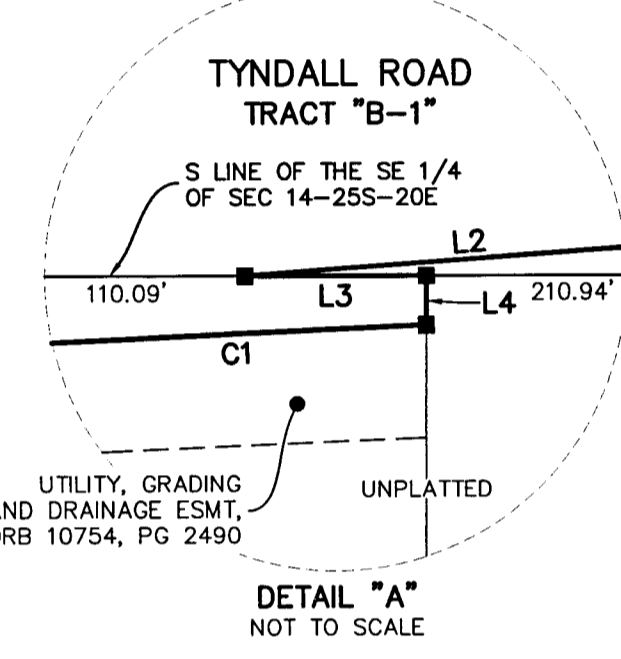
A SUBDIVISION OF LAND LYING IN SECTIONS 13, 14 AND 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **99** PAGE **68**

LINE	BEARING	LENGTH
L1	N00°49'19"E	10.21'
L2	S85°45'25"W	58.77'
L3	S89°56'14"E	16.50'
L4	S00°19'38"W	4.44'
L5	S84°32'55"W	94.80'
L6	S87°42'15"W	70.04'
L7	N00°11'21"E	36.95'
L8	N00°33'07"E	35.00'
L9	N00°11'21"E	17.82'
L10	S00°33'07"W	11.59'
L11	S61°57'14"E	30.70'
L12	S58°55'14"E	44.16'
L13	S88°52'31"E	26.86'
L14	S01°06'20"W	23.90'
L15	N89°55'09"W	8.34'
L16	S01°05'25"W	10.18'

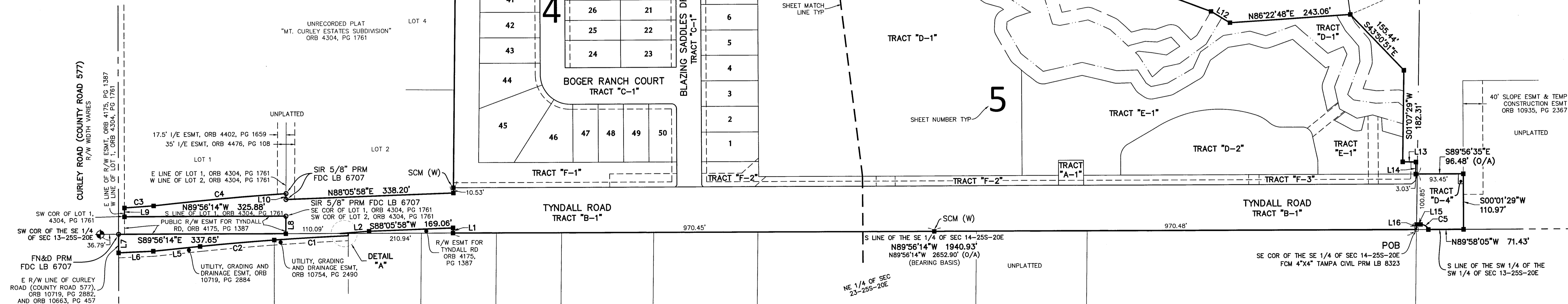
TRACT	DESIGNATION
A-1	LIFT STATION, UTILITY EASEMENT (PUBLIC)
B-1	RIGHT-OF-WAY (PUBLIC)
C-1	RIGHT-OF-WAY (CDD) AND UTILITY EASEMENT (PUBLIC)
D-1	DRAINAGE AND ACCESS EASEMENT, WETLAND CONSERVATION AREA, WETLAND BUFFER AREA (CDD)
D-2	DRAINAGE AND ACCESS EASEMENT (CDD)
D-4	DRAINAGE AND ACCESS EASEMENT (CDD)
E-1	DRAINAGE AND ACCESS EASEMENT, OPEN SPACE (CDD)
F-1	DRAINAGE, ACCESS AND LANDSCAPE EASEMENT (CDD)
F-2	DRAINAGE, ACCESS AND LANDSCAPE EASEMENT (CDD)
F-3	DRAINAGE, ACCESS, AND LANDSCAPE EASEMENT (CDD)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	5330.24'	150.27'	150.26'	S86°56'31"W	001°36'55"	S02°15'02"E
C2	5330.27'	150.42'	150.42'	S85°21'26"W	001°37'01"	S03°50'04"E
C3	6748.03'	58.96'	58.96'	N86°13'37"E	000°30'02"	S04°01'24"E
C4	5421.24'	268.45'	268.42'	N85°02'19"E	002°50'14"	S06°22'48"E
C5	17.00'	19.67'	18.60'	N56°48'00"W	066°18'39"	S66°21'19"W



NOTES

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "ACACIA FIELDS - PHASE 1A" ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ACACIA FIELD COMMUNITY ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 11138, PAGE 422 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 ADJUSTMENT) 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 CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION, MORE PARTICULARLY BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING N89°56'14"W, AS SHOWN ON THE MAP OF SURVEY CONTROL MONUMENTS UTILIZED ARE: (a) A FOUND ALUMINUM ALLOY ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "N31-123 1991", DESIGNATED BY NGS AS "N31 123", PID = AL8068 (NORTHING = 1,442,904.64', EASTING = 558,411.67'), (b) A FOUND ALUMINUM ALLOY ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "N31-138 1991", DESIGNATED BY NGS AS "N33 138", PID = AL8068 (NORTHING = 1,445,560.54', EASTING = 574,396.30'), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)
- ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE, ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD), ENVIRONMENT RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (A.C.O.E.) PERMIT.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED PCP LB 6707. LOT AND TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED FDC LB 6707 (IN HARD SURFACES). WITNESS POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED FDC LB 6707 WITNESS (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED FDC LB 6707 WITNESS (IN HARD SURFACES). MONUMENTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES 177.091(8), WITHIN THE TIME ALLOTTED.



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

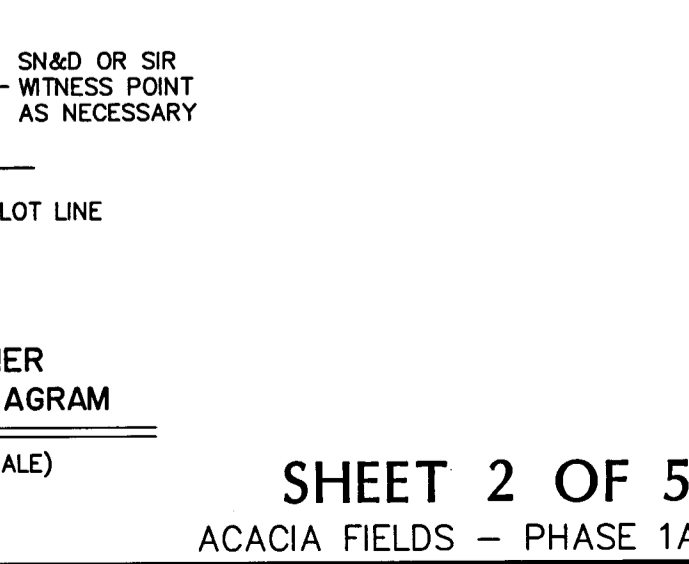
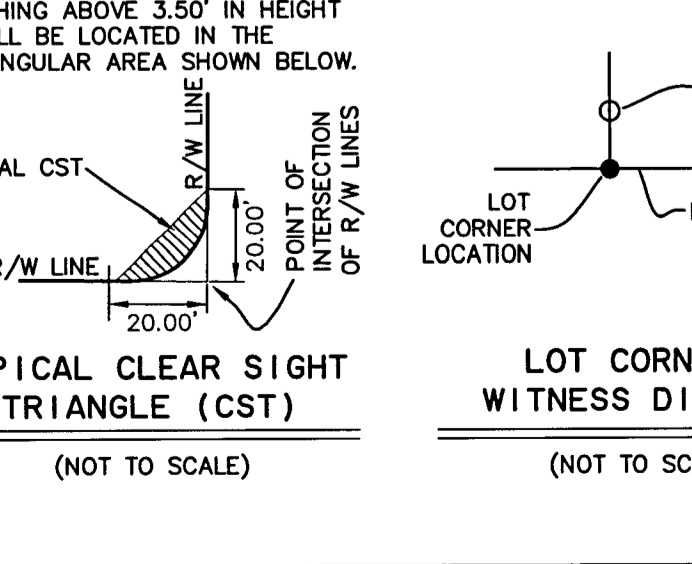
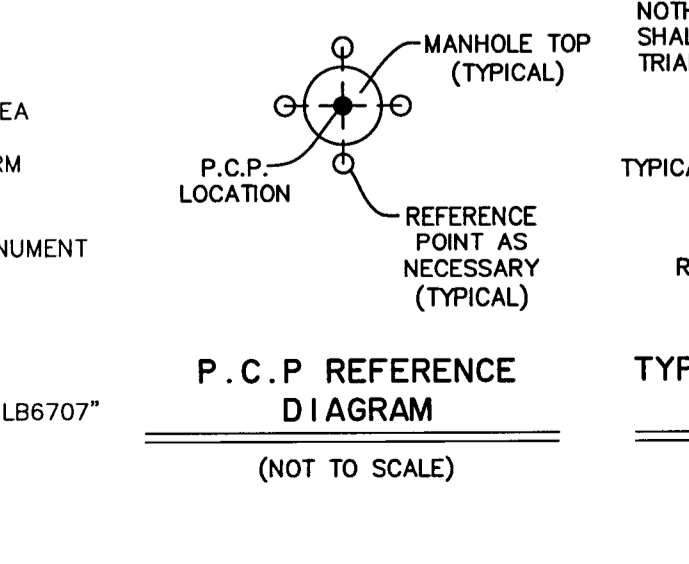
17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707
APRIL 2024 - 0595-0251 (1102)

- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - COR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - CE = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E'LY = EASTERLY
 - ESMT = EASEMENT
 - FND = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - O/R = OFFICIAL RECORDS BOOK
 - OR = OFFICIAL RECORDS BOOK
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FE = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - N'LY = NORTHERLY
 - NTS = NOT TO SCALE
 - NW'LY = NORTHWESTERLY
 - O/A = OVERALL
 - OR = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - POP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PR(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
 - (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
 - (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
 - SIR = SOUTHERLY
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - TYP = TYPICAL
 - SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WE = WALL EASEMENT
 - W'LY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - [Symbol] = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - [Symbol] = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8) (UNLESS OTHERWISE NOTED)
 - [Symbol] = SECTION CORNER
 - [Symbol] = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - [Symbol] = NGS CONTROL POINT

- PLS = PROFESSIONAL LAND SURVEYOR
- POP = PERMANENT CONTROL POINT (OR P.C.P.)
- PR(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- R/W = RIGHT-OF-WAY
- (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
- (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
- (W) = SET 5/8" IRON ROD AND CAP "LB 6707"
- SIR = SOUTHERLY
- S'LY = SOUTHERLY
- SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- TYP = TYPICAL
- SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- WE = WALL EASEMENT
- W'LY = WESTERLY
- WCA = WETLAND CONSERVATION AREA
- WMCA = WETLAND MITIGATION CONSERVATION AREA
- [Symbol] = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- [Symbol] = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8) (UNLESS OTHERWISE NOTED)
- [Symbol] = SECTION CORNER
- [Symbol] = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- [Symbol] = NGS CONTROL POINT

- WE = WALL EASEMENT
- W'LY = WESTERLY
- WCA = WETLAND CONSERVATION AREA
- WMCA = WETLAND MITIGATION CONSERVATION AREA
- [Symbol] = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- [Symbol] = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8) (UNLESS OTHERWISE NOTED)
- [Symbol] = SECTION CORNER
- [Symbol] = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- [Symbol] = NGS CONTROL POINT

- MANHOLE TOP (TYPICAL)
- P.C.P. REFERENCE DIAGRAM (NOT TO SCALE)
- TYPICAL CLEAR SIGHT TRIANGLE (CST) (NOT TO SCALE)
- LOT CORNER WITNESS DIAGRAM (NOT TO SCALE)

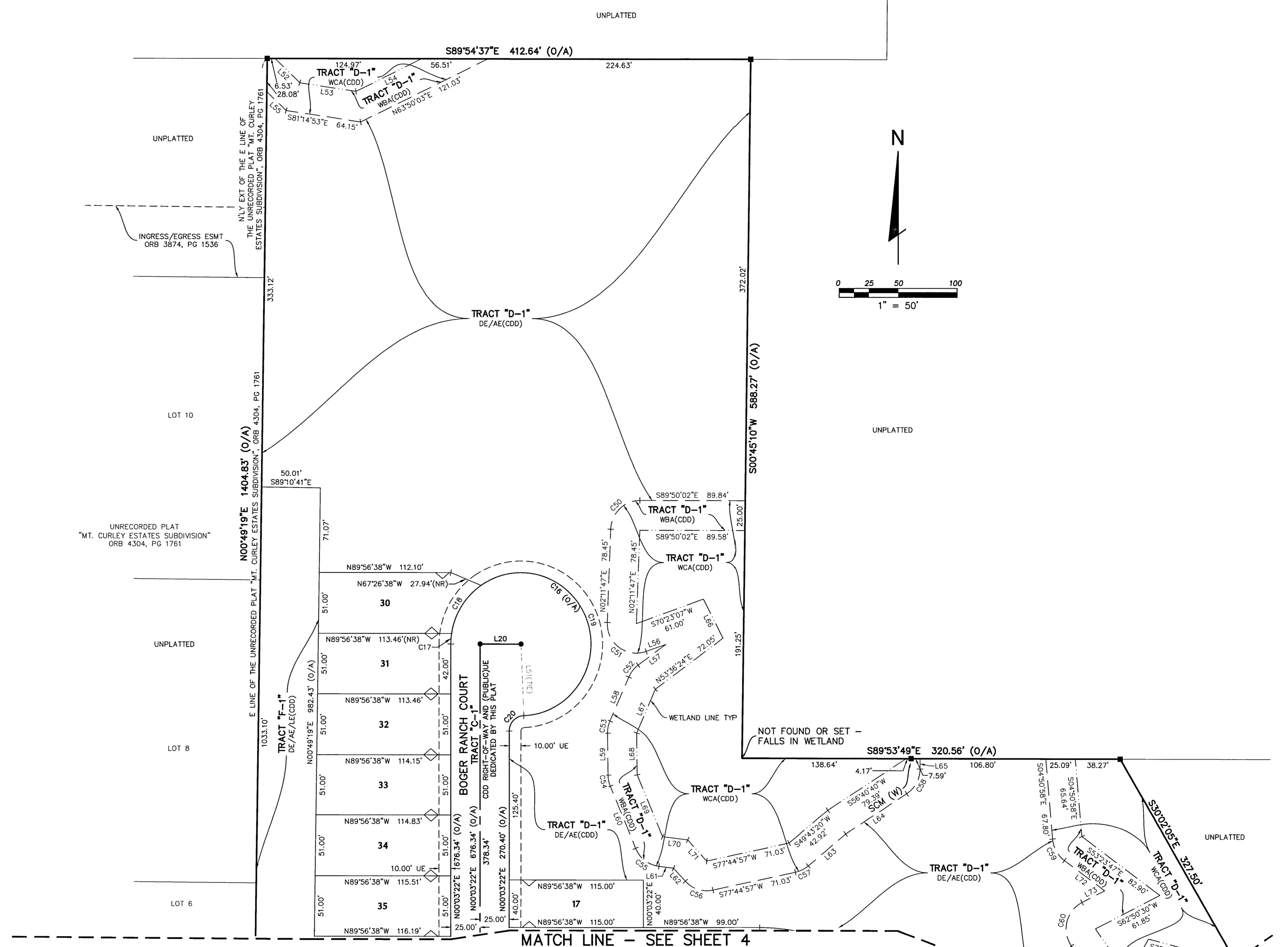


ACACIA FIELDS - PHASE 1A

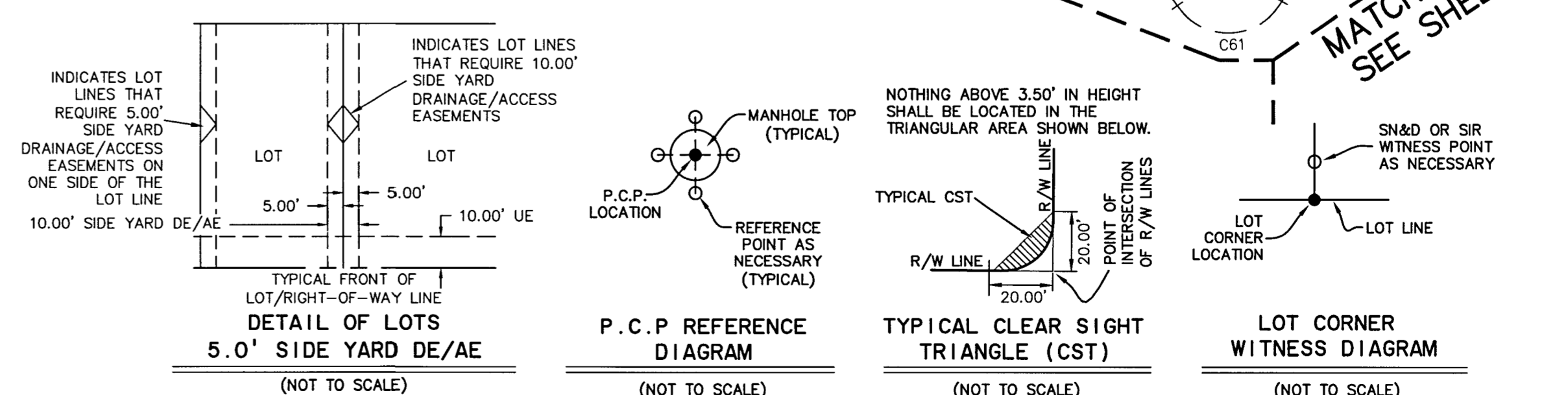
A SUBDIVISION OF LAND LYING IN SECTIONS 13, 14 AND 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C16	60.00'	280.28'	86.58'	N46°07'18"W	267°38'41"
C17	60.00'	9.03'	9.03'	S04°22'10"W	8°37'37"
C18	60.00'	48.84'	47.50'	S32°00'08"W	46°38'17"
C19	60.00'	222.40'	115.24'	N18°29'20"W	212°22'47"
C20	13.00'	19.89'	18.00'	S43°52'42"W	87°38'41"
C50	25.00'	38.38'	34.72'	S46°10'52"W	87°58'11"
C51	25.00'	48.79'	41.41'	S53°42'33"E	111°48'41"
C52	25.00'	13.02'	12.88'	S38°41'03"W	29°50'43"
C53	25.00'	10.64'	10.56'	S11°34'04"W	24°23'15"
C54	25.00'	9.56'	9.50'	S11°34'54"E	21°54'41"
C55	25.00'	26.31'	25.11'	S52°41'14"E	60°17'59"
C56	25.00'	25.97'	24.82'	S72°29'16"E	59°31'35"
C57	25.00'	12.23'	12.11'	N63°44'09"E	28°01'37"
C58	25.00'	24.69'	23.69'	N28°23'25"E	56°34'29"
C59	25.00'	21.18'	20.55'	S29°07'23"E	48°32'49"
C60	25.00'	42.71'	37.70'	S13°54'03"W	97°52'54"
C61	25.00'	50.06'	42.10'	N87°35'55"E	114°43'21"

LINE TABLE		
LINE	BEARING	LENGTH
L20	N89°56'38"W	35.00'
L51	S02°17'57"E	60.00'
L52	S45°59'06"E	29.35'
L53	S81°14'53"E	48.34'
L54	N63°50'03"E	62.48'
L55	S45°59'06"E	22.78'
L56	S70°23'07"W	17.89'
L57	N53°36'24"E	29.50'
L58	N23°45'42"E	39.99'
L59	N00°37'33"W	35.33'
L60	N22°32'14"W	56.62'
L61	N82°50'14"W	12.63'
L62	N42°43'26"W	14.93'
L63	S49°43'20"W	41.40'
L64	S56°40'40"W	62.02'
L65	S00°06'11"W	8.74'
L66	N27°08'33"W	36.97'
L67	N23°45'42"E	39.99'
L68	N00°37'33"W	35.33'
L69	N22°32'14"W	56.62'
L70	N82°50'14"W	21.76'
L71	N42°43'28"W	24.06'
L72	S53°23'47"E	42.71'
L73	S62°50'30"W	21.66'
L74	S35°02'24"E	47.87'
L75	N30°14'15"E	16.43'
L76	S75°26'57"E	29.08'
L82	S35°02'24"E	47.87'
L83	N30°14'15"E	35.38'



- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - CCR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E'LY = EASTERLY
 - FSMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - NLY = NORTHERLY
 - NTS = NOT TO SCALE
 - NWLY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - PBB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PG(S) = PAGE(S)
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - (W) = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
 - SEC = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SWFVMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WE = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WMCA = WETLAND MITIGATION CONSERVATION AREA
 - WIT 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - ◆ = SECTION CORNER
 - = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
 - = NGS CONTROL POINT



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707
APRIL 2024 - 0595-0251 (1102)

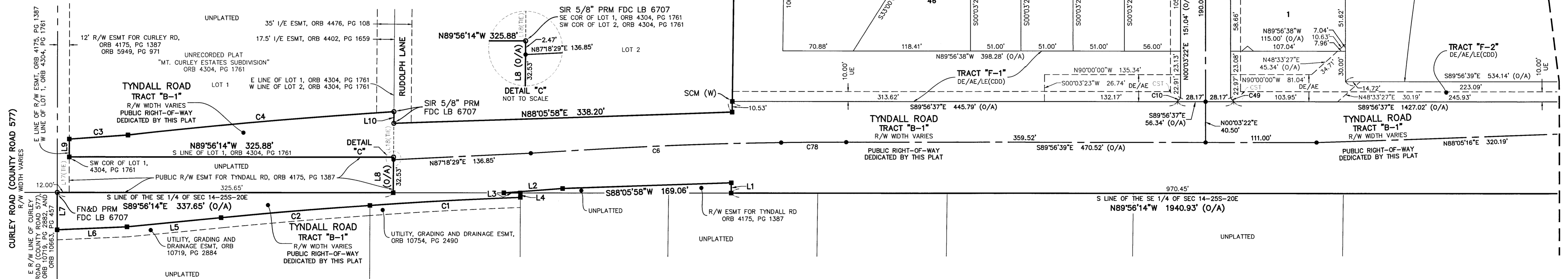
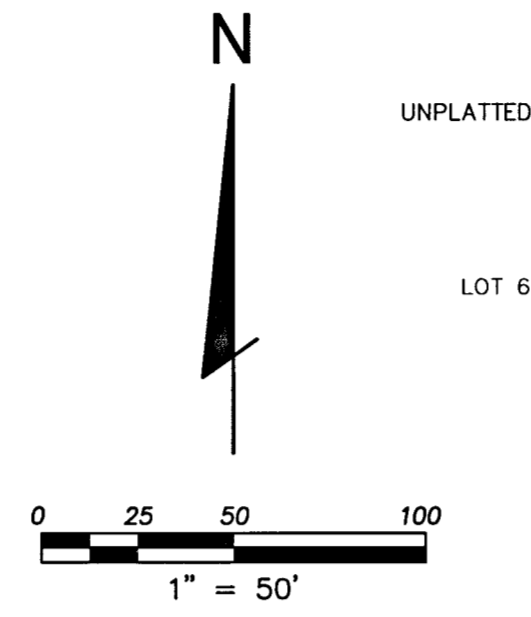
ACACIA FIELDS - PHASE 1A

A SUBDIVISION OF LAND LYING IN SECTIONS 13, 14 AND 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

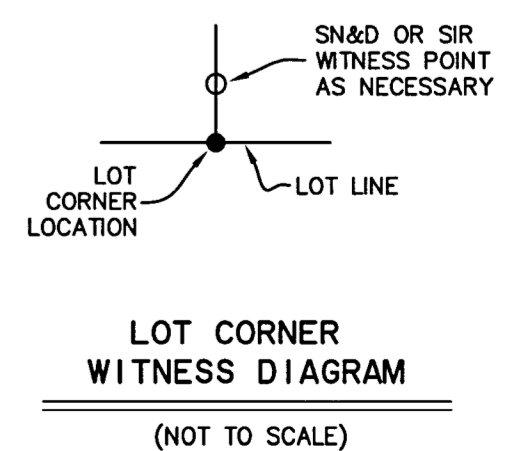
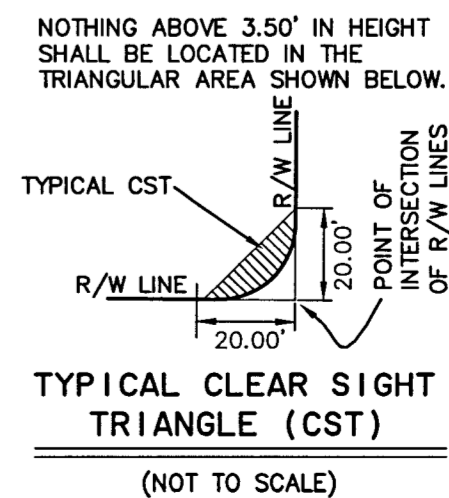
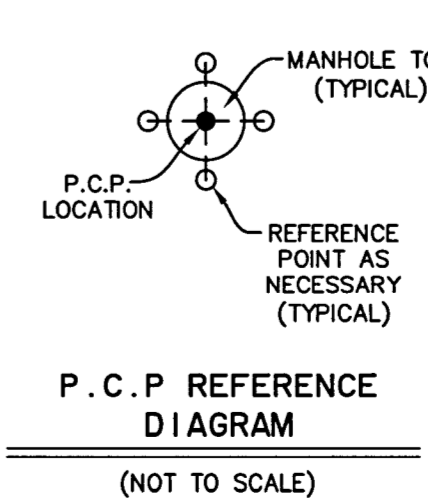
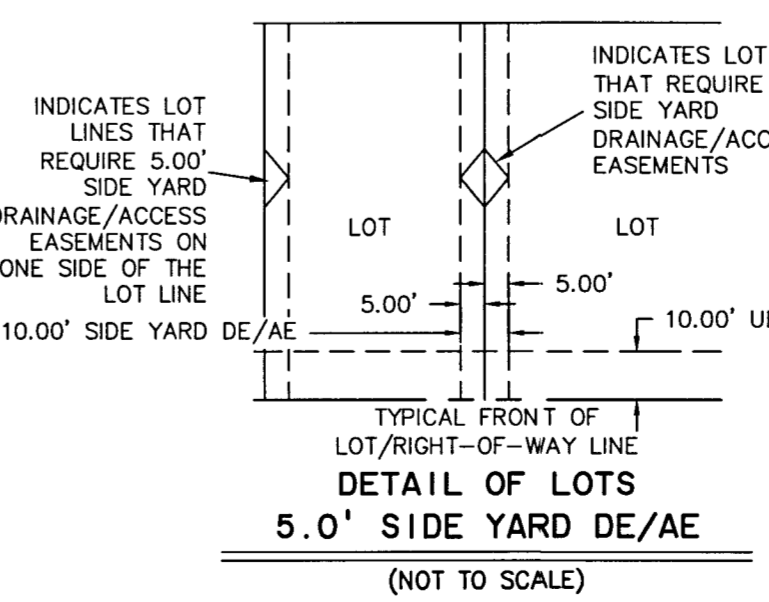
MATCH LINE - SEE SHEET 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5330.24'	150.27'	150.26'	S86°56'31"W	1°36'55"
C2	5330.27'	150.42'	150.42'	S85°21'26"W	1°37'01"
C3	6748.03'	58.96'	58.96'	S86°13'37"W	0°30'02"
C4	5421.24'	268.45'	268.42'	S85°02'19"W	2°50'14"
C6	4465.52'	251.00'	250.96'	S87°36'50"W	3°13'14"
C7	35.00'	54.98'	49.50'	N44°56'38"W	90°00'00"
C8	35.00'	54.98'	49.50'	S44°56'38"E	90°00'00"
C10	25.00'	5.08'	5.07'	N38°44'09"E	11°38'22"
C11	10.00'	15.71'	14.14'	N44°56'38"W	90°00'00"
C12	60.00'	94.25'	84.85'	S44°56'38"E	90°00'00"
C13	60.00'	34.50'	34.03'	S73°28'17"E	32°56'42"
C14	60.00'	38.25'	37.61'	S38°44'09"E	36°31'34"
C15	60.00'	21.50'	21.38'	N10°12'30"E	20°31'44"
C21	10.00'	15.71'	14.14'	S44°56'38"E	90°00'00"
C22	60.00'	94.25'	84.85'	N44°56'38"W	90°00'00"
C23	60.00'	34.50'	34.03'	N73°28'17"W	32°56'42"
C24	60.00'	38.25'	37.61'	N38°44'09"W	36°31'34"
C25	60.00'	21.50'	21.38'	N10°12'30"W	20°31'44"
C26	10.00'	15.71'	14.14'	S45°03'22"W	90°00'00"
C27	10.00'	15.71'	14.14'	N44°56'38"W	90°00'00"
C28	175.00'	274.89'	247.49'	N44°56'38"W	90°00'00"
C29	175.00'	100.63'	99.24'	N73°28'17"W	32°56'42"
C30	175.00'	111.56'	109.68'	N38°44'09"W	36°31'34"
C31	175.00'	62.70'	62.37'	N10°12'30"W	20°31'44"
C49	25.00'	5.08'	5.07'	S38°37'26"E	11°38'25"
C78	4500.00'	65.48'	65.48'	S89°38'21"W	0°50'01"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°49'19"W	10.21'
L2	N85°45'25"E	58.77'
L3	N89°56'14"W	16.50'
L4	N00°19'38"E	4.44'
L5	N84°32'55"E	94.80'
L6	N87°42'15"E	70.04'
L7	S00°11'21"W	36.95'
L8	S00°33'07"W	35.00'
L9	S00°11'21"W	17.82'
L10	N00°33'07"E	11.59'
L17	S00°11'21"W	35.00'
L18	S00°33'07"W	33.69'
L50	S27°27'21"E	54.12'



- LEGEND**
- AE = ACCESS EASEMENT
 - BNG = BEARING
 - (C) = CALCULATED
 - COR = CERTIFIED CORNER RECORD
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - COR = CORNER
 - CST = CLEAR SIGHT TRIANGLE EASEMENT
 - DE = DRAINAGE EASEMENT
 - E'LY = EASTERLY
 - ESMT = EASEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - FDC = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FE = FENCE EASEMENT
 - FIP = FOUND IRON PIPE
 - FN = FOUND IRON NAIL
 - FN&D = FOUND IRON NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
 - LB = LICENSED BUSINESS
 - LBA = LANDSCAPE BUFFER AREA
 - LE = LANDSCAPE EASEMENT
 - N/C = NO CAP
 - N/F = NOT FOUND
 - NGS = NATIONAL GEODETIC SURVEY
 - (NR) = NON-RADIAL
 - N'LY = NORTHERLY
 - NTS = NOT TO SCALE
 - NW'LY = NORTHWESTERLY
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PID = PERMANENT IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
 - PE = PERMANENT EASEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT
 - R/W = RIGHT-OF-WAY
 - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 - (W) = WITNESS POINT
 - SEC = SECTION
 - SIR = SET 5/8" IRON ROD AND CAP "LB 6707"
 - S'LY = SOUTHERLY
 - SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
 - SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TYP = TYPICAL
 - UE = UTILITY EASEMENT
 - WBA = WETLAND BUFFER AREA
 - WE = WALL EASEMENT
 - WLY = WESTERLY
 - WCA = WETLAND CONSERVATION AREA
 - WCCA = WETLAND MITIGATION CONSERVATION AREA
 - (X) = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
 - (●) = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
 - (⊕) = SECTION CORNER
 - (■) = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
 - (○) = NGS CONTROL POINT



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17997 APRILE DRIVE, SUITE 150, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707
APRIL 2024 - 0595-0251 (1102)

