

PRESERVE AT LEGENDS POINTE - PHASE 1
A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S89°53'06"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) FOR 932.11 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1802, PAGE 1949, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, S47°42'28"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD, FOR 148.28 FEET TO THE NORTHEAST CORNER, ACCORDING TO THE PLAT OF LEGENDS POINTE PHASE 2, AS RECORDED IN PLAT BOOK 87, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH A LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH LINE, ACCORDING TO SAID PLAT OF LEGENDS POINTE PHASE 2 AND THE WESTERLY EXTENSION OF SAID NORTH LINE, ACCORDING TO THE PLAT OF LEGENDS POINTE PHASE 2, RESPECTIVELY, SAME BEING SAID LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1 AND A LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 2, RESPECTIVELY; (1) THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD, N89°53'06"E, FOR 822.63 FEET; (2) THENCE N89°55'42"W, FOR 1,104.51 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 295' FLORIDA POWER TRANSMISSION LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 286, PAGE 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, S09°49'48"W, ALONG SAID WESTERLY LINE OF A 295' FLORIDA POWER TRANSMISSION LINE FOR 2,233.40 FEET; THENCE LEAVING SAID WESTERLY LINE OF A 295' FLORIDA POWER TRANSMISSION LINE, N80°10'12"W, FOR 330.36 FEET; THENCE N38°34'47"W, FOR 236.81 FEET; THENCE N57°25'28"E, FOR 436.73 FEET; THENCE N09°49'48"E, FOR 290.50 FEET; THENCE N80°10'12"W, FOR 267.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 345.50 FEET, A CENTRAL ANGLE OF 80°10'12", AN ARC LENGTH OF 483.43 FEET, AND A CHORD BEARING N40°05'06"W, FOR 444.95 FEET TO THE POINT OF TANGENT; THENCE N00°00'00"E, FOR 309.12 FEET; THENCE S90°00'00"W, FOR 120.50 FEET; THENCE N64°20'20"W, FOR 55.47 FEET; THENCE S90°00'00"W, FOR 448.69 FEET TO THE POINT OF INTERSECTION WITH A LINE LYING 70.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 2; THENCE N00°09'38"W ALONG SAID LINE LYING 70.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2, FOR 820.55 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE LEAVING SAID LINE LYING 70.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2, S89°55'35"E, FOR 70.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 2; THENCE S89°55'42"E, ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, FOR 2,642.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,230,500 SQUARE FEET OR 51.205 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LAND REFERRED TO AS "PRESERVE AT LEGENDS POINTE - PHASE 1", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

- 1. THE "OWNER" HEREBY GRANTS, CONVEYS AND DEDICATES TRACT "A-1" AS SHOWN AND DEPICTED HEREON TO THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "COD"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACT.
2. THE "OWNER" DOES HEREBY RESERVE FEE TITLE TO TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" AND "B-6" AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO THE PRESERVE AT LEGENDS POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (THE "HOA" OR "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS 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 AFTER SUCH CONVEYANCE.
3. THE "OWNER" DOES HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS AND 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.
4. THE "OWNER" DOES HEREBY GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, TRACT "Z-1", AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. THE "OWNER" DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "Z-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "Z-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
5. THE "OWNER" FURTHER DOES:
A. 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 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."
B. 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.
C. GRANT TO THE "ASSOCIATION" ALL (HOA) DRAINAGE EASEMENTS/ACCESS EASEMENTS (DE/AE) AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE "ASSOCIATION" ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS.

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.

FLORIDA DESIGN CONSULTANTS, INC. - THINK IT, ACHIEVE IT. 17987 APRILE DRIVE, SUITE 150 LAND O LAKES, FLORIDA 34638 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707 JULY 2024 - 2022-0039 (205-NAVD88)

6. THE "OWNER" HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES 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 ON THIS PLAT. IN THE EVENT THE "OWNER" OR "ASSOCIATION" 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.

7. THE "OWNER" RESERVES FOR ITSELF, ITS 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.

8. THE "OWNER" FURTHER DOES GRANT AND RESERVE UNTO THE "ASSOCIATION", ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH SECTION 177.085(1), FLORIDA STATUTES.

9. THE "OWNER" HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "R" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR HAYS ROAD) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY, SUBSEQUENT TO THE RECORDING OF THIS PLAT.

OWNER:

KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOUGLAS C. GUY, PRESIDENT

Witnesses: Michelle Barbato, Natalia Semeroff, Michelle Barbato, Natalia Sanchez

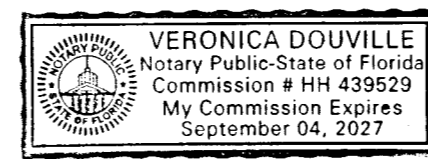
ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 5th DAY OF August, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DOUGLAS C. GUY AS PRESIDENT OF KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME 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: 09-04-2027 COMMISSION NUMBER: HH 439529

Veronica Douville, Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE:

THE PRESERVE AT LEGENDS POINTE HOMEOWNERS ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

Witnesses: Paul Andrew Greenwood, Megan Frankowski, Stephen M Beachy

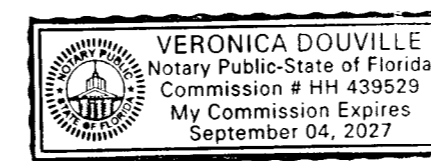
ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 5th DAY OF August, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, PAUL ANDREW GREENWOOD AS PRESIDENT OF THE PRESERVE AT LEGENDS POINTE HOMEOWNERS ASSOCIATION, A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE ASSOCIATION (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED N/A IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES: 09-04-2027 COMMISSION NUMBER: HH 439529

Veronica Douville, Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE:

OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ACCEPTED AT AN OPEN MEETING OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 5th DAY OF August, 2025, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

Witnesses: Andrew Greenwood, Megan Frankowski, Stephen M Beachy

ACKNOWLEDGEMENT OF COMMUNITY DEVELOPMENT DISTRICT:

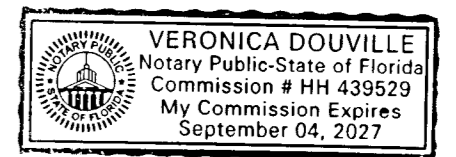
STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 5th DAY OF August, 2025, BEFORE ME PERSONALLY APPEARED ANDREW GREENWOOD, BY MEANS OF PHYSICAL PRESENCE, AS CHAIR OF THE BOARD OF SUPERVISORS OF PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED N/A IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: 09-04-2027 COMMISSION NUMBER: HH 439529

Veronica Douville, Notary Public, State of Florida at Large



PROPERTY INFORMATION

STATE OF FLORIDA)
)SS:
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 IN PASCO COUNTY, FLORIDA, FILE NO: 110451818) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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: 110451818.

THIS 6 DAY OF August, 2025

By: 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 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 8th DAY OF August, 2025

Alex W. Parnes, Pasco County Surveyor, Pasco County Professional Surveyor and Mapper No. 5131

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

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF August, 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 21st DAY OF August, 2025 IN PLAT BOOK 99, PAGES 46 THROUGH 51.

By: Nikk 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 27TH, DAY OF JUNE, 2025, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE 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 29th DAY OF July, 2025

Jared T. Patenaude, 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

# PRESERVE AT LEGENDS POINTE - PHASE 1

## A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

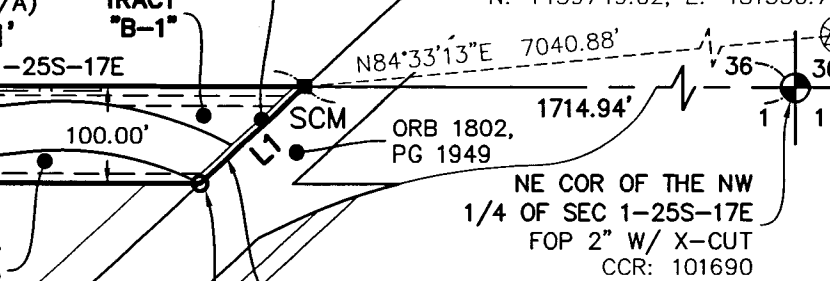
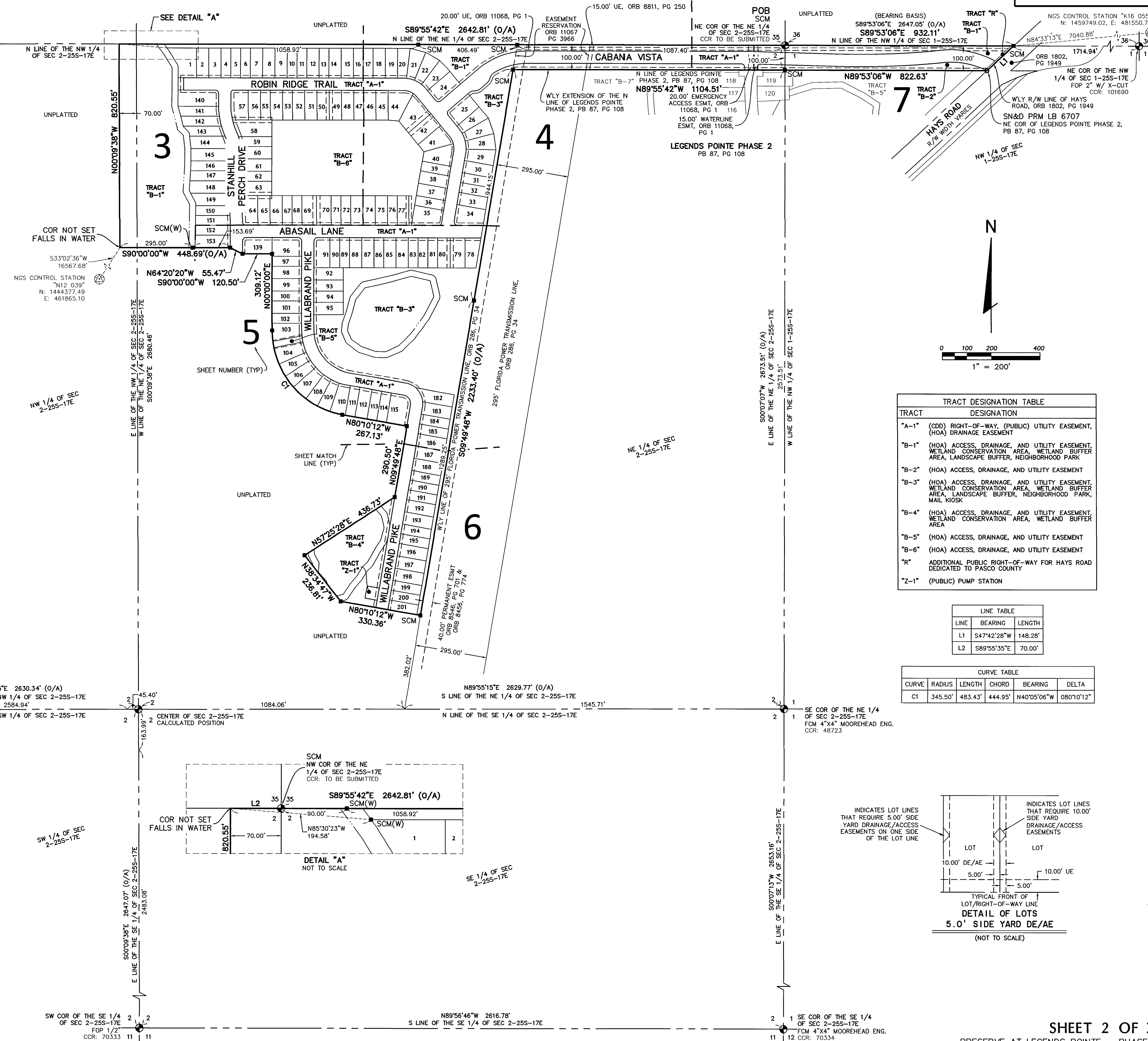
PLAT BOOK **99** PAGE **46**

**NOTES:**

1. THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "PRESERVE AT LEGENDS POINTE - PHASE 1" ARE SUBJECT TO THE COMMUNITY DECLARATION FOR THE LEGENDS POINTE PROPERTY OWNERS ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 11135, PAGE 2436 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
2. 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 NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING S89°53'06"E, AS SHOWN ON THE PLAT. CONTROL MONUMENTS UTILIZED ARE: (a) A FOUND ALUMINUM ALLOY ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "N12-039 1991", DESIGNATED BY NGS AS "N12 039", PID = ALB057 (NORTHING = 1,444,377.49, EASTING = 461,865.10); (b) A FOUND ALUMINUM ALLOY ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "K16-055 1991", DESIGNATED BY NGS AS "K16 055", PID = ALB030 (NORTHING = 1,459,749.02, EASTING = 481,550.75), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)
3. 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).
4. 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.
5. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAYBE 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 (C.O.E.) PERMIT.
6. NO PERMANENT PRIVATE STRUCTURES INCLUDING OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
7. 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.
8. THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
9. 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 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.

**LEGEND**

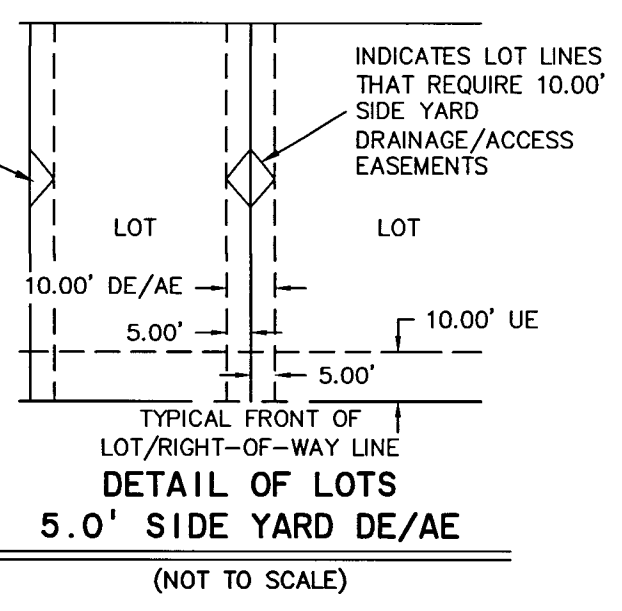
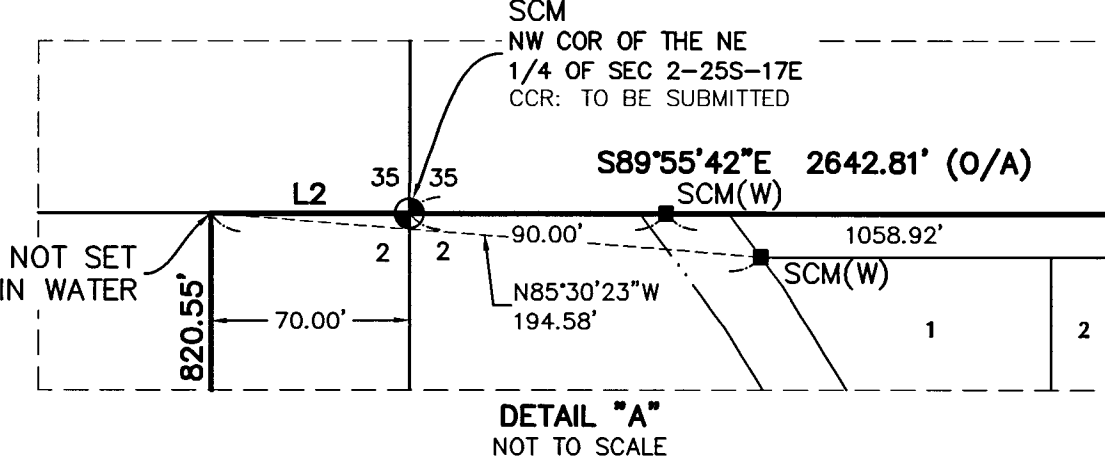
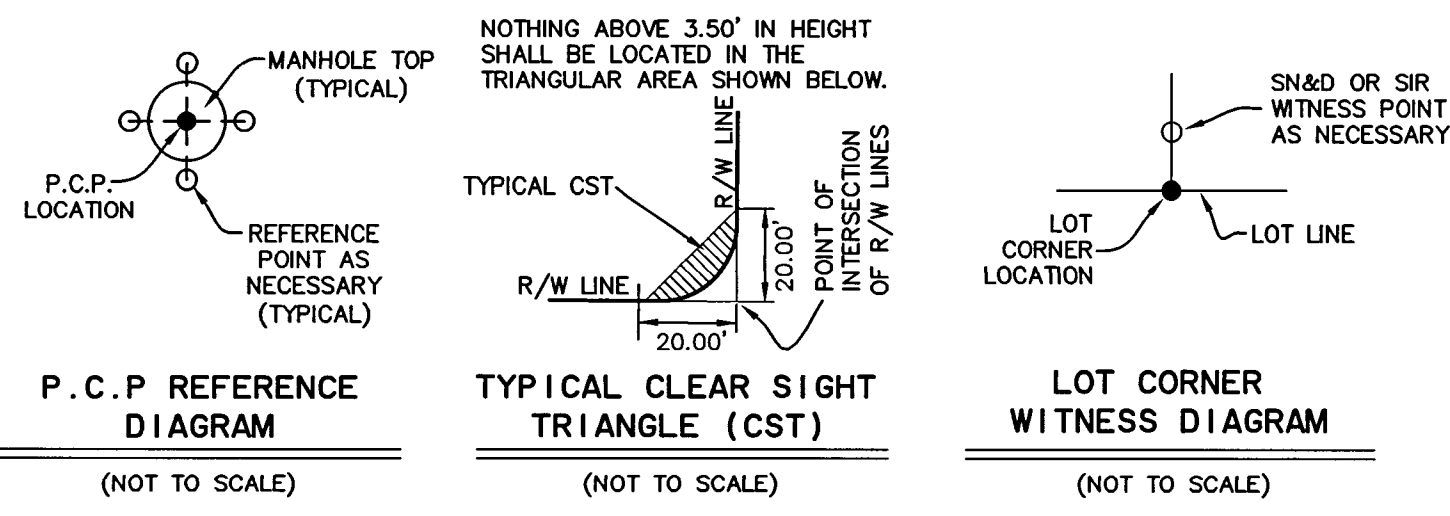
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|--|--|
| AE = ACCESS EASEMENT   | PLS = PROFESSIONAL LAND SURVEYOR   |
| BNG = BEARING  | PCP = PERMANENT CONTROL POINT (OR P.C.P.)                                |
| (C) = CALCULATED   | PG(S) = PAGE(S)  |
| CCR = CERTIFIED CORNER RECORD  | PRM = PERMANENT REFERENCE MONUMENT                                       |
| CDD = COMMUNITY DEVELOPMENT DISTRICT                                     | PT = POINT   |
| COR = CORNER   | PUB = PUBLIC   |
| CST = CLEAR SIGHT TRIANGLE EASEMENT                                      | R/W = RIGHT-OF-WAY   |
| DE = DRAINAGE EASEMENT   | SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED   |
| EAE = EMERGENCY ACCESS EASEMENT  | (W) = LB 6707 WIT COR (UNLESS OTHERWISE NOTED)                           |
| E'LY = EASTERLY  | SEC = SECTION  |
| ESMT = EASEMENT  | S'LY = SET 5/8" IRON ROD AND CAP "LB 6707"                               |
| FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED | SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED            |
| FDC = FLORIDA DESIGN CONSULTANTS   | SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT                            |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION                              | TYP = TYPICAL  |
| FIP = FOUND IRON PIPE  | UE = UTILITY EASEMENT  |
| FIR = FOUND IRON ROD   | WBA = WETLAND BUFFER AREA  |
| FND = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)               | WCA = WETLAND CONSERVATION AREA  |
| FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)              | WMCA = WETLAND MITIGATION CONSERVATION AREA                              |
| HOA = HOMEOWNER'S ASSOCIATION  | □ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED) |
| LB = LICENSED BUSINESS   | ● = SET NAIL AND DISK "LB 6707 PCP" (UNLESS OTHERWISE NOTED)             |
| LE = LANDSCAPE EASEMENT  | ⊙ = SECTION CORNER   |
| N/C = NOT FOUND  | ■ = SET 5/8" IRON ROD "PRM LB 6707" (UNLESS OTHERWISE NOTED)             |
| N/F = NOT FOUND  | ⊗ = NGS CONTROL POINT  |
| 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  |  |



TRACT	DESIGNATION
"A-1"	(CDD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE EASEMENT
"B-1"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT, WETLAND CONSERVATION AREA, WETLAND BUFFER AREA, LANDSCAPE BUFFER, NEIGHBORHOOD PARK
"B-2"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT
"B-3"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT, WETLAND CONSERVATION AREA, WETLAND BUFFER AREA, LANDSCAPE BUFFER, NEIGHBORHOOD PARK, MAIL KIOSK
"B-4"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT, WETLAND CONSERVATION AREA, WETLAND BUFFER AREA
"B-5"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT
"B-6"	(HOA) ACCESS, DRAINAGE, AND UTILITY EASEMENT
"R"	ADDITIONAL PUBLIC RIGHT-OF-WAY FOR HAYS ROAD DEDICATED TO PASCO COUNTY
"Z-1"	(PUBLIC) PUMP STATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°42'28"W	148.28'
L2	S89°55'35"E	70.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CI	345.50'	483.43'	444.95'	N40°05'06"W	080°10'12"

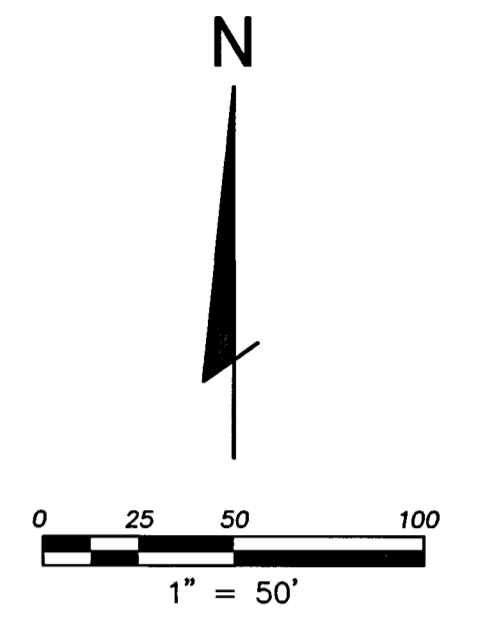
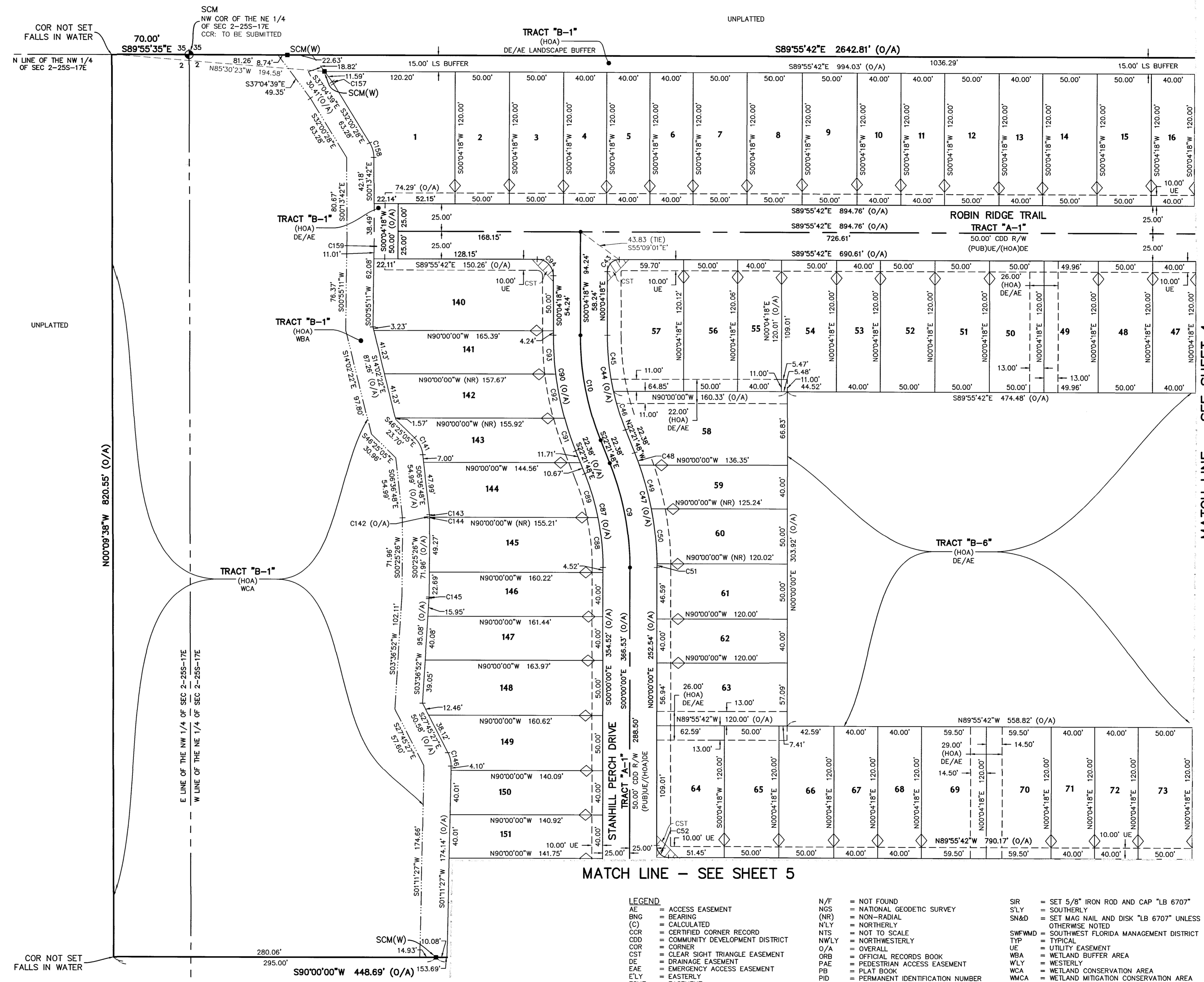
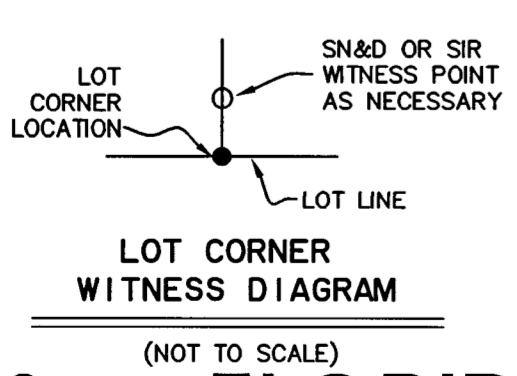
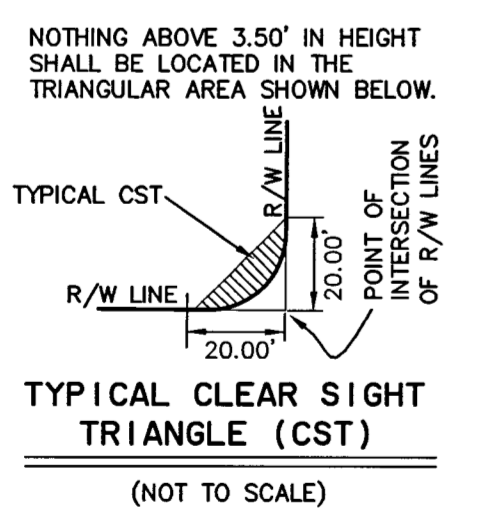
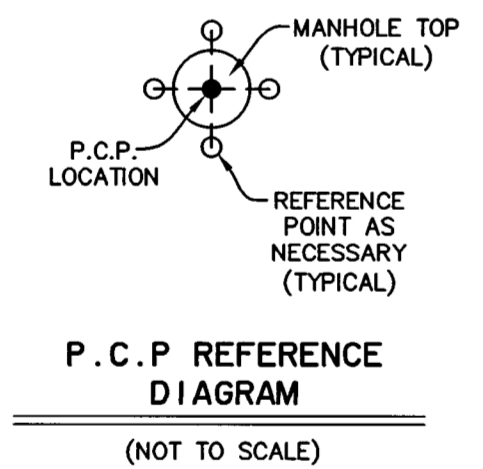
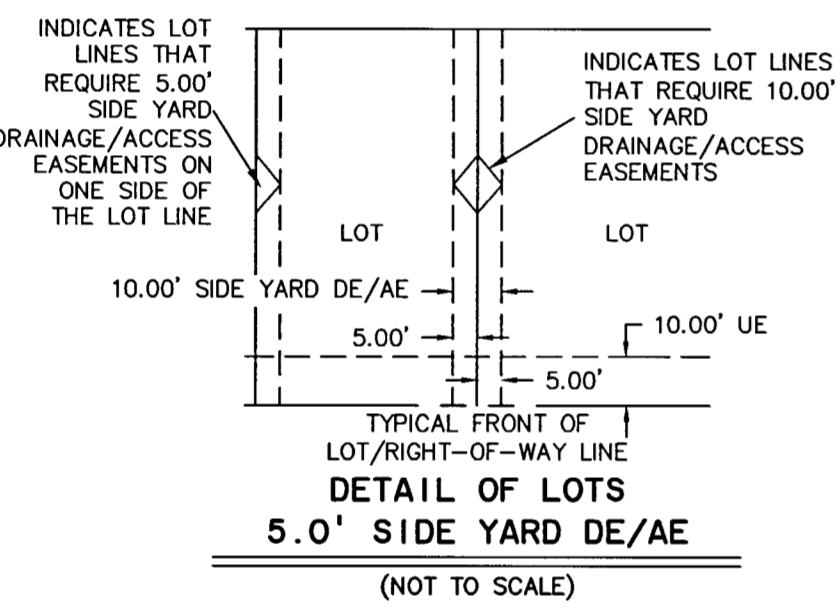


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 JULY 2024 - 2022-0039 (205-NAV088)

# PRESERVE AT LEGENDS POINTE - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C9	250.00'	97.58'	96.96'	N11°08'45"W	022°21'48"
C10	250.00'	97.89'	97.27'	S11°08'45"E	022°26'06"
C43	11.00'	17.28'	15.56'	S45°04'18"W	090°00'00"
C44	225.00'	88.10'	87.54'	S11°08'45"E	022°26'06"
C45	225.00'	51.41'	51.30'	S06°28'25"E	013°05'27"
C46	225.00'	36.69'	36.65'	S17°41'28"E	009°20'39"
C47	275.00'	107.34'	106.66'	N11°10'54"W	022°21'48"
C48	275.00'	12.03'	12.03'	N21°06'36"W	022°30'24"
C49	275.00'	41.55'	41.52'	N15°31'40"W	008°39'28"
C50	275.00'	50.34'	50.27'	N05°57'16"W	010°29'19"
C51	275.00'	3.41'	3.41'	N00°21'18"W	000°42'37"
C52	11.00'	17.26'	15.55'	S44°57'51"E	089°55'42"
C87	225.00'	87.82'	87.26'	N11°10'54"W	022°21'48"
C88	225.00'	45.79'	45.71'	N05°49'49"W	011°39'39"
C89	225.00'	42.03'	41.97'	N17°00'43"W	010°42'09"
C90	275.00'	107.68'	106.99'	S11°08'45"E	022°26'06"
C91	275.00'	30.94'	30.92'	S19°08'24"E	006°26'47"
C92	275.00'	40.88'	40.84'	S11°39'29"E	008°31'02"
C93	275.00'	35.86'	35.83'	S03°39'50"E	007°28'17"
C94	15.00'	23.56'	21.21'	N44°55'42"W	090°00'00"
C141	25.00'	17.37'	17.02'	N26°30'56"W	039°48'16"
C142	25.00'	3.07'	3.07'	N03°05'41"W	007°02'14"
C143	25.00'	2.34'	2.34'	N03°56'05"W	005°21'26"
C144	25.00'	0.73'	0.73'	N00°24'58"W	001°40'48"
C145	25.00'	1.39'	1.39'	N02°01'09"E	003°11'26"
C146	25.00'	12.63'	12.50'	N13°17'00"W	028°56'54"
C157	25.00'	2.21'	2.21'	N34°32'34"W	005°04'11"
C158	25.00'	13.87'	13.69'	N16°07'05"W	031°46'46"
C159	25.00'	0.50'	0.50'	N00°20'44"E	001°08'53"



- LEGEND**
- AE = ACCESS EASEMENT
  - BNG = BEARING
  - (C) = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - CD = COMMUNITY DEVELOPMENT DISTRICT
  - COR = CORNER
  - CSE = CLEAR SIGHT TRIANGLE EASEMENT
  - DE = DRAINAGE EASEMENT
  - EAE = EMERGENCY ACCESS EASEMENT
  - E'LY = EASTERLY
  - ESMT = EASEMENT
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FP = FOUND IRON PIPE
  - FIR = FOUND IRON ROD
  - FND = FOUND
  - FND&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - HOA = HOMEOWNER'S ASSOCIATION
  - LB = LICENSED BUSINESS
  - 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
  - NWLY = 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.)
  - PG(S) = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
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  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - WCA = WETLAND CONSERVATION AREA
  - WMA = WETLAND MITIGATION CONSERVATION AREA
  - 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
  - NWLY = NORTHWESTERLY
  - TYP = TYPICAL
  - SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
  - UE = UTILITY EASEMENT
  - WBA = WETLAND BUFFER AREA
  - WLY = WESTERLY
  - WCA = WETLAND CONSERVATION AREA
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  - = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - = SET NAIL AND DISK "LB 6707" PCP" (UNLESS OTHERWISE NOTED)
  - ⊕ = SECTION CORNER
  - = SET 5/8" IRON ROD "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - ⊙ = NGS CONTROL POINT

**FLORIDA DESIGN CONSULTANTS, INC.**

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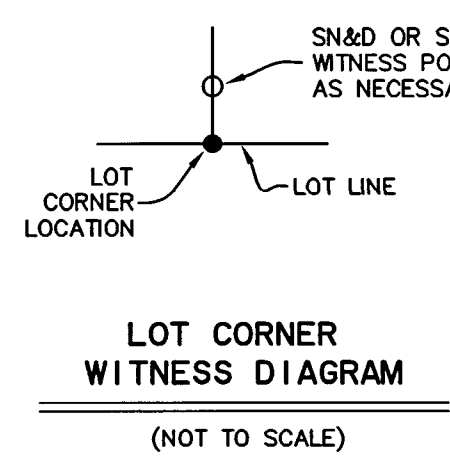
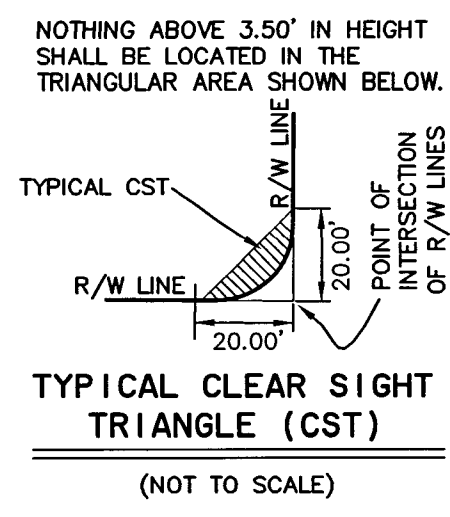
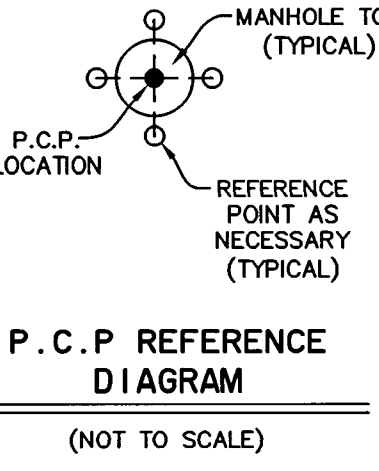
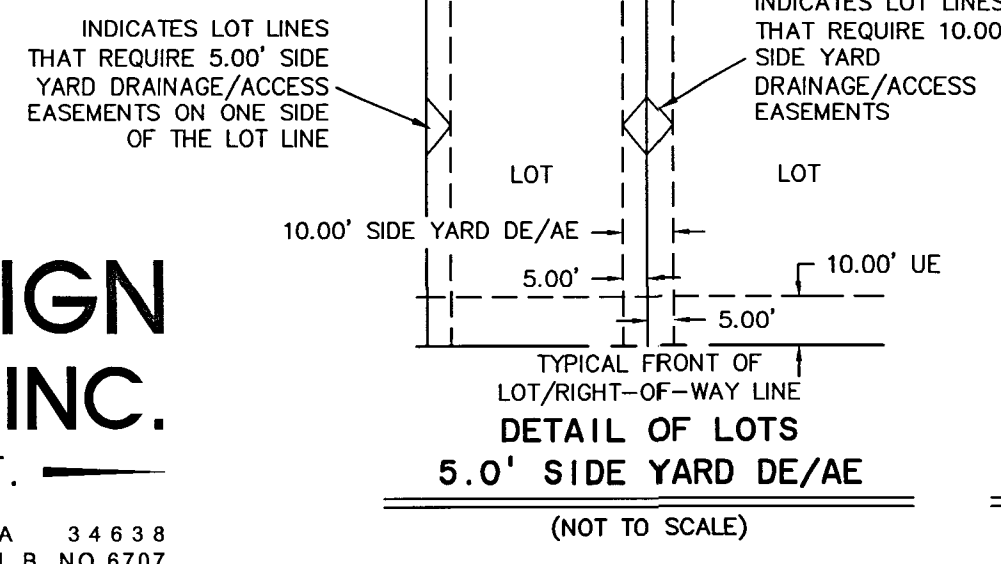
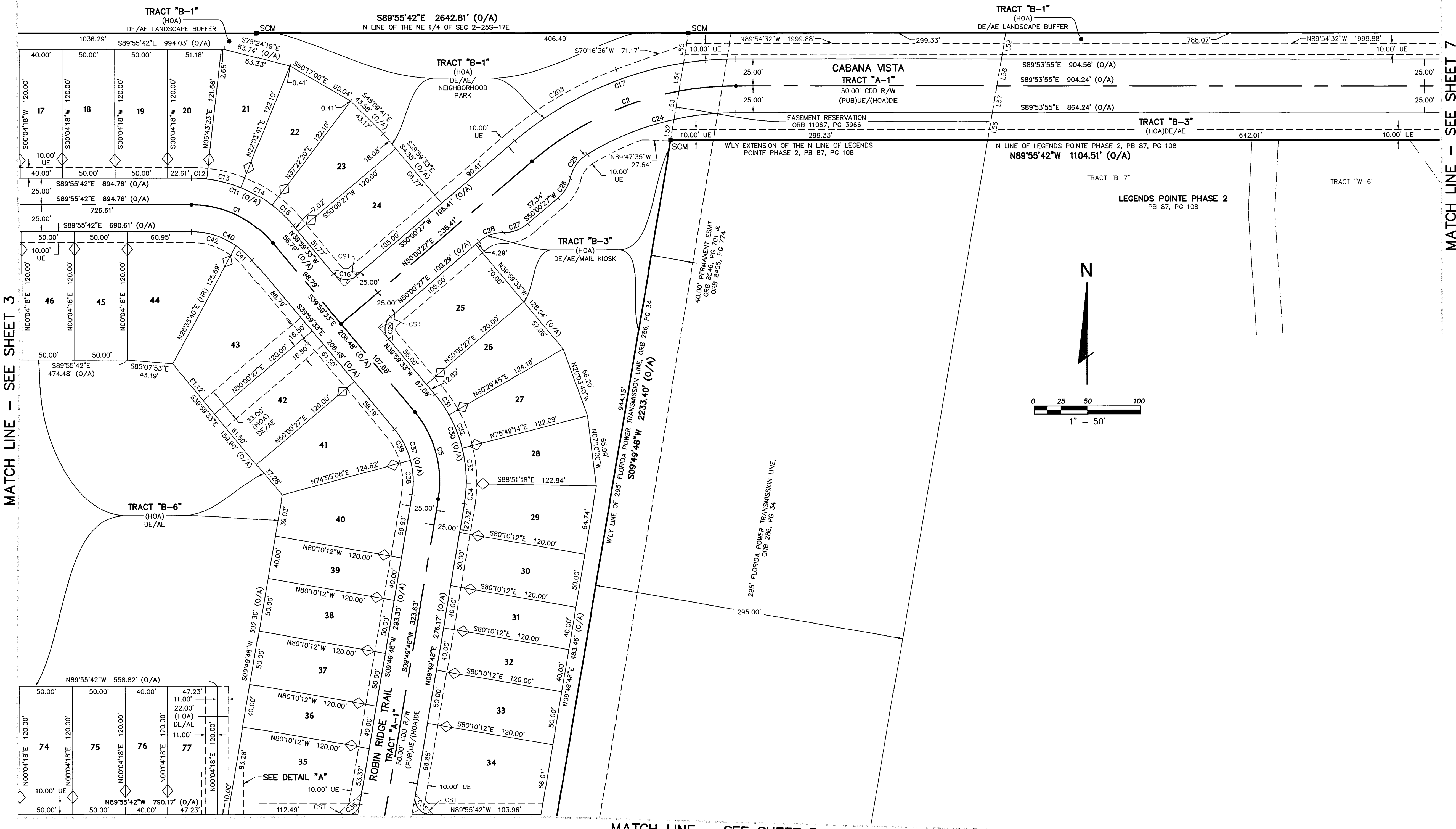
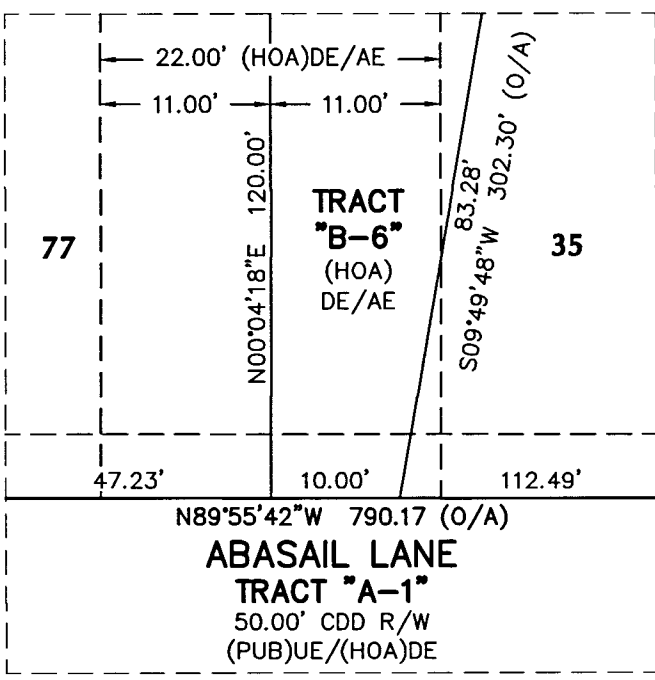
# PRESERVE AT LEGENDS POINTE - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **99** PAGE **48**

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	100.00'	87.15'	84.42'	N64°57'37"W 049°56'09"
C2	300.00'	209.93'	205.67'	S70°03'16"W 040°05'38"
C5	100.00'	86.96'	84.24'	N15°04'52"W 049°49'21"
C11	125.00'	108.94'	105.53'	N64°57'37"W 049°56'09"
C12	125.00'	14.51'	14.50'	N86°36'09"W 006°39'05"
C13	125.00'	33.46'	33.36'	N75°36'28"W 015°20'18"
C14	125.00'	33.40'	33.30'	N60°17'00"W 015°18'39"
C15	125.00'	27.57'	27.51'	N46°18'36"W 012°38'08"
C16	15.00'	23.56'	21.21'	S84°59'33"E 090°00'00"
C17	325.00'	227.43'	222.81'	S70°03'16"W 040°05'38"
C24	275.00'	147.84'	146.06'	S74°42'02"W 030°48'06"
C25	35.00'	28.07'	27.33'	S36°19'15"W 045°57'28"
C26	35.00'	22.40'	22.02'	N31°40'29"E 036°39'57"
C27	35.00'	24.92'	24.39'	N70°24'05"E 040°47'12"
C28	35.00'	24.92'	24.39'	S70°24'04"W 040°47'13"
C29	15.00'	23.56'	21.21'	S05°00'27"W 090°00'00"
C30	125.00'	108.70'	105.30'	N15°04'52"W 049°49'21"
C31	125.00'	22.88'	22.85'	N34°44'54"W 010°29'18"
C32	125.00'	33.43'	33.33'	N21°50'31"W 015°19'28"
C33	125.00'	33.43'	33.33'	N61°31'02"W 015°19'28"
C34	125.00'	18.95'	18.93'	N05°29'15"E 008°41'07"
C35	15.00'	26.12'	22.94'	S40°02'57"E 099°45'30"
C36	11.00'	15.41'	14.18'	N49°57'03"E 080°14'30"
C37	75.00'	65.22'	63.18'	N15°04'52"W 049°49'21"
C38	75.00'	32.61'	32.35'	N02°37'32"W 024°54'40"
C39	75.00'	32.61'	32.35'	N27°32'12"W 024°54'40"
C40	75.00'	65.37'	63.32'	N64°57'37"W 049°56'09"
C41	75.00'	20.55'	20.48'	N47°50'26"W 015°41'47"
C42	75.00'	44.82'	44.16'	N72°48'30"W 034°14'23"
C208	335.00'	118.51'	117.89'	S60°08'32"W 020°16'08"

LINE TABLE		
LINE	BEARING	LENGTH
L52	N09°49'48"E	19.64'
L53	N09°49'48"E	26.79'
L54	N09°49'48"E	26.49'
L55	N09°49'48"E	28.54'
L56	S09°49'48"W	25.93'
L57	S09°49'48"W	25.36'
L58	S09°49'48"W	25.36'
L59	S09°49'48"W	24.81'



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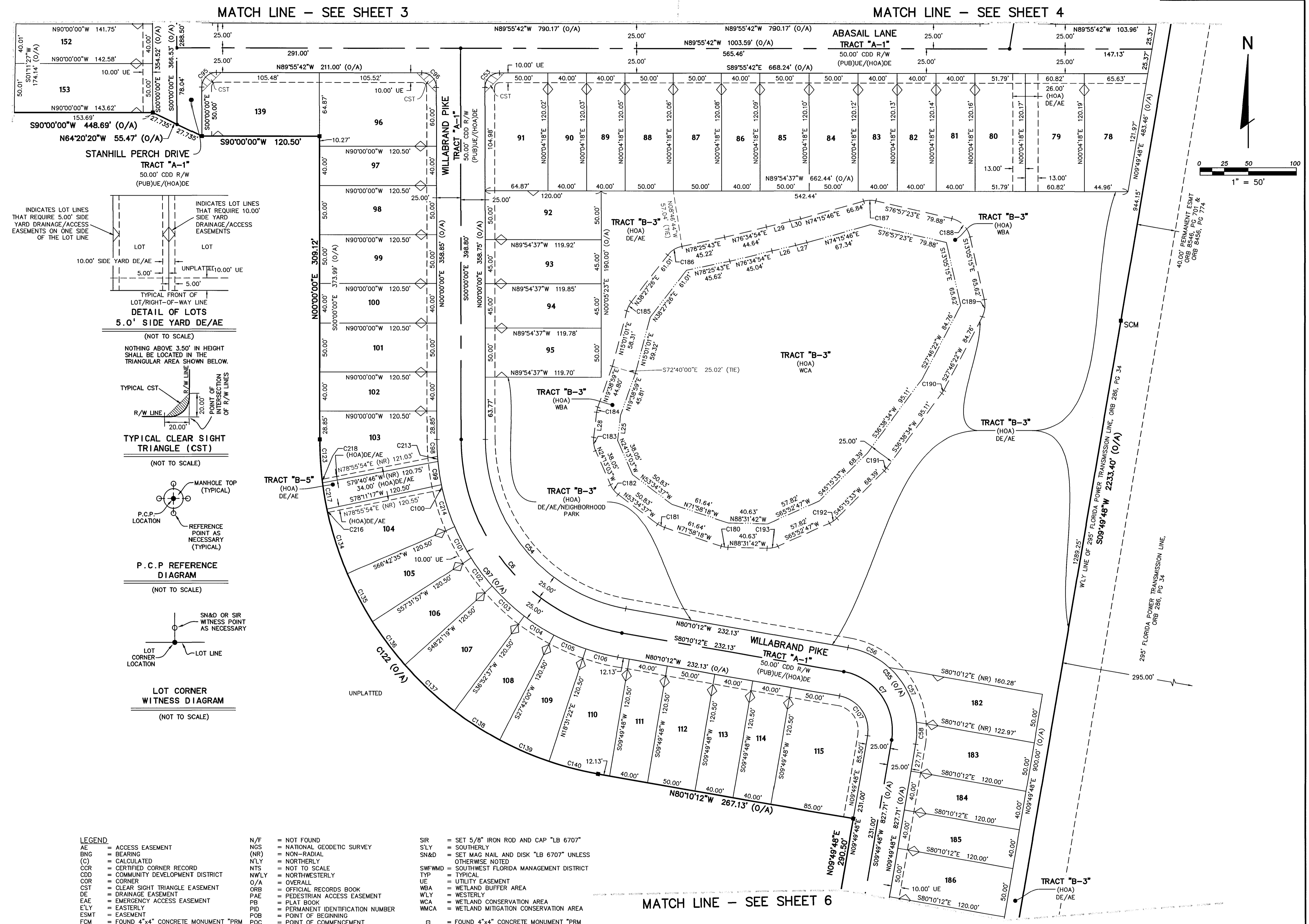
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A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C6	200.00'	279.85'	257.57'	S40°05'06"E 080°10'12"
C7	60.00'	94.25'	84.85'	N45°10'12"W 090°00'00"
C53	15.00'	23.58'	21.23'	S45°02'09"W 090°04'18"
C54	175.00'	244.86'	225.37'	S40°05'06"E 080°10'12"
C55	85.00'	133.52'	120.21'	N35°10'12"W 090°00'00"
C56	85.00'	47.09'	46.49'	N64°17'55"W 031°44'33"
C57	85.00'	63.88'	62.38'	N26°53'55"W 043°03'28"
C58	85.00'	22.55'	22.48'	N02°13'49"E 015°11'59"
C95	15.00'	23.58'	21.23'	S45°02'09"W 090°04'18"
C96	15.00'	23.54'	21.20'	N44°57'51"W 089°55'42"
C97	225.00'	314.83'	289.77'	S40°05'06"E 080°10'12"
C98	225.00'	17.35'	17.34'	S02°12'31"E 004°25'01"
C99	225.00'	23.94'	23.93'	S08°45'50"E 006°05'46"
C100	225.00'	5.02'	5.02'	S12°27'04"E 001°16'42"
C101	225.00'	36.04'	36.00'	S27°52'44"E 009°10'38"
C102	225.00'	36.04'	36.00'	S37°03'22"E 009°10'38"
C103	225.00'	36.04'	36.00'	S47°23'02"E 011°28'42"
C104	225.00'	36.04'	36.00'	S57°42'41"E 009°10'38"
C105	225.00'	36.04'	36.00'	S66°53'19"E 009°10'38"
C106	225.00'	34.14'	34.10'	S75°49'25"E 008°41'34"
C107	35.00'	54.98'	49.50'	N35°10'12"W 090°00'00"
C122	345.50'	483.43'	444.95'	N40°05'06"W 080°10'12"
C123	345.50'	40.66'	40.63'	S03°22'16"E 006°44'33"
C134	345.50'	65.76'	65.66'	S17°50'16"E 010°54'19"
C135	345.50'	55.34'	55.28'	S27°52'44"E 009°10'38"
C136	345.50'	55.34'	55.28'	S37°03'22"E 009°10'38"
C137	345.50'	69.22'	69.10'	S47°23'02"E 011°28'42"
C138	345.50'	55.34'	55.28'	S57°42'41"E 009°10'38"
C139	345.50'	55.34'	55.28'	S66°53'19"E 009°10'38"
C140	345.50'	52.42'	52.37'	S75°49'25"E 008°41'34"
C180	25.00'	7.22'	7.20'	S80°15'00"E 016°33'25"
C181	25.00'	8.03'	7.99'	S62°46'27"E 018°23'41"
C182	25.00'	12.81'	12.67'	S38°53'50"E 029°21'33"
C183	25.00'	13.74'	13.57'	S08°28'17"E 031°29'31"
C184	25.00'	5.40'	5.39'	S13°27'43"W 012°22'30"
C185	25.00'	10.23'	10.16'	S26°44'14"W 023°26'25"
C186	25.00'	17.44'	17.09'	S58°26'34"W 039°58'16"
C187	25.00'	12.56'	12.43'	S88°39'12"W 028°46'51"
C188	25.00'	27.87'	26.45'	N45°01'19"W 063°52'07"
C189	25.00'	17.83'	17.45'	N07°20'34"E 040°51'38"
C190	25.00'	3.87'	3.87'	N32°12'28"E 008°52'11"
C191	25.00'	3.76'	3.76'	N40°57'04"E 008°36'59"
C192	25.00'	9.00'	8.95'	N55°34'10"E 020°37'14"
C193	25.00'	11.17'	11.07'	N78°40'32"E 025°35'31"
C213	225.00'	5.10'	5.10'	S05°03'59"E 001°17'56"
C214	225.00'	40.06'	40.00'	S18°11'25"E 010°12'00"
C216	345.50'	3.46'	3.46'	S12°05'55"E 000°34'23"
C217	345.50'	27.06'	27.06'	S09°34'04"E 004°29'18"
C218	345.50'	3.51'	3.51'	S07°01'59"E 000°34'53"

LINE TABLE		
LINE	BEARING	LENGTH
L25	N07°16'28"E	25.70'
L26	N76°34'54"E	24.59'
L27	N76°34'54"E	11.78'
L28	N07°16'28"E	25.70'
L29	N76°34'54"E	24.59'
L30	N76°34'54"E	11.27'

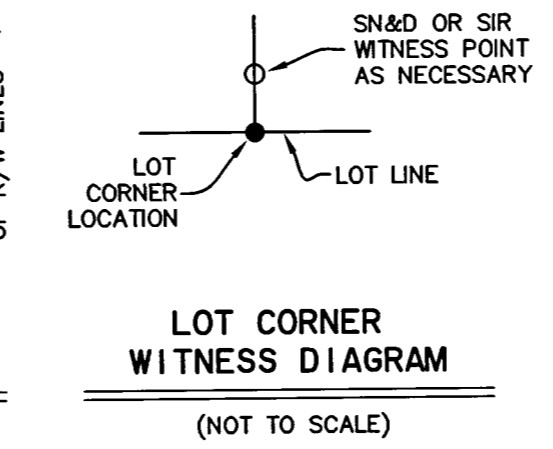
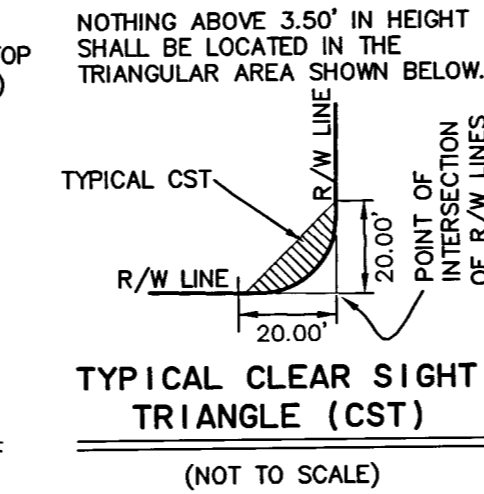
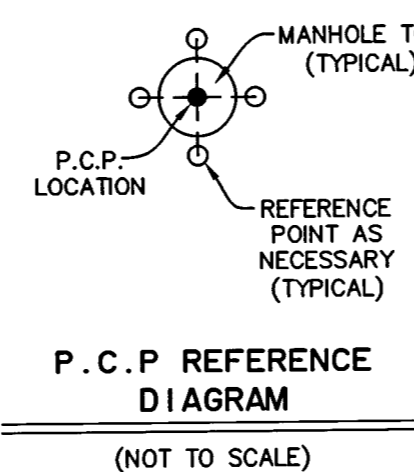
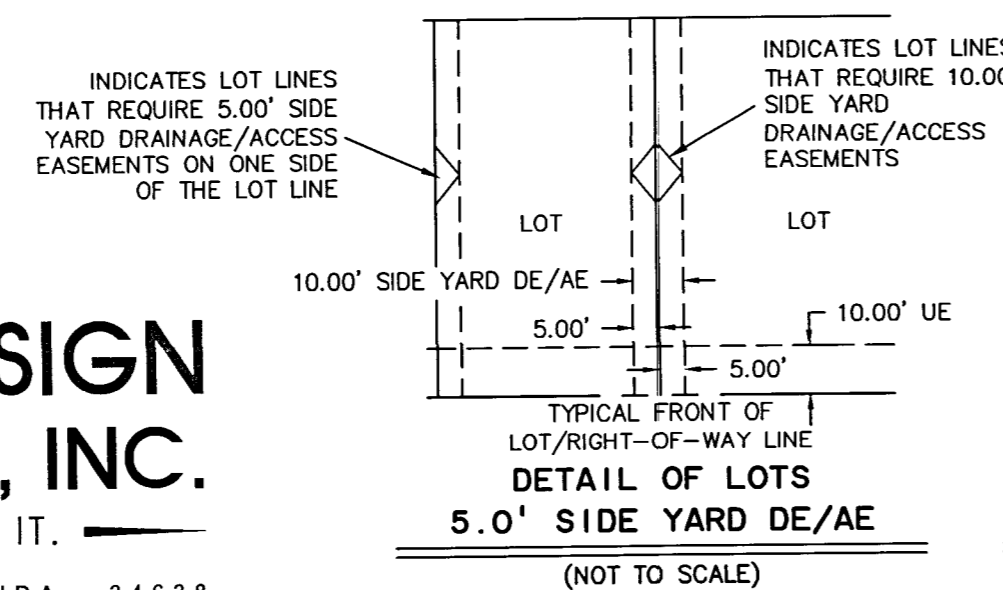
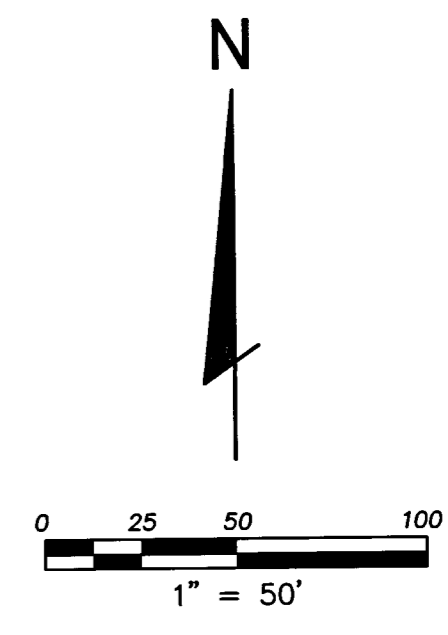
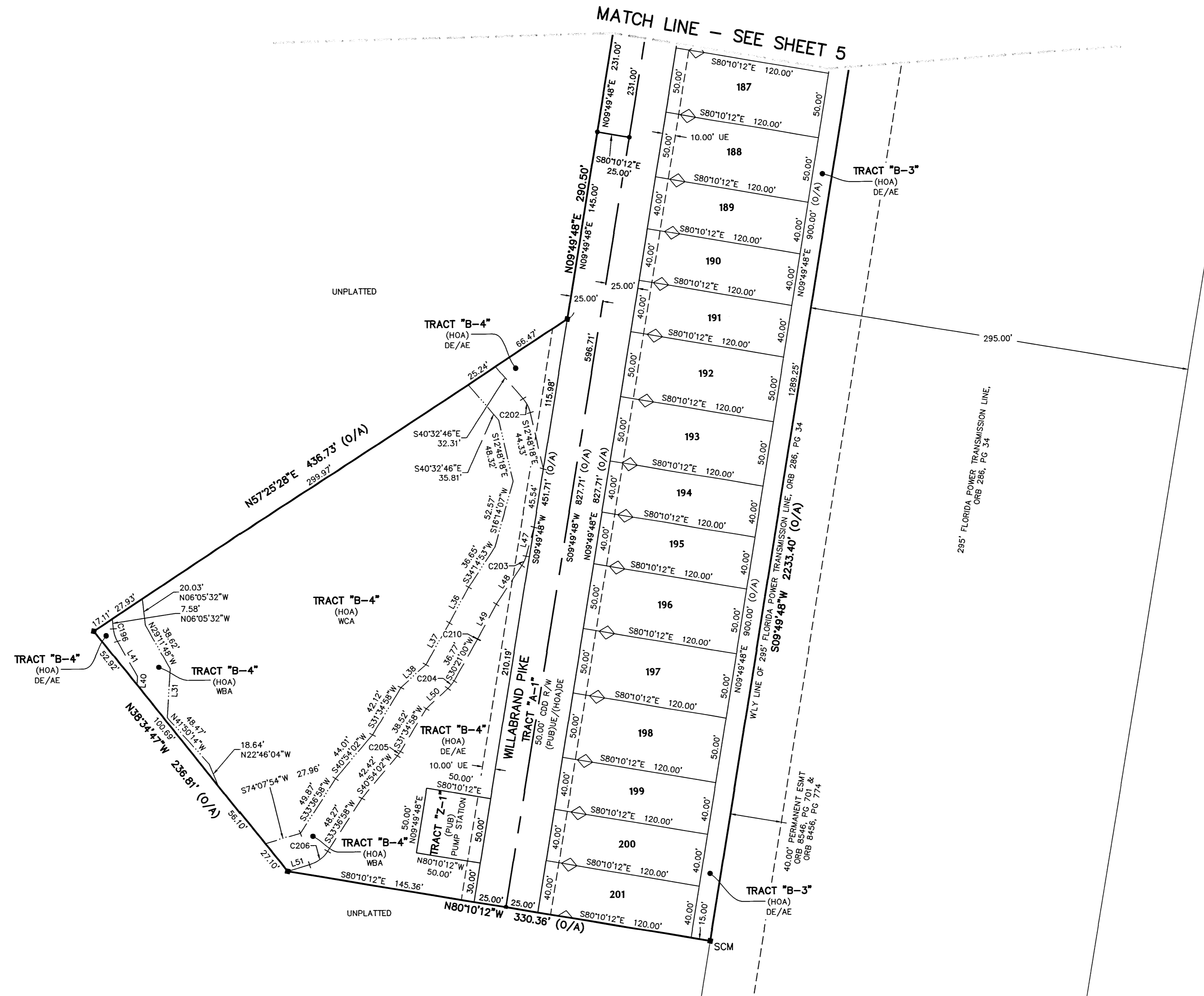


# PRESERVE AT LEGENDS POINTE - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C196	25.00'	10.08'	10.01'	S17°38'40"E	023°06'16"
C202	25.00'	12.10'	11.99'	N25°40'32"W	027°44'28"
C203	25.00'	7.86'	7.83'	N25°14'30"E	018°00'46"
C204	25.00'	7.69'	7.66'	N39°09'28"E	017°36'56"
C205	25.00'	4.07'	4.06'	N36°14'30"E	009°19'04"
C206	25.00'	17.68'	17.31'	N53°52'26"E	040°30'57"
C210	25.00'	0.43'	0.43'	N29°51'32"E	000°58'56"

LINE TABLE		
LINE	BEARING	LENGTH
L31	N04°04'51"E	37.50'
L36	S29°22'04"W	30.95'
L37	S30°21'00"W	36.77'
L38	S47°57'56"W	26.25'
L40	N04°04'51"E	6.33'
L41	N29°11'48"W	31.15'
L47	S16°14'07"W	22.94'
L48	S34°14'53"W	35.58'
L49	S29°22'04"W	29.88'
L50	S47°57'56"W	22.65'
L51	S74°07'54"W	17.49'

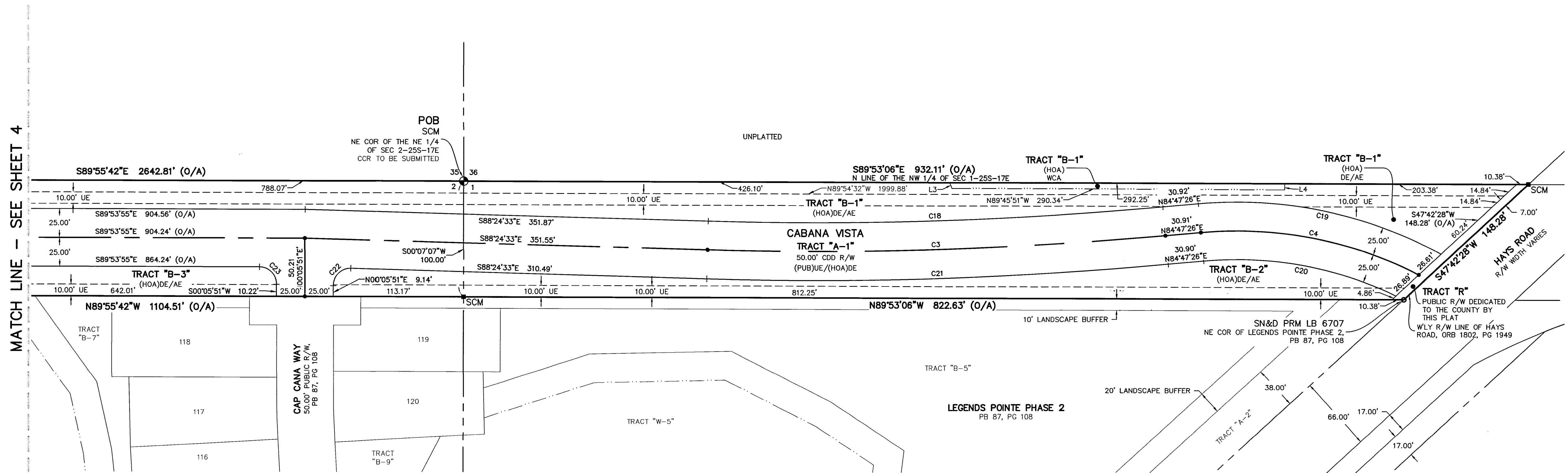


- LEGEND**
- AE = ACCESS EASEMENT
  - BNG = BEARING
  - (C) = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - CCD = COMMUNITY DEVELOPMENT DISTRICT
  - COR = CORNER
  - CST = CLEAR SIGHT TRIANGLE EASEMENT
  - DE = DRAINAGE EASEMENT
  - EAE = EMERGENCY ACCESS EASEMENT
  - E'LY = EASTERLY
  - ESMT = EASEMENT
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FIP = FOUND IRON PIPE
  - FIR = FOUND IRON ROD
  - FND = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
  - HOA = HOMEOWNER'S ASSOCIATION
  - LB = LICENSED BUSINESS
  - 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
  - NWLY = NORTHWESTERLY
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - PAC = 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.)
  - PG(S) = PAGE(S)
  - PRM = PERMANENT REFERENCE MONUMENT
  - PRM PT = POINT
  - PUB = PUBLIC
  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
  - (W) = LB 6707 "WT 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
  - SWFMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - WSA = WETLAND BUFFER AREA
  - WLY = WESTERLY
  - WCA = WETLAND CONSERVATION AREA
  - WCCA = WETLAND MITIGATION CONSERVATION AREA
  - = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - = SET NAIL AND DISK "LB 6707" PCP" (UNLESS OTHERWISE NOTED)
  - ◆ = SECTION CORNER
  - ◆ = SET 5/8" IRON ROD "PRM LB 6707" (UNLESS OTHERWISE NOTED)
  - ⊙ = NGS CONTROL POINT

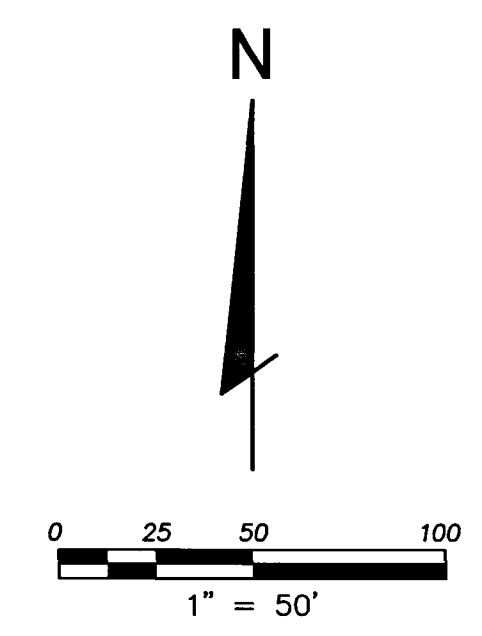
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 17907 APRILE DRIVE, SUITE 150 LAND O LAKES, FLORIDA 34638  
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 JULY 2024 - 2022-0039 (205-NAVDB8)

# PRESERVE AT LEGENDS POINTE - PHASE 1

A SUBDIVISION OF LAND LYING IN SECTIONS 1 & 2, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

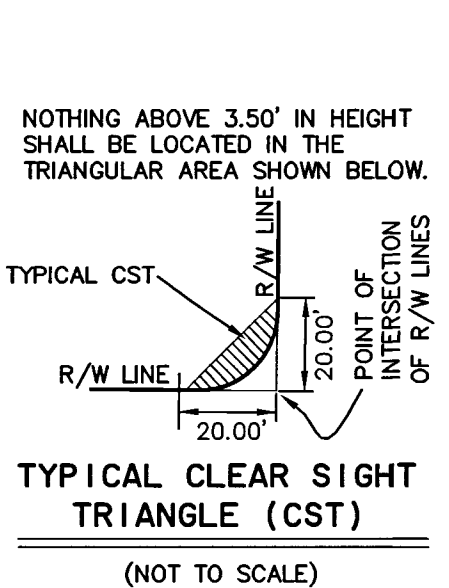
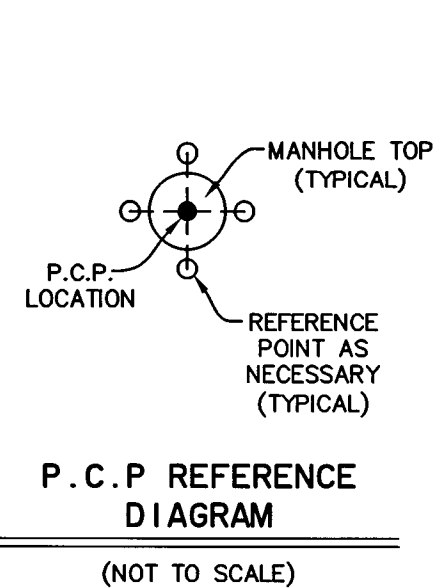
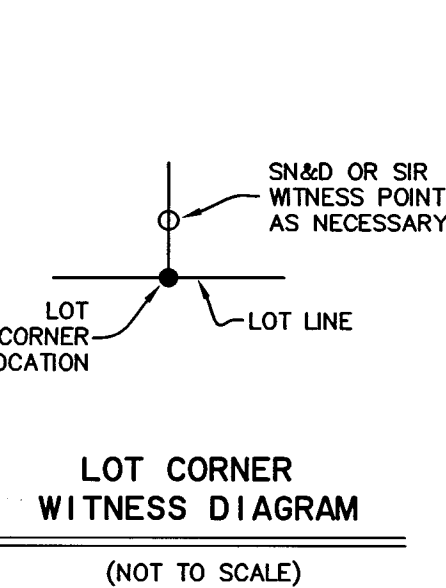
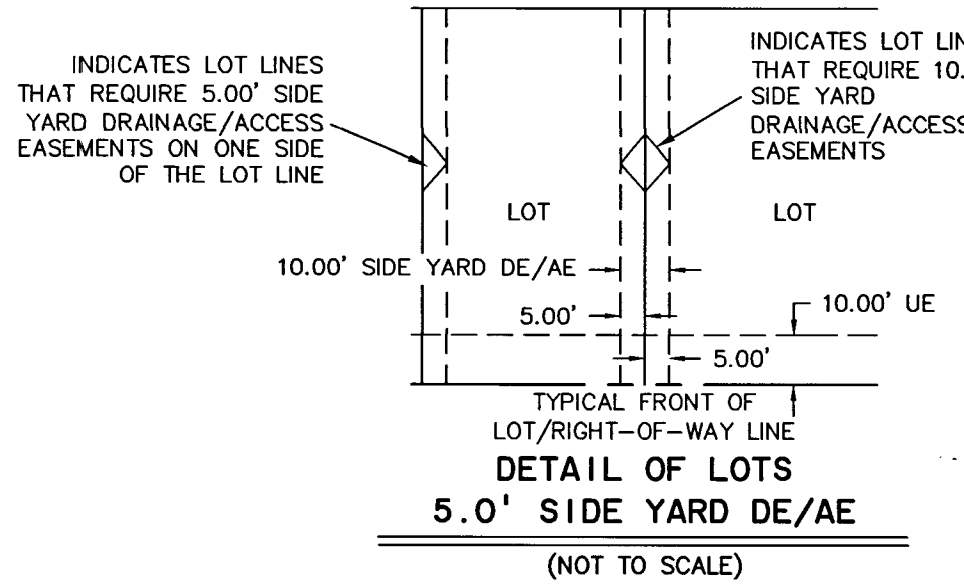


- LEGEND**
- |  |  |  |
|--|--|--|
| AE = ACCESS EASEMENT   | N/F = NOT FOUND  | SIR = SET 5/8" IRON ROD AND CAP "LB 6707"                                |
| BNG = BEARING  | NGS = NATIONAL GEODETIC SURVEY   | SLY = SOUTHERLY  |
| (C) = CALCULATED   | (NR) = NON-RADIAL  | SN&D = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED            |
| CCR = CERTIFIED CORNER RECORD  | N'LY = NORTHERLY   | SWFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT                           |
| CDD = COMMUNITY DEVELOPMENT DISTRICT                                     | NTS = NOT TO SCALE   | TYP = TYPICAL  |
| COR = CORNER   | NWLY = NORTHWESTERLY   | UE = UTILITY EASEMENT  |
| CST = CLEAR SIGHT TRIANGLE EASEMENT                                      | O/A = OVERALL  | WBA = WETLAND BUFFER AREA  |
| DE = DRAINAGE EASEMENT   | ORB = OFFICIAL RECORDS BOOK  | WLY = WESTERLY   |
| EAC = EMERGENCY ACCESS EASEMENT  | PAE = PEDESTRIAN ACCESS EASEMENT   | WCA = WETLAND CONSERVATION AREA  |
| E'LY = EASTERLY  | PB = PLAT BOOK   | WCA = WETLAND MITIGATION CONSERVATION AREA                               |
| ESMT = EASEMENT  | PID = PERMANENT IDENTIFICATION NUMBER                                    |  |
| FCM = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED | POB = POINT OF BEGINNING   | □ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED) |
| FDC = FLORIDA DESIGN CONSULTANTS   | POC = POINT OF COMMENCEMENT  | ● = SET NAIL AND DISK "LB 6707" PCP (UNLESS OTHERWISE NOTED)             |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION                              | PLS = PROFESSIONAL LAND SURVEYOR   | ⊕ = SECTION CORNER   |
| FIP = FOUND IRON PIPE  | PG(S) = PAGE(S)  | ■ = SET 5/8" IRON ROD "PRM LB 6707" (UNLESS OTHERWISE NOTED)             |
| FIR = FOUND IRON ROD   | PRM = PERMANENT REFERENCE MONUMENT                                       | ⊙ = NGS CONTROL POINT  |
| FND = FOUND  | PT = POINT   |  |
| FN&D = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)              | PUB = PUBLIC   |  |
| HOA = HOMEOWNER'S ASSOCIATION  | R/W = RIGHT-OF-WAY   |  |
| LE = LICENSED BUSINESS   | SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" (UNLESS OTHERWISE NOTED) |  |
| LB = LANDSCAPE EASEMENT  | (W) = "LB 6707" WIT COR" (UNLESS OTHERWISE NOTED)                        |  |
| N/C = NO CAP   | SEC = SECTION  |  |



LINE TABLE		
LINE	BEARING	LENGTH
L3	S21°00'15"E	5.30'
L4	N00°06'51"E	5.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	3370.07'	401.84'	401.60'	N88°10'30"E	006°49'54"
C4	350.00'	196.27'	193.70'	N79°08'42"W	032°07'45"
C18	3345.07'	398.85'	398.62'	N88°10'30"E	006°49'54"
C19	375.00'	219.73'	216.60'	N78°25'24"W	033°34'21"
C20	325.00'	172.70'	170.68'	N79°59'11"W	030°26'47"
C21	3395.07'	404.82'	404.58'	N88°10'30"E	006°49'54"
C22	15.00'	23.95'	21.49'	S45°50'39"W	091°29'36"
C23	15.00'	23.56'	21.21'	N44°54'02"W	089°59'46"



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