

SPEROS FL CLINIC

BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 99 PAGE 96

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 30, SOUTH 89°26'21" EAST, A DISTANCE OF 401.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 589, SUNCOAST PARKWAY, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97140-2302; THENCE DEPARTING SAID SOUTH LINE OF SECTION 30, NORTH 00°20'41" EAST ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,322.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMITED ACCESS RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORD BOOK 10275, PAGE 1458 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIMITED ACCESS RIGHT-OF-WAY THE FOLLOWING THREE COURSES: 1) NORTH 39°53'49" EAST, A DISTANCE OF 1,257.34 FEET; 2) SOUTH 64°08'59" EAST, A DISTANCE OF 108.20 FEET TO A POINT ON A CURVE TO THE LEFT; 3) SOUTHEASTERLY 502.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,867.57 FEET, A CENTRAL ANGLE OF 04°54'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°36'06" EAST 502.01 FEET TO THE NORTHWEST CORNER OF PARCEL 201A, ACCORDING TO OFFICIAL RECORD BOOK 10512, PAGE 1666 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIMITED ACCESS RIGHT-OF-WAY, SOUTH 19°28'29" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL 201A, A DISTANCE OF 394.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 201A; THENCE DEPARTING SAID BOUNDARY OF PARCEL 201A, SOUTH 32°56'34" WEST, A DISTANCE OF 136.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70°34'12" EAST, A DISTANCE OF 127.04 FEET; THENCE SOUTH 70°36'46" EAST, A DISTANCE OF 118.05 FEET; THENCE SOUTH 69°56'27" EAST, A DISTANCE OF 102.23 FEET; THENCE SOUTH 69°31'12" EAST, A DISTANCE OF 40.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 96.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 896.57 FEET, A CENTRAL ANGLE OF 06°10'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 72°02'06" EAST 96.68 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 154.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°49'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°42'33" EAST 147.35 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 87.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 36°47'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°41'13" EAST 86.46 FEET; THENCE SOUTH 33°39'26" WEST, A DISTANCE OF 75.38 FEET; THENCE NORTH 43°56'02" WEST, A DISTANCE OF 25.81 FEET; THENCE NORTH 76°20'38" WEST, A DISTANCE OF 81.82 FEET; THENCE SOUTH 67°06'01" WEST, A DISTANCE OF 54.94 FEET; THENCE SOUTH 42°43'27" WEST, A DISTANCE OF 111.71 FEET; THENCE SOUTH 24°10'13" WEST, A DISTANCE OF 97.62 FEET; THENCE SOUTH 16°55'55" WEST, A DISTANCE OF 63.08 FEET; THENCE NORTH 83°42'19" WEST, A DISTANCE OF 45.32 FEET; THENCE SOUTH 47°24'08" WEST, A DISTANCE OF 70.55 FEET; THENCE NORTH 73°25'46" WEST, A DISTANCE OF 89.69 FEET; THENCE NORTH 71°32'24" WEST, A DISTANCE OF 30.19 FEET; THENCE NORTH 10°26'41" WEST, A DISTANCE OF 60.05 FEET; THENCE NORTH 02°00'15" EAST, A DISTANCE OF 65.05 FEET; THENCE NORTH 63°43'08" WEST, A DISTANCE OF 74.76 FEET; THENCE NORTH 28°40'07" WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH 37°09'46" WEST, A DISTANCE OF 55.06 FEET; THENCE NORTH 45°49'31" WEST, A DISTANCE OF 90.18 FEET; THENCE NORTH 51°33'01" WEST, A DISTANCE OF 84.98 FEET; THENCE NORTH 52°25'36" WEST, A DISTANCE OF 61.19 FEET; THENCE NORTH 56°03'38" WEST, A DISTANCE OF 46.42 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 43.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 452.00 FEET, A CENTRAL ANGLE OF 05°27'56", AND A CHORD BEARING AND DISTANCE OF NORTH 37°26'44" EAST 43.10 FEET; THENCE NORTH 34°42'46" EAST, A DISTANCE OF 133.15 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 193.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 74°43'02", AND A CHORD BEARING AND DISTANCE OF NORTH 72°04'17" EAST 179.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.932 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

MOFFITT REAL ESTATE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "SPEROS FL CLINIC", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO HOPE INNOVATION DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED UNDER CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD") TRACT "A" [(CDD) RIGHT-OF-WAY] AS SHOWN AND DEPICTED HEREON.
- THE OWNER DOES HEREBY GRANT CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS OVER AND ACROSS TRACT A WHICH IS SHOWN AND DEPICTED HEREON AND OVER AND ACROSS ALL PRIVATE INGRESS/EGRESS ACCESS EASEMENTS AND OVER ALL PARKING AREAS FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
- THE OWNER DOES 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 UNDER THOSE PORTIONS OF THE PLAT SHOWN AND DEPICTED HEREON AS "UTILITY EASEMENT" 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. ALL UTILITY IMPROVEMENTS SHALL BE INSTALLED UNDERGROUND. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN AND DEPICTED HEREON THIS PLAT. IN THE EVENT THE OWNER OR THE DISTRICT 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.
- THE OWNERS DO GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT TOGETHER WITH ANY NECESSARY EASEMENTS, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS 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.
- THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY A FIVE-FOOT NON-INGRESS/ EGRESS EASEMENT ALONG LOTS 1, 3, 4 & 5.
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE DISTRICT ALL (CDD) DRAINAGE EASEMENTS, AS SHOWN AND DEPICTED HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- OWNER HEREBY GRANTS CONVEYS AND DEDICATES TO THE PUBLIC IN GENERAL AND THE CDD THE PEDESTRIAN ACCESS EASEMENT AS SHOWN AND DEPICTED HEREON FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES (WHICH MAY INCLUDE A MULTI-PURPOSE PATH/SIDEWALK). MULTI-PURPOSE PATH/SIDEWALK FACILITIES LOCATED WITHIN PEDESTRIAN ACCESS EASEMENTS SHALL BE MAINTAINED BY THE CDD.



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.

CERTIFICATE OF OWNERSHIP AND DEDICATION: (CONTINUED)

9. THE OWNER HEREBY RESERVES UNTO ITSELF, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AND DEPICTED HEREON AS "UTILITY EASEMENT" FOR SUCH PURPOSES, 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 OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, 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.

11. OWNER DOES RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT, OVER AND UNDER, ACROSS THOSE PORTIONS OF THE PLAT SHOWN AND DEPICTED HEREON AS "TECHNOLOGY EASEMENT" FOR SUCH PURPOSES. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR MAINTENANCE OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINES THAT THE OWNER ELECTS TO INSTALL WITHIN SAID CONDUIT.

OWNER:

MOFFITT REAL ESTATE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Bradley Pollitt
AS INTERIM VICE PRESIDENT, REAL ESTATE
DEVELOPMENT, CONSTRUCTION AND OPERATIONS

Chase Kuller
WITNESS

Chase Kuller
(PRINT NAME)

Chase Kuller
WITNESS

Chase Kuller
(PRINT NAME)

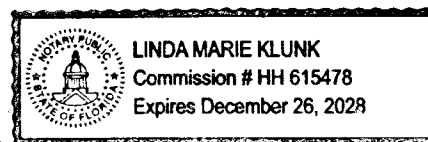
OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS

I HEREBY CERTIFY ON THIS 2ND DAY OF OCTOBER, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BRADLEY POLLITT, AS INTERIM VICE PRESIDENT, REAL ESTATE DEVELOPMENT, CONSTRUCTION AND OPERATIONS OF MOFFITT REAL ESTATE HOLDING CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, 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, THE DAY AND YEAR AFORESAID.

Ronda Marie Klunk
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE
OF HOPE INNOVATION DISTRICT

THE DEDICATION TO HOPE INNOVATION DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE HOPE INNOVATION DISTRICT BY THE BOARD OF SUPERVISORS THIS 3RD DAY OF OCTOBER, 2025, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: Ronald Christaldi
CHAIRMAN

David Breco
WITNESS

David Breco
(PRINT NAME)

Erika Henchley
WITNESS

Erika Henchley
(PRINT NAME)

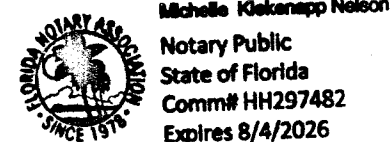
CDD ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS

I HEREBY CERTIFY ON THIS 3RD DAY OF OCTOBER, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE RONALD CHRISTALDI, CHAIRMAN OF HOPE INNOVATION DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED N/A AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

Whitney
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: 8/4/2026
COMMISSION NUMBER: HH297482

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PINELLAS } SS

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. 110675047) AND, BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN MOFFITT REAL ESTATE HOLDING CORPORATION, A FLORIDA NON-PROFIT CORPORATION, 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, FATIC FILE NO. 110675047.

THIS THE 3 DAY OF October, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY

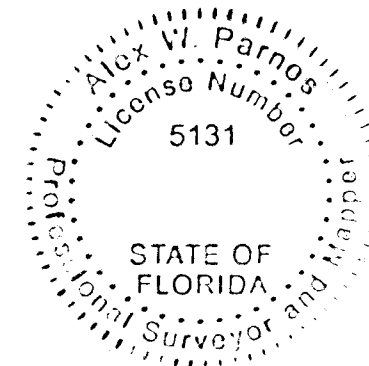
BY: David H. Roberts
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

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

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I 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 10th DAY OF October, 2025.

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



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

THIS IS TO CERTIFY THAT ON THIS THE 14th DAY OF October, 2025, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

David F. Allen
DAVID F. ALLEN, P.E.
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

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 22nd DAY OF October, 2025, IN PLAT BOOK 99, PAGE(S) 96-98.

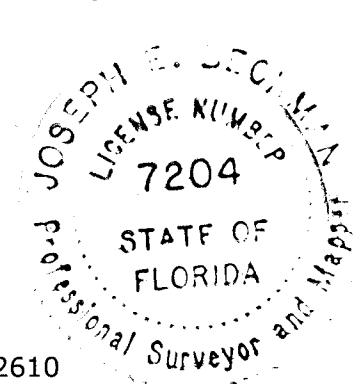
Kimberly D. Shapson, P.C.
NIKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

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 7th, DAY OF MARCH, 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 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 6th DAY OF October, 2025.

Joseph E. Beckman
JOSEPH E. BECKMAN, PSM
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, No. LS 7204
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
CERTIFICATE OF AUTHORIZATION No. LB 2610



SEE SHEET 2 OF 3 FOR KEY MAP

SHEET 1 of 3

SPEROS FL CLINIC
BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 99 PAGE 97

PLAT NOTES:

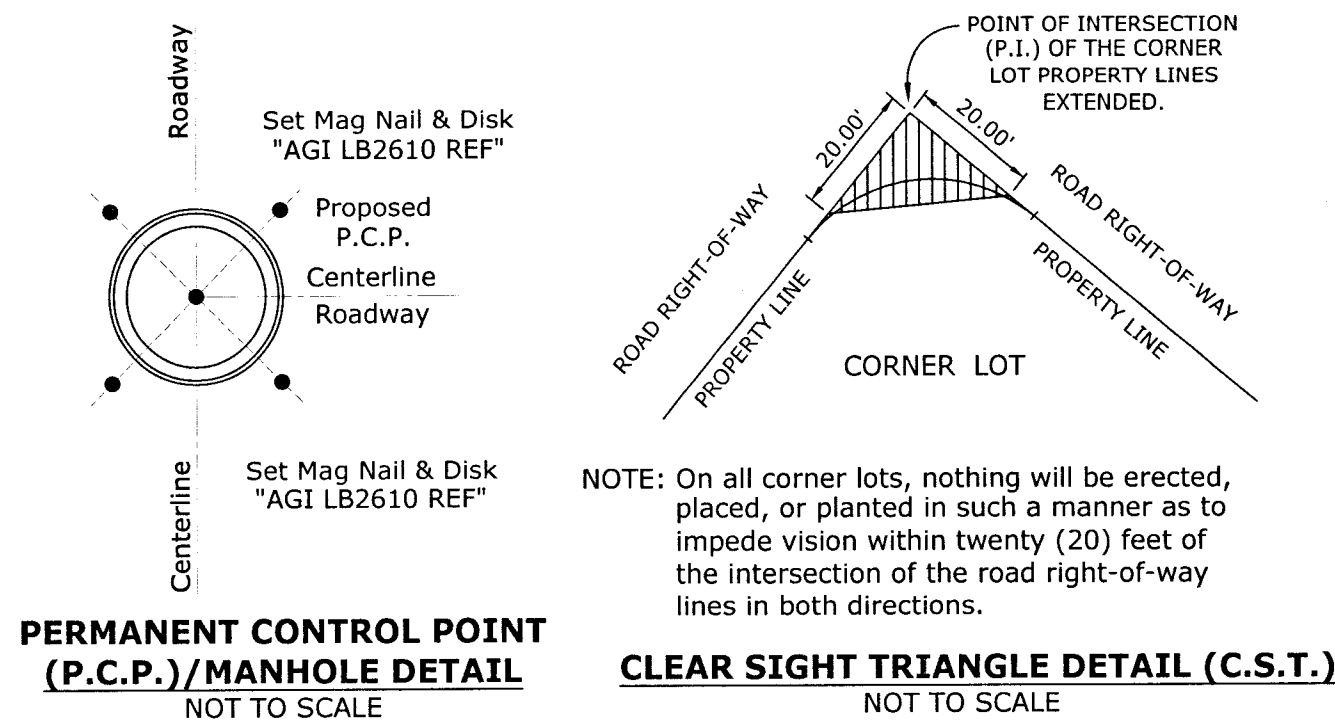
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH. OBSERVATIONS INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "K16 055" (NAD 83/2011), "P19 067" (NAD 83/2011) AND "V20 210" (NAD 83/2011). BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. AS A MEANS OF REFERENCE, THE SOUTH LINE OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 89°26'21" EAST.
- COORDINATE VALUES SHOWN HEREON ARE BASED ON PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.
- A CORNER MONUMENT INSCRIBED "AGI LB 2610" SHALL BE SET AT EACH LOT/TRACT CORNER WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES WITHIN TIME ALLOTTED IN FLORIDA STATUTES 177.091(9). WHERE A CORNER MONUMENT CANNOT BE SET A WITNESS MONUMENT INSCRIBED "WITNESS LB 2610" SHALL BE SET AT AN OFFSET ALONG A CORRESPONDING LINE.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
- THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS RECORDS IN OFFICIAL RECORDS BOOK 10049, PAGE 38 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TRACT	USE	AREA
TRACT A	RIGHT-OF-WAY (CDD) & UTILITIES (PUBLIC)	+/- 0.8 ACRES
TRACT B	ACCESS & DRAINAGE (CDD)	+/- 0.4 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°34'12"E	127.04'
L2	S70°36'46"E	118.05'
L3	S69°56'27"E	102.23'
L4	S69°31'12"E	40.96'
L5	S33°39'26"W	75.38'
L6	N43°56'02"W	25.81'
L7	N76°20'38"W	81.82'
L8	S67°06'01"W	54.94'
L9	S42°43'27"W	111.71'
L10	S24°10'13"W	97.62'
L11	S16°55'55"W	63.08'
L12	N83°42'19"W	45.32'
L13	S47°24'08"W	70.55'
L14	N73°25'46"W	89.69'
L15	N71°32'24"W	30.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N10°26'41"W	60.05'
L17	N02°00'15"E	65.05'
L18	N63°43'08"W	74.76'
L19	N28°40'07"W	46.78'
L20	N37°09'46"W	55.06'
L21	N45°49'31"W	90.18'
L22	N51°33'01"W	84.98'
L23	N52°25'36"W	61.19'
L24	N56°03'38"W	46.42'
L25	N34°42'46"E	133.15'
L46	S00°37'05"W	30.09'

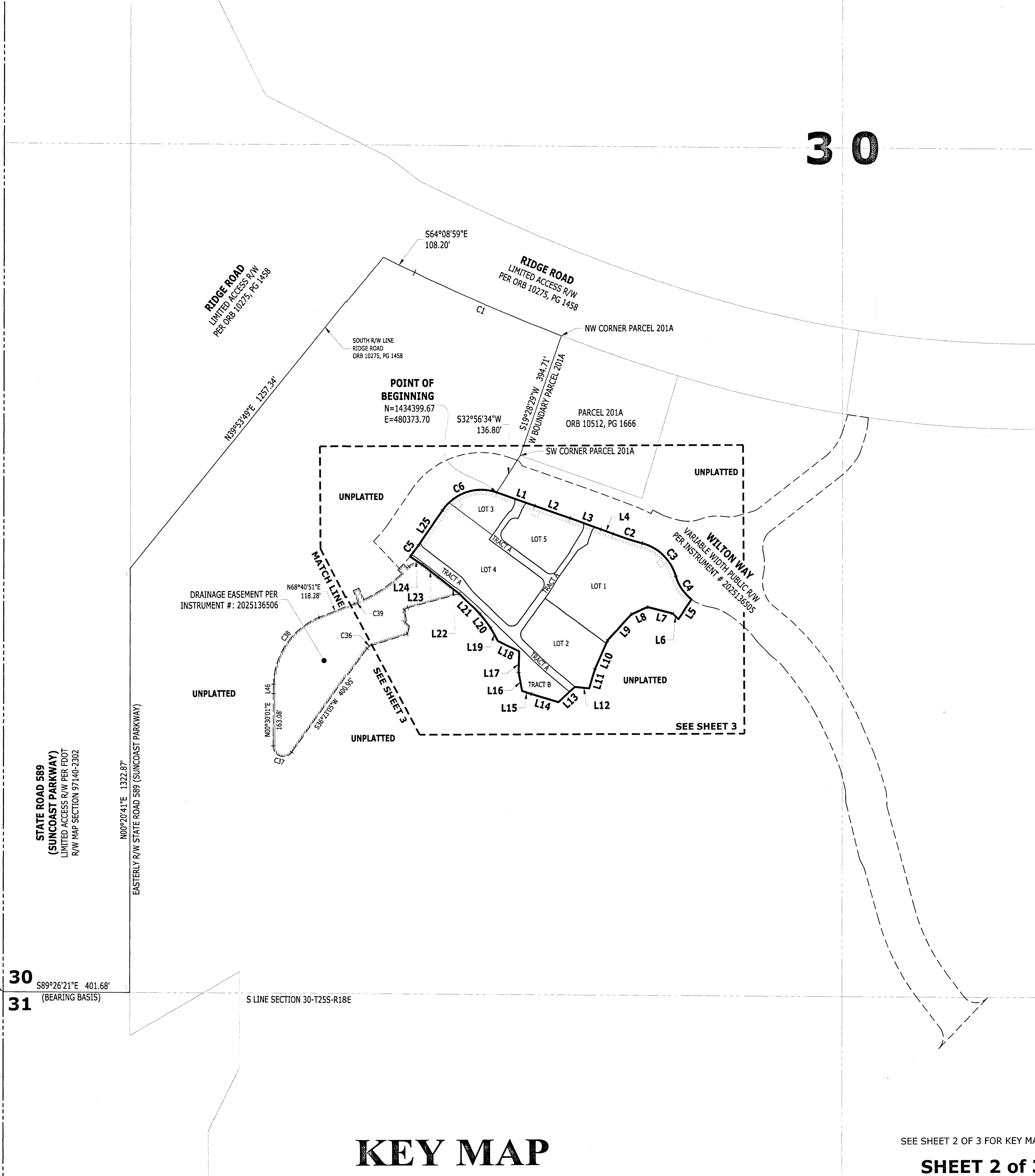
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	502.16'	5,867.57'	4°54'13"	S66°36'06"E	502.01'
C2	96.73'	896.57'	6°10'54"	S72°02'06"E	96.68'
C3	154.02'	150.00'	58°49'58"	S45°42'33"E	147.35'
C4	87.96'	137.00'	36°47'17"	S34°41'13"E	86.46'
C5	43.12'	452.00'	5°27'56"	N37°26'44"E	43.10'
C6	193.00'	148.00'	74°43'02"	N72°04'17"E	179.61'
C36	17.26'	27.00'	36°37'57"	S54°42'03"W	16.97'
C37	83.00'	33.00'	144°06'57"	S71°33'27"E	62.79'
C38	268.95'	230.50'	66°51'12"	S35°15'15"W	253.95'
C39	12.54'	469.50'	1°31'50"	N67°54'56"E	12.54'



PLAT LEGEND

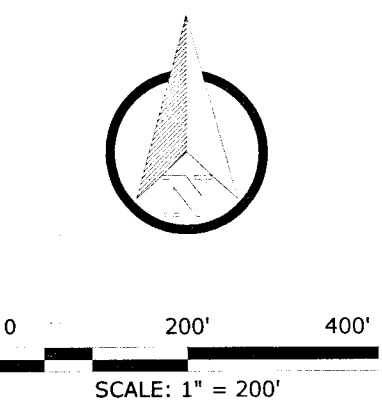
- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT
- "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT "AGI PCP LB 2610"
- SET NAIL & DISK "AGI PRM LB 2610"
- NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- SECTION, TOWNSHIP, RANGE
- CERTIFIED CORNER RECORD
- COMMUNITY DEVELOPMENT DISTRICT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FLORIDA DEPARTMENT OF TRANSPORTATION
- SURVIVOR BUSINESS
- LANDSCAPE EASEMENT
- OVERALL
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PAGE
- PERMANENT REFERENCE MONUMENT
- PRIVATE UTILITY EASEMENT
- RIGHT-OF-WAY
- REFERENCE TIE LINE
- SETBACK
- SET CONCRETE MONUMENT
- TECHNOLOGY UTILITY EASEMENT
- TYPICAL

POINT OF COMMENCEMENT
SW CORNER OF S30-T25S-R18E
FCM 4"x4" PRM LB2648
CCR #068603



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KEY MAP

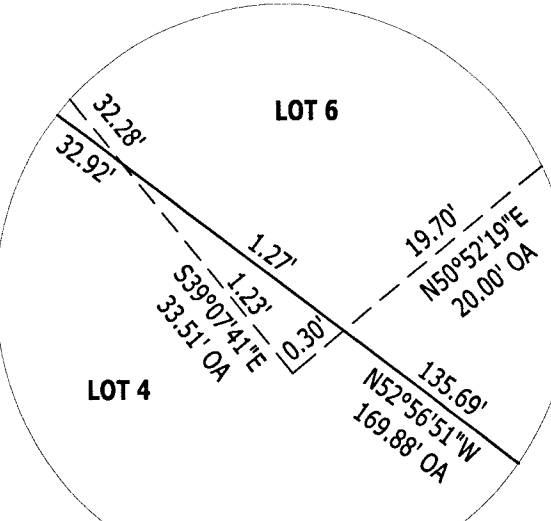
SEE SHEET 2 OF 3 FOR KEY MAP
SHEET 2 of 3

SPEROS FL CLINIC
BEING A PORTION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

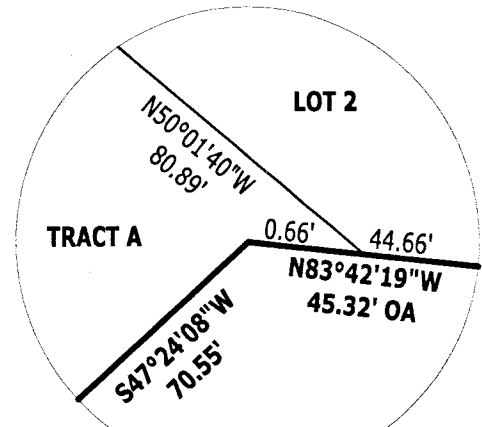
PLAT BOOK 99 PAGE 98

PLAT LEGEND

- FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT
- *AGI PRM LB 2510" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT *AGI PRM LB 2610"
- SET NAIL & DISK *AGI PRM LB 2610"
- (NR) NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- N=XXXXXX.XX STATE PLANE COORDINATES
- E=XXXXXX.XX SECTION, TOWNSHIP, RANGE
- S17-1315-4206 CERTIFIED CORNER RECORD
- CDD COMMUNITY DEVELOPMENT DISTRICT
- FCM FOUND CONCRETE MONUMENT (AS NOTED)
- FLD FLORIDA DEPARTMENT OF TRANSPORTATION
- LB SURVEYOR BUSINESS
- LSE LANDSCAPE EASEMENT
- OA OVERALL
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT
- PUE PRIVATE UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- RTL REFERENCE TIE LINE
- S/B SETBACK
- SCM SET CONCRETE MONUMENT
- TUE TECHNOLOGY UTILITY EASEMENT
- TPP TYPICAL



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S69°31'12"E	40.96'
L6	N43°56'02"W	25.81'
L12	N83°42'19"W	45.32'
L15	N71°22'24"W	30.19'
L16	N10°26'41"W	60.05'
L17	N02°00'15"E	65.05'
L18	N63°43'08"W	74.76'
L19	N28°40'07"W	46.78'
L20	N37°09'46"W	55.06'
L24	N56°03'38"W	46.42'
L26	N28°28'04"E	12.82'
L27	N56°31'49"E	6.03'
L28	S26°51'56"W	8.04'
L29	N28°35'01"E	11.01'
L30	S19°52'14"W	5.15'
L31	N12°27'31"E	8.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S29°34'57"W	9.28'
L33	S13°37'24"W	2.32'
L34	N37°03'00"W	58.54'
L35	S75°17'05"E	3.28'
L36	S39°07'41"E	33.51'
L37	N39°07'41"W	32.41'
L38	N50°52'19"E	20.00'
L39	N37°16'13"E	6.81'
L40	N19°23'14"E	30.00'
L41	N19°23'14"E	30.00'
L42	N70°36'46"W	20.00'
L43	N49°14'07"E	30.08'
L44	N49°14'07"E	30.08'
L45	N40°45'53"W	20.00'
L47	N39°53'45"E	8.61'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	96.73'	896.57'	6°10'54"	S72°02'06"E	96.68'
C3	154.02'	150.00'	58°49'58"	S45°42'33"E	147.35'
C4	87.96'	137.00'	36°47'13"	S34°41'13"E	86.46'
C5	43.12'	452.00'	5°27'56"	N37°26'44"E	43.10'
C6	193.00'	148.00'	74°43'02"	N72°04'17"E	179.61'
C7	4.79'	452.00'	0°36'27"	S39°52'29"E	4.79'
C8	38.32'	452.00'	4°51'29"	N37°08'31"E	38.31'
C9	16.71'	33.00'	29°01'09"	N67°14'22"W	16.54'
C10	23.26'	38.50'	34°37'17"	S35°25'08"E	22.91'
C11	22.19'	986.00'	1°17'23"	N52°05'05"W	22.19'
C12	93.18'	987.33'	5°24'27"	N48°33'44"W	93.15'
C13	37.25'	1,011.02'	2°06'40"	N46°54'48"W	37.25'
C14	41.48'	24.37'	97°30'18"	N85°16'24"E	36.65'
C15	34.93'	24.33'	82°15'48"	S04°43'36"E	32.01'
C16	71.97'	989.00'	4°10'10"	S47°56'35"E	71.95'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C17	73.67'	1,012.34'	4°10'10"	S47°56'35"E	73.65'
C18	38.29'	24.33'	90°10'36"	N08°41'11"W	34.46'
C19	33.85'	24.21'	80°06'37"	N86°16'08"E	31.16'
C20	4.87'	23.00'	12°08'33"	N25°56'31"E	4.87'
C21	18.84'	33.00'	32°43'06"	N03°30'42"E	18.59'
C22	18.15'	33.00'	31°31'03"	S35°37'45"W	17.92'
C23	38.29'	24.33'	90°09'33"	S08°41'52"E	34.46'
C24	31.84'	24.33'	74°59'30"	S73°54'12"W	19.62'
C25	13.77'	33.00'	23°54'02"	S40°32'02"W	12.67'
C26	6.37'	13.00'	28°03'46"	N42°29'56"E	6.30'
C27	24.24'	33.00'	42°05'36"	N07°25'15"E	23.70'
C28	133.09'	148.00'	51°31'20"	S83°40'08"W	128.65'
C29	20.05'	148.00'	7°45'37"	S54°01'39"W	20.03'
C30	7.87'	148.00'	3°02'50"	S48°37'25"W	7.87'
C31	32.00'	148.00'	12°23'14"	S40°54'23"W	31.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C32	79.95'	150.00'	30°32'18"	N59°51'23"W	79.01'
C33	20.01'	150.00'	7°38'42"	N40°45'53"W	20.00'
C34	54.06'	150.00'	20°38'58"	N26°37'03"W	53.77'
C35	12.48'	25.00'	28°36'11"	S60°32'23"W	12.35'
C36	17.26'	27.00'	36°37'57"	S54°42'03"W	16.97'
C37	12.54'	469.50'	1°31'50"	N67°54'56"E	12.54'
C38	142.86'	469.50'	17°26'01"	N55°59'33"E	142.31'
C39	6.83'	452.00'	0°21'40"	N45°21'29"E	18.62'
C40	46.42'	33.00'	0°52'45"	N43°47'05"E	7.20'
C41	46.42'	33.00'	80°35'39"	S83°38'32"W	42.69'
C42	18.63'	452.00'	2°21'40"	N45°21'29"E	18.62'
C43	7.20'	469.50'	0°52'45"	N43°47'05"E	7.20'
C44	46.42'	33.00'	80°35'39"	S83°38'32"W	42.69'
C45	20.02'	987.33'	1°09'43"	N50°41'06"W	20.02'
C46	73.16'	987.33'	4°14'44"	N47°58'53"W	73.15'

SEE SHEET 2 OF 3 FOR KEY MAP

SHEET 3 of 3



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