

MARKET AT MIRADA

SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST

PASCO COUNTY, FLORIDA

DESCRIPTION:

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

For a POINT OF REFERENCE commence at the Southeast corner of said Section 10; thence along the South boundary of said Section 10, S.89°59'24"W., a distance of 793.83 feet; thence N.17°45'24"W., a distance of 1,106.73 feet; thence N.43°08'05"E., a distance of 574.78 feet; thence N.74°52'06"W., a distance of 474.84 feet; thence N.85°21'42"W., a distance of 513.80 feet; thence S.55°26'08"W., a distance of 527.03 feet; thence N.59°24'51"W., a distance of 347.84 feet; thence North, a distance of 1,093.72 feet; thence N.00°27'39"E., a distance of 175.00 feet to a non-tangent point of curvature for a POINT OF BEGINNING, said point being on the North right-of-way line of the proposed Clinton Avenue Extension as described in Official Records Book 7241, Page 25, of the public records of Pasco County; thence along said North right-of-way line, Westerly 408.52 feet along the arc of a curve to the right, said curve having a radius of 5,912.50 feet, a central angle of 03°57'32", and a chord bearing and distance of N.87°33'35"W., 408.44 feet; thence N.04°21'49"E., a distance of 256.73 feet; thence N.84°42'23"W., a distance of 134.76 feet; thence N.00°27'39"E., a distance of 206.76 feet; thence N.58°26'49"W., a distance of 248.41 feet; thence S.68°23'39"W., a distance of 34.95 feet; thence S.71°24'18"W., a distance of 214.92 feet to a non-tangent point of curvature, said point being on the East right-of-way line of the proposed Mirada Boulevard; thence along said East right-of-way line, Northwesterly 151.68 feet along the arc of a curve to the left, said curve having a radius of 625.00 feet, a central angle of 13°54'19", and a chord bearing and distance of N.25°32'52"W., 151.31 feet; thence N.52°15'10"E., a distance of 536.01 feet; thence S.37°44'50"E., a distance of 54.00 feet; thence N.52°15'10"E., a distance of 295.77 feet to the Southwest boundary of the Jerome G. Schrader et al parcel as described in Official Records Book 4107, Page 921, of the public records of Pasco County, Florida; thence along said Southwest boundary S.37°44'50"E., a distance of 574.20 feet; thence S.00°27'39"W., a distance of 782.05 feet to the POINT OF BEGINNING.

Containing 15.46 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

29:11 Mirada, LLC, a Florida Limited Liability Company (Owner) hereby state and declare that it is the fee simple owner of all lands referred to as MARKET AT MIRADA, as described in the legal description which is a part of this plat, and make the following dedications:

Owner grants, conveys and dedicates to the County, a perpetual non-exclusive easement for ingress and egress over and across the parking areas that may exist on the lots shown hereon, for any and all governmental purposes incidental thereto.

Owner grants, conveys and dedicates 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 respective heirs, successors, assigns, or legal representatives, 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".

Owner reserves unto itself, their 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 s. 177.085(1).

Owner 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 shown on this plat. In the event the Owner fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

OWNER

29:11 Mirada, LLC, a Florida Limited Liability Company
By: Dunphy Properties, LLC, a Florida limited liability company, its Manager

James J. Dunphy, Jr. Manager	Witness	Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I hereby certify on this ____ day of _____, 2021, before me personally appeared by means of physical presence, James J. Dunphy, Jr., who has identified himself 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 his free act and deed for the uses and purposes therein expressed.

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

My commission expires: _____

Notary Public, State of Florida at Large

MORTGAGEE CONSENT TO DEDICATION

Cadence Bank, N.A. as Mortgagee under a certain mortgage recorded in Official Records Book 10148, Page 2859, of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications and conveyances shown hereon.
Signed, sealed and delivered in the presence of:

Evans Gunn Senior Vice President Commercial Real Estate	Witness	Witness

ACKNOWLEDGMENT

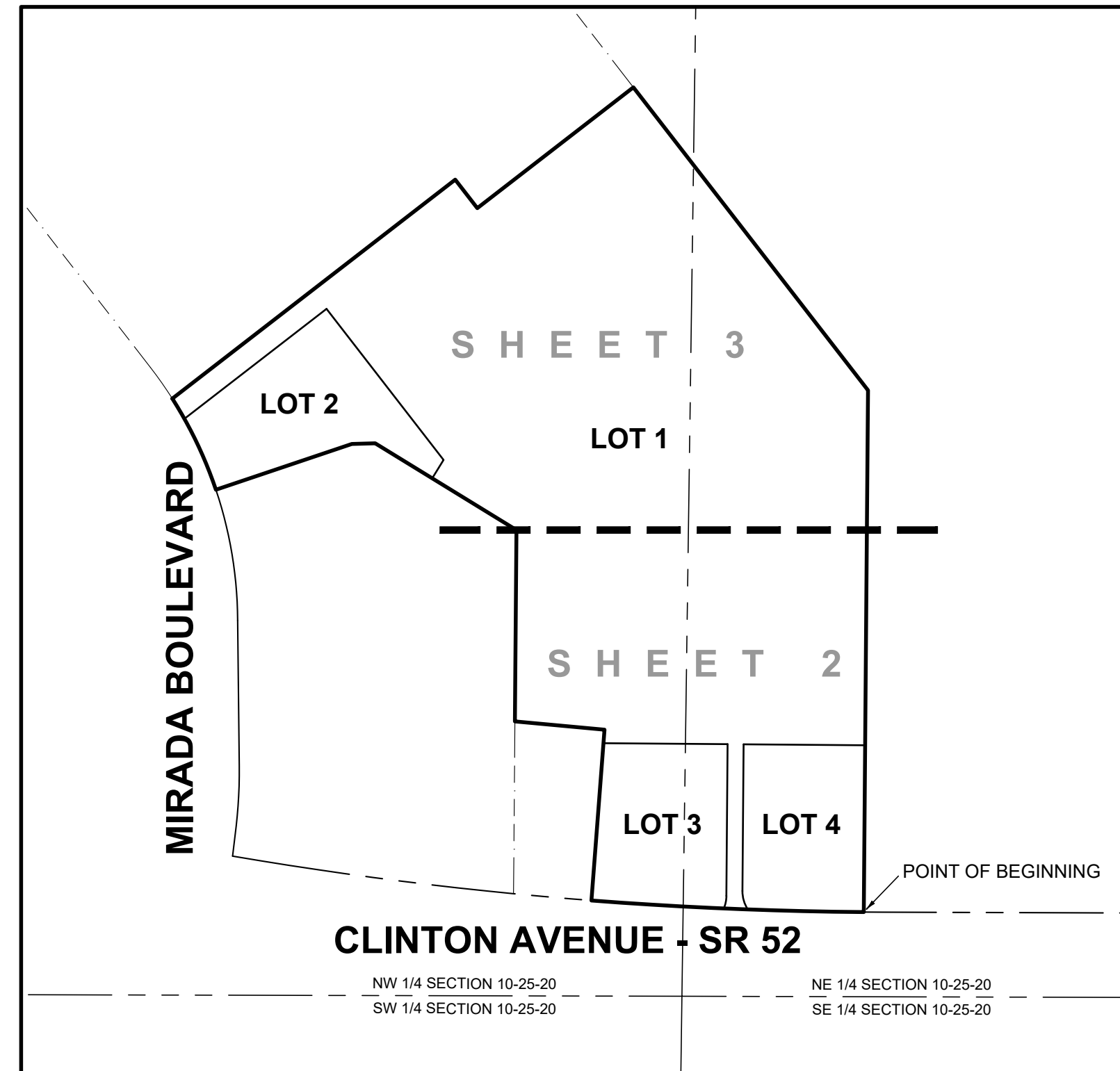
STATE OF GEORGIA)
) ss:
COUNTY OF _____)

I hereby certify on this ____ day of _____, 2021, before me personally appeared Evans Gunn, who has identified himself to me as the person described in and who executed the foregoing consent to dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

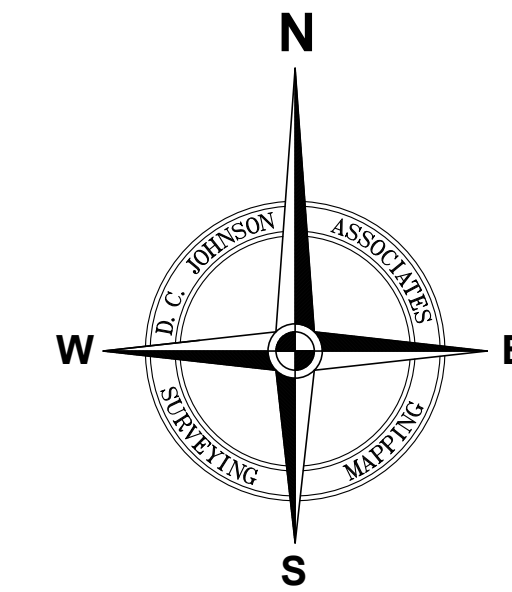
Witness my hand and seal at _____ County, Georgia, the day and year aforesaid.

My commission expires: _____

Notary Public, State of Georgia



KEY MAP
(NOT TO SCALE)



NOTES:

1. Bearings shown hereon are based on the South boundary of Section 10, Township 25 South, Range 20 East, Pasco County, Florida. Said line has a grid bearing of S.89°59'24"W.
2. The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
3. 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.
4. All platted utility easements will provide that such easements will also be non-exclusive 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
5. A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall 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 within the time allotted in s. 177.091 (9).
6. The lands being platted hereon are subject to the terms and conditions of the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 10150, Page 3337, of the public records of Pasco County, Florida.
7. The lands being platted hereon are subject to the terms and conditions of the Easement Agreement recorded in Official Records Book 10150, Page 3459, of the public records of Pasco County, Florida.
8. The lands being platted hereon are subject to the terms and conditions of the Easement Agreement recorded in Official Records Book 10282, Page 2699, of the public records of Pasco County, Florida.

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 PASCO COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this ____ day of _____, 2021 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

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 ____ day of _____, 2021 in Plat Book _____, Page(s) _____.

Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, 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.

Signed and Sealed this ____ day of _____, 2021.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Daniel C. Johnson
Florida Professional Land Surveyor No. 3653

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I, Clarke G. Hobby, of HOBBY & HOBBY, P.A., do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as shown on the plat. I hereby certify that the developers of the platted subdivision have record title to the land. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certificates, or omitted year's taxes outstanding on the land.

This the ____ day of _____, 2021.

HOBBY & HOBBY, P.A.

Clarke G. Hobby
Bar #078948

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

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

Signed and Sealed this the ____ day of _____, 2021.

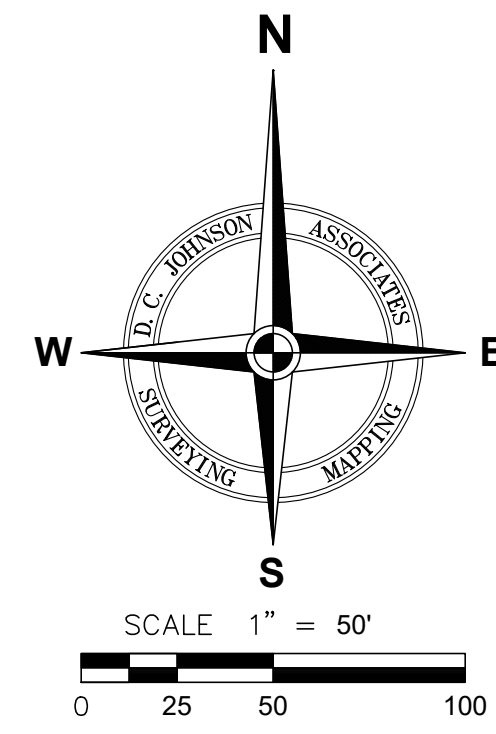
Alex W. Pames
County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131
State of Florida



MARKET AT MIRADA

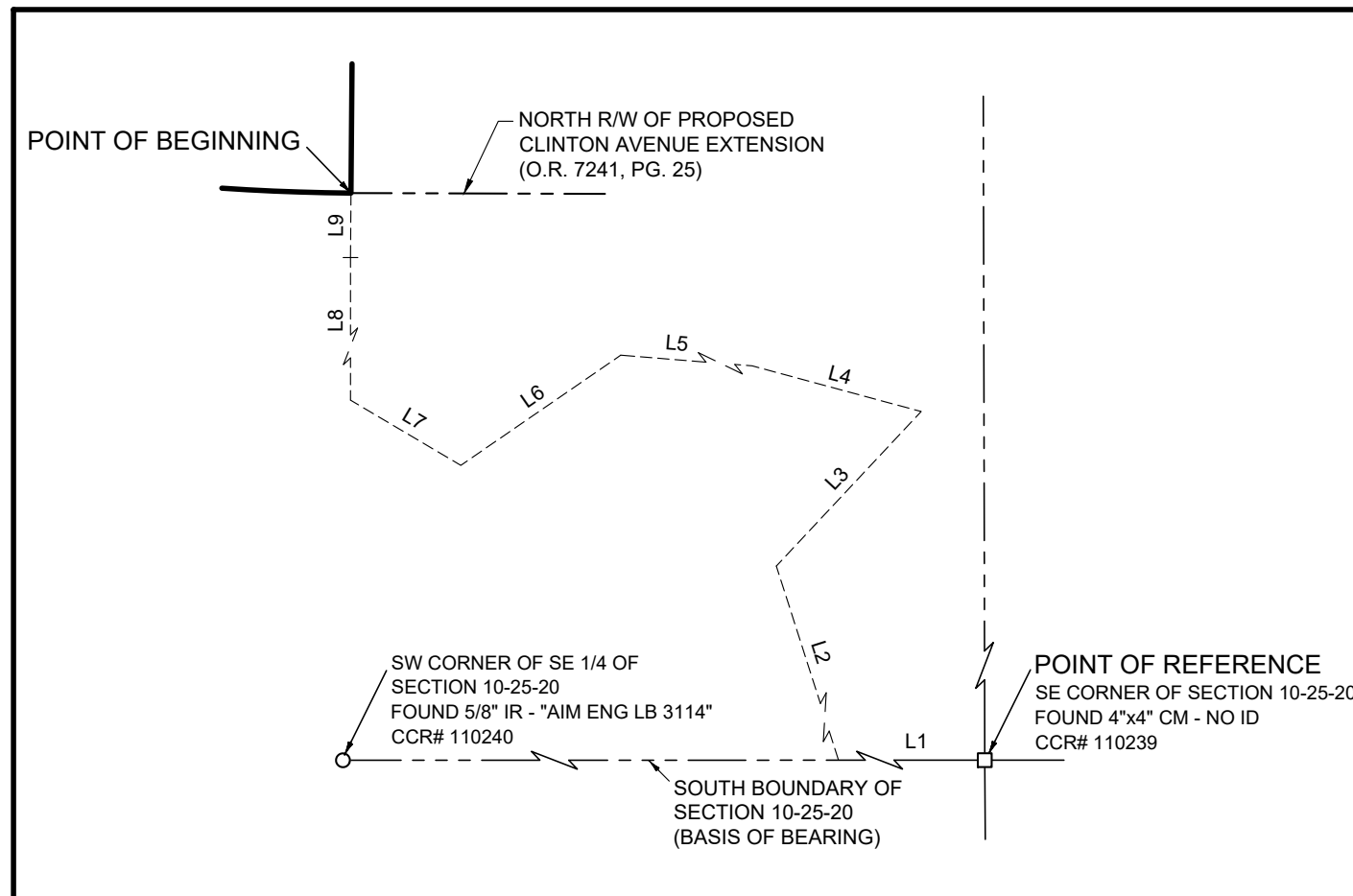
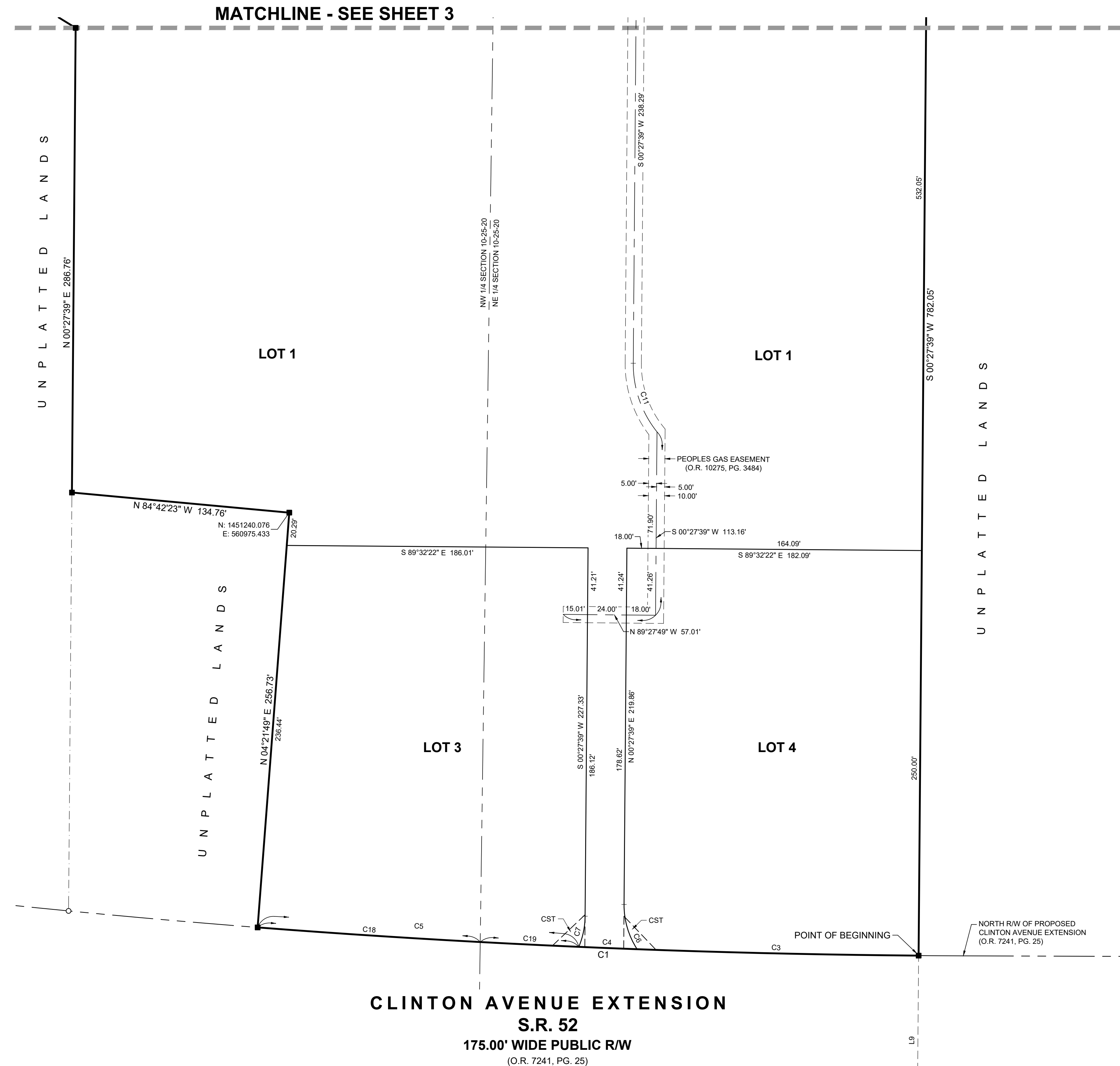
SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST

PASCO COUNTY, FLORIDA



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - RW = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
 - CCR = CERTIFIED CORNER RECORD
 - (NR) = NON-RADIAL LINE
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PRM LB 4514"
 - = FOUND 4"x4" CM "PRM LB 4514" (UNLESS OTHERWISE NOTED)

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	408.52'	5912.50'	3°57'32"	N 87°33'35" W	408.44'
C3	173.82'	5912.50'	1°41'04"	N 88°41'49" W	173.82'
C4	36.04'	5912.50'	0°20'57"	N 87°40'48" W	36.04'
C5	198.65'	5912.50'	1°55'30"	N 86°32'34" W	198.64'
C6	29.22'	50.00'	33°28'46"	N 16°16'44" W	28.80'
C7	19.43'	50.00'	22°15'46"	S 11°35'32" W	19.31'
C11	45.71'	67.00'	39°05'36"	S 19°05'09" E	44.83'
C18	137.72'	5912.50'	1°20'05"	N 86°14'52" W	137.72'
C19	60.93'	5912.50'	0°35'26"	N 87°12'37" W	60.93'

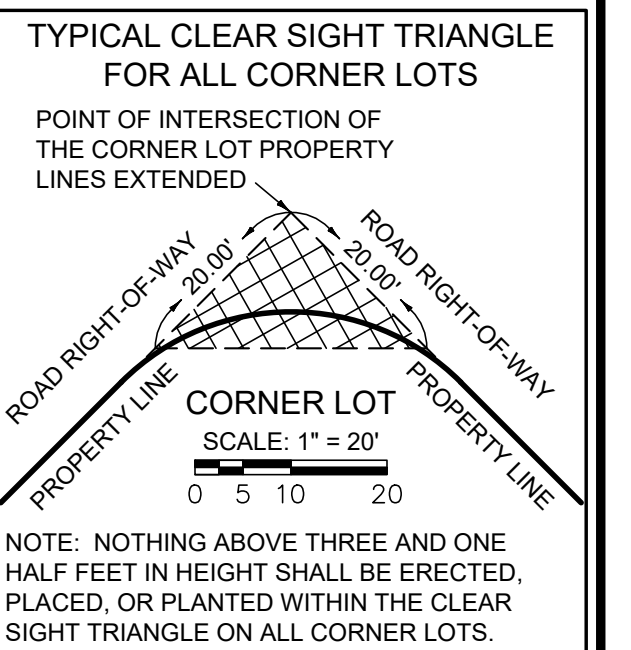


POINT OF COMMENCEMENT
DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°59'24" W	793.83'
L2	N 17°45'24" W	1106.73'
L3	N 43°08'05" E	574.78'
L4	N 74°52'06" W	474.84'
L5	N 85°21'42" W	513.80'
L6	S 55°26'08" W	527.03'
L7	N 59°24'51" W	347.84'
L8	NORTH	1093.72'
L9	N 00°27'39" E	175.00'

CLINTON AVENUE EXTENSION
S.R. 52
175.00' WIDE PUBLIC R/W
(O.R. 7241, PG. 25)

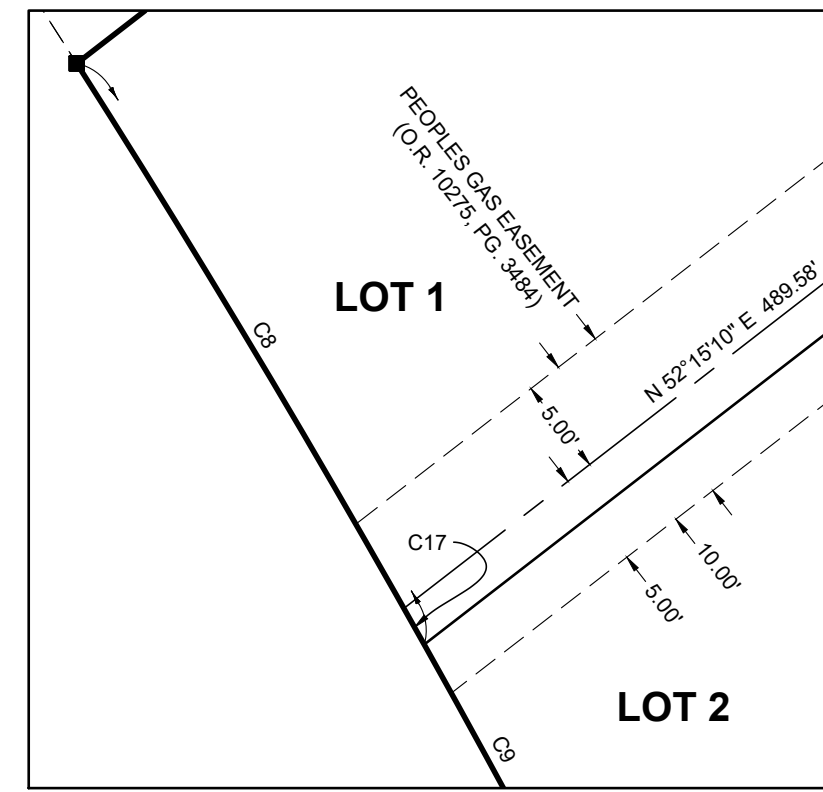
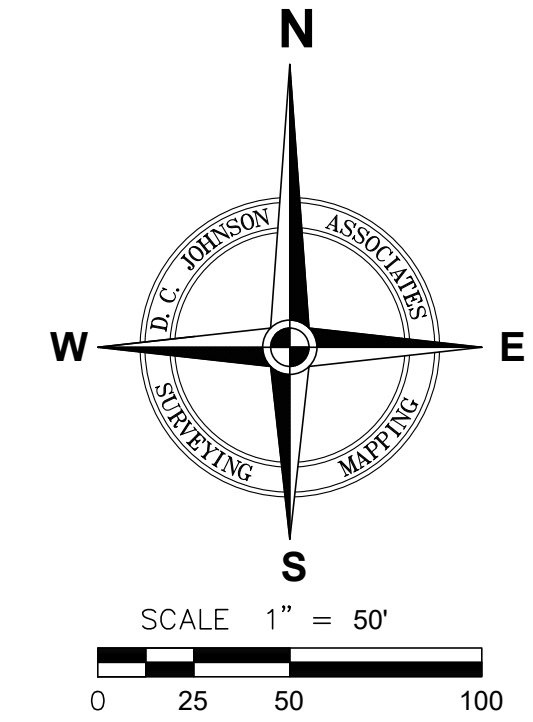
SEE POINT OF COMMENCEMENT
DETAIL AT LEFT



MARKET AT MIRADA

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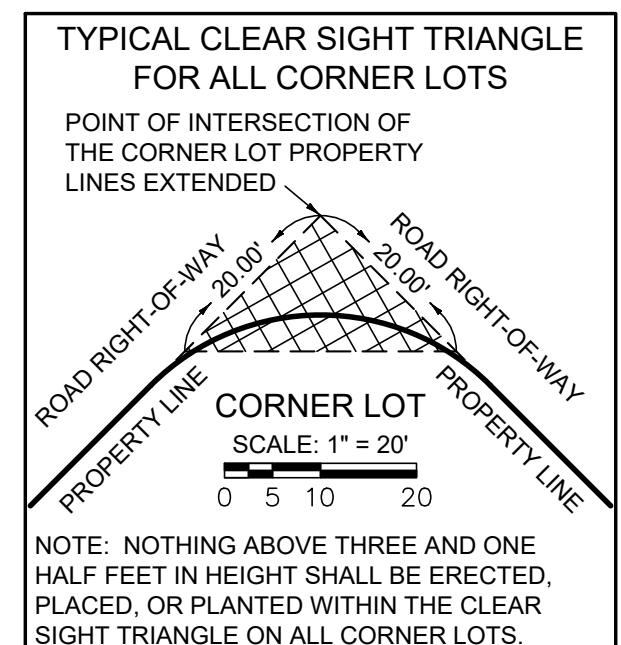
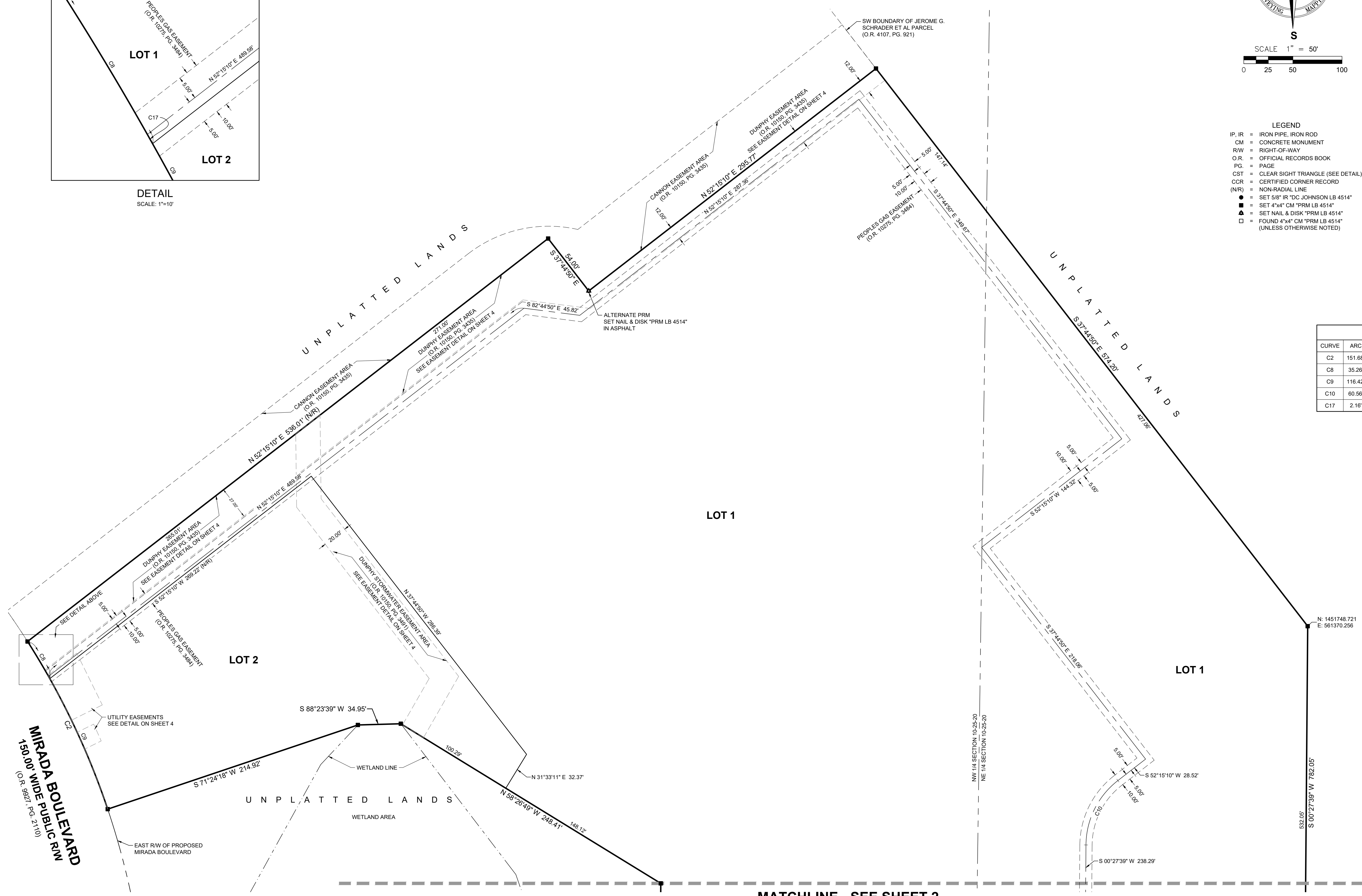
PASCO COUNTY, FLORIDA



DETAIL
SCALE: 1"=10'

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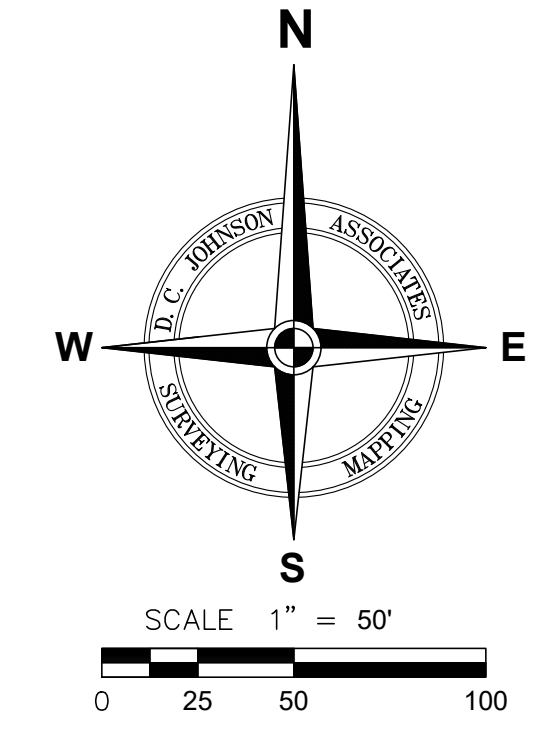
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C2	151.68'	625.00'	13°54'19"	N 25°32'52" W	151.31'
C8	35.26'	625.00'	3°13'57"	N 30°53'03" W	35.26'
C9	116.42'	625.00'	10°40'22"	N 23°55'53" W	116.25'
C10	60.56'	67.00'	51°47'31"	S 26°21'25" W	58.52'
C17	2.16'	625.00'	0°11'53"	N 29°22'01" W	2.16'



MARKET AT MIRADA

SECTION 10, TOWNSHIP 25 SOUTH, RANGE 20 EAST

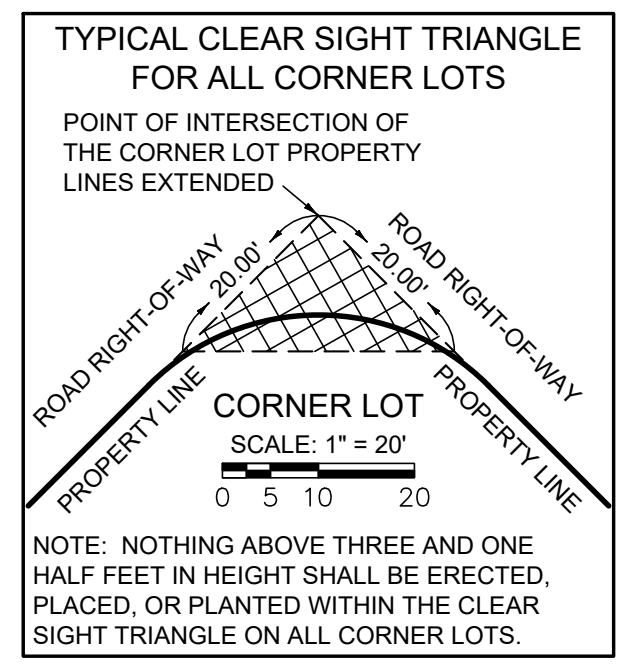
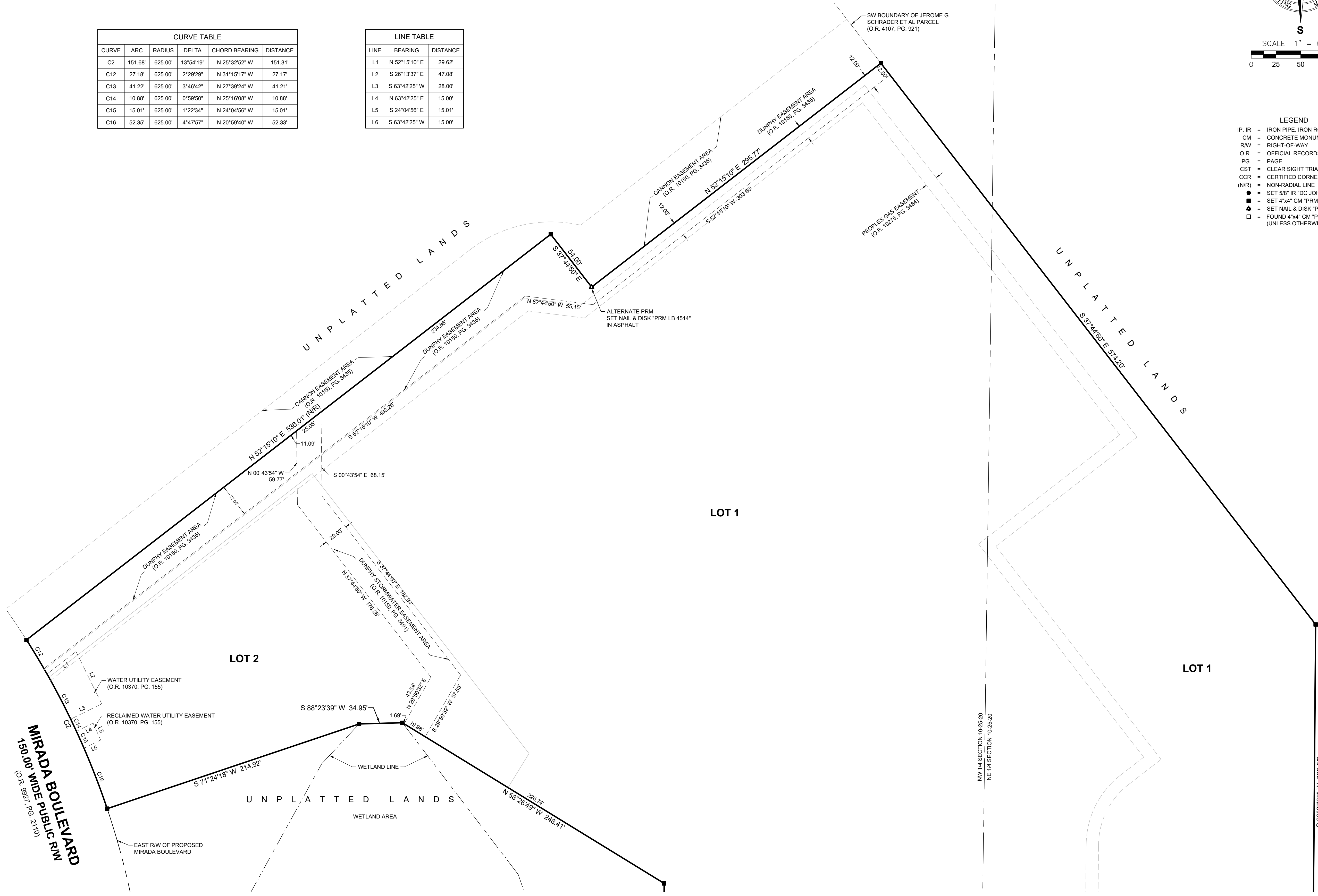
PASCO COUNTY, FLORIDA



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C2	151.68'	625.00'	13°54'19"	N 25°32'52" W	151.31'
C12	27.18'	625.00'	2°29'29"	N 31°15'17" W	27.17'
C13	41.22'	625.00'	3°46'42"	N 27°39'24" W	41.21'
C14	10.88'	625.00'	0°59'50"	N 25°16'08" W	10.88'
C15	15.01'	625.00'	1°22'34"	N 24°04'56" W	15.01'
C16	52.35'	625.00'	4°47'57"	N 20°59'40" W	52.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°15'10" E	29.62'
L2	S 26°13'37" E	47.08'
L3	S 63°42'25" W	28.00'
L4	N 63°42'25" E	15.00'
L5	S 24°04'56" E	15.01'
L6	S 63°42'25" W	15.00'

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EASEMENT DETAILS