

# GAGNE PARCEL

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWESTS 1/4 OF SECTION 24; THENCE SOUTH 00°16'43" WEST, A DISTANCE OF 277.33 FEET TO THE POINT OF BEGINNING; ALSO BEING THE INTERSECTION OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24 AND THE SOUTH RIGHT-OF-WAY LINE OF CHANCY ROAD AS RECORDED IN PLAT BOOK XX, PAGE XX OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID CHANCY ROAD NORTH 76°02'17" EAST, A DISTANCE OF 1292.49 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD AS RECORDED IN PLAT BOOK XX, PAGE XX OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CSX RAILROAD SOUTH 25°20'39" EAST, A DISTANCE OF 986.08 FEET; THENCE SOUTH 25°24'45" EAST, A DISTANCE OF 894.12; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY OF SAID CSX RAILROAD, SOUTH 85°19'06" WEST, A DISTANCE OF 1451.03; THENCE SOUTH 00°38'53" EAST, A DISTANCE OF 449.14 FEET; THENCE SOUTH 89°58'49" EAST, A DISTANCE OF 528.59 FEET; THENCE SOUTH 00°17'52" WEST, A DISTANCE OF 402.99 FEET; THENCE NORTH 89°48'38" WEST, A DISTANCE OF 1195.75 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD 39 AS RECORDED IN OFFICIAL RECORDS BOOK XX, PAGE XX OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID STATE ROAD 39, NORTH 27°11'26" WEST, A DISTANCE OF 1389.49 FEET; THENCE DEPARTING THE RIGHT-OF-WAY OF SAID STATE ROAD 39, NORTH 82°54'34" EAST, A DISTANCE OF 367.69 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE NORTH 89°37'35" EAST, A DISTANCE OF 15.09 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF SAID SECTION 24, NORTH 00°16'43" EAST, A DISTANCE OF 687.25 FEET; THENCE DEPARTING FROM THE WEST LINE OF SAID SECTION 24, NORTH 89°31'53" WEST, A DISTANCE OF 10.15 FEET; THENCE NORTH 00°18'22" EAST, A DISTANCE OF 361.43 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID CHANCY ROAD; THENCE NORTH 76°24'43" EAST, A DISTANCE OF 10.28 FEET TO THE INTERSECTION OF THE RIGHT-OF-WAY OF SAID CHANCY ROAD AND THE WEST LINE OF SAID SECTION 24; THENCE PROCEED ALONG THE RIGHT-OF-WAY OF SAID CHANCY ROAD AND THE WEST LINE OF SAID SECTION OF 24, NORTH 00°16'43" EAST, A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 85.69 ACRES MORE OR LESS.

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE ~~FIRST LAST~~ AS ~~THREE~~ OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, 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 \_\_\_\_\_ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

## 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, FILE NO. ~~2061-5686661~~) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN MERITAGE HOMES OF FLORIDA, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FILE NO. ~~2061-5686661~~.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: \_\_\_\_\_  
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

## REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DAVID G. ARMSTRONG, PASCO COUNTY SURVEYOR  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970

## DEDICATION:

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS GAGNE PARCEL SUBDIVISION AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS.

- THE OWNER HEREBY DEDICATES ALL ROADS, STREETS, AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "R-1" TO THE PRARIE VIEW PLACE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING ROADS, STREETS, AND RIGHTS-OF-WAY.
- OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "R-1" (PRIVATE RIGHT-OF-WAY) FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.
- LEGAL TITLE TO TRACTS P-1A, P-1B, P-1C, B-1A, B-1B, B-1C, B-1D, B-2A, B-2B, B-2C, W-1A, AND 1-1B, AS SHOWN HEREON, ARE HEREBY GRANTED, CONVEYED, AND DEDICATED TO THE ASSOCIATION TO MAINTAIN THE FOREGOING TRACTS AND EASEMENTS FOR THE PURPOSE FOR WHICH THEY WERE INTENDED.
- THE OWNER DOES FURTHER GRANT, CONVEY, AND DEDICATE IN FEE SIMPLE TO THE CITY TRACT LS-1 (LIFT STATION) AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR THE PURPOSES INCIDENTAL THERETO.
- OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "CITY" 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 INTO 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 "CITY".
- OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE CITY, 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.
- THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE "CITY", 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 PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, OR THEIR SUCCESSORS AND OR ASSIGNS, FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

## PRARIE VIEW PLACE HOMEOWNER'S ASSOCIATION, INC.

A FLORIDA NOT FOR PROFIT CORPORATION

FIRST LAST, PRESIDENT

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_  
(PRINT)

WITNESS \_\_\_\_\_  
(PRINT)

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ~~FIRST LAST~~, PRESIDENT OF PRARIE VIEW PLACE HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED

\_\_\_\_\_ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF OR 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 \_\_\_\_\_ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

## OWNER:

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION

FIRST LAST, TITLE

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_  
(PRINT)

WITNESS \_\_\_\_\_  
(PRINT)



3409 W LEMON ST TAMPA, FL 33609 TEL: 813 250 3535 | LB #7013 CA #8474 | www.HamiltonEngineering.US | 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.9929

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_.

BY: \_\_\_\_\_  
NIKKI ALVAREZ-SOWLES ESO,  
PASCO COUNTY CLERK & COMPTROLLER

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1 AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET THE 16TH DAY OF MARCH, 2021, AS SHOWN HEREON, AND THAT THE PERMANENT CONTROL POINTS (PCPS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATIONS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN FS 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
AARON J. MURPHY, PSM  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6788  
FOR HAMILTON ENGINEERING & SURVEYING, LLC  
LICENSE NO. LB #7013

# GAGNE PARCEL

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

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## SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO FIRST ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION" (PLDCC 306.10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "P 682".
- BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2007 ADJUSTMENT) BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, HAVING A GRID BEARING OF N 00°16'22"E.
- 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 CITY OF ZEPHYRHILLS BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS. THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST IF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:

## WETLAND CONSERVATION NOTE:

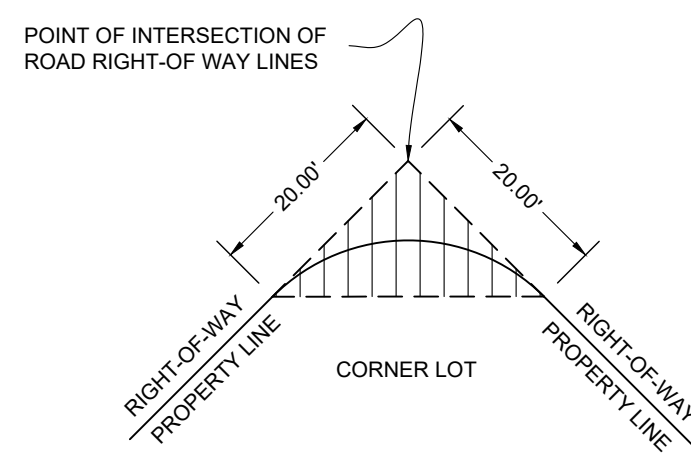
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:  
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

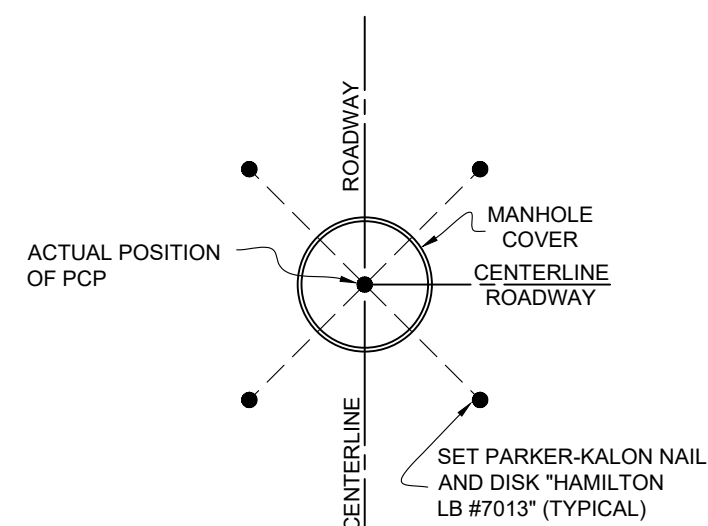
- LEGEND**
- = FOUND PRM 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET (PRM) PERMANENT REFERENCE MONUMENT
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
  - = (PCP) PERMANENT CONTROL POINT LB #7013
  - = ACCESS AND UTILITY EASEMENT
  - BDRY = BOUNDARY
  - CCR = CERTIFIED CORNER RECORD
  - DA = DRAINAGE AREA
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNERS ASSOCIATION
  - LB = LICENSED BUSINESS
  - LSW = LANDSCAPE AND WALL EASEMENT
  - (NR) = NON-RADIAL LINE
  - OIA = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - (R) = RADIAL LINE
  - UE = UTILITY EASEMENT (PUBLIC)

- TRACT TABULATION**
- B-1 = LANDSCAPE/OPEN SPACE
  - B-2 = LANDSCAPE/OPEN SPACE
  - B-3 = LANDSCAPE/OPEN SPACE
  - B-4 = DRAINAGE/OPEN SPACE
  - B-5 = DRAINAGE/OPEN SPACE, WETLAND CONSERVATION AREA
  - B-6 = DRAINAGE/OPEN SPACE
  - B-7 = DRAINAGE/OPEN SPACE
  - P-1 = PARK SITE AND OPEN SPACE/LANDSCAPE AREA
  - P-2 = PARK SITE AND OPEN SPACE/LANDSCAPE AREA
  - P-3 = DRAINAGE, OPEN SPACE, PARK SITE, LANDSCAPE AREA, AND WETLAND CONSERVATION AREA
  - R-1 = PRIVATE RIGHT-OF-WAY, PUBLIC UTILITY AND ACCESS EASEMENT

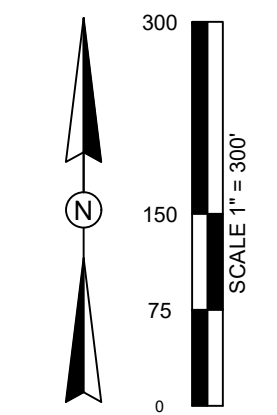
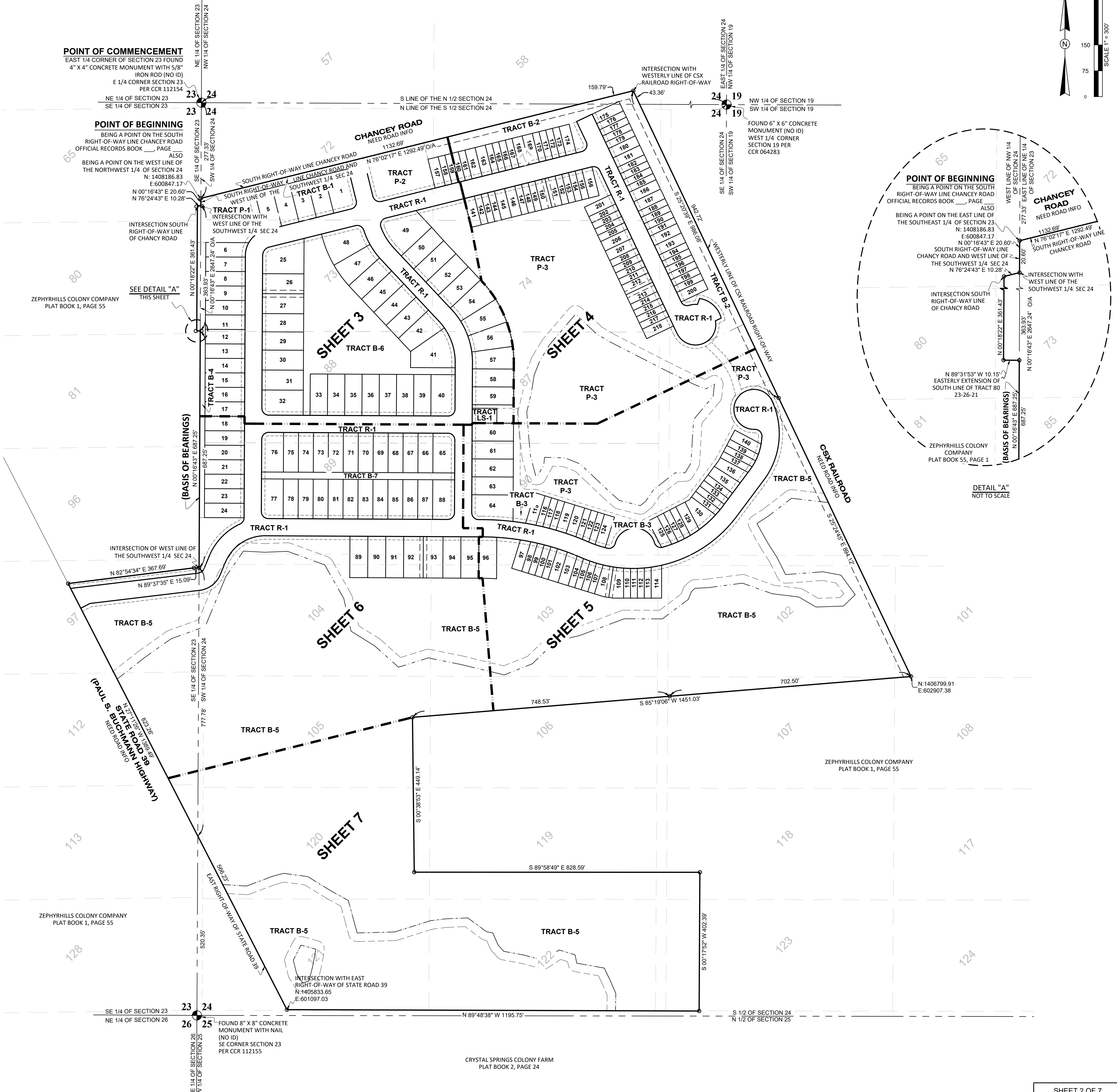


NOTE: ON ALL CORNER LOTS, NOTHING WILL BE ERRECTED, PLACED, OR PLANTED IN SUCH A MANNER AS TO IMPEDE VISION WITHIN 20.00' OF THE INTERSECTION OF THE ROAD RIGHT-OF-WAY LINES IN BOTH DIRECTIONS.

**CLEAR SIGHT TRIANGLE DETAIL**  
NOT TO SCALE



**PERMANENT CONTROL POINT (P.C.P.) MANHOLE DETAIL**  
NOT TO SCALE



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813 250 3535

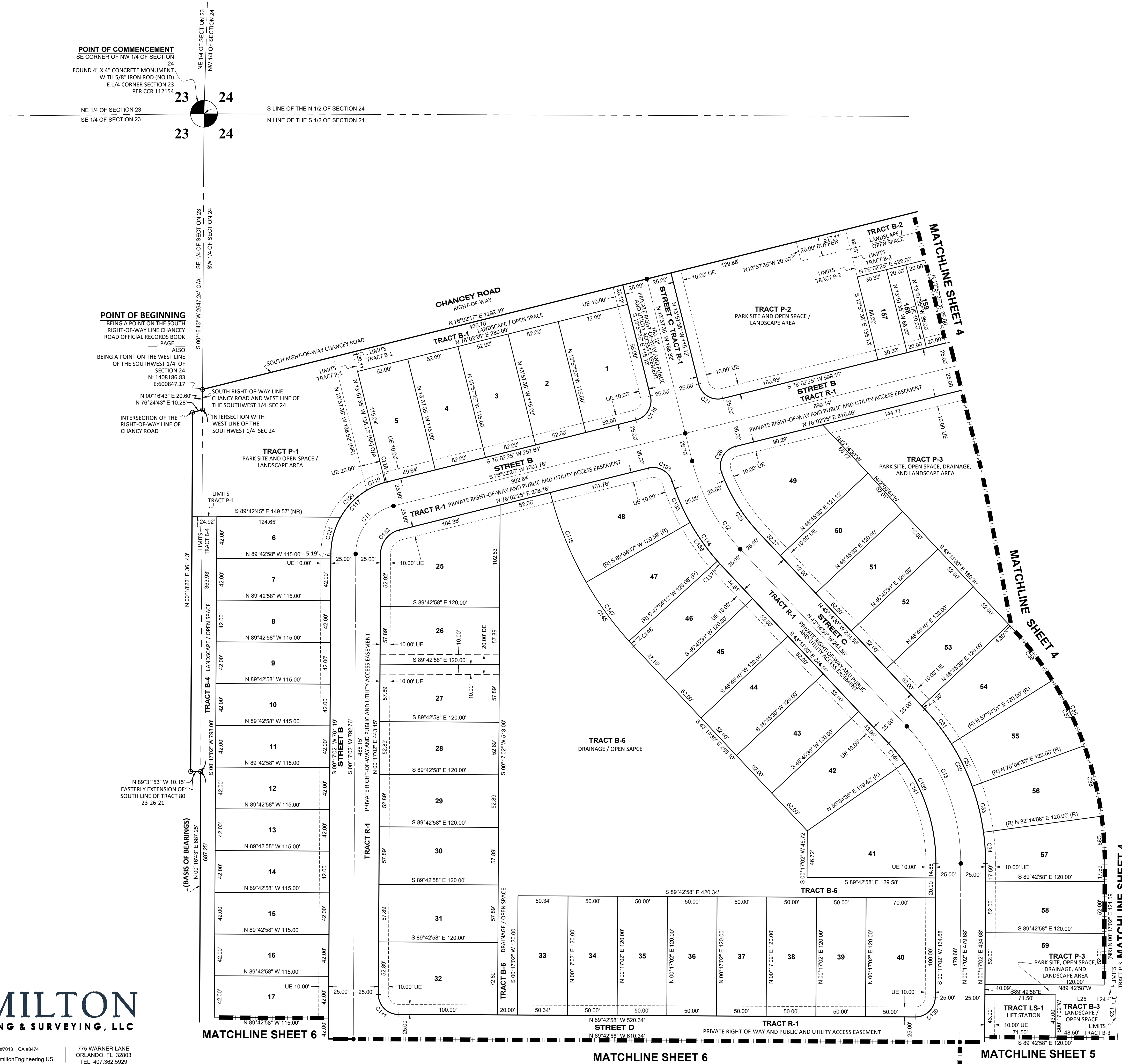
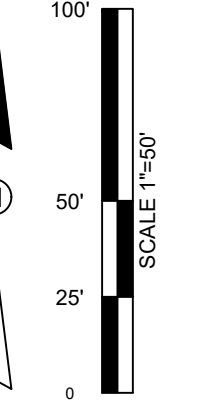
LB #7013 CA #9474  
www.HamiltonEngineering.US

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ORLANDO, FL 32803  
TEL: 407 362 5929

# GAGNE PARCEL

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**POINT OF COMMENCEMENT**  
SE CORNER OF NW 1/4 OF SECTION 24  
FOUND 4" X 4" CONCRETE MONUMENT  
WITH 5/8" IRON ROD (NO ID)  
E 1/4 CORNER SECTION 23  
PER CCR 112154

**POINT OF BEGINNING**  
BEING A POINT ON THE SOUTH  
RIGHT-OF-WAY LINE CHANCY ROAD  
OFFICIAL RECORDS BOOK  
PAGE  
ALSO  
BEING A POINT ON THE WEST LINE  
OF THE SOUTHWEST 1/4 OF  
SECTION 24  
N: 1408186.83  
E: 600847.17

**POINT OF BEGINNING**  
BEING A POINT ON THE WEST LINE  
OF THE SOUTHWEST 1/4 OF  
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N: 1408186.83  
E: 600847.17

**POINT OF BEGINNING**  
BEING A POINT ON THE WEST LINE  
OF THE SOUTHWEST 1/4 OF  
SECTION 24  
N: 1408186.83  
E: 600847.17

**POINT OF BEGINNING**  
BEING A POINT ON THE WEST LINE  
OF THE SOUTHWEST 1/4 OF  
SECTION 24  
N: 1408186.83  
E: 600847.17

**POINT OF BEGINNING**  
BEING A POINT ON THE WEST LINE  
OF THE SOUTHWEST 1/4 OF  
SECTION 24  
N: 1408186.83  
E: 600847.17

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C11	50.00'	S 38°09'43" W	61.40'	66.11'	75°45'23"
C12	200.00'	N 28°36'03" W	101.10'	102.21'	29°16'55"
C13	200.00'	N 21°28'44" W	148.31'	151.93'	43°31'32"
C21	20.00'	N 58°57'35" W	28.28'	31.42'	90°00'00"
C28	20.00'	N 28°01'17" E	29.73'	33.52'	96°02'16"
C29	175.00'	N 31°37'11" W	70.51'	71.00'	23°14'39"
C30	225.00'	N 21°28'44" W	166.84'	170.92'	43°31'32"
C31	225.00'	S 37°39'50" E	43.74'	43.81'	11°09'21"
C32	225.00'	S 26°00'20" E	47.67'	47.76'	12°09'39"
C33	225.00'	S 13°50'41" E	47.67'	47.76'	12°09'39"
C34	225.00'	S 03°44'25" E	31.58'	31.61'	8°02'53"
C35	345.00'	N 21°28'44" W	255.83'	262.08'	43°31'32"
C36	345.00'	S 37°39'50" E	67.07'	67.17'	11°09'21"
C37	345.00'	S 26°00'20" E	73.09'	73.22'	12°09'39"
C38	345.00'	S 13°50'41" E	73.09'	73.22'	12°09'39"
C39	345.00'	S 03°44'25" E	48.42'	48.46'	8°02'54"
C116	20.00'	S 31°02'25" W	28.28'	31.42'	90°00'00"
C117	75.00'	S 38°09'43" W	92.10'	99.16'	75°45'23"
C118	75.00'	N 75°08'12" E	2.37'	2.37'	1°48'25"
C119	75.00'	N 66°27'43" E	20.28'	20.35'	15°32'33"
C120	75.00'	N 44°11'02" E	37.57'	37.98'	29°00'50"
C121	75.00'	N 14°58'49" E	38.05'	38.48'	29°23'35"
C130	20.00'	S 45°17'02" W	28.28'	31.42'	90°00'00"
C131	20.00'	N 44°42'58" W	28.28'	31.42'	90°00'00"
C132	25.00'	N 38°09'43" E	30.70'	33.05'	75°45'23"
C133	20.00'	S 60°52'03" E	27.33'	30.08'	86°11'04"
C134	225.00'	S 30°30'31" E	99.19'	100.01'	25°27'59"
C135	225.00'	S 23°32'18" E	45.19'	45.26'	11°31'33"
C136	225.00'	S 35°22'51" E	47.66'	47.75'	12°09'34"
C137	225.00'	S 42°21'04" E	6.99'	7.00'	1°46'53"
C139	175.00'	S 21°28'44" W	129.77'	132.94'	43°31'32"
C140	175.00'	N 39°04'58" W	25.38'	25.41'	8°19'05"
C141	175.00'	S 17°19'12" E	105.85'	107.53'	35°12'27"
C145	345.00'	S 28°28'29" E	175.87'	177.84'	29°32'02"
C146	345.00'	N 42°40'09" W	6.89'	6.89'	1°08'42"
C147	345.00'	N 36°00'31" W	73.18'	73.32'	12°10'35"
C148	345.00'	N 21°48'51" W	97.30'	97.62'	16°12'45"

LINE#	DIRECTION	LENGTH
L23	N 04°36'07" W	70.74'
L24	N 13°16'59" E	9.31'
L25	N 90°00'00" E	61.49'

- LEGEND**
- = FOUND PRM 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET (PRM) PERMANENT REFERENCE MONUMENT
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
  - = (PCP) PERMANENT CONTROL POINT LB #7013
  - = ACCESS AND UTILITY EASEMENT
  - = BOUNDARY
  - = CERTIFIED CORNER RECORD
  - = DRAINAGE
  - = DRAINAGE EASEMENT
  - = HOMEOWNERS ASSOCIATION
  - = LANDSCAPE
  - = LANDSCAPE / OPEN SPACE
  - = LICENSED BUSINESS
  - = NON-RADIAL LINE
  - = OVERALL
  - = OFFICIAL RECORDS BOOK
  - = RADIAL LINE
  - = SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
  - = UTILITY EASEMENT (PUBLIC)
  - = WETLAND CONSERVATION AREA
  - = WETLAND CONSERVATION AREA SETBACK

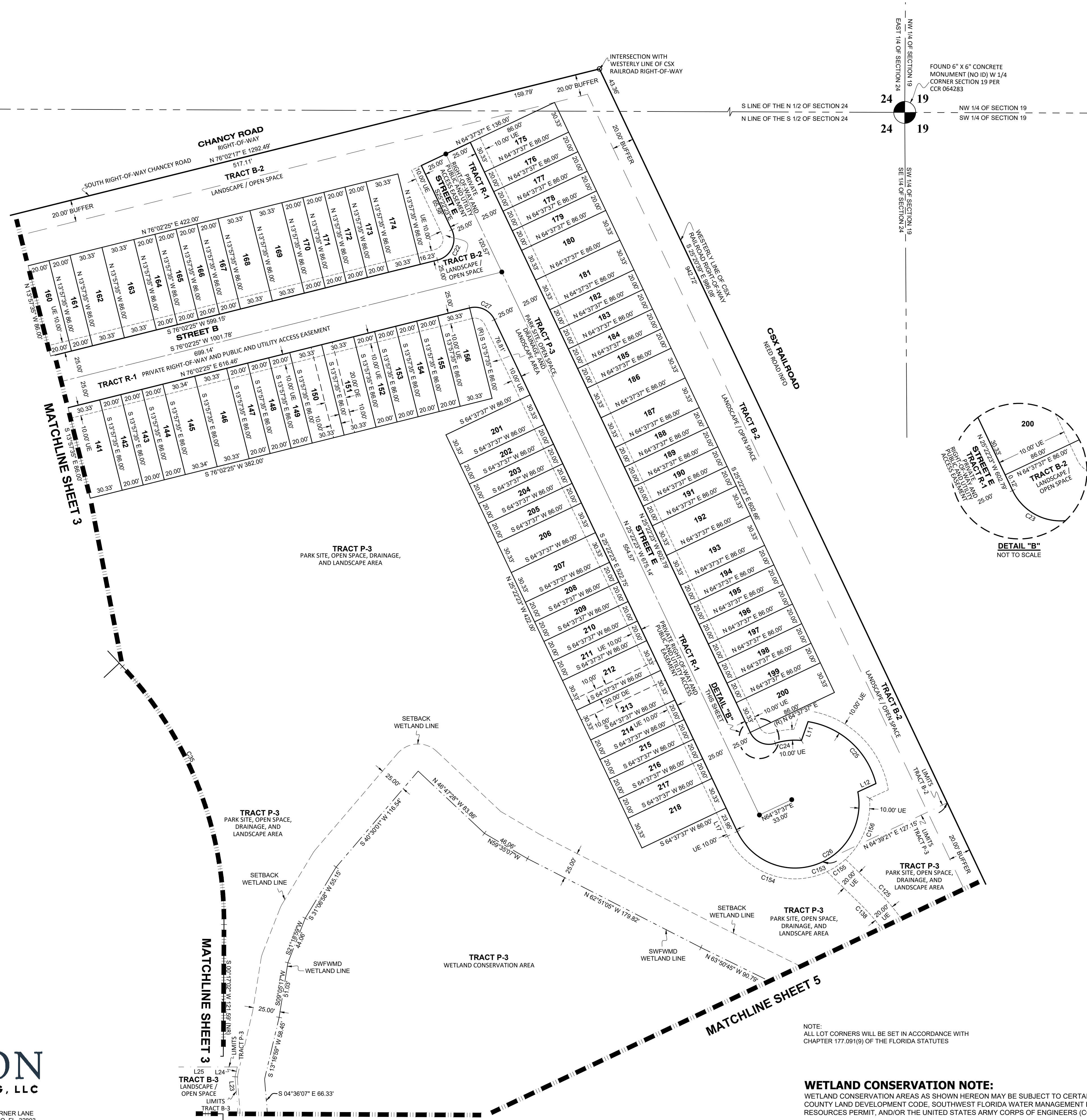
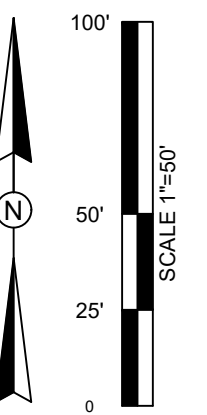
NOTE:  
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(1) OF THE FLORIDA STATUTES



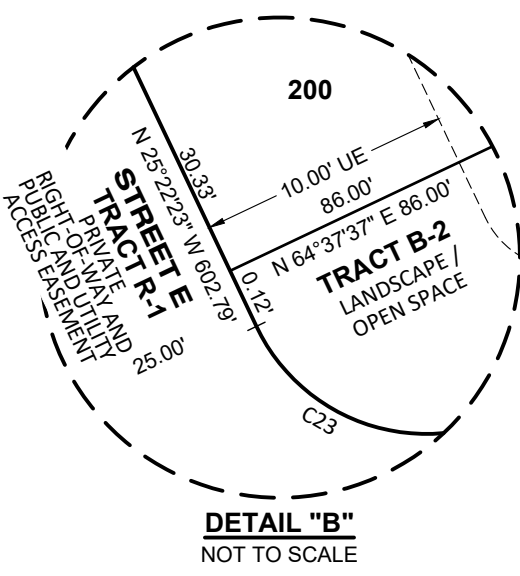
3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535  
 LB #7013 CA #8474  
 775 WARNER LANE ORLANDO, FL 32803 TEL: 407.362.5929  
 www.HamiltonEngineering.US

# GAGNE PARCEL

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA



LINE TABLE		
LINE#	DIRECTION	LENGTH
L11	S 19°28'56" W	18.40'
L12	N 65°17'08" E	18.40'
L17	S 25°22'23" E	23.95'



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C22	20.00'	S 25°20'01" W	30.96'	35.40'	101°24'47"
C23	19.00'	N 66°41'24" W	25.09'	27.40'	82°38'03"
C24	59.00'	S 83°51'28" W	24.26'	24.44'	23°43'46"
C25	77.00'	N 47°37'58" W	84.76'	89.76'	66°47'17"
C26	59.00'	N 71°49'11" E	117.07'	170.54'	165°36'54"
C27	20.00'	S 64°39'59" E	25.33'	27.43'	78°35'13"
C35	345.00'	N 21°28'44" W	255.83'	262.08'	43°31'32"
C125	210.00'	N 34°50'15" W	79.45'	79.93'	21°48'22"
C138	190.00'	N 34°52'26" W	71.64'	72.07'	21°44'04"
C153	69.00'	N 75°08'01" E	135.69'	191.46'	158°59'13"
C154	69.00'	S 70°22'48" E	97.59'	108.40'	90°00'50"
C155	69.00'	N 56°05'52" E	20.43'	20.51'	17°01'52"
C156	69.00'	S 21°36'40" W	60.43'	62.55'	51°56'32"

- LEGEND**
- = FOUND PRM 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET (PRM) PERMANENT REFERENCE MONUMENT
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
  - = (PCP) PERMANENT CONTROL POINT LB #7013
  - AUE = ACCESS AND UTILITY EASEMENT
  - BDRY = BOUNDARY
  - CCR = CERTIFIED CORNER RECORD
  - DA = DRAINAGE
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNERS ASSOCIATION
  - LSE = LANDSCAPE
  - LB = LICENSED BUSINESS
  - (NR) = NON-RADIAL LINE
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - (R) = RADIAL LINE
  - SWFWMD = SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
  - UE = UTILITY EASEMENT (PUBLIC)
  - WCA = WETLAND CONSERVATION AREA
  - WCASB = WETLAND CONSERVATION AREA SETBACK

NOTE:  
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(1) OF THE FLORIDA STATUTES

**WETLAND CONSERVATION NOTE:**  
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

**HAMILTON**  
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775 WARNER LANE  
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# GAGNE PARCEL

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

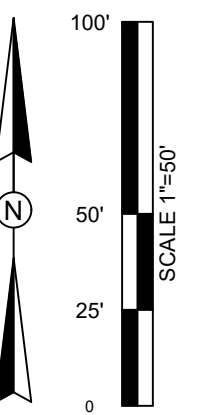
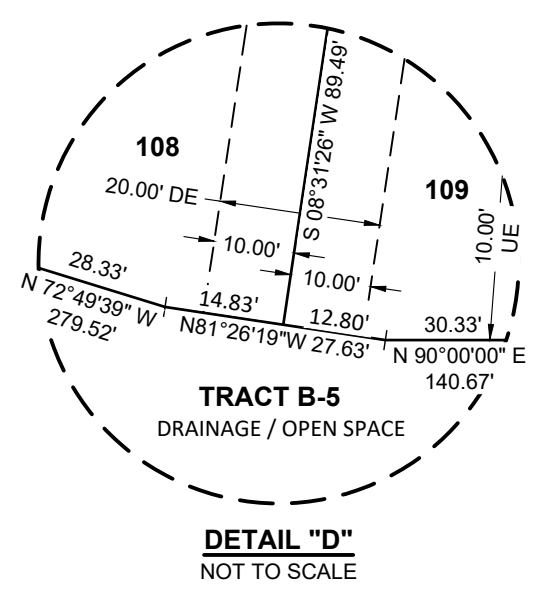
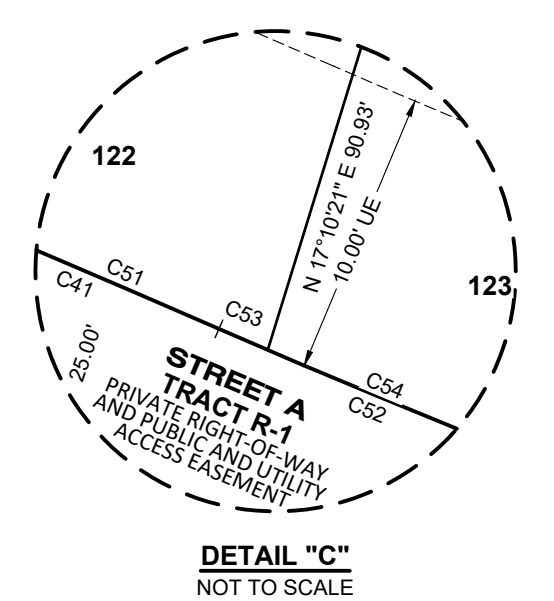
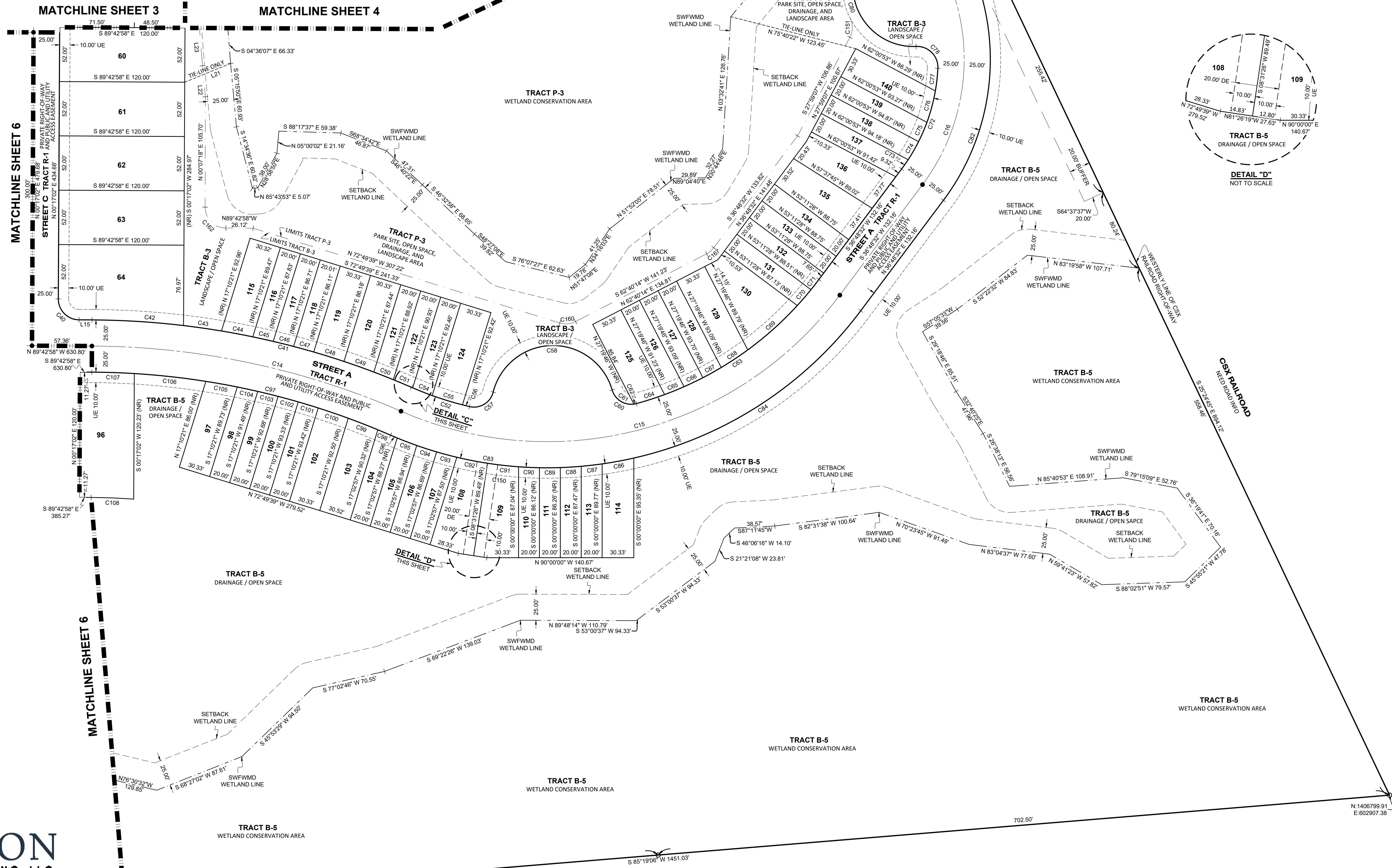
PLAT BOOK \_\_\_ PAGE \_\_\_

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C14	750.00	N 78°05'05" W	302.42	304.51	23°15'46"
C15	350.00	S 75°10'40" W	434.51	468.76	76°44'16"
C16	200.00	S 05°56'28" W	205.22	215.50	61°44'09"
C40	20.00	N 44°42'58" W	28.28	31.42	90°00'00"
C41	775.00	N 78°05'05" W	312.50	314.66	23°15'46"
C42	775.00	S 86°28'11" E	87.78	87.82	6°29'34"
C43	775.00	S 81°52'06" E	36.65	36.66	2°42'36"
C44	775.00	S 79°23'07" E	30.52	30.52	2°15'24"
C45	775.00	S 77°30'55" E	20.07	20.07	1°29'01"
C46	775.00	S 76°01'58" E	20.03	20.03	1°28'51"
C47	775.00	S 74°33'09" E	20.02	20.02	1°28'48"
C48	775.00	S 72°41'28" E	30.33	30.33	2°14'33"
C49	775.00	S 70°26'52" E	30.35	30.36	2°14'39"
C50	775.00	S 68°35'04" E	20.05	20.06	1°28'58"
C51	775.00	S 67°08'54" E	18.80	18.80	1°23'23"
C52	325.00	N 71°36'55" W	58.48	58.56	10°19'25"
C53	325.00	S 66°34'06" E	1.30	1.30	0°13'47"
C54	325.00	S 68°27'05" E	20.06	20.06	3°32'12"
C55	325.00	S 72°53'40" E	30.33	30.34	5°20'58"
C56	325.00	S 76°10'24" E	6.85	6.85	1°12'28"
C57	19.00	S 58°41'41" W	26.65	29.53	89°03'23"
C58	59.00	S 88°58'55" W	113.88	154.08	149°37'50"
C60	19.00	N 60°43'52" W	26.65	29.53	89°03'23"
C61	19.00	S 56°59'37" E	24.83	27.05	81°34'53"
C62	19.00	N 78°28'42" E	2.48	2.48	7°28'30"
C63	325.00	S 55°46'29" W	211.25	215.16	37°55'55"
C64	325.00	N 72°14'31" E	28.34	28.35	4°59'51"
C65	325.00	N 67°58'21" E	20.09	20.09	3°32'30"
C66	325.00	N 64°26'15" E	20.01	20.01	3°31'41"
C67	325.00	N 60°54'34" E	20.01	20.01	3°31'41"
C68	325.00	N 56°27'17" E	30.51	30.52	5°22'52"
C69	325.00	N 48°08'35" E	63.67	63.77	11°14'32"
C70	325.00	N 40°45'17" E	20.05	20.05	3°32'05"
C71	325.00	N 37°53'53" E	12.36	12.36	2°10'42"
C72	175.00	S 19°47'57" W	102.39	103.91	34°01'10"
C73	175.00	N 35°01'46" E	10.87	10.87	3°33'33"
C74	175.00	N 29°58'19" E	20.01	20.02	6°33'20"
C75	175.00	N 23°24'28" E	20.06	20.07	6°34'22"
C76	175.00	N 15°01'10" E	31.13	31.17	10°12'16"
C77	175.00	N 06°21'12" E	21.76	21.77	7°07'40"
C78	20.00	S 44°50'40" E	29.55	33.25	95°16'04"
C79	58.00	S 31°17'50" W	96.42	250.59	247°33'06"
C80	58.00	N 19°05'10" W	111.16	148.59	146°47'05"
C81	58.00	S 75°18'37" E	89.36	102.01	100°46'01"
C82	225.00	N 05°56'28" E	230.88	242.44	61°44'09"
C83	375.00	N 75°10'40" E	465.54	502.25	76°44'16"
C84	375.00	S 57°00'33" W	258.98	264.42	40°24'02"
C86	375.00	S 79°33'59" W	30.84	30.85	4°42'50"
C87	375.00	S 83°27'41" W	20.13	20.13	3°04'34"
C88	375.00	S 86°31'49" W	20.04	20.04	3°03'42"
C89	375.00	S 89°35'21" W	20.00	20.00	3°03'22"
C90	375.00	N 87°21'10" W	20.02	20.02	3°03'34"
C91	375.00	N 83°32'13" W	29.92	29.93	4°34'21"
C92	375.00	N 78°58'00" W	29.89	29.90	4°34'07"
C93	375.00	N 75°09'11" W	20.01	20.02	3°03'30"
C94	375.00	N 72°05'44" W	20.00	20.00	3°03'23"
C95	375.00	N 69°02'09" W	20.05	20.05	3°03'48"
C96	375.00	N 66°58'44" W	6.88	6.88	1°03'03"
C97	725.00	S 78°05'05" E	292.34	294.36	23°15'46"
C98	725.00	N 66°58'35" W	13.23	13.23	1°02'45"
C99	725.00	N 68°42'02" W	30.40	30.41	2°24'10"
C100	725.00	N 71°06'04" W	30.35	30.35	2°23'54"
C101	725.00	N 73°05'27" W	20.00	20.00	1°34'50"
C102	725.00	N 74°40'18" W	20.01	20.01	1°34'53"
C103	725.00	N 76°15'15" W	20.04	20.04	1°35'00"

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C104	725.00	N 77°50'22" W	20.08	20.08	1°35'12"
C105	725.00	N 79°50'25" W	30.56	30.56	2°24'56"
C106	725.00	N 83°46'19" W	68.90	68.93	5°26'51"
C107	725.00	N 88°06'21" W	40.75	40.75	3°13'14"
C108	605.00	S 87°47'10" E	40.75	40.76	3°51'37"
C122	210.00	N 18°38'30" W	28.62	28.64	7°48'50"
C124	190.00	N 18°36'19" W	25.65	25.67	7°44'28"
C125	210.00	N 34°50'15" W	79.45	79.93	21°48'27"
C138	190.00	N 34°52'26" W	71.64	72.07	21°44'04"
C151	20.00	S 00°32'41" W	18.43	19.16	54°52'52"
C160	20.00	S 84°55'18" W	15.15	15.53	44°30'07"
C162	20.00	N 44°47'50" W	28.24	31.36	89°50'16"
C167	20.00	S 49°44'23" W	8.95	9.03	25°51'42"

LINE#	DIRECTION	LENGTH
L15	N 89°42'58" W	12.36
L21	S 67°42'49" W	47.44
L22	N 05°18'50" W	29.70
L23	N 04°36'07" W	70.74

**WETLAND CONSERVATION NOTE:**  
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.



- LEGEND**
- = FOUND PRM 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET (PRM) PERMANENT REFERENCE MONUMENT
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
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  - = ACCESS AND UTILITY EASEMENT
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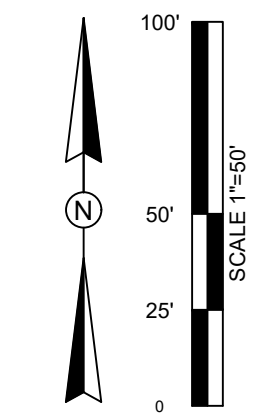
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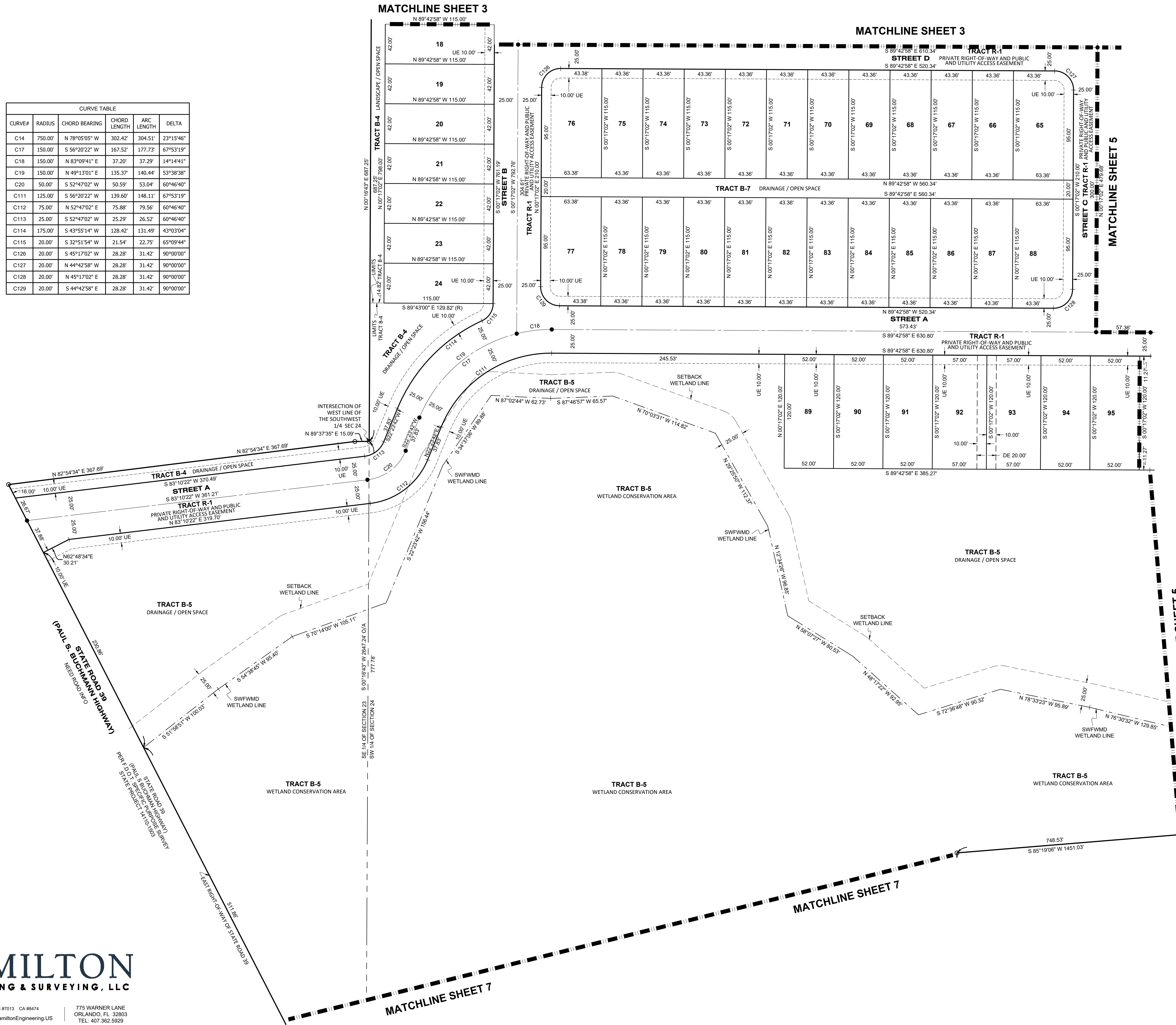
NOTE: ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) OF THE FLORIDA STATUTES

# GAGNE PARCEL

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CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C14	750.00'	N 78°05'05" W	302.42'	304.51'	23°15'46"
C17	150.00'	S 56°20'22" W	167.52'	177.73'	67°53'19"
C18	150.00'	N 83°09'41" E	37.20'	37.29'	14°14'41"
C19	150.00'	N 49°13'01" E	135.37'	140.44'	53°38'38"
C20	50.00'	S 52°47'02" W	50.59'	53.04'	60°46'40"
C111	125.00'	S 56°20'22" W	139.60'	148.11'	67°53'19"
C112	75.00'	N 52°47'02" E	75.88'	79.56'	60°46'40"
C113	25.00'	S 52°47'02" W	25.29'	26.52'	60°46'40"
C114	175.00'	S 43°55'14" W	128.42'	131.49'	43°03'04"
C115	20.00'	S 32°51'54" W	21.54'	22.75'	65°09'44"
C126	20.00'	S 45°17'02" W	28.28'	31.42'	90°00'00"
C127	20.00'	N 44°42'58" W	28.28'	31.42'	90°00'00"
C128	20.00'	N 45°17'02" E	28.28'	31.42'	90°00'00"
C129	20.00'	S 44°42'58" E	28.28'	31.42'	90°00'00"



- LEGEND**
- = FOUND PRM 1/2" CAPPED IRON ROD LB #7013, UNLESS OTHERWISE NOTED
  - = SET (PRM) PERMANENT REFERENCE MONUMENT
  - = 1/2" IRON ROD WITH PRM BLUE CAP LB #7013
  - = (PCP) PERMANENT CONTROL POINT LB #7013
  - AUE = ACCESS AND UTILITY EASEMENT
  - BDRY = BOUNDARY
  - CCR = CERTIFIED CORNER RECORD
  - DA = DRAINAGE
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNERS ASSOCIATION
  - LSE = LANDSCAPE
  - LB = LICENSED BUSINESS
  - (NR) = NON-RADIAL LINE
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - (R) = RADIAL LINE
  - SWFWMD = SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT
  - UE = UTILITY EASEMENT (PUBLIC)
  - WCA = WETLAND CONSERVATION AREA
  - WCASB = WETLAND CONSERVATION AREA SETBACK
- NOTE:**  
ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.09(1) OF THE FLORIDA STATUTES

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33609  
TEL: 813.250.3535

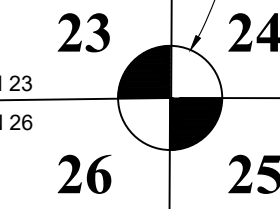
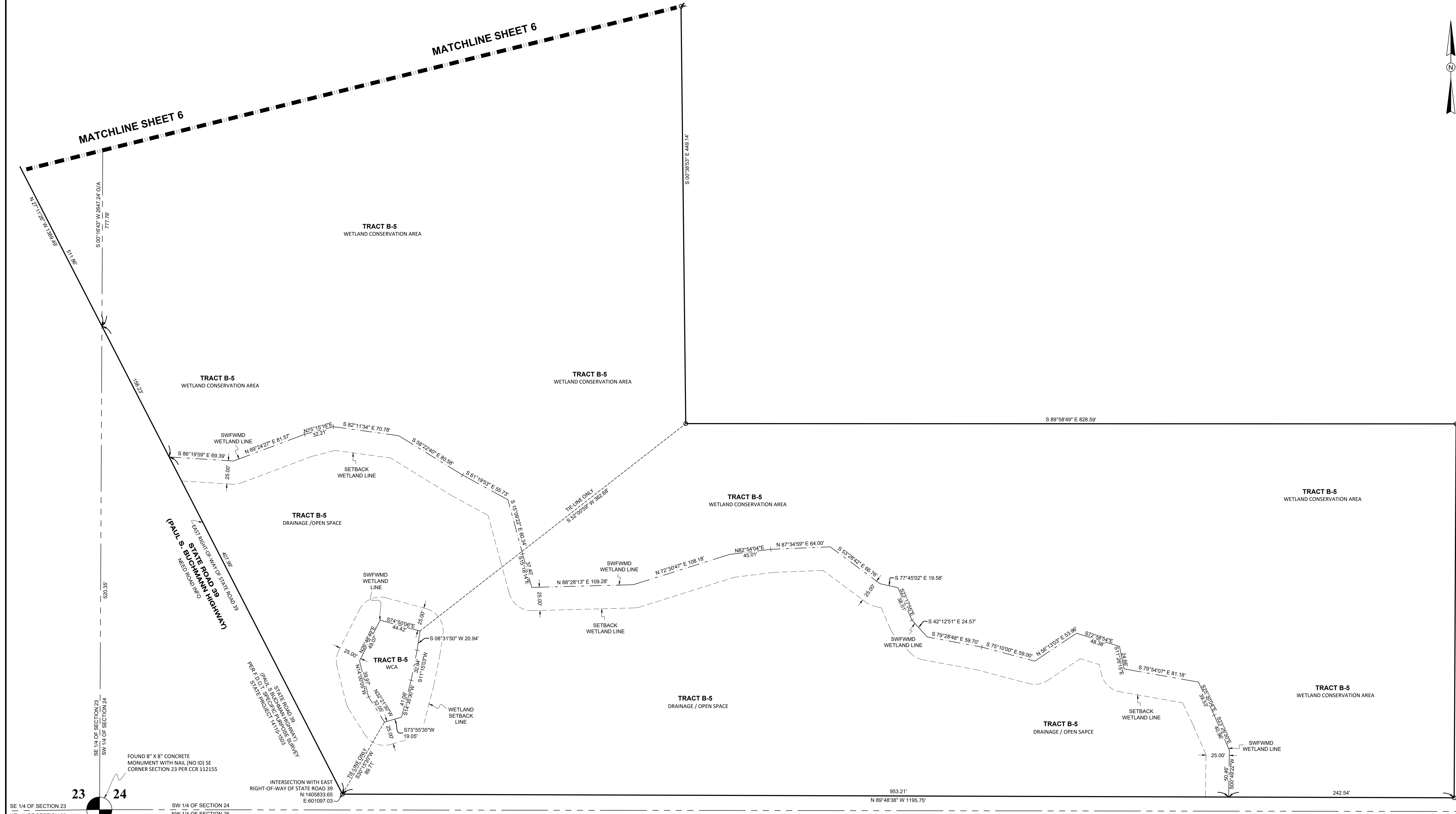
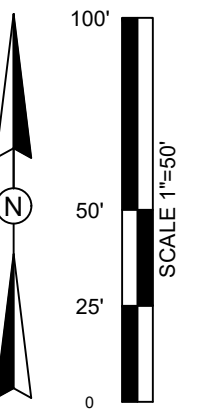
LB #7013 CA #8474  
www.HamiltonEngineering.US

775 WARNER LANE  
ORLANDO, FL 32803  
TEL: 407.362.5929

# GAGNE PARCEL

A PARCEL OF LAND BEING TRACTS 73, 74, 87, 88, 89, 90, 103, 104, AND 122, AND A PORTION OF TRACTS 58, 71, 72, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 AND 123 IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AND A PORTION OF TRACTS 65, 80, 97, 112 AND 113 IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, CITY OF ZEPHYRHILLS, FLORIDA

PLAT BOOK \_\_\_ PAGE \_\_\_



FOUND 8" X 8" CONCRETE MONUMENT WITH NAIL (NO ID) SE CORNER SECTION 23 PER CCR 112155

INTERSECTION WITH EAST RIGHT-OF-WAY OF STATE ROAD 39 N:1405833.85 E:601097.03

SE 1/4 OF SECTION 23 SW 1/4 OF SECTION 24  
NE 1/4 OF SECTION 26 NW 1/4 OF SECTION 25



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**WETLAND CONSERVATION NOTE:**  
 WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

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**NOTE:**  
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