TWINFLOWERS

LYING WITHIN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 63

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°24'32" WEST, 2,657.50 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 89°51'06" WEST, 661.41 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 00°22'39" EAST, 2,656.50 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°56'14" EAST, 662.87 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 TO THE **POINT OF BEGINNING**

SAID DESCRIBED LANDS CONTAINING 40.39 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATIONS:

TPG AG EHC III (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS TWINFLOWERS, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"), TRACT "A-1" ((CDD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENT), TRACTS "D-1", "D-2", "D-3", "D-4", AND "D-5" ((CDD) DRAINAGE AREAS), TRACTS "L-1", "L-2", "L-3", "L-5", "L-6", AND "L-7" ((CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREAS), TRACT "L-4" ((CDD) COMMON, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS AND FENCE AREAS), AND TRACT "P-1" ((CDD) NEIGHBORHOOD PARK AND EMERGENCY ACCESS), AS SHOWN AND DEPICTED HEREON, AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING STREETS, EASEMENTS, AND OTHER TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED.

2. OWNER DOES FURTHER:

a. GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (THE "COUNTY") ALL 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 ITSELF, ITS SUCCESSOR 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 DISTRICT ALL (CDD) DRAINAGE EASEMENTS AND (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.

c. GRANT AND RESERVE UNTO THE DISTRICT, 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.

d. RESERVE UNTO 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 THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, 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 S. 177.091(28), FLORIDA STATUTES.

e. GRANT, CONVEY, WARRANT, AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

f. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A-1" ((CDD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENT), AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.

g. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITY 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 "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.

h. GRANT, CONVEY, AND DEDICATE TO THE COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL, OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL EMERGENCY SERVICES AND APPROPRIATE UTILITY ENTITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE EMERGENCY ACCESS EASEMENT AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES IN THE EVENT OF AN EMERGENCY. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE DISTRICT SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

3. OWNER HEREBY RESERVES FEE TITLE TO TRACT "C-1", AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO THE DISTRICT, BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. THE DEED TO THE DISTRICT SHALL CONTAIN LANGUAGE THAT SHOULD THE COUNTY REQUEST TRACT "C-1" AS RIGHT-OF-WAY THE DISTRICT SHALL CONVEY AT NO COST OR EXPENSE TO THE COUNTY OR THE VOPH STEWARDSHIP DISTRICT. UNLESS OR UNTIL TRACT "C-1" BECOMES RIGHT-OF-WAY THE DISTRICT SHALL MAINTAIN THE TRACT AS OPEN SPACE.

OWNER:

TPG AG EHC III (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

STEVEN S. BENSON, AS MANAGER	WITNESS	WITNESS
Steven S. Benson	Wendy Shoeckel	Jeff Benson
PRINT NAME	PRINT NAME	PRINT NAME

ACKNOWLEDGMENT:

STATE OF ~~FLORIDA~~ Arizona

COUNTY OF Maricopa

I HEREBY CERTIFY ON THIS THE 14, DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, STEVEN S. BENSON, AS MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS AUTHORIZED AGENT OF TPG AG EHC III (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA ☑ PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED_____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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 Maricopa COUNTY, ~~FLORIDA~~ Arizona, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Arizona AT LARGE

MY COMMISSION EXPIRES: 07/01/2029

Jaime Marie Adams
(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: 686280

OFFICIAL SEAL
JAIME MARIE ADAMS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 686280
My Comm. Expires July 1, 2029

CERTIFICATE OF ACCCEPTANCE:

OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES WERE ACCEPTED AT AN OPEN MEETING OF THE ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS THIS 12th DAY OF JANUARY, 2026, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATION AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

KELLY EVANS, CHAIRMAN	WITNESS	WITNESS
KELLY EVANS	Kenny Gonzalez	Max Levinson
PRINT NAME	PRINT NAME	PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF ~~HILLSBOROUGH~~)

I HEREBY CERTIFY ON THIS THE 12th, DAY OF JANUARY, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, KELLY EVANS, AS CHAIRMAN OF ACACIA FIELDS COMMUNITY DEVELOPMENT DISTRICT, ☑ PERSONALLY KNOWN TO ME OR ☐ WHO HAS PRODUCED_____ AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Dec. 4, 2027

MORGANA ANSELMI
(PRINTED NAME OF NOTARY)

COMMISSION NUMBER: HH 469930

Morgana Anselmi
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, USING AN ASSUMED BEARING OF SOUTH 00°24'32" WEST ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.
2. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE 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.
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 SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY (FS177.091).
5. CURVILINEAR LOT LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (N/R).
6. A 1/2" IRON ROD WITH PLASTIC CAP INSCRIBED WITH "LB 8323" SHALL BE SET AT EACH LOT CORNER, POINTS 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).

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.

PROPERTY INFORMATION:

STATE OF FLORIDA)
) SS:
COUNTY OF Escambia)

WE, LENNAR TITLE INC., A MARYLAND CORPORATION, AS AGENT FOR TITLE RESOURCES GROUP, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, FILE NO. LEN-2415525FL) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN TPG AG EHC III (LEN) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN SAID PROPERTY INFORMATION REPORT, FILE NO. LEN-2415525FL.

THIS THE 13TH DAY OF January, 2026

LENNAR TITLE INC., A MARYLAND CORPORATION
BY:
NAME: CATHERINE P. MUELLER, ESQ.
TITLE: VICE PRESIDENT

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

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART I, 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 20th DAY OF January, 2026

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131

Alex W. Parnes License Number 5131 STATE OF FLORIDA Professional Surveyor and Mapper

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 3rd DAY OF February, 2026 IN PLAT BOOK 100, PAGE(S) 63-67.

NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

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

THIS IS TO CERTIFY THAT ON THIS THE 23rd DAY OF January, 2026, 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

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 I, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 11TH DAY OF NOVEMBER, 2024, 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 12th DAY OF January, 2026

PETER J. LEMAY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS6017
CERTIFICATE OF AUTHORIZATION NUMBER LB8323
TAMPA CIVIL DESIGN, LLC.
17937 HUNTING BOW CIRCLE, SUITE 102
LUTZ, FLORIDA 33558

PETER J. LEMAY License Number 6017 STATE OF FLORIDA Professional Surveyor and Mapper

SHEET 1 OF 5

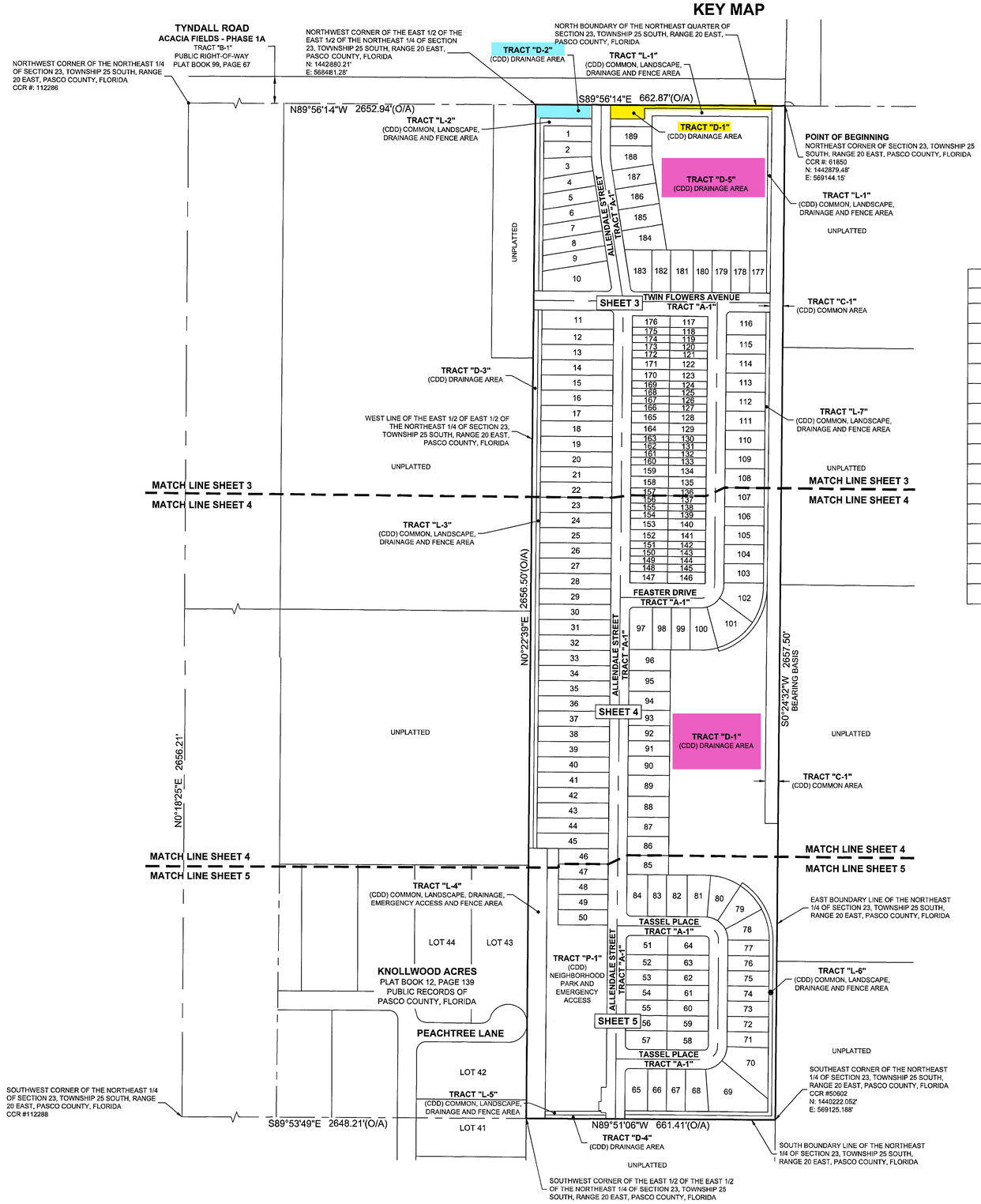
TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR, S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

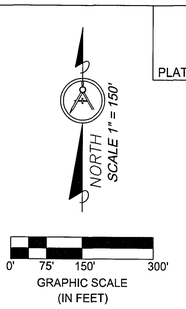
TWINFLOWERS

LYING WITHIN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 64

KEY MAP





TRACT DESIGNATION TABLE	
TRACT	USAGE
"A-1"	(CDD) RIGHT-OF-WAY, (PUBLIC) UTILITY EASEMENT
"C-1"	(CDD) COMMON AREA
"D-1"	(CDD) DRAINAGE AREA
"D-2"	(CDD) DRAINAGE AREA
"D-3"	(CDD) DRAINAGE AREA
"D-4"	(CDD) DRAINAGE AREA
"D-5"	(CDD) DRAINAGE AREA
"L-1"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"L-2"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"L-3"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"L-4"	(CDD) COMMON, LANDSCAPE, DRAINAGE, EMERGENCY ACCESS AND FENCE AREA
"L-5"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"L-6"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"L-7"	(CDD) COMMON, LANDSCAPE, DRAINAGE AND FENCE AREA
"P-1"	(CDD) NEIGHBORHOOD PARK AND EMERGENCY ACCESS

LEGEND:

PRM - PERMANENT REFERENCE MONUMENT
CCR - CERTIFIED CORNER RECORD
O/A - OVERALL
L.L.C. - LIMITED LIABILITY CORPORATION
LB - LICENSED BUSINESS
—\/\— - BREAK LINE (NOT TO SCALE)

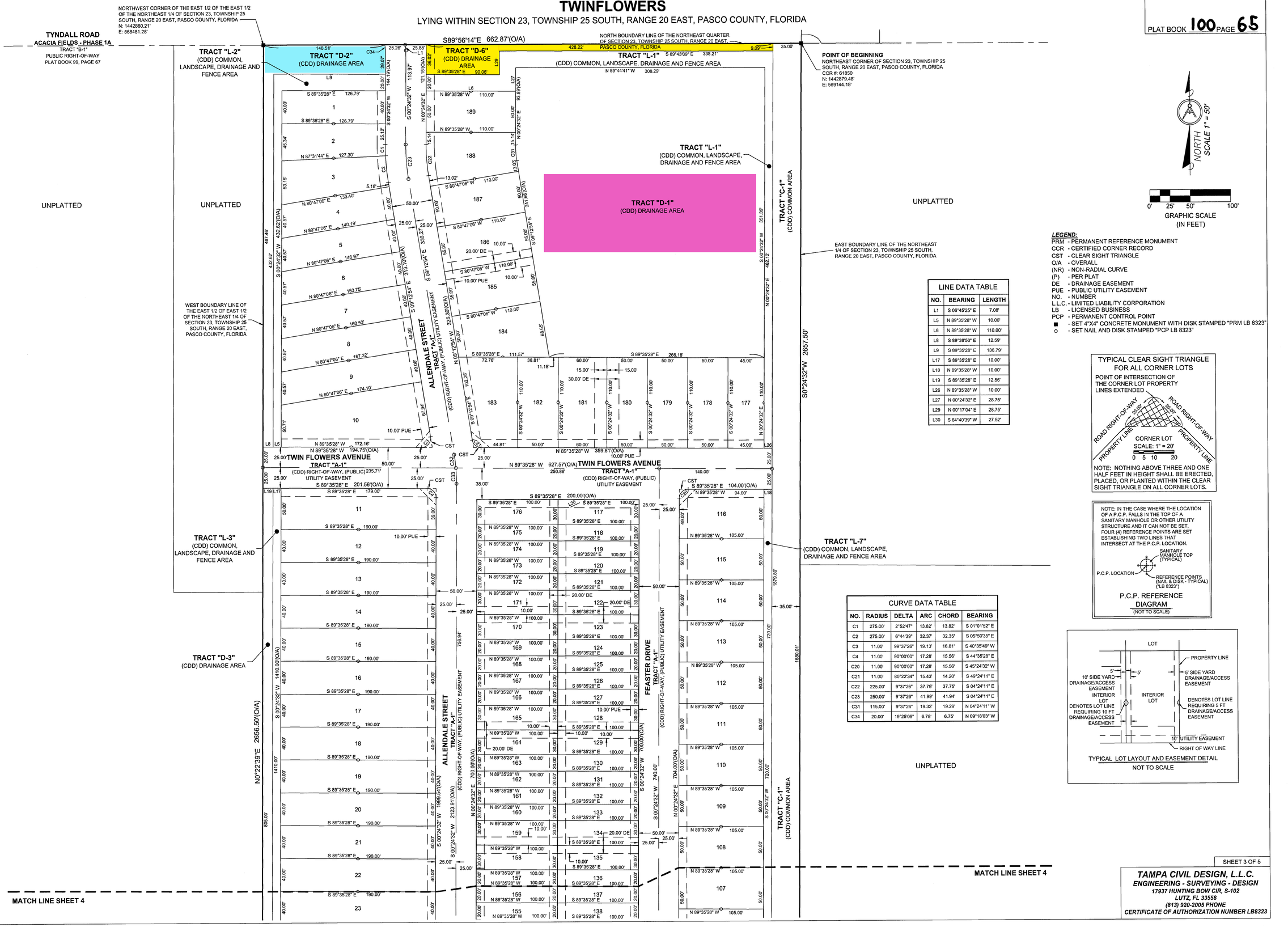
SHEET 2 OF 5

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TWINFLOWERS

LYING WITHIN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 65



NORTH
SCALE 1" = 50'

0' 25' 50' 100'
GRAPHIC SCALE
(IN FEET)

LEGEND:

PRM - PERMANENT REFERENCE MONUMENT
CCR - CERTIFIED CORNER RECORD
CST - CLEAR SIGHT TRIANGLE
O/A - OVERALL
(NR) - NON-RADIAL CURVE
(P) - PER PLAT
DE - DRAINAGE EASEMENT
PUE - PUBLIC UTILITY EASEMENT
NO. - NUMBER
L.L.C. - LIMITED LIABILITY CORPORATION
LB - LICENSED BUSINESS
PCP - PERMANENT CONTROL POINT
■ - SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
○ - SET NAIL AND DISK STAMPED "PCP LB 8323"

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 06°45'25" E	7.08'
L5	N 89°35'28" W	10.00'
L6	N 89°35'28" W	110.00'
L8	S 89°38'50" E	12.59'
L9	S 89°35'28" E	136.79'
L17	S 89°35'28" E	10.00'
L18	N 89°35'28" W	10.00'
L19	S 89°35'28" E	12.56'
L26	N 89°35'28" W	10.00'
L27	N 00°24'32" E	28.75'
L29	N 00°17'04" E	28.75'
L30	S 64°40'39" W	27.52'

TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS

NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	275.00'	2°52'47"	13.82'	13.82'	S 01°01'52" E
C2	275.00'	6°44'39"	32.37'	32.35'	S 05°50'35" E
C3	11.00'	99°37'26"	19.13'	16.81'	S 40°35'49" W
C4	11.00'	90°00'00"	17.28'	15.56'	S 44°35'28" E
C20	11.00'	90°00'00"	17.28'	15.56'	S 45°24'32" W
C21	11.00'	80°22'34"	15.43'	14.20'	S 49°24'11" E
C22	225.00'	9°37'26"	37.79'	37.75'	S 04°24'11" E
C23	250.00'	9°37'26"	41.99'	41.94'	S 04°24'11" E
C31	115.00'	9°37'26"	19.32'	19.29'	N 04°24'11" W
C34	20.00'	19°25'09"	6.78'	6.75'	N 09°18'03" W

TYPICAL LOT LAYOUT AND EASEMENT DETAIL
NOT TO SCALE

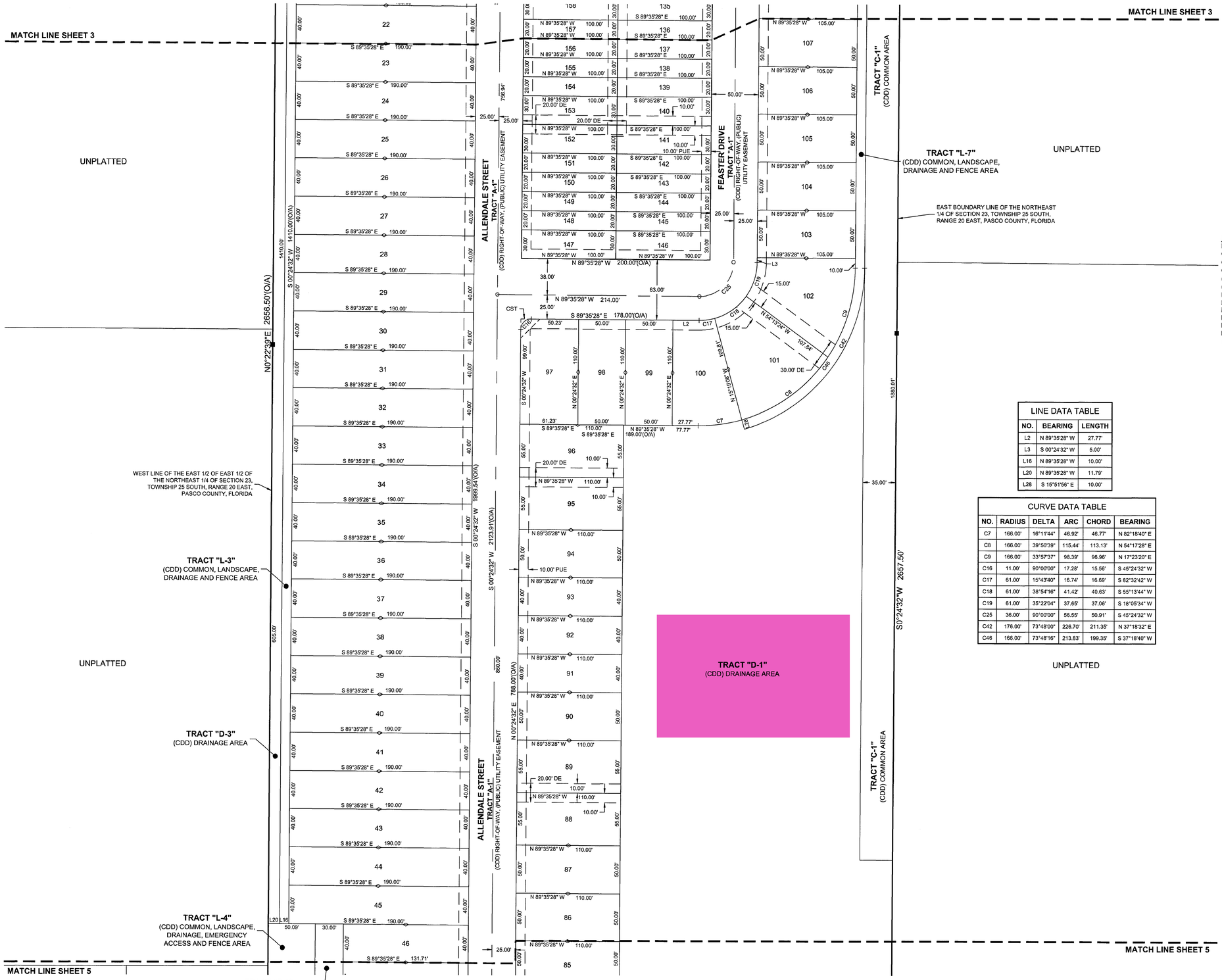
SHEET 3 OF 5

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TWINFLOWERS

LYING WITHIN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N 89°35'28" W	27.77'
L3	S 00°24'32" W	5.00'
L16	N 89°35'28" W	10.00'
L20	N 89°35'28" W	11.79'
L28	S 15°51'56" E	10.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	166.00'	16°11'44"	46.92'	46.77'	N 82°18'40" E
C8	166.00'	39°50'39"	115.44'	113.13'	N 54°17'28" E
C9	166.00'	33°57'37"	98.39'	96.96'	N 17°23'20" E
C16	11.00'	90°00'00"	17.28'	15.56'	S 45°24'32" W
C17	61.00'	15°43'40"	16.74'	16.69'	S 82°32'42" W
C18	61.00'	38°54'16"	41.42'	40.63'	S 55°13'44" W
C19	61.00'	35°22'04"	37.65'	37.06'	S 18°05'34" W
C25	36.00'	90°00'00"	56.55'	50.91'	S 45°24'32" W
C42	176.00'	73°48'00"	226.70'	211.35'	N 37°18'32" E
C46	166.00'	73°48'16"	213.83'	199.35'	S 37°18'40" W

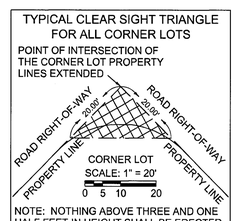
NORTH
SCALE 1" = 50'

0' 25' 50' 100'
GRAPHIC SCALE (IN FEET)

LEGEND:

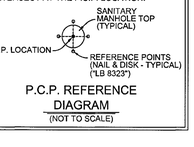
PRM - PERMANENT REFERENCE MONUMENT
CCR - CERTIFIED CORNER RECORD
CST - CLEAR SIGHT TRIANGLE
O/A - OVERALL
(NR) - NON-RADIAL CURVE
(P) - PER PLAT
DE - DRAINAGE EASEMENT
PUE - PUBLIC UTILITY EASEMENT
NO. - NUMBER
L.L.C. - LIMITED LIABILITY CORPORATION
LB - LICENSED BUSINESS
PCP - PERMANENT CONTROL POINT
■ - SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
o - SET NAIL AND DISK STAMPED "PCP LB 8323"

TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS

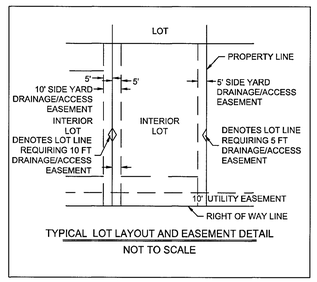


NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)



TYPICAL LOT LAYOUT AND EASEMENT DETAIL
NOT TO SCALE

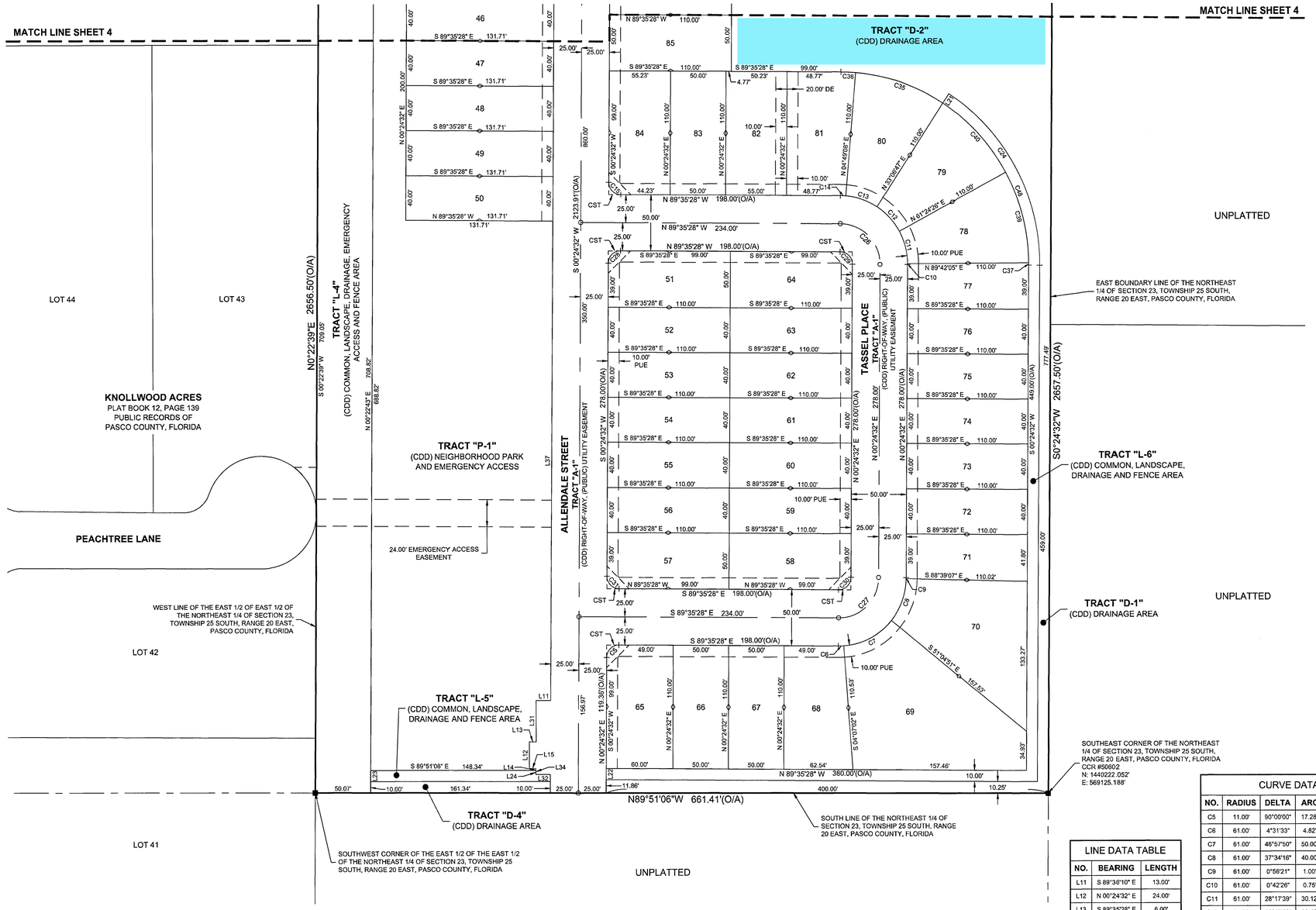
SHEET 4 OF 5

TAMPA CIVIL DESIGN, L.L.C.
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17937 HUNTING BOW CIR, S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

TWINFLOWERS

LYING WITHIN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 100 PAGE 67



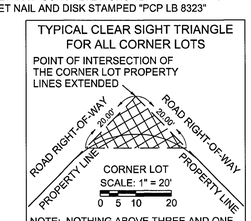
NORTH
SCALE 1" = 50'

0' 25' 50' 100'
GRAPHIC SCALE
(IN FEET)

LEGEND:

PRM - PERMANENT REFERENCE MONUMENT
CCR - CERTIFIED CORNER RECORD
CST - CLEAR SIGHT TRIANGLE
O/A - OVERALL
(NR) - NON-RADIAL CURVE
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NO. - NUMBER
L.L.C. - LIMITED LIABILITY CORPORATION
LB - LICENSED BUSINESS
PCP - PERMANENT CONTROL POINT
■ - SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
○ - SET NAIL AND DISK STAMPED "PCP LB 8323"

TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS



NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.

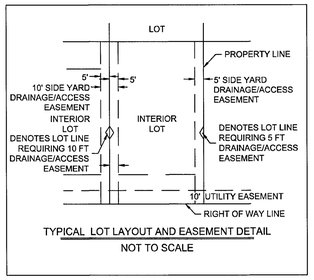
NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L11	S 89°36'10" E	13.00'
L12	N 00°24'32" E	24.00'
L13	S 89°35'28" E	6.00'
L14	N 00°24'33" E	1.57'
L15	N 89°35'28" W	6.00'
L21	S 33°06'47" W	10.00'
L22	S 00°24'32" W	10.00'
L23	N 00°21'29" E	10.00'
L24	S 00°24'31" W	3.43'
L31	N 00°24'31" E	37.00'
L32	S 89°35'28" E	13.00'
L34	S 00°24'33" W	5.00'
L37	N 00°24'33" E	425.57'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	11.00'	90°00'00"	17.28'	15.56'	S 45°24'32" W
C6	61.00'	4°31'33"	4.82'	4.82'	S 88°08'45" W
C7	61.00'	46°57'50"	50.00'	48.61'	S 62°24'03" W
C8	61.00'	37°34'16"	40.00'	39.29'	S 20°08'01" W
C9	61.00'	0°56'21"	1.00'	1.00'	S 00°52'42" W
C10	61.00'	0°42'26"	0.75'	0.75'	S 00°03'19" W
C11	61.00'	28°17'39"	30.12'	29.82'	S 14°26'44" E
C12	61.00'	28°17'39"	30.12'	29.82'	S 42°44'23" E
C13	61.00'	28°17'39"	30.12'	29.82'	S 71°02'03" E
C14	61.00'	4°24'36"	4.70'	4.69'	S 87°23'10" E
C15	11.00'	90°00'00"	17.28'	15.56'	S 44°35'28" E
C24	181.00'	57°17'45"	181.00'	173.55'	N 28°14'21" W
C26	36.00'	90°00'00"	56.55'	50.91'	N 44°35'28" W
C27	36.00'	90°00'00"	56.55'	50.91'	N 45°24'32" E
C28	11.00'	90°00'00"	17.28'	15.56'	N 45°24'32" E
C29	11.00'	90°00'00"	17.28'	15.56'	S 44°35'28" E
C30	11.00'	90°00'00"	17.28'	15.56'	S 45°24'32" W
C31	11.00'	90°00'00"	17.28'	15.56'	N 44°35'28" W
C35	171.00'	28°17'39"	84.44'	83.59'	N 71°02'03" W
C36	171.00'	4°24'36"	13.16'	13.16'	N 87°23'10" W
C37	171.00'	0°42'26"	2.11'	2.11'	N 00°03'19" E
C39	171.00'	28°17'39"	84.44'	83.59'	N 14°26'44" W
C40	171.00'	28°17'39"	84.44'	83.59'	N 42°44'23" W
C48	171.00'	57°17'45"	171.00'	163.96'	S 28°14'21" E



TYPICAL LOT LAYOUT AND EASEMENT DETAIL
NOT TO SCALE

SHEET 5 OF 5

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