

TWO RIVERS PARCEL D11 LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

OWNER: D.R. HORTON, INC., a Delaware corporation, authorized to do business in the State of Florida

By: Angela Mathews, Vice President; Witnesses: Ethen Broadwater, Michelle Guericc

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 27 day of January, 2026, before me personally appeared by means of physical presence, Angela Mathews, as Vice President of D.R. Horton, Inc., a Delaware corporation, authorized to do business in the State of Florida, [X] personally known to me or [] who has produced [] as identification, who has identified himself 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: Shelby Anderson; My Commission expires: 11/03/29; Commission Number: HH727828

OWNER: EPG Two Rivers Holdings VII, LLC, a Florida limited liability company By: Eisenhower Management, Inc., as manager

By: Nicholas J. Dister, Vice President; Witnesses: Austin Beas, Ryan Motko

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 26 day of January, 2026, before me personally appeared by means of physical presence, Nicholas J. Dister, as Vice President of Eisenhower Management, Inc., as manager of EPG Two Rivers Holdings VII, LLC, a Florida limited liability company, [X] personally known to me or [] who has produced [] 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 at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large: Tiffany Jennings; My Commission expires: 09/23/28; Commission Number: HH691324

CERTIFICATE OF ACCEPTANCE

of TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes

The dedications to Two Rivers West Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, were accepted at an open meeting of Two Rivers West Community Development District by their Board of Supervisors this 26 day of January, 2026, and the District hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Carlos de la Ossa, Chairperson; Witnesses: Ryan Motko, Austin Beas

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 26 day of January, 2026, before me personally appeared by means of physical presence, Carlos de la Ossa, as Chairperson of Two Rivers West Community Development District, [X] personally known to me or [] who has produced [] 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 at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large: Tiffany Jennings; My Commission expires: 09/23/28; Commission Number: HH691324

CERTIFICATE OF ACCEPTANCE

of Two Rivers Brusett and Harlow Neighborhood Association, Inc., a Florida not-for-profit corporation

Two Rivers Brusett and Harlow Neighborhood Association, Inc., a Florida not-for-profit corporation, hereby accepts proposed conveyances and maintenance responsibilities as shown hereon.

By: Ryan Zook, as President; Witnesses: Ethen Broadwater, Michelle Guericc

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 21 day of January, 2026, before me personally appeared by means of physical presence, Ryan Zook, as President of Two Rivers Brusett and Harlow Neighborhood Association, Inc., a Florida not-for-profit corporation, [X] personally known to me or [] who has produced [] 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 at Hillsborough County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large: Shelby Anderson; My Commission expires: 11/03/29; Commission Number: HH727828

LEGAL DESCRIPTION:

A parcel of land lying in Section 32, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the South 1/4 corner of said Section 32, run thence along the South boundary of the Southeast 1/4 of said Section 32, N.89°50'09"E, 849.17 feet to the POINT OF BEGINNING; thence N.00°09'51"W, 211.65 feet; thence N.63°00'00"W, 327.29 feet; thence N.24°00'00"W, 485.00 feet; thence N.07°45'17"E, 727.00 feet; thence N.42°37'35"E, 341.74 feet; thence N.01°51'20"E, 32.33 feet; thence N.21°05'00"W, 58.75 feet; thence N.24°39'00"W, 58.75 feet; thence N.28°13'00"W, 58.75 feet; thence N.30°17'00"W, 9.34 feet to a point on the Southerly boundary of TWO RIVERS PARCEL D4, according to the plat thereof as recorded in Plat Book 99, Pages 31 through 44 inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of TWO RIVERS PARCEL D4, the following three (3) courses: 1) N.59°26'00"E, 341.97 feet; 2) S.82°15'52"E, 742.18 feet; 3) S.89°30'00"E, 415.28 feet to a point on a curve on the Westerly boundary of the (Public) right-of-way for COLSTON AVENUE, according to the plat of TWO RIVERS COLSTON AVENUE PHASE 5, as recorded in Plat Book 99, Pages 26 through 30 inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the (Public) right-of-way for COLSTON AVENUE, the following four (4) courses: 1) Southerly, 728.33 feet along the arc of a curve to the left having a radius of 2140.00 feet and a central angle of 19°30'00" (chord bearing S.09°15'00"E, 724.82 feet) to a point of tangency; 2) S.19°00'00"E, 309.91 feet to a point of curvature; 3) Southerly, 683.12 feet along the arc of a curve to the right having a radius of 2060.00 feet and a central angle of 19°00'00" (chord bearing S.09°30'00"E, 680.00 feet) to a point of tangency; 4) SOUTH, 362.36 feet to the Southwest corner of said (Public) right-of-way for COLSTON AVENUE, also being a point on the aforesaid South boundary of the Southeast 1/4 of Section 32; thence along said South boundary of the Southeast 1/4 of Section 32, S.89°50'09"W, 1537.73 feet to the POINT OF BEGINNING.

Containing 81.318 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EPG Two Rivers Holdings VII, LLC, a Florida limited liability company ("EPG") as the owner of TRACTS "A-9A", "B-16", "B-17", "B-22", "B-22B", "P-22E", "P-22F", "P-22G" and "Z-17" AND

D.R. HORTON, INC., a Delaware corporation, authorized to do business in the State of Florida ("DRH"), as the owner of all lands LESS AND EXCEPT TRACTS "A-9A", "B-16", "B-17", "B-22", "B-22B", "P-22E", "P-22F", "P-22G" and "Z-17", collectively the "Owners", herby state and declare that they are the fee simple owners of all lands referenced to as Two Rivers Parcel D11, as described in the legal description which is a part of this plat and make the following dedications:

- 1) DRH hereby reserves fee title to Tract "A-9B" [(HOA) Ingress-Egress Easement, (CDD) Drainage Easement and (Public) Utility Easement], as shown and depicted hereon for conveyance by Owner to Two Rivers Brusett and Harlow Neighborhood Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association") by separate instrument, subsequent to the recording of this plat. Tract "A-9B" shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
2) EPG hereby reserves fee title to TRACTS "A-9A", "B-16", "B-17", "B-22", "B-22B", "P-22E", "P-22F" and "P-22G", as shown and depicted hereon for conveyance by Owner to the Two Rivers West Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument subsequent to the recording of this plat. TRACTS "A-9A", "B-16", "B-17", "B-22", "B-22B", "P-22E", "P-22F" and "P-22G", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
3) Owners do hereby grant, convey and dedicate to the District all (CDD) Drainage Easements, (CDD) Drainage and Access Easements, (CDD) Wall Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto.
4) Owners further do hereby:
a) grant, convey and dedicate to Pasco County, Florida (the "County"), a perpetual easement for ingress and egress over and across TRACT "A-9A" [(CDD) Right-of-way and (Public) Utility Easement] and TRACT "A-9B" [(HOA) Ingress-Egress Easement, (CDD) Drainage Easement and (Public) Utility Easement], as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
b) grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, 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 County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
c) grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
d) 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 Owner or 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.
5) EPG hereby grants, conveys and dedicates to the County TRACT "Z-17" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. EPG hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-17" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-17" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
6) Owners hereby reserve for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. 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.
7) Owners hereby 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.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

We, Fidelity National Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Plat Property Information Report, Order No. 12108278) and, based on said report find that the title of the property is vested in EPG Two Rivers Holdings VII, LLC, a Florida limited liability company and D.R. HORTON, INC., a Delaware 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 Plat Property Information Report, Order 12108278.

This the 26th day of January, 2026

Fidelity National Title Insurance Company

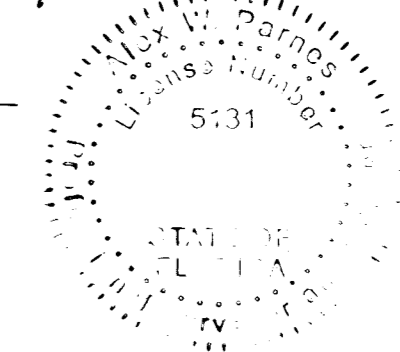
By: Amy Lauber, Vice President

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 28th day of January, 2026

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 25th day of February, 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

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 27th day of February, 2026, in Plat Book 101, Page(s) 13-22.

By: Heather Brimes, D.C., Nikki Alvarez-Sowles, Esq., 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 I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 31st 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 21st day of January, 2026

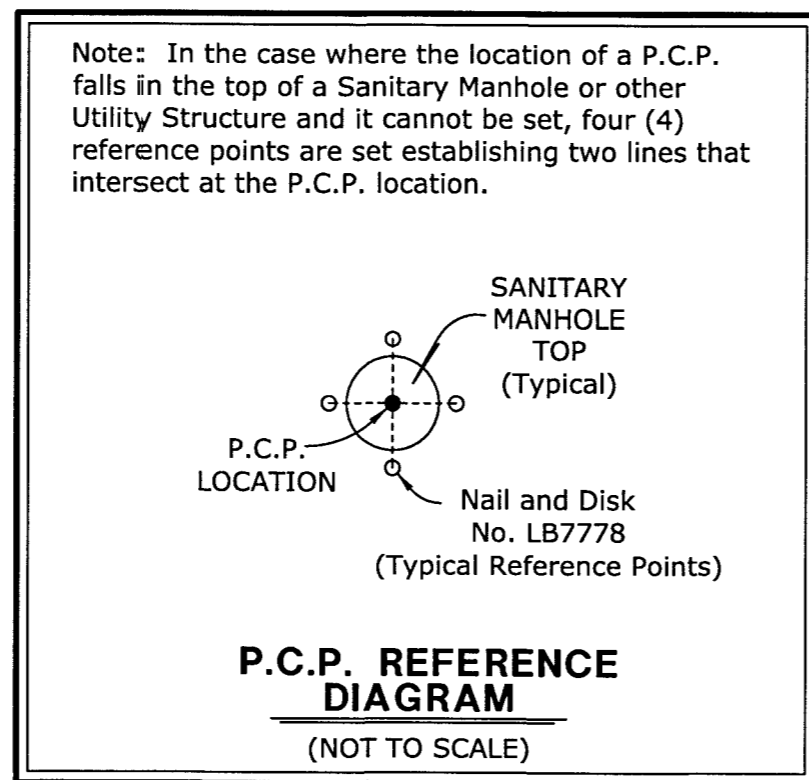
AMERRITT, INC. 3010 W. Azele Street, Suite 150 Tampa, Florida 33609

Arthur W. Merritt Professional Land Surveyor No. LS4498 Certificate of Authorization No. LB7778



AMERRITT, INC. LAND SURVEYING & MAPPING Certificate of Authorization Number LB 7778 3010 W. Azele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200

TWO RIVERS PARCEL D11
 LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

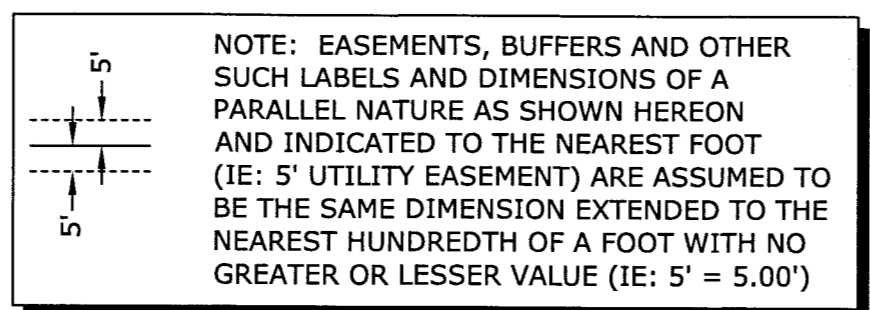


The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

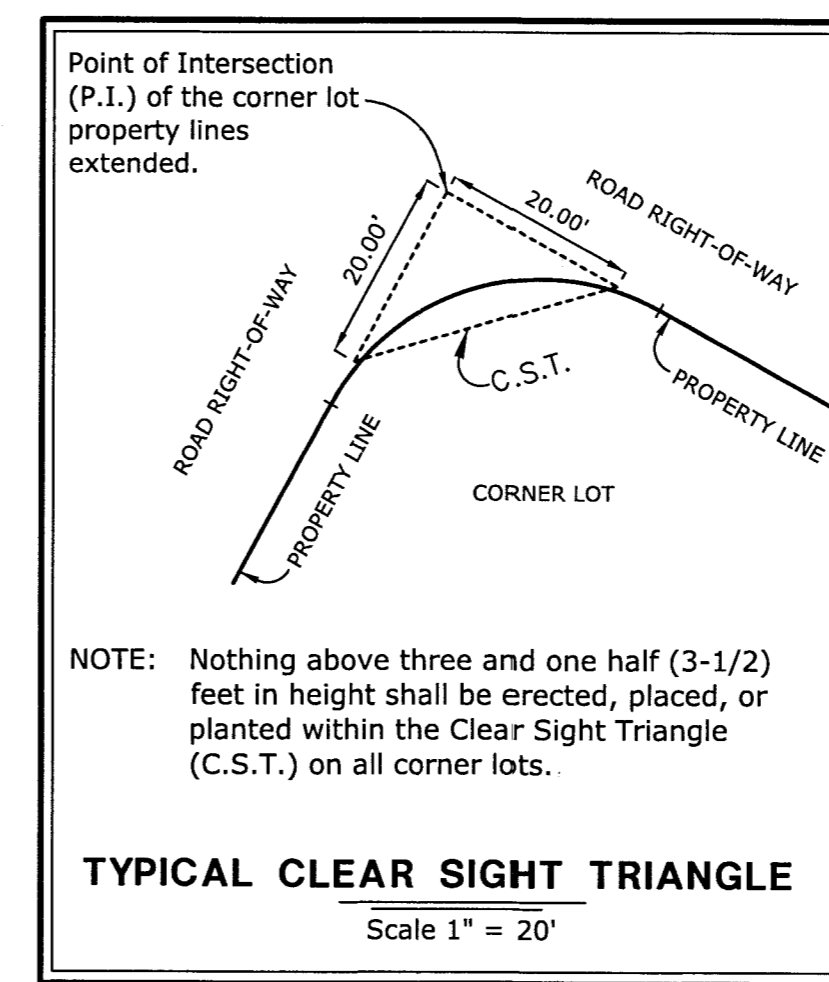
NOTE:
 A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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.

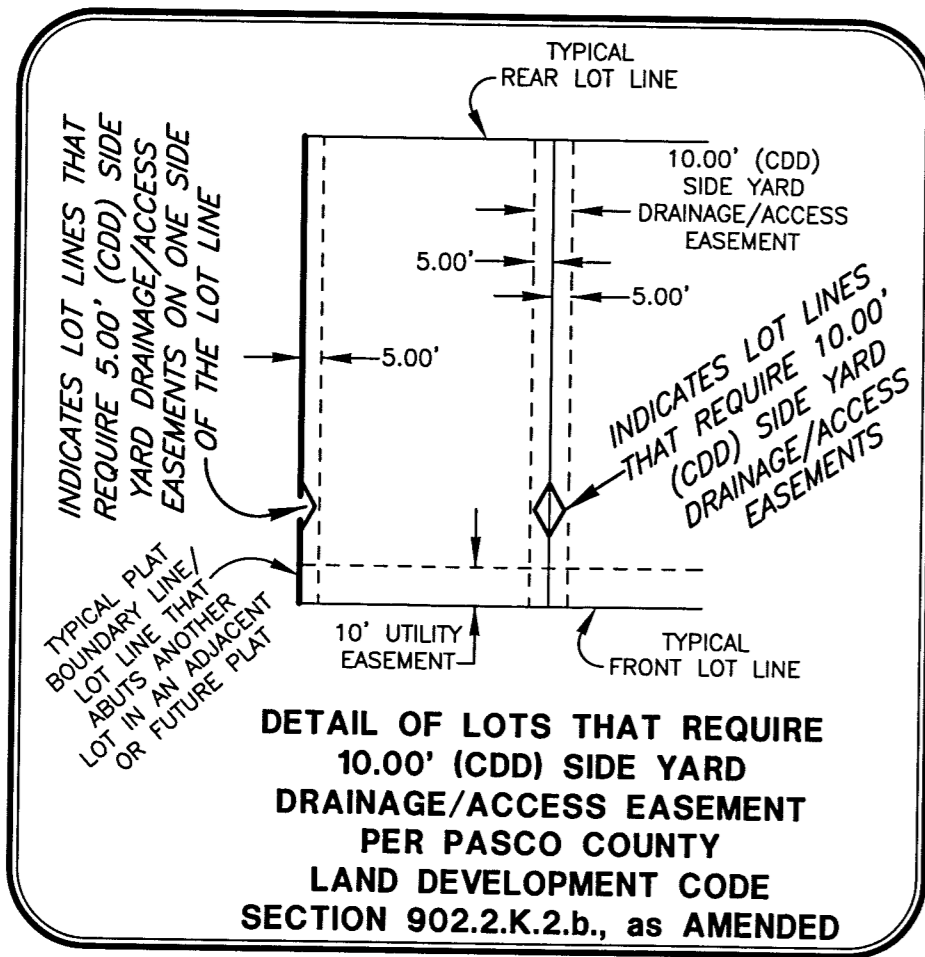
NOTE:
 All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular 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.



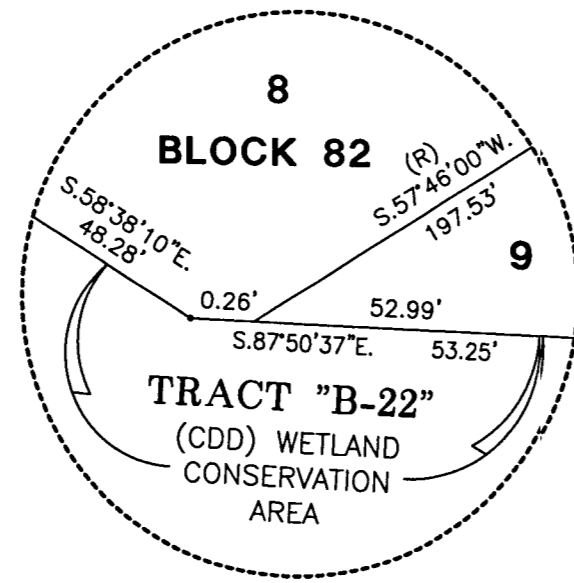
TRACT	DESIGNATION	ACREAGE
TRACT "A-9A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.341 Ac.±
TRACT "A-9B"	(HOA) INGRESS - EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	5.904 Ac.±
TRACT "B-16"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	11.649 Ac.±
TRACT "B-17"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE	10.906 Ac.±
TRACT "B-22"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	31.817 Ac.±
TRACT "B-22B"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE;	0.030 Ac.±
TRACT "P-22E"	(CDD) PARK AREA	0.715 Ac.±
TRACT "P-22F"	(CDD) PARK AREA	0.393 Ac.±
TRACT "P-22G"	(CDD) PARK AREA	0.489 Ac.±
TRACT "Z-17"	(PUBLIC) PUMP STATION SITE	0.072 Ac.±



TWO RIVERS PARCEL D11
 LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

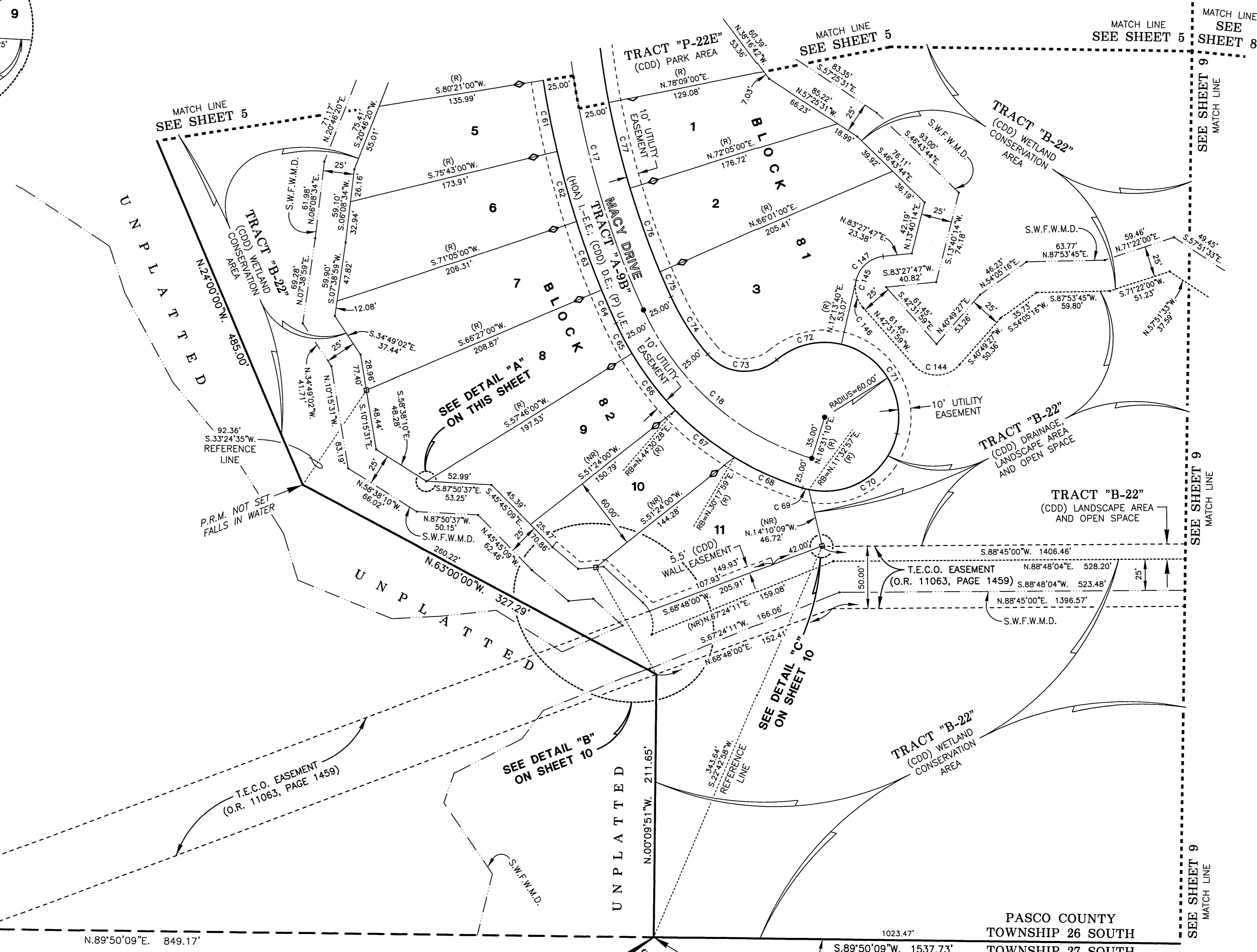


DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED



DETAIL "A"
 NOT TO SCALE
 (SEE THIS SHEET)

SOUTHWEST 1/4 OF SECTION 32-26-21
 SOUTHEAST 1/4 OF SECTION 32-26-21



POINT OF COMMENCEMENT
 SOUTH 1/4 CORNER OF CERTIFIED CORNER RECORD No. 11745-1/2" IRON PIPE (NO IDENTIFICATION)

POINT OF BEGINNING
 N. 189°43'09" E. 383.104-981

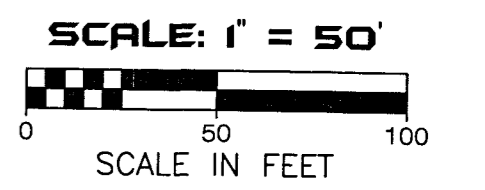
SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 32-26-21 BASIS OF BEARINGS REFERENCE LINE

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (CDD) - Two Rivers West Community Development District
 - (HOA) - Homeowners Association
 - D.&A.E. - Drainage and Access Easement
 - I.-E.E. - Ingress-Egress Easement
 - D.E. - Drainage Easement
 - (P) U.E. - (Public) Utility Easement
 - T.E.C.O. - Tampa Electric Company
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area 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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
17	700.00	48°14'00"	589.28	572.03	S.01°45'00"E
18	225.00	47°36'50"	186.98	181.65	S.49°40'25"E
61	725.00	04°38'00"	58.63	58.61	S.11°58'00"E
62	725.00	04°38'00"	58.63	58.61	S.16°36'00"E
63	725.00	04°38'00"	58.63	58.61	S.21°14'00"E
64	725.00	02°19'00"	29.31	27.77	S.24°42'30"E
65	250.00	06°22'00"	27.78	27.77	S.29°03'00"E
66	250.00	13°15'32"	57.85	57.72	S.38°51'46"E
67	250.00	14°12'28"	61.99	61.84	S.52°35'46"E
68	250.00	13°46'48"	60.13	59.98	S.66°35'25"E
69	60.00	04°58'13"	5.20	5.20	S.75°57'56"E
70	60.00	09°39'39"	93.89	84.60	N.56°43'08"E
71	60.00	09°39'39"	93.89	84.60	N.52°58'31"W
72	60.00	53°03'37"	55.56	53.60	S.75°41'51"W
73	40.00	89°06'17"	62.21	56.12	N.86°16'49"W
74	200.00	15°51'41"	55.37	55.19	N.33°47'50"W
75	675.00	01°53'00"	22.19	22.19	N.24°55'30"W
76	675.00	06°04'00"	71.47	71.44	N.20°57'00"W
77	675.00	08°04'00"	71.47	71.44	N.14°53'00"W
144	25.00	96°38'33"	42.31	37.34	S.89°08'44"W
145	25.00	125°59'46"	54.98	44.55	N.20°27'54"E
146	25.00	54°45'39"	23.89	22.99	N.15°09'10"W
147	25.00	71°14'07"	31.08	29.12	N.47°50'43"E



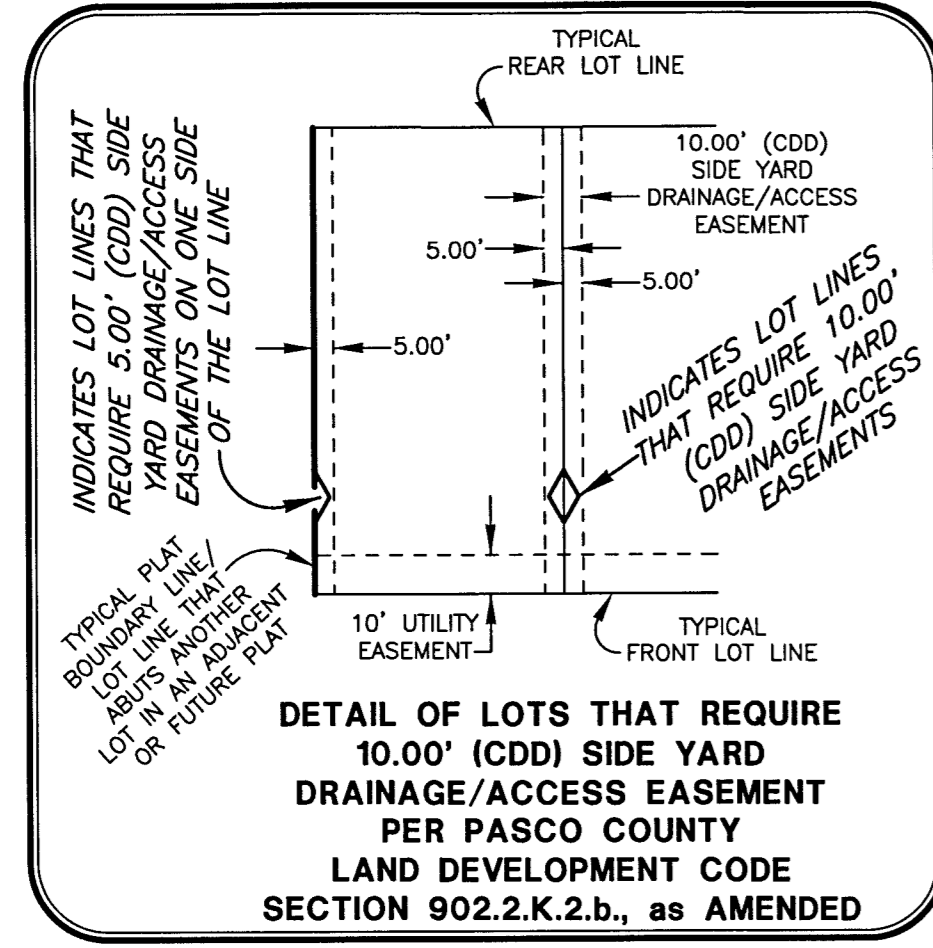
SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azeele Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

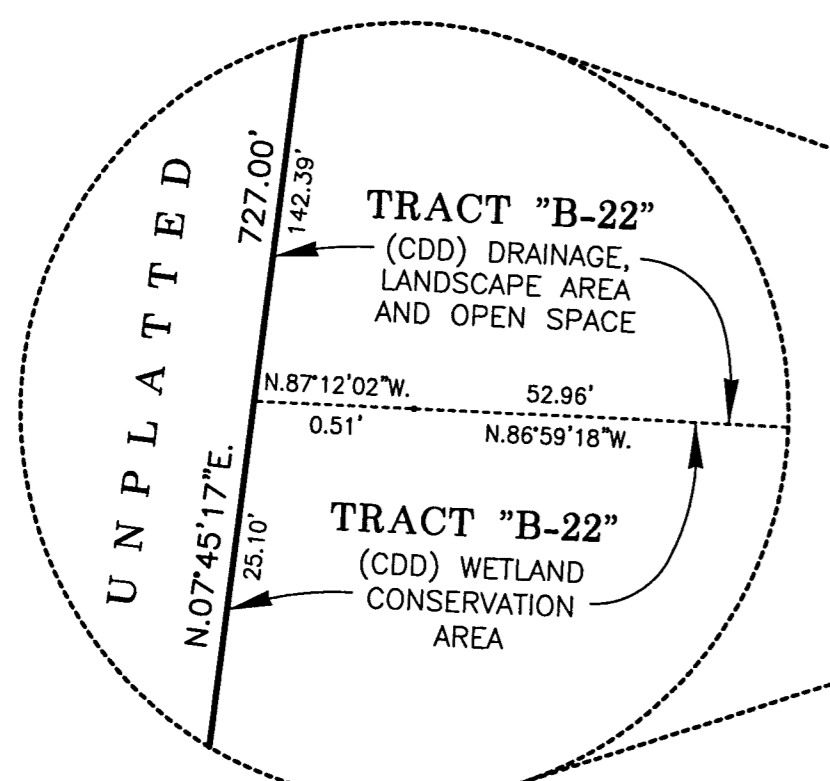
TWO RIVERS PARCEL D11

LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

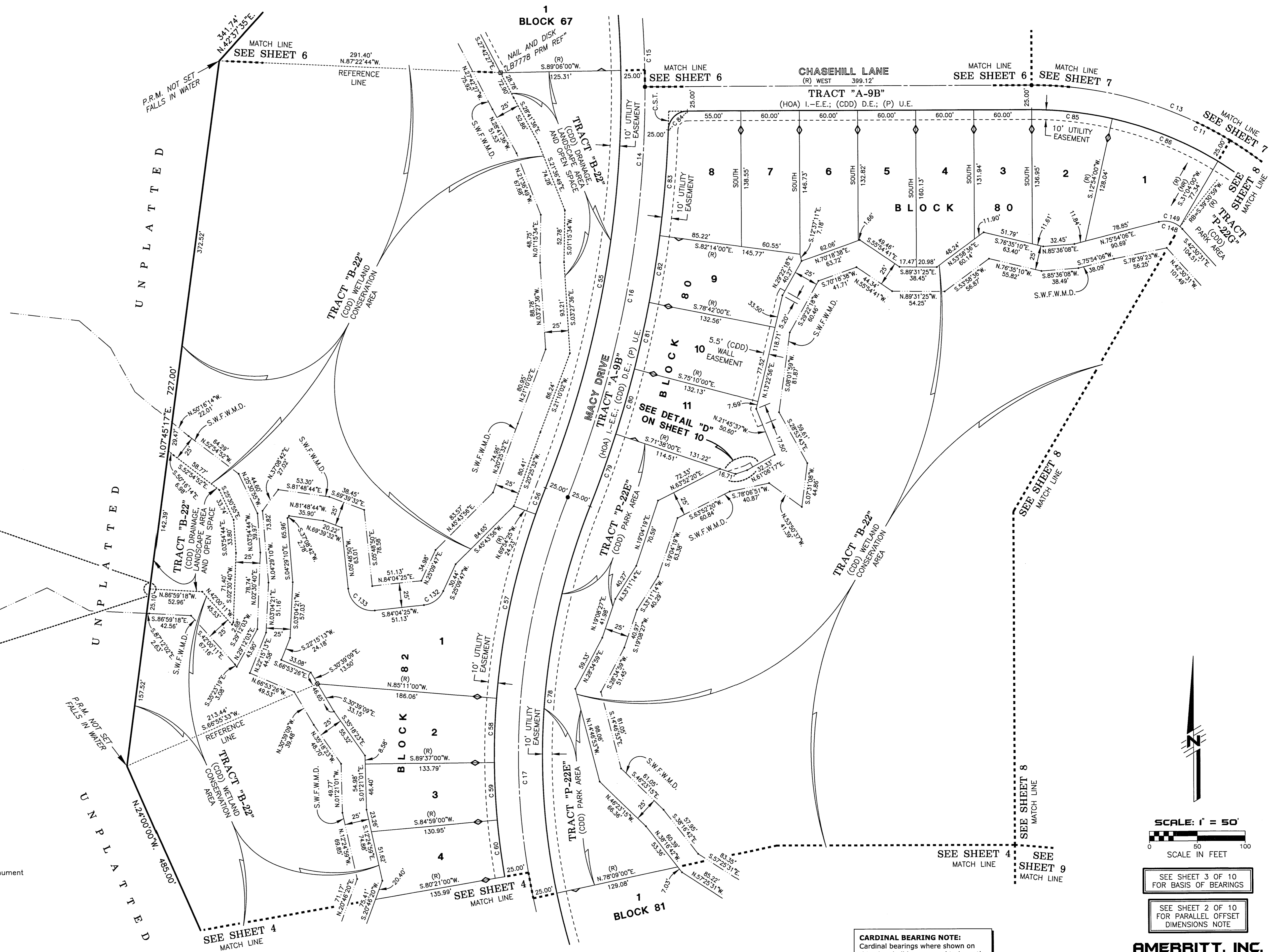


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	400.00	60°00'00"	418.88	400.00	N.60°00'00"W.
13	400.00	43°15'00"	301.94	294.82	N.68°22'30"W.
14	1100.00	52°56'00"	1016.25	980.49	S.04°06'00"E.
15	1100.00	30°34'00"	586.84	579.90	S.15°17'00"E.
16	1100.00	22°22'00"	429.41	426.69	S.11°11'00"W.
17	700.00	48°14'00"	589.28	572.03	S.01°45'00"E.
55	1075.00	23°16'00"	436.54	433.54	S.10°44'00"W.
56	725.00	02°16'25"	28.77	28.77	S.21°13'47"W.
57	725.00	15°16'35"	193.30	192.73	S.12°27'17"W.
58	725.00	05°12'00"	65.80	65.78	S.02°13'00"W.
59	725.00	04°38'00"	58.63	58.61	S.02°42'00"E.
60	725.00	04°38'00"	58.63	58.61	S.07°28'00"E.
78	875.00	34°13'00"	403.11	397.14	N.05°15'30"E.
79	1125.00	04°00'00"	78.54	78.52	N.20°22'00"E.
80	1125.00	03°32'00"	69.38	69.37	N.16°36'00"E.
81	1125.00	03°32'00"	69.38	69.37	N.13°04'00"E.
82	1125.00	03°32'00"	69.38	69.37	N.09°32'00"E.
83	1125.00	05°30'51"	108.27	108.23	N.05°00'34"E.
84	20.00	87°44'51"	30.63	27.72	N.46°07'34"E.
85	375.00	12°54'00"	84.43	84.29	S.83°33'00"E.
86	375.00	18°10'00"	118.90	118.40	S.68°01'00"E.
132	25.00	58°54'38"	25.70	24.59	S.54°37'06"W.
133	25.00	90°06'44"	29.32	35.39	N.50°52'13"W.
148	25.00	61°35'22"	26.87	25.60	S.73°18'13"E.
149	25.00	53°36'53"	23.39	22.55	S.77°17'27"E.

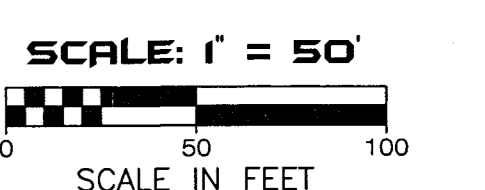


- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
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 - (HOA) - Homeowners Association
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 - I.-E.E. - Ingress-Egress Easement
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 - T.E.C.O. - Tampa Electric Company
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



Wetland Conservation Area Note:
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CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

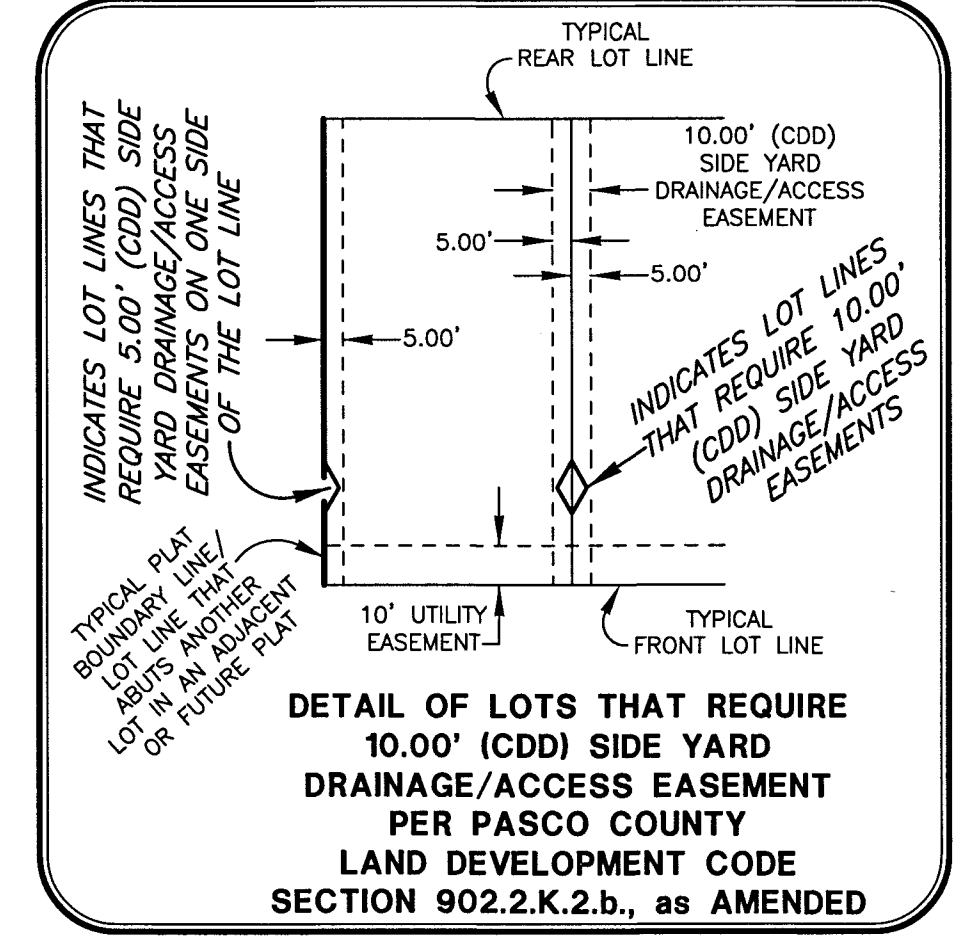
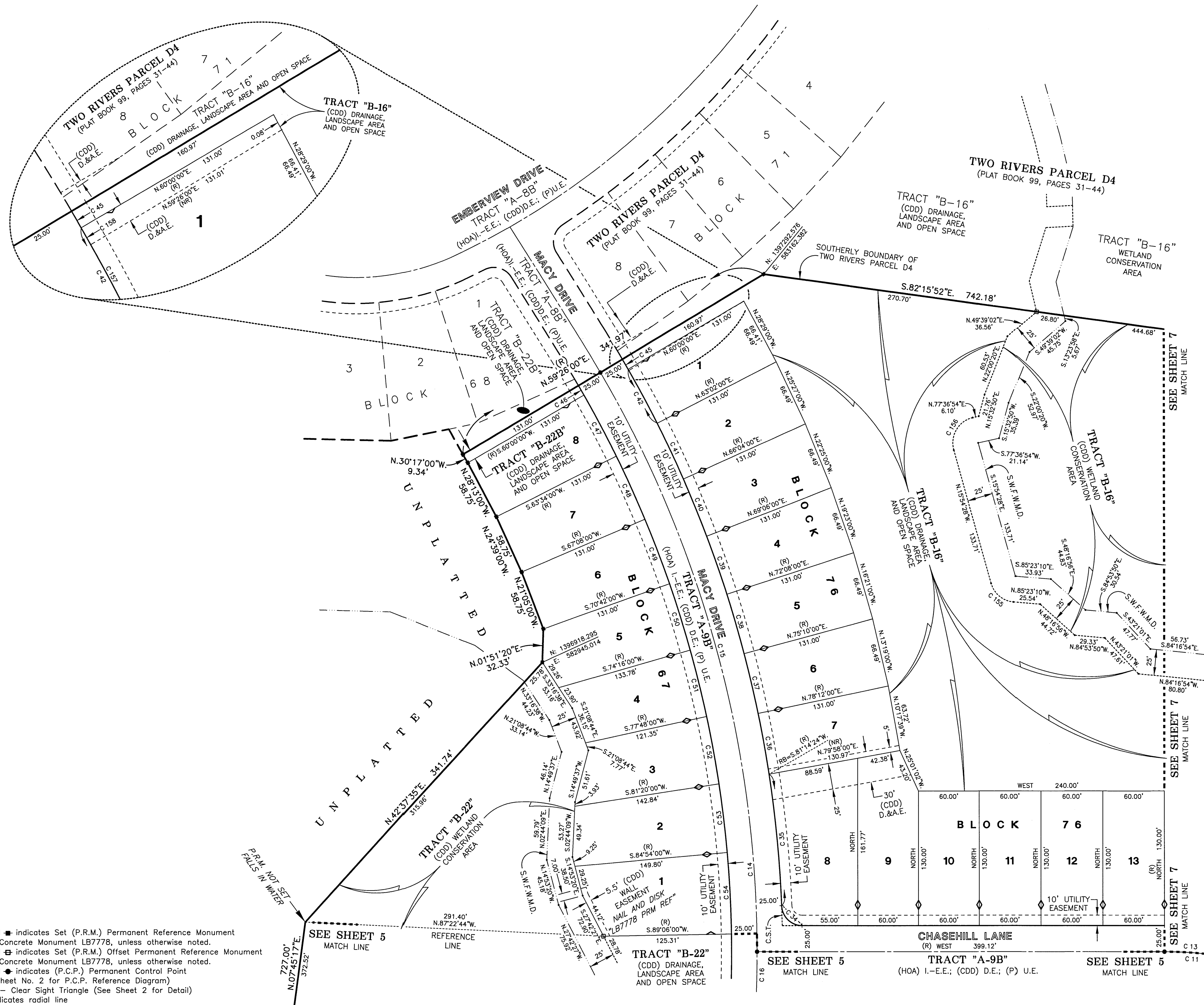


SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

TWO RIVERS PARCEL D11
LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	400.00	60°00'00"	418.88	400.00	N.60°00'00"W.
13	400.00	43°15'00"	301.94	294.82	N.68°22'30"W.
14	1100.00	52°58'00"	1016.25	980.49	S.04°08'00"E.
15	1100.00	30°34'00"	586.84	579.90	S.15°17'00"E.
16	1100.00	22°22'00"	429.41	426.69	S.11°11'00"W.
34	20.00	87°44'51"	30.63	27.72	N.46°07'34"W.
35	1125.00	06°30'27"	127.78	127.71	N.05°30'22"W.
36	1125.00	03°02'24"	59.69	59.68	N.10°16'48"W.
37	1125.00	03°02'00"	59.56	59.55	N.13°19'00"W.
38	1125.00	03°02'00"	59.56	59.55	N.16°21'00"W.
39	1125.00	03°02'00"	59.56	59.55	N.19°23'00"W.
40	1125.00	03°02'00"	59.56	59.55	N.22°25'00"W.
41	1125.00	03°02'00"	59.56	59.55	N.25°27'00"W.
42	1125.00	03°02'00"	59.56	59.55	N.28°29'00"W.
45	1125.00	00°34'00"	11.13	11.13	N.30°17'00"W.
46	1075.00	00°34'00"	10.63	10.63	S.30°17'00"E.
47	1075.00	03°34'00"	66.92	66.91	S.16°21'00"E.
48	1075.00	03°34'00"	66.92	66.91	S.24°39'00"E.
49	1075.00	03°34'00"	66.92	66.91	S.21°05'00"E.
50	1075.00	03°34'00"	66.92	66.91	S.17°31'00"E.
51	1075.00	03°32'00"	66.29	66.28	S.13°58'00"E.
52	1075.00	03°32'00"	66.29	66.28	S.10°26'00"E.
53	1075.00	03°34'00"	66.92	66.91	S.06°53'00"E.
54	1075.00	04°12'00"	78.80	78.78	S.03°00'00"E.
155	25.00	89°28'42"	30.32	28.49	N.50°38'49"W.
156	25.00	93°31'22"	40.81	36.43	N.30°51'13"E.
157	1125.00	00°57'48"	58.19	58.18	N.28°26'54"W.
158	1125.00	00°04'12"	1.37	1.37	N.29°57'54"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)
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 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area Note:
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CARDINAL BEARING NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - E.90°00'00"E.
WEST - W.90°00'00"W.

SCALE: 1" = 50'

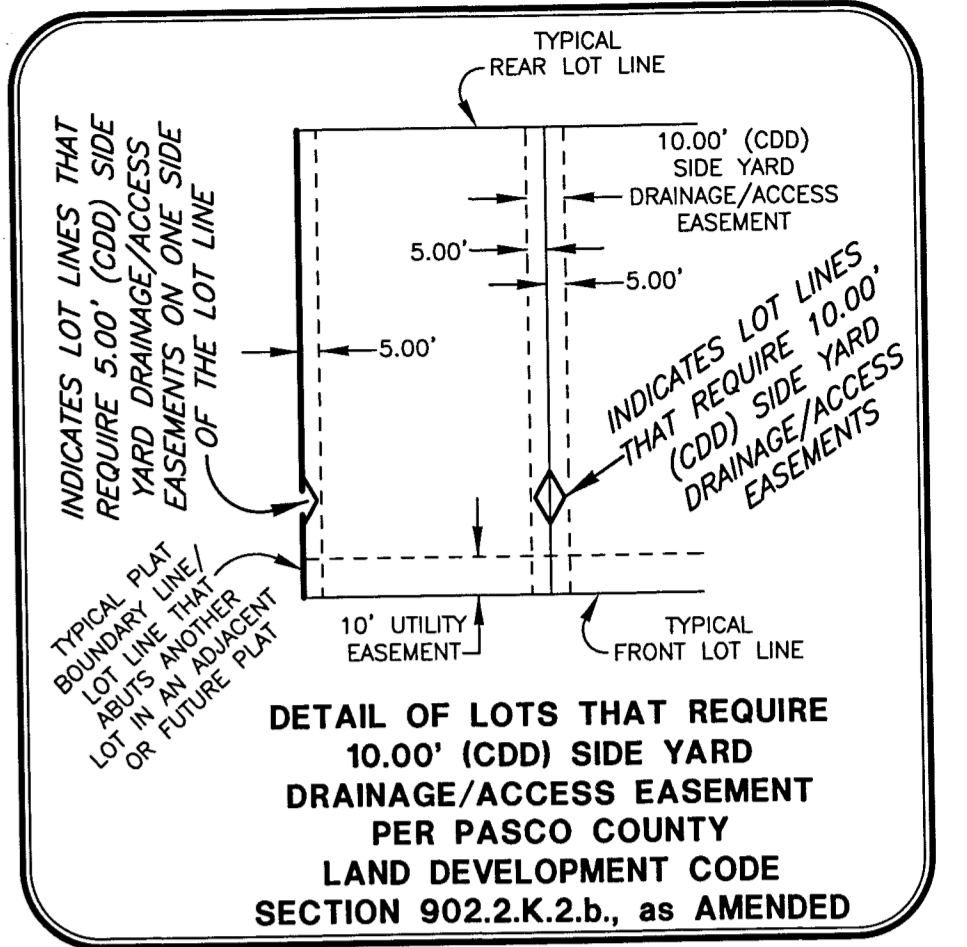
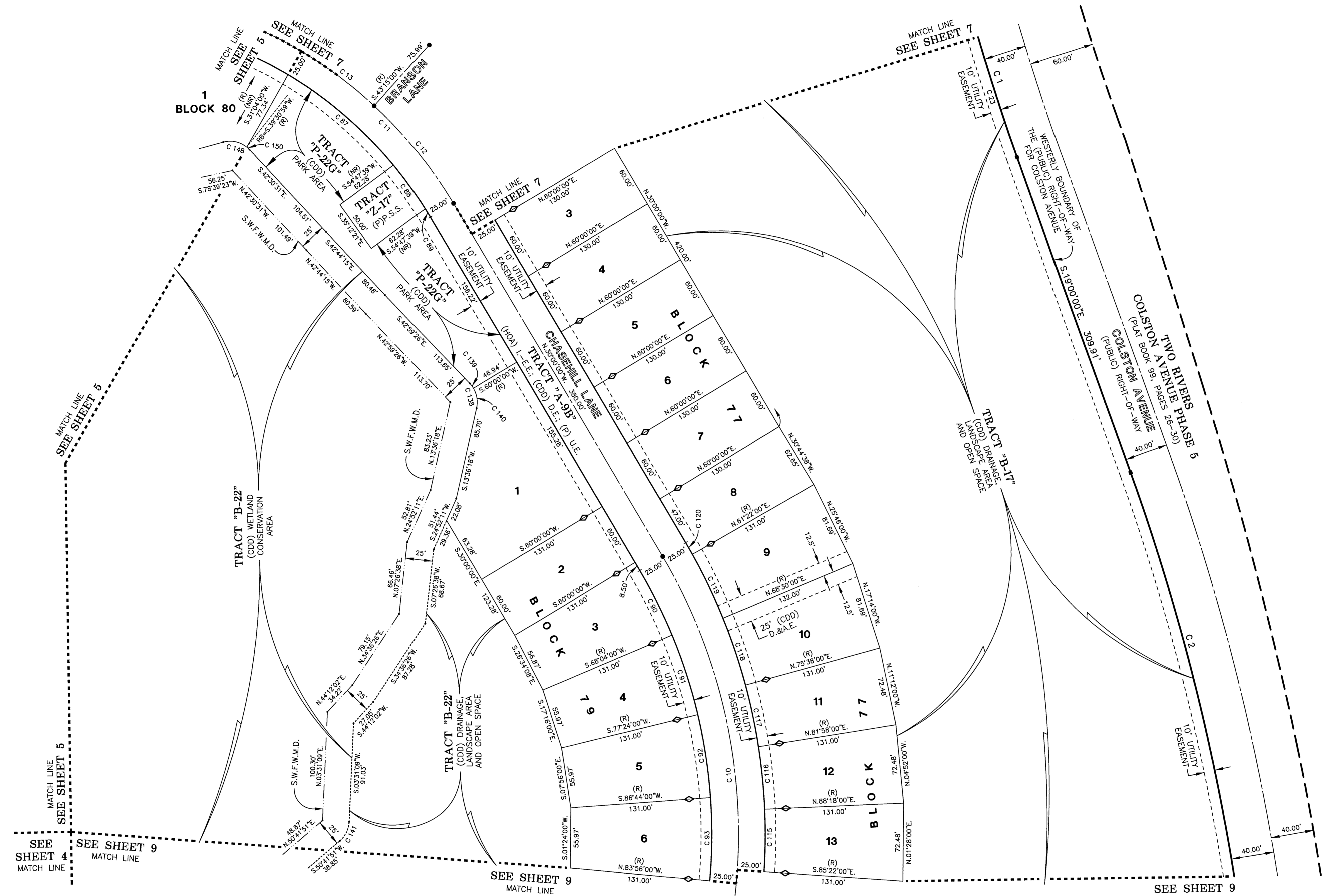
SCALE IN FEET

SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

TWO RIVERS PARCEL D11

LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



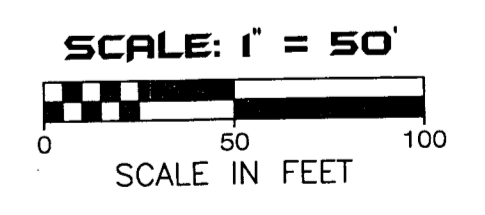
DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2140.00	19°30'00"	728.33	724.82	S.09°15'00"E.
2	2060.00	19°00'00"	683.12	680.00	S.09°30'00"E.
10	500.00	49°11'19"	429.25	416.19	N.05°24'20"W.
11	400.00	60°00'00"	418.88	400.00	N.60°00'00"W.
12	400.00	16°45'00"	116.94	116.52	N.38°22'30"W.
13	400.00	43°15'00"	301.94	294.82	N.68°22'30"W.
23	2140.00	05°45'53"	215.31	215.22	S.16°07'03"E.
87	375.00	19°54'18"	130.28	129.62	S.48°58'51"E.
88	375.00	07°38'42"	50.04	50.00	S.35°12'21"E.
89	375.00	01°22'59"	9.05	9.05	S.30°41'30"E.
90	475.00	08°04'00"	66.88	66.82	S.25°58'00"E.
91	475.00	09°20'00"	77.38	77.29	S.17°16'00"E.
92	475.00	09°20'00"	77.38	77.29	S.07°56'00"E.
93	475.00	08°20'00"	77.38	77.29	S.01°24'00"W.
115	525.00	06°20'00"	58.03	58.00	N.01°28'00"E.
116	525.00	06°20'00"	58.03	58.00	N.04°52'00"W.
117	525.00	06°20'00"	58.03	58.00	N.11°12'00"W.
118	525.00	07°08'00"	65.36	65.32	N.17°56'00"W.
119	525.00	07°08'00"	65.36	65.32	N.25°04'00"W.
120	525.00	01°22'00"	12.52	12.52	N.29°19'00"W.
138	25.00	56°35'43"	24.69	23.70	S.14°41'34"E.
139	25.00	12°59'26"	5.67	5.66	S.36°29'43"E.
140	25.00	43°36'18"	19.03	18.57	S.08°11'51"E.
141	25.00	47°10'41"	20.59	20.01	S.27°06'30"W.
148	25.00	61°35'22"	26.87	25.60	S.73°18'13"E.
150	25.00	07°58'29"	3.48	3.48	S.48°29'46"E.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
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 - I.-E.E. - Ingress-Egress Easement
 - D.E. - Drainage Easement
 - (P) U.E. - (Public) Utility Easement
 - T.E.C.O. - Tampa Electric Company
 - (P)P.S.S. - (Public) Pump Station Site
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

Wetland Conservation Area 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 (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

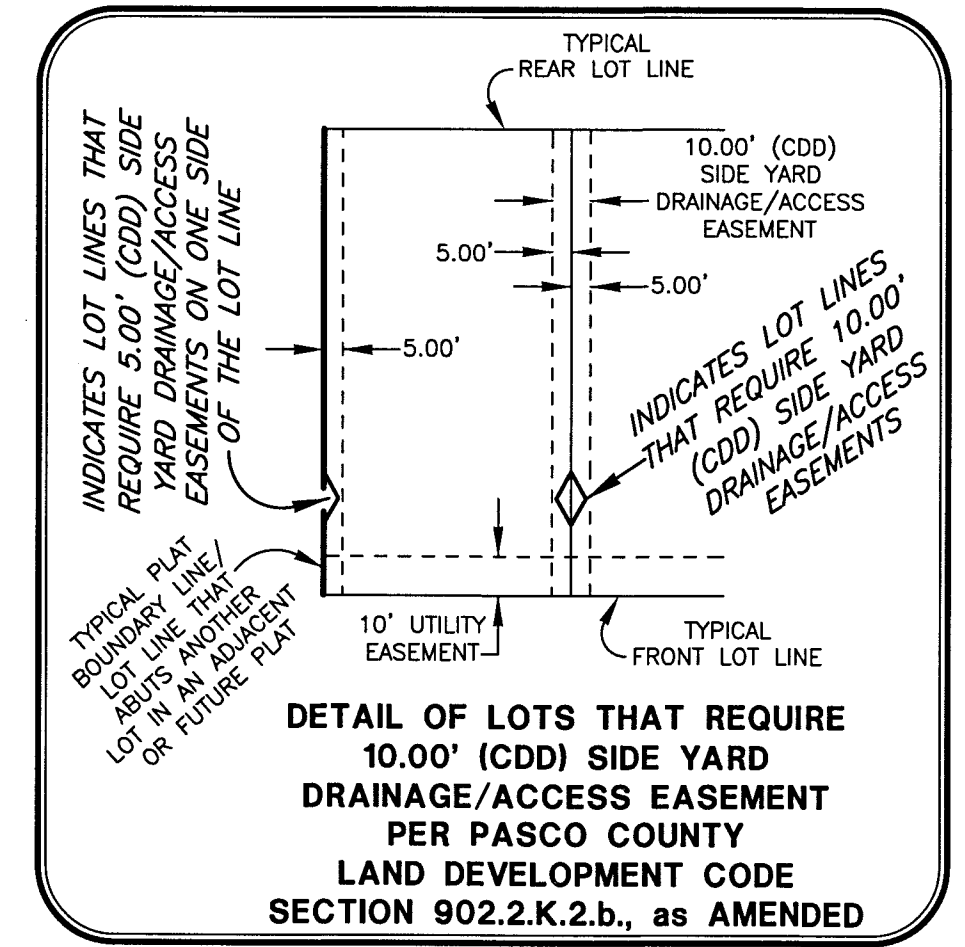


SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

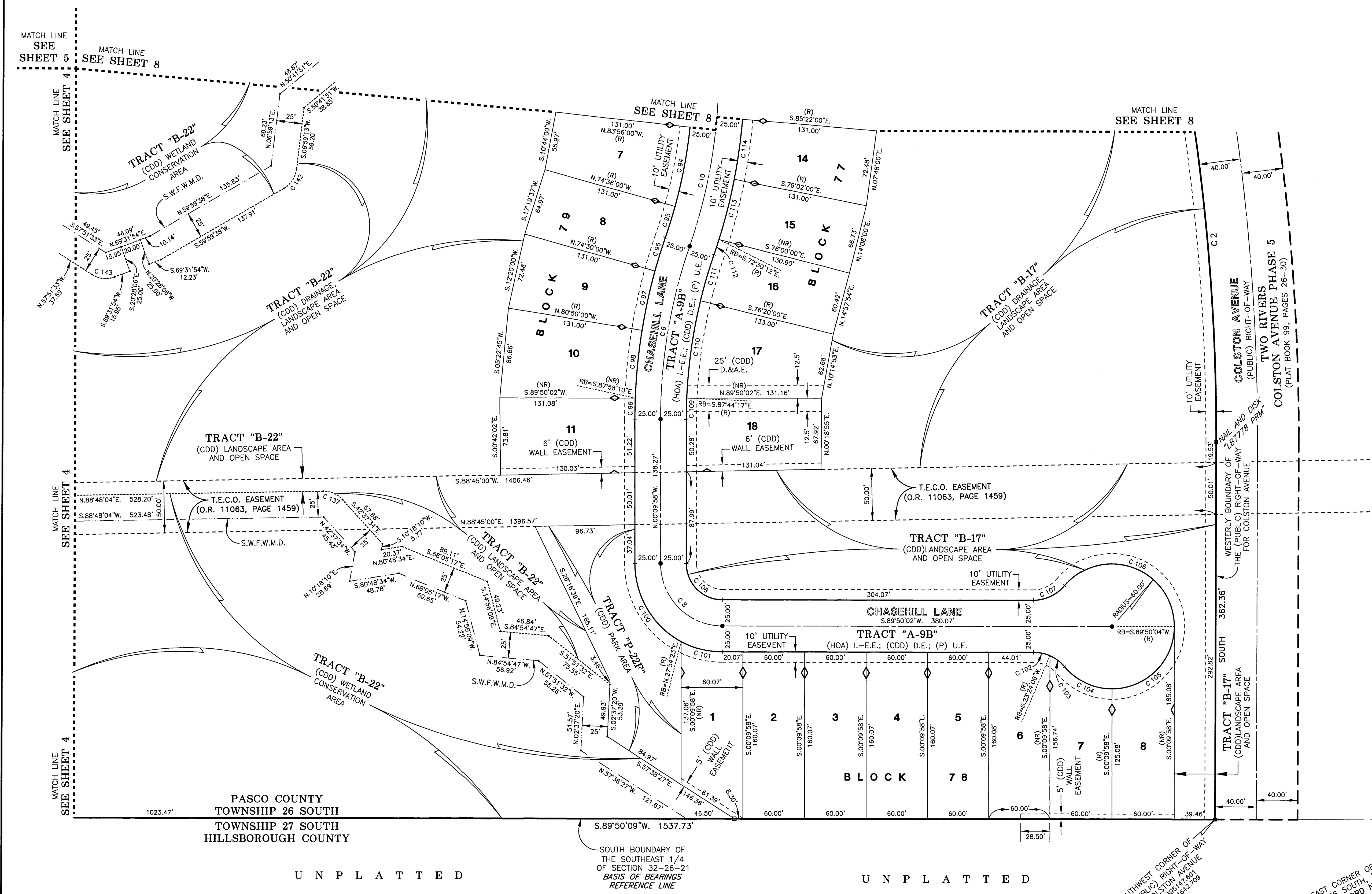
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azeele Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

TWO RIVERS PARCEL D11
LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	2060.00	19°00'00"	683.12	680.00	S.09°30'00"E.
8	60.00	90°00'00"	94.25	84.85	N.45°09'58"W.
9	500.00	19°21'18"	168.90	168.10	N.09°30'41"E.
10	500.00	49°11'19"	429.25	416.19	N.05°24'20"W.
94	475.00	09°20'00"	77.38	77.29	S.10°44'00"W.
95	475.00	03°47'19"	31.41	31.40	S.17°17'40"W.
96	525.00	03°41'19"	33.80	33.79	S.17°20'40"W.
97	525.00	06°20'00"	58.03	58.00	S.12°20'00"W.
98	525.00	07°08'10"	65.39	65.35	S.05°35'55"W.
99	525.00	02°11'48"	20.13	20.13	S.00°55'56"W.
100	85.00	61°55'39"	91.87	87.46	S.13°07'48"E.
101	85.00	28°04'21"	41.65	41.23	S.78°07'48"E.
102	40.00	23°34'04"	16.45	16.34	S.78°22'56"E.
103	40.00	25°53'26"	18.07	17.92	S.53°38'11"E.
104	60.00	48°27'30"	51.79	50.20	S.65°28'13"E.
105	60.00	89°59'58"	94.25	84.85	N.44°50'03"E.
106	60.00	139°27'32"	146.04	112.57	N.69°53'42"W.
107	40.00	49°27'30"	34.53	33.47	S.65°06'17"W.
108	35.00	90°00'00"	54.98	49.50	N.45°09'58"W.
109	475.00	02°25'41"	20.13	20.13	N.01°02'53"E.
110	475.00	11°24'17"	94.55	94.39	N.07°57'52"E.
111	475.00	05°31'19"	45.78	45.76	N.16°25'40"E.
112	525.00	01°41'32"	15.51	15.50	N.18°20'34"E.
113	525.00	06°31'48"	59.83	59.80	N.14°13'54"E.
114	525.00	08°20'00"	58.03	58.00	N.07°48'00"E.
137	25.00	48°34'22"	21.19	20.56	S.68°54'45"E.
142	25.00	53°00'25"	23.13	22.31	S.33°29'25"W.
143	25.00	52°36'32"	22.96	22.16	N.84°09'50"W.



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
 - (R) indicates non-line
 - (NR) indicates non-radial line
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SCALE: 1" = 50'

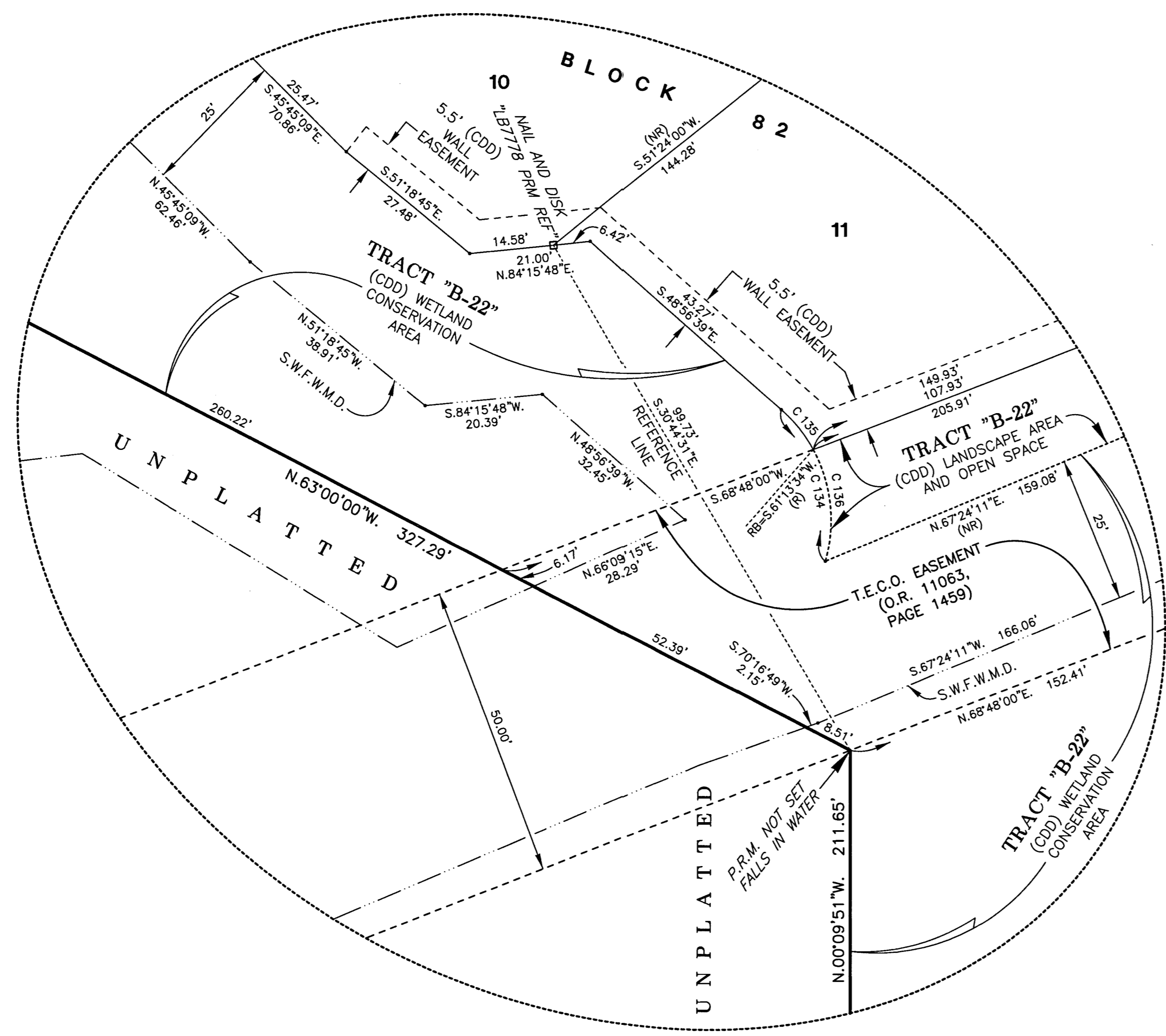
SCALE IN FEET

SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

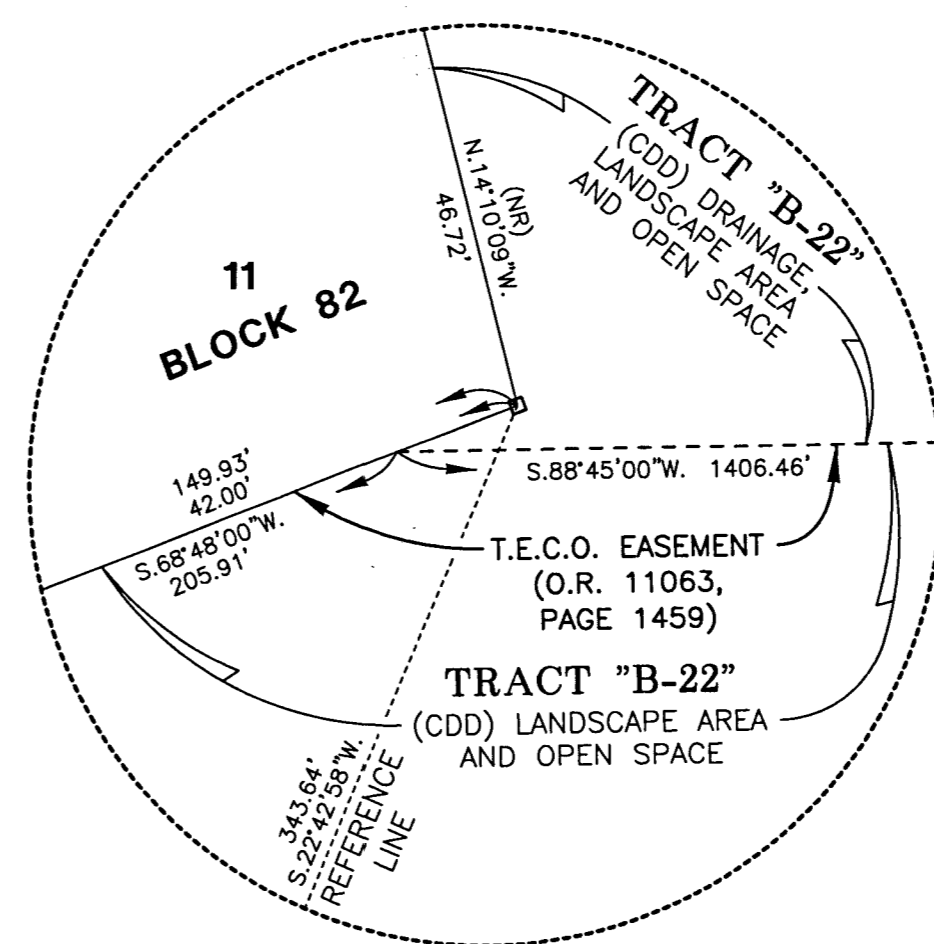
SEE SHEET 2 OF 10 FOR PARALLEL OFFSET DIMENSIONS NOTE

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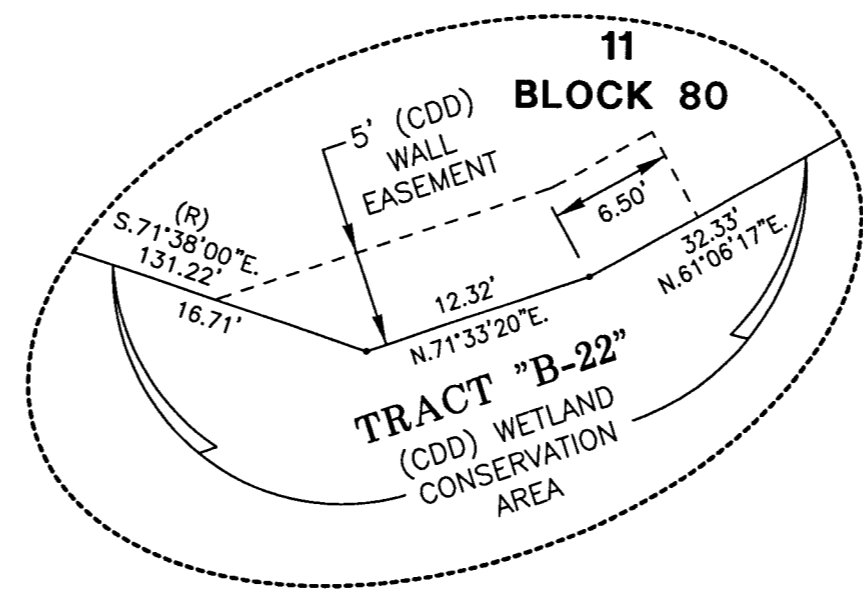
TWO RIVERS PARCEL D11
 LYING IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



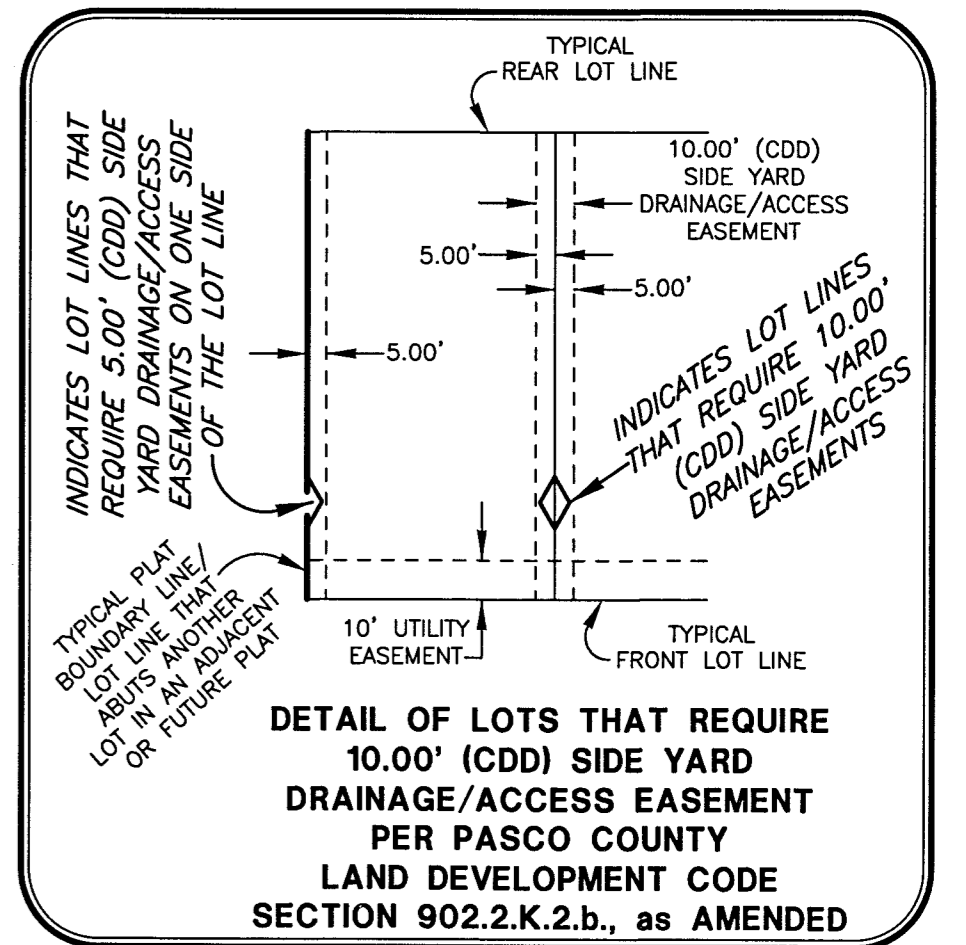
DETAIL "B"
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 (SEE SHEET 4)



DETAIL "C"
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 (SEE SHEET 4)



DETAIL "D"
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 (SEE SHEET 5)

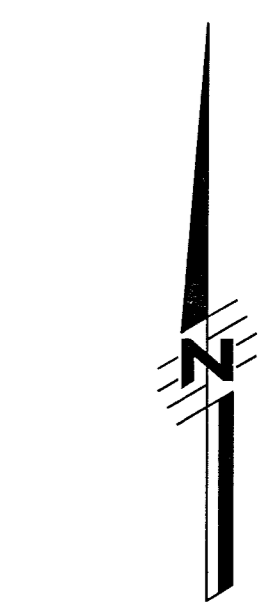


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
134	25.00	65°01'17"	28.37	26.87	S.16°26'01"E.
135	25.00	22°10'13"	8.60	8.76	S.38°51'33"E.
136	25.00	44°51'04"	19.57	19.07	S.06°20'54"E.

- LEGEND**
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SEE SHEET 3 OF 10 FOR BASIS OF BEARINGS

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