

MAGNOLIA ISLAND PHASES 2A AND 2B
LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Section 24, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 24, also being the Northwest corner of FARMINGTON HILLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 50, Pages 1 through 7 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 24 and the West boundary of said FARMINGTON HILLS SUBDIVISION, S.00°19'41"W., 1784.76 feet; thence along the North boundary of the South 2185.07 feet of the North 3/4 of said Section 24, S.89°51'31"W., 1120.11 feet to a point on the Easterly boundary of MAGNOLIA ISLAND PHASES 1A AND 1B, according to the plat thereof, as recorded in Plat Book 99, Pages 114 through 126 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of MAGNOLIA ISLAND PHASES 1A AND 1B, the following fifteen (15) courses: 1) N.16°00'00"E., 187.00 feet; 2) N.22°00'00"W., 150.00 feet; 3) N.10°00'00"E., 464.97 feet; 4) N.73°00'00"W., 254.47 feet; 5) S.50°00'00"W., 233.70 feet; 6) S.25°00'00"W., 147.00 feet; 7) S.38°00'00"W., 103.00 feet; 8) S.64°00'00"W., 127.00 feet; 9) S.50°00'00"W., 155.00 feet to a point on a curve; 10) Northwesterly, 174.88 feet along the arc of a curve to the left having a radius of 835.00 feet and a central angle of 12°00'00" (chord bearing N.46°00'00"W., 174.56 feet) to a point of tangency; 11) N.52°00'00"W., 856.40 feet to a point of curvature; 12) Northwesterly, 150.82 feet along the arc of a curve to the right having a radius of 565.00 feet and a central angle of 15°17'40" (chord bearing N.44°21'10"W., 150.37 feet) to a point of compound curvature; 13) Northerly, 109.65 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 104°42'20" (chord bearing N.15°38'50"E., 95.01 feet) to a point of tangency; 14) N.68°00'00"E., 14.53 feet; 15) N.22°00'00"W., 50.00 feet; thence N.68°00'00"E., 209.57 feet to a point of curvature; thence Easterly, 39.35 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 05°18'20" (chord bearing N.70°39'10"E., 39.34 feet); thence N.00°04'17"E., 168.07 feet to a point on the North boundary of the aforesaid Northeast 1/4 of Section 24; thence along said North boundary of the Northeast 1/4 of Section 24, S.89°55'43"E., 2488.58 feet to the **POINT OF BEGINNING**.

Containing 76.138 acres, more or less.

OWNER: HOMES BY WEST BAY, LLC, a Florida limited liability company

By: Elizabeth Bradburn
Elizabeth Bradburn, as Vice President

Witness
Benjamin Viola
Printed Name

Witness
Priscilla Giles
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

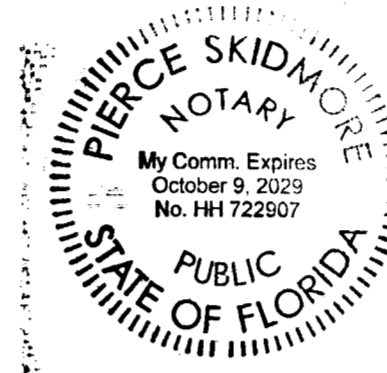
I hereby certify on this 1st day of April, 2026, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Vice President of Homes by West Bay, LLC, a Florida limited liability company, personally known to me or who has produced _____ as identification, who has identified himself 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.

Pierce Skidmore
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, FATIC File No. 110805258) and, based on said report find that the title of the property is vested in Homes by West Bay, LLC, a Florida limited liability company and CF GTIS III Magnolia Island, 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 that Property Information Report, FATIC File No. 110805258.

This the 1 day of April, 2026

First American Title Insurance Company

By: David H. Roberts
David H. Roberts, Authorized Signatory

CERTIFICATE OF OWNERSHIP AND DEDICATION

HOMES BY WEST BAY, LLC, a Florida limited liability company ("HBWB"), hereby states and declares that it is the fee simple owner of all lands LESS AND EXCEPT BLOCKS 1, 2, 9 and 10, and CF GTIS III MAGNOLIA ISLAND, LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("CF GTIS"), hereby states and declares that it is the fee simple owner of Blocks 1, 2, 9 and 10, collectively the Owners, of the lands referenced to as MAGNOLIA ISLAND PHASES 2A AND 2B, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) HBWB hereby grants, conveys and dedicates TRACT "A-2" [(CDD) Right-of-Way; (Public) Utility Easement], as shown hereon, to the Magnolia Island Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District" or "CDD").
- 2) HBWB hereby grants, conveys and dedicates TRACTS "B-7", "B-8" and "B-9", as shown and depicted hereon to the District.
- 3) HBWB hereby grants conveys and dedicates TRACT "R-1" [(Public) Right-of-Way for N-S AVENUE B], as shown and depicted hereon to Pasco County, Florida ("the County") for the perpetual use of the general public and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 4) Owners do hereby dedicate to the District all (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.
- 5) Owners further do:
 - a) grant, convey and dedicate to the County, a perpetual easement for ingress and egress over and across TRACT "A-2" [(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.
 - b) grant, convey and dedicate to the public in general, and the District, the (Public) Pedestrian Access Easements as shown hereon for pedestrian ingress and egress purposes (which may include a multi-purpose path/sidewalk). The District accepts this dedication and agrees to maintain the foregoing easement for the purposes it is intended.
 - c) 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.
 - d) 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.
 - e) grant, convey and dedicate to the perpetual use of the public and 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 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.
 - f) 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.
- 5) Owners do 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.
- 6) Owners do 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.

SURVEYOR'S NOTE:

- 1) For any units that have side yard access abutting a drainage easement, it will be the responsibility of the Magnolia Island Community Development District to reconstruct the sidewalk if damaged due to stormwater repairs.

OWNER: CF GTIS III MAGNOLIA ISLAND, LLC, a Delaware limited liability company (as the owner of Blocks 1, 2, 9 and 10)

By: Elizabeth Bradburn
Elizabeth Bradburn, Chief Financial Officer

Witness
Benjamin Viola
Printed Name

Witness
Priscilla Giles
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 1st day of April, 2026, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Chief Financial Officer of CF GTIS III MAGNOLIA ISLAND, 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 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.

Pierce Skidmore
Notary Public, State of Florida at Large
(Printed Name of Notary)

My Commission expires:

Commission Number:



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 8th day of April, 2026

Alex W. Parhes
Alex W. Parhes, 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 10th day of April, 2026, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.
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 14th day of April, 2026, in Plat Book 101, Page(s) 98 through 114.

By: Nikki Alvarez-Sowles
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 5th day of November, 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 1st day of April, 2026

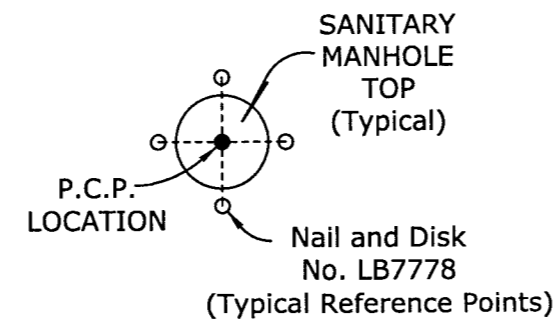
AMERRITT, INC.
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

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

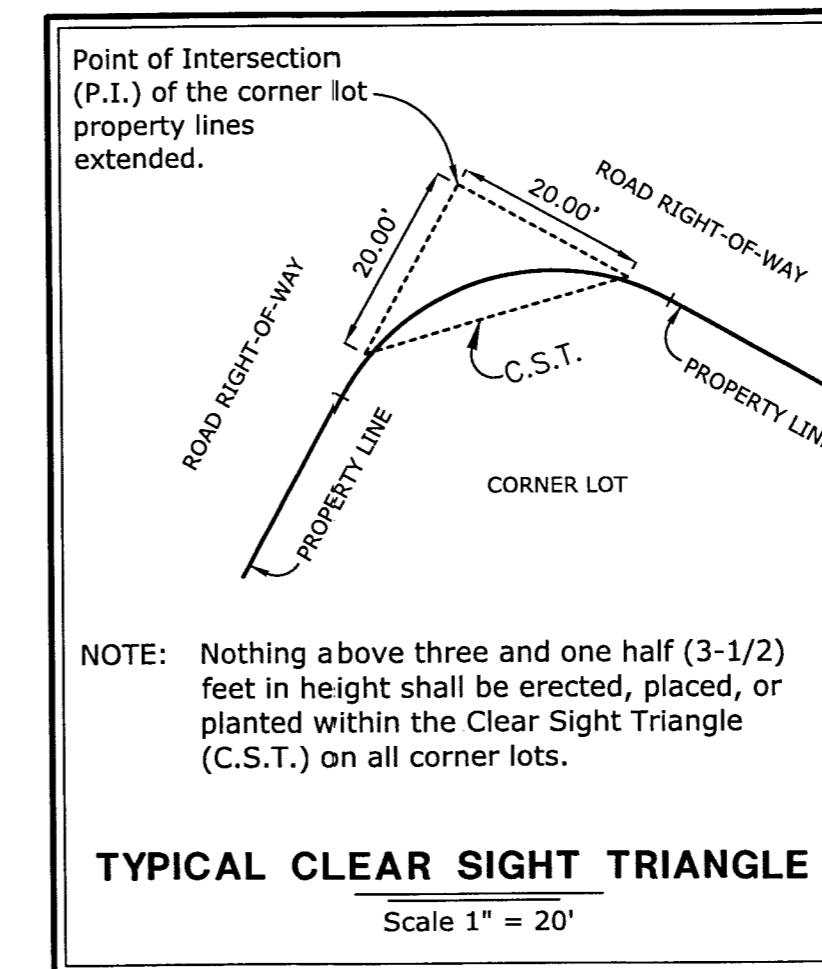
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM-HBWB-MAG-007
File: P:\Magnolia Island Phases 2A & 2B\Plat\Mag-Island Ph 2A-2B-01

MAGNOLIA ISLAND PHASES 2A AND 2B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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 cannot 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)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle (C.S.T.) on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

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:

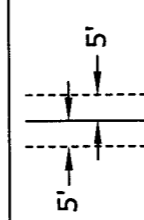
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

Wetland Conservation Area Note:

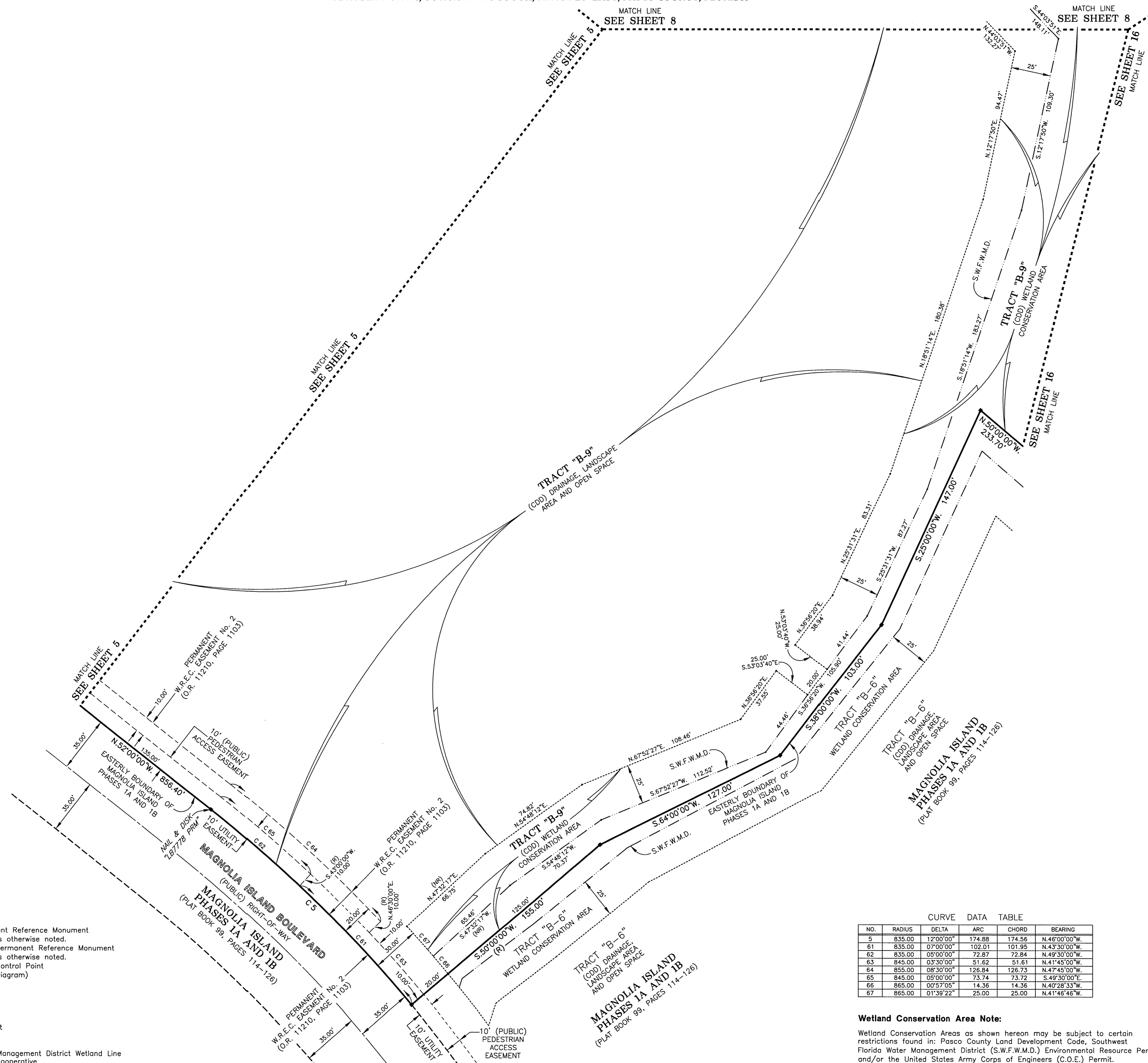
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-2"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	5.812 Ac.±
TRACT "B-7"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	0.253 Ac.±
TRACT "B-8"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	0.505 Ac.±
TRACT "B-9"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) OPEN SPACE (CDD) WETLAND CONSERVATION AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT; (CDD) EMERGENCY ACCESS EASEMENT	47.977 Ac.±
TRACT "R-1"	(PUBLIC) RIGHT-OF-WAY FOR N-S AVENUE B	2.868 Ac.±

MAGNOLIA ISLAND PHASES 2A AND 2B

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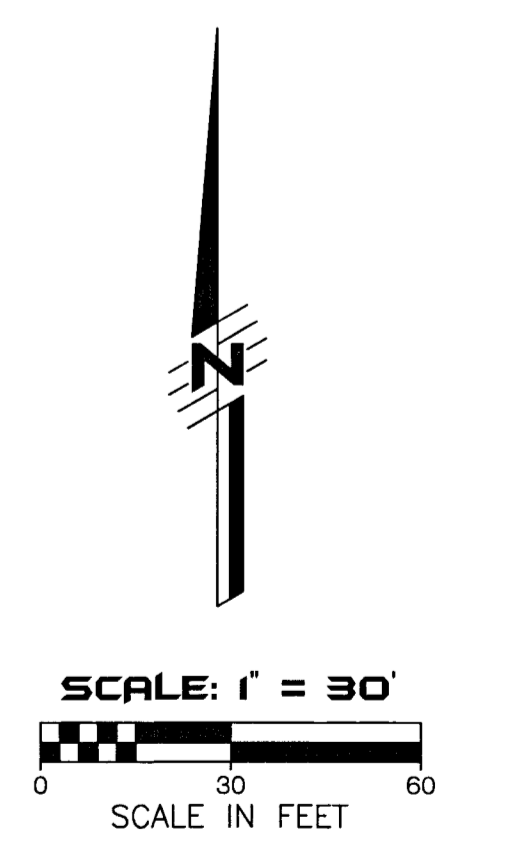


- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control 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) - Community Development District
 - D.&A.E. - Drainage and Access Easement
 - R/W - Right-of-way
 - (P)U.E. - (Public) Utility Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 - W.R.E.C. - Withlacoochee River Electric Cooperative

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	835.00	12°00'00"	174.88	174.56	N.46°00'00"W.
61	835.00	07°00'00"	102.01	101.95	N.43°30'00"W.
62	835.00	05°00'00"	72.87	72.84	N.49°30'00"W.
63	845.00	03°30'00"	51.62	51.61	N.41°45'00"W.
64	855.00	08°30'00"	126.84	126.73	N.47°45'00"W.
65	845.00	05°00'00"	73.74	73.72	S.49°30'00"E.
66	865.00	00°57'05"	14.36	14.36	N.40°28'33"W.
67	865.00	01°39'22"	25.00	25.00	N.41°46'46"W.

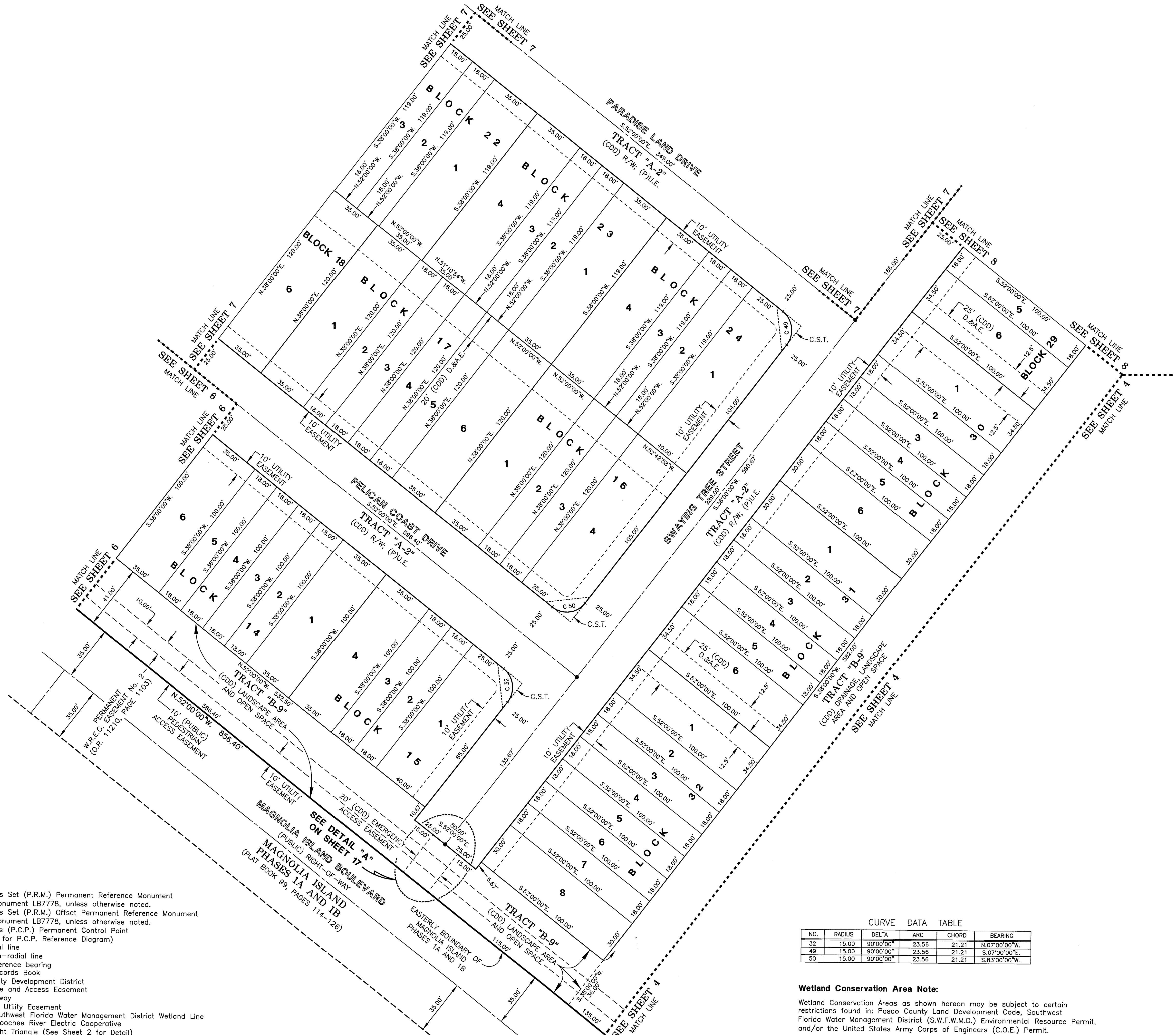
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SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

MAGNOLIA ISLAND PHASES 2A AND 2B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
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 12. S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
 13. W.R.E.C. - Withlacoochee River Electric Cooperative
 14. C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
32	15.00	90°00'00"	23.56	21.21	N.07°00'00"W.
49	15.00	90°00'00"	23.56	21.21	S.07°00'00"E.
50	15.00	90°00'00"	23.56	21.21	S.83°00'00"W.

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N

SCALE: 1" = 30'

SCALE IN FEET

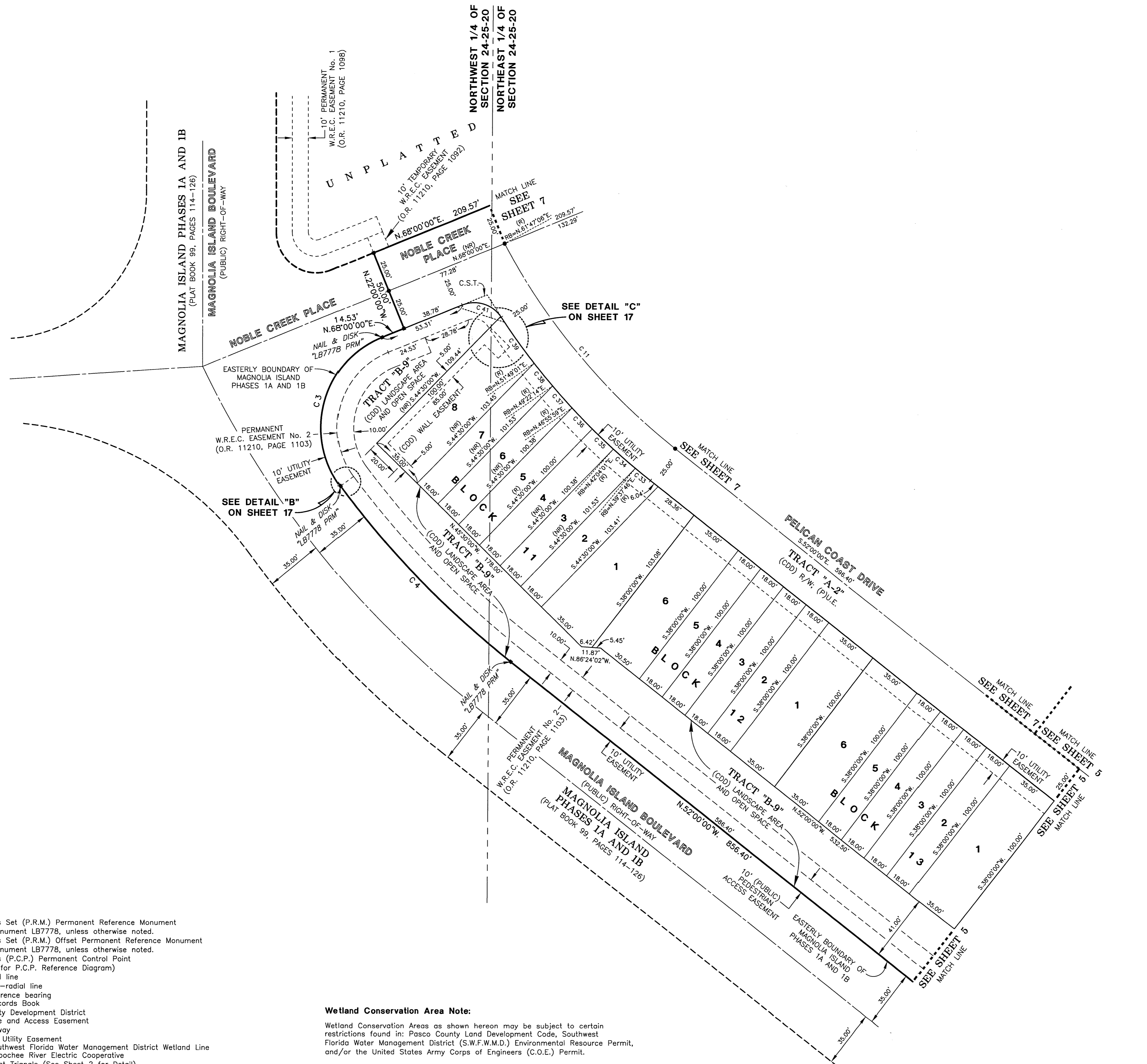
SEE SHEET 3 OF 17
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17
FOR PARALLEL OFFSET
DIMENSIONS NOTE

MAGNOLIA ISLAND PHASES 2A AND 2B

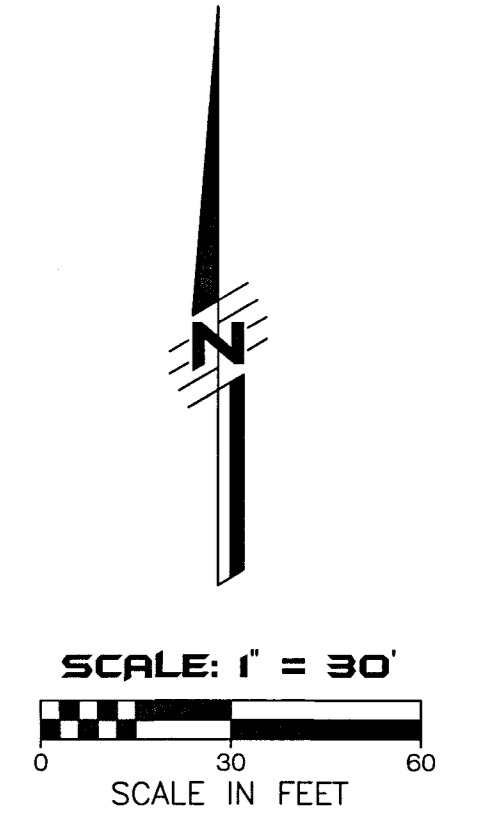
LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	60.00	104°42'20"	109.65	95.01	N.15°38'50"E.
4	565.00	15°17'40"	150.82	150.37	N.44°21'10"W.
11	399.00	23°47'06"	165.64	164.45	S.40°06'27"E.
33	424.00	01°37'46"	12.06	12.06	N.51°11'07"W.
34	424.00	02°26'15"	18.04	18.04	N.49°09'07"W.
35	424.00	02°25'59"	18.01	18.00	N.46°43'00"W.
36	424.00	02°25'59"	18.01	18.00	N.44°17'00"W.
37	424.00	02°26'15"	18.04	18.04	N.41°50'53"W.
38	424.00	02°26'47"	18.10	18.10	N.39°24'22"W.
39	424.00	04°43'32"	34.97	34.96	N.35°49'13"W.
41	20.00	76°58'30"	26.87	24.89	N.73°30'45"W.



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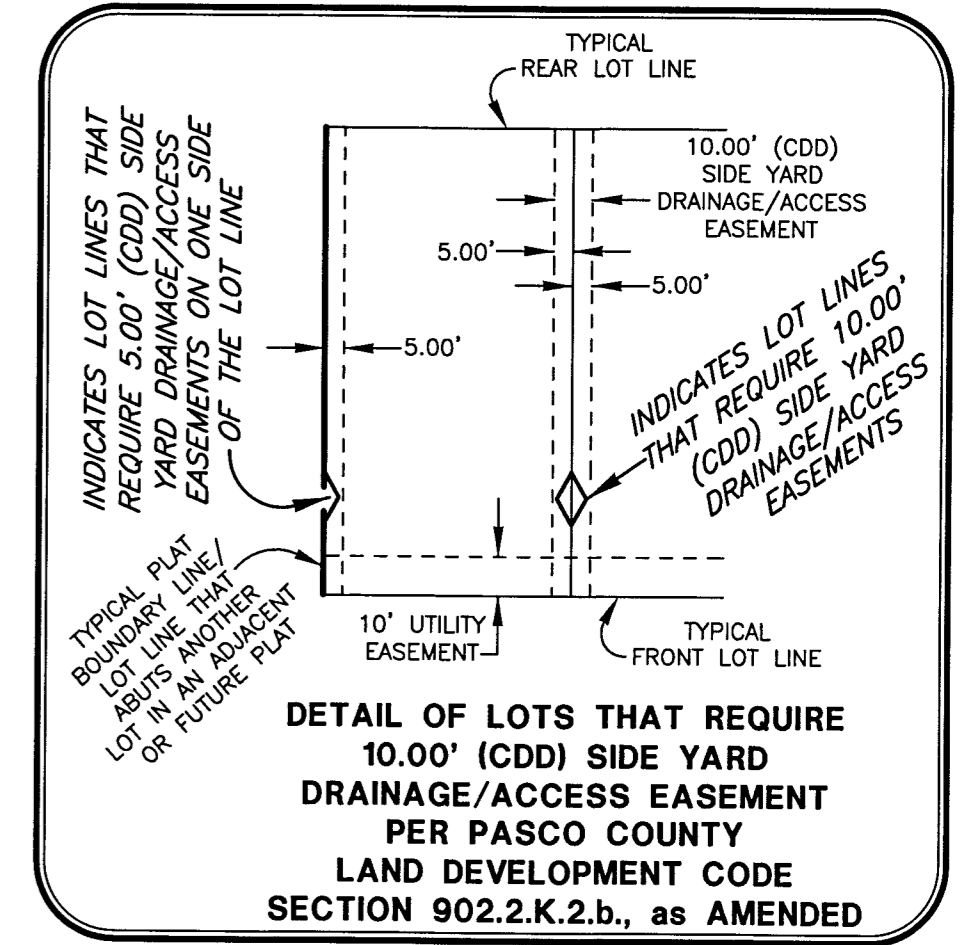
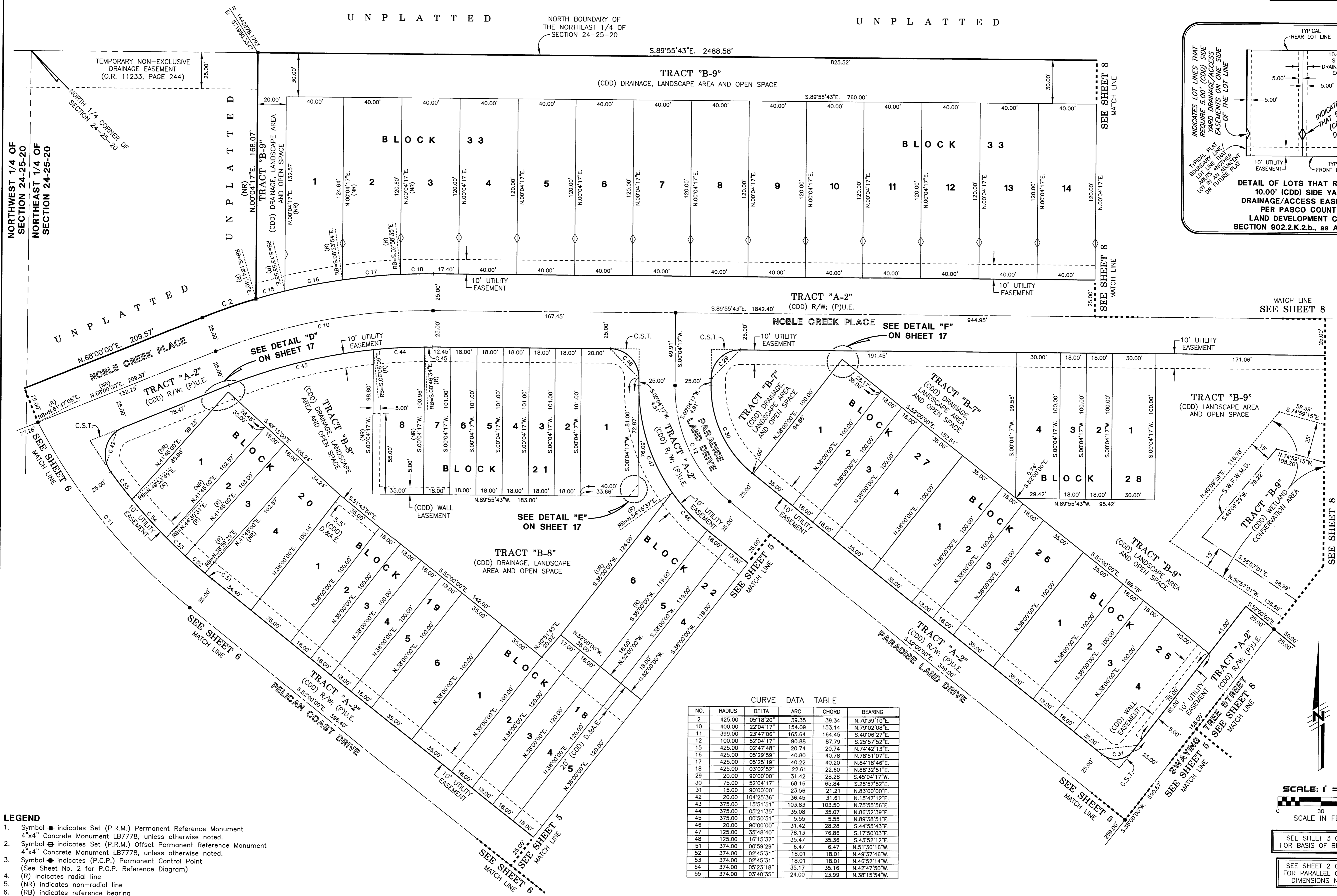


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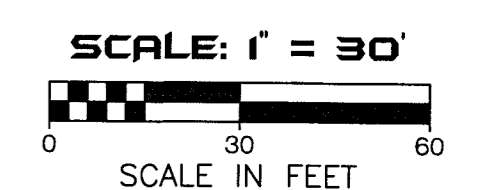
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	425.00	05°18'20"	39.35	39.34	N.70°39'10"E.
10	400.00	22°04'17"	154.09	153.14	N.79°02'08"E.
11	389.00	23°47'06"	165.84	164.45	S.40°06'27"E.
12	100.00	52°04'17"	90.88	87.79	S.25°57'52"E.
15	425.00	02°47'48"	20.74	20.74	N.74°42'12"E.
16	425.00	05°29'59"	40.80	40.78	N.78°51'07"E.
17	425.00	05°25'19"	40.22	40.20	N.84°18'46"E.
18	425.00	03°02'52"	22.61	22.60	N.88°32'51"E.
29	20.00	90°00'00"	31.42	28.28	S.45°04'17"W.
30	75.00	52°04'17"	68.16	65.84	S.25°57'52"E.
31	15.00	90°00'00"	23.56	21.21	N.83°00'00"E.
42	20.00	104°25'36"	36.45	31.61	N.15°47'12"E.
43	375.00	15°51'51"	103.83	103.50	N.75°55'56"E.
44	375.00	05°21'35"	35.08	35.07	N.86°32'39"E.
45	375.00	00°50'51"	5.55	5.55	N.89°38'51"E.
46	20.00	90°00'00"	31.42	28.28	S.44°55'43"E.
47	125.00	35°48'40"	78.13	76.86	S.17°50'03"E.
48	125.00	18°15'37"	35.47	35.36	S.43°52'12"E.
51	374.00	00°59'29"	6.47	6.47	N.15°47'12"E.
52	374.00	02°45'31"	18.01	18.01	N.49°37'46"W.
53	374.00	02°45'31"	18.01	18.01	N.46°52'14"W.
54	374.00	05°23'18"	35.17	35.16	N.42°47'50"W.
55	374.00	03°40'35"	24.00	23.99	N.38°15'54"W.

- LEGEND**
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 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
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SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

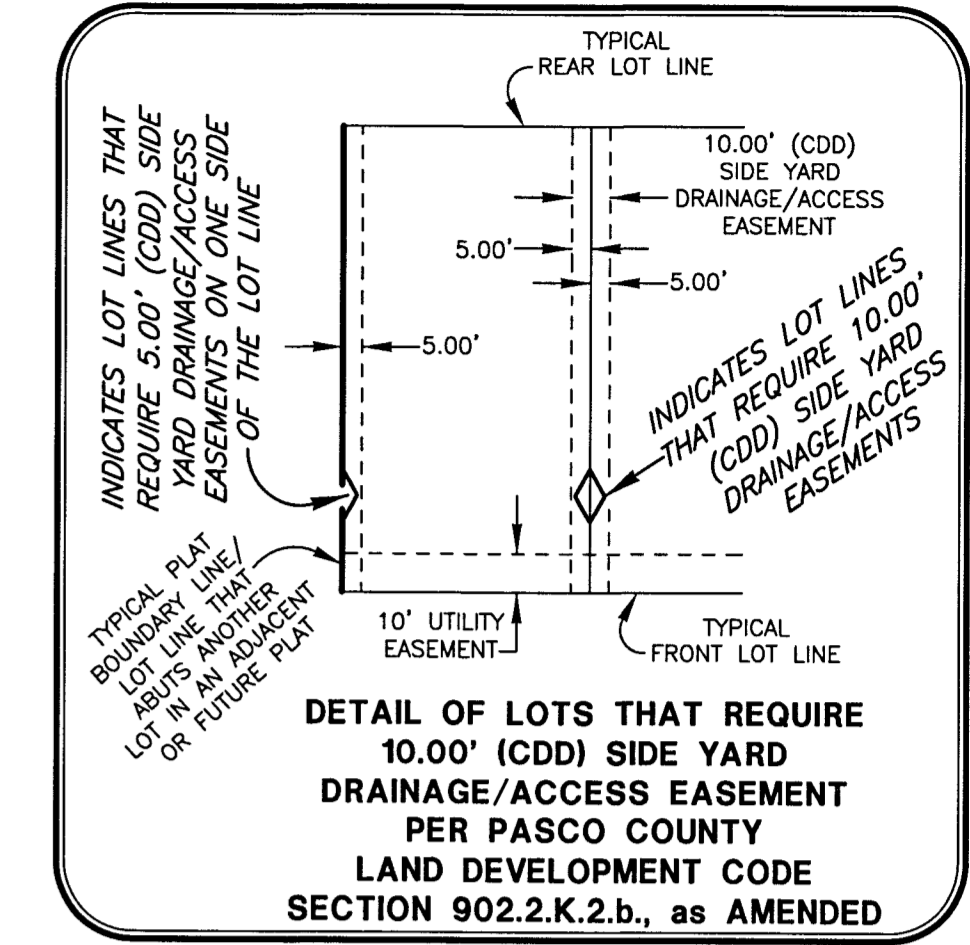
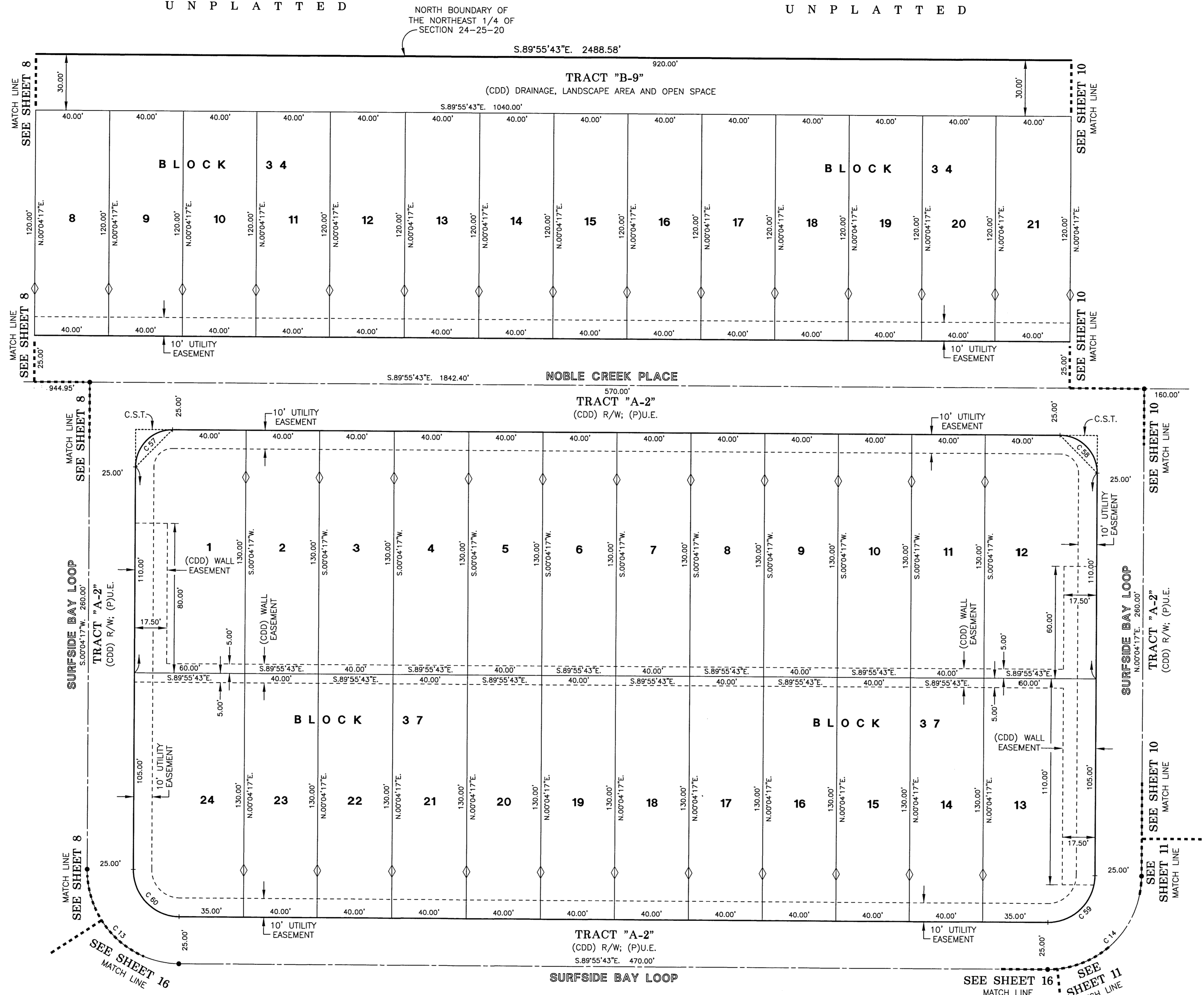
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

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 Tampa, FL 33609
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MAGNOLIA ISLAND PHASES 2A AND 2B
LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

U N P L A T T E D

U N P L A T T E D

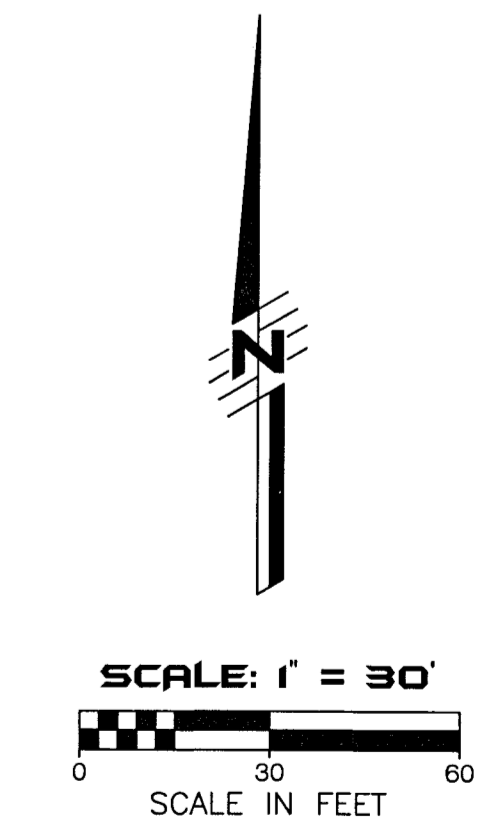


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	50.00	90°00'00"	78.54	70.71	S.44°55'43"E
14	50.00	90°00'00"	78.54	70.71	N.45°04'17"E
57	20.00	90°00'00"	31.42	28.28	N.45°04'17"E
58	20.00	90°00'00"	31.42	28.28	S.44°55'43"E
59	25.00	90°00'00"	39.27	35.36	S.45°04'17"W
60	25.00	90°00'00"	39.27	35.36	N.44°55'43"W

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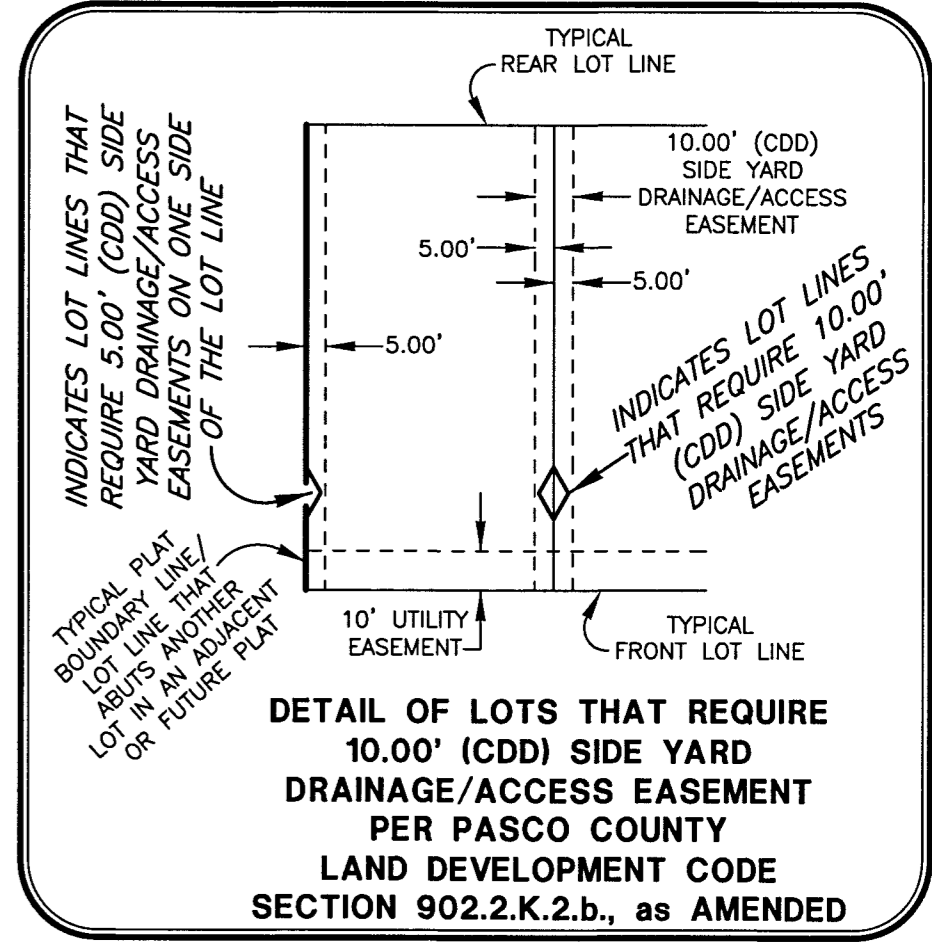
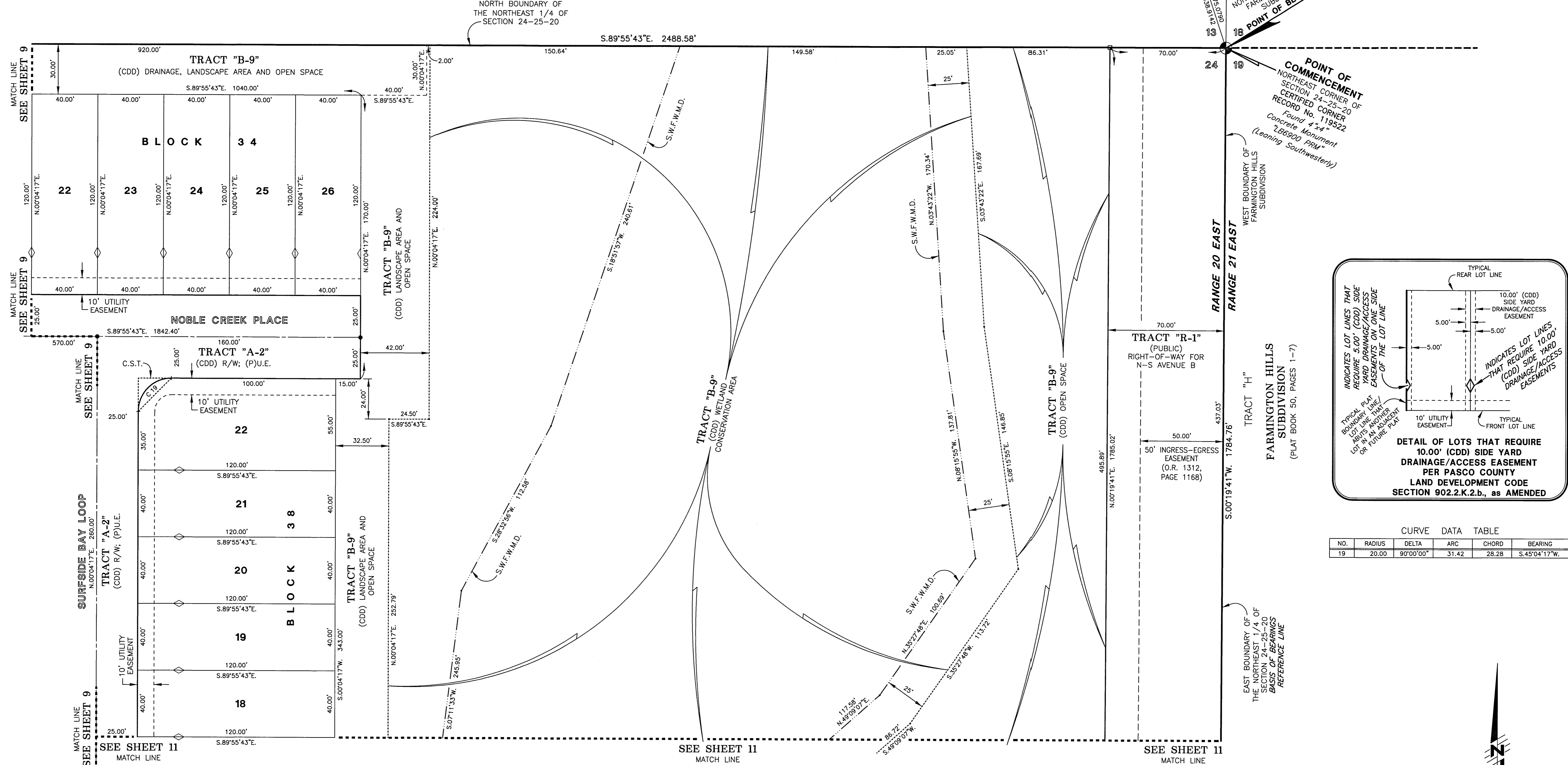
SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

MAGNOLIA ISLAND PHASES 2A AND 2B
LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

U N P L A T T E D

U N P L A T T E D



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	20.00	90°00'00"	31.42	28.28	S.45°04'17"W.

- LEGEND**
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 - Symbol \square indicates Set (P.R.M.) Offset Permanent Reference Monument
 - Symbol \bullet indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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SCALE: 1" = 30'

SCALE IN FEET

SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

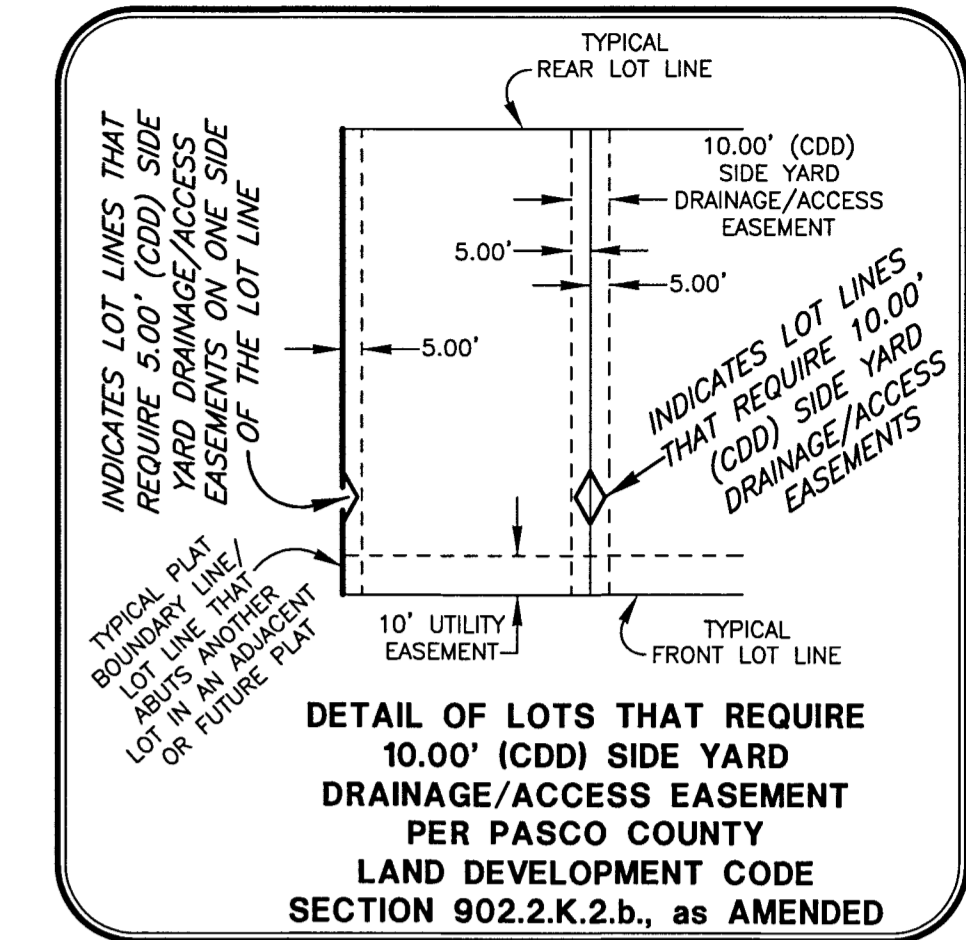
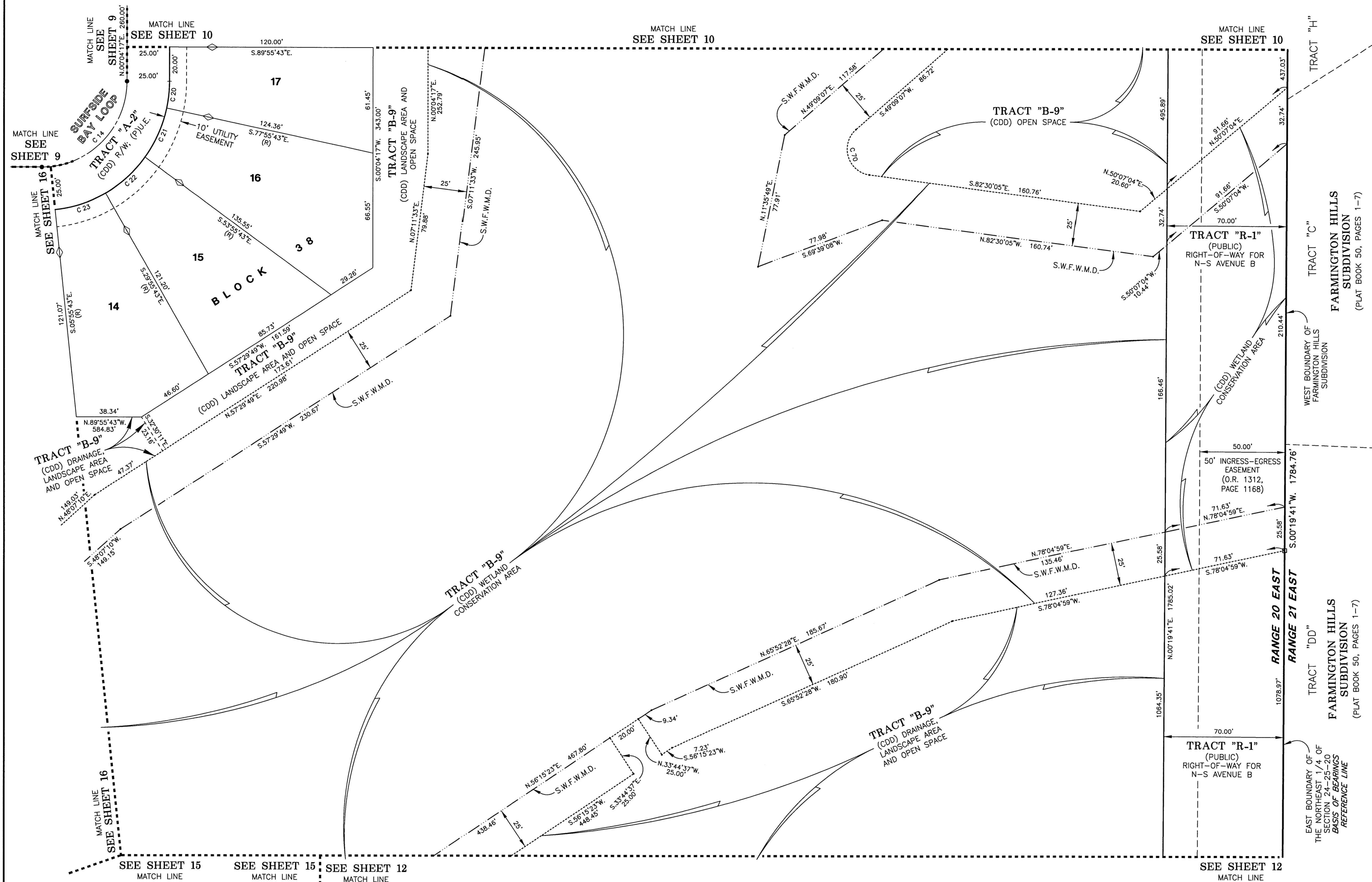
SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

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Tampa, FL 33609
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SHEET 10 OF 17 SHEETS

MAGNOLIA ISLAND PHASES 2A AND 2B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
14	50.00	90°00'00"	78.54	70.71	N.45°04'17"E.
20	75.00	12°00'00"	15.71	15.88	S.08°04'17"W.
21	75.00	24°00'00"	31.42	31.19	S.24°04'17"W.
22	75.00	24°00'00"	31.42	31.19	S.48°04'17"W.
23	75.00	24°00'00"	31.42	31.19	S.72°04'17"W.
70	15.00	131°39'13"	34.47	27.37	S.16°40'29"E.

- LEGEND**
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 - Symbol ⊞ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
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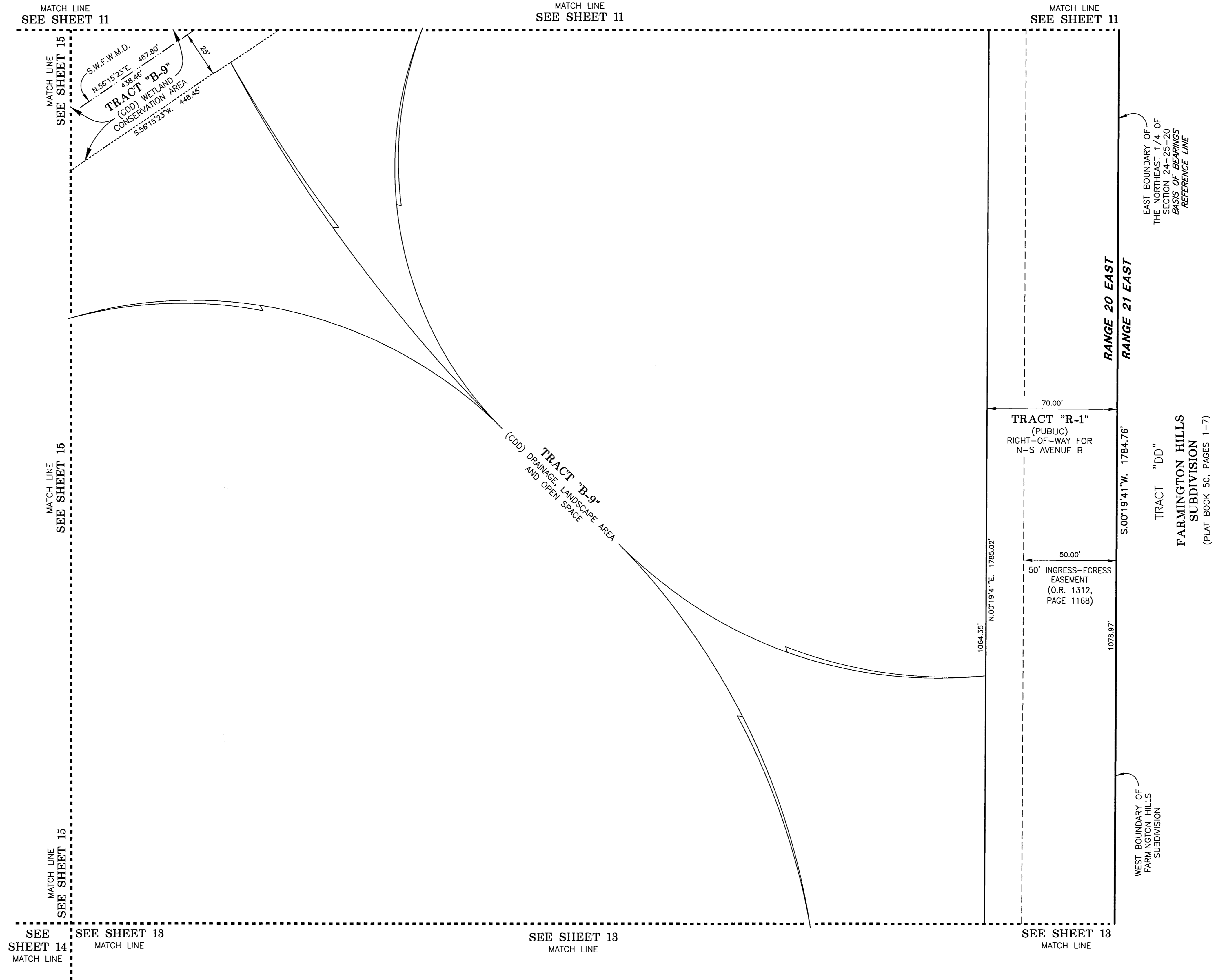
SCALE: 1" = 30'

SCALE IN FEET

SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

MAGNOLIA ISLAND PHASES 2A AND 2B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

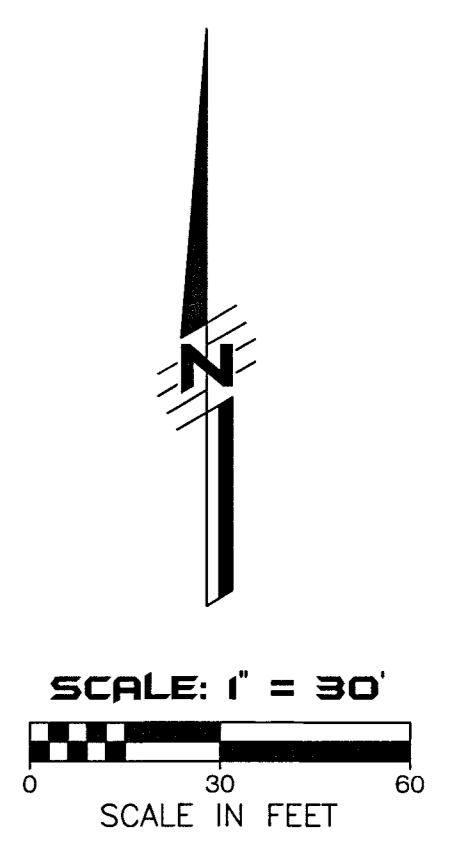


LEGEND

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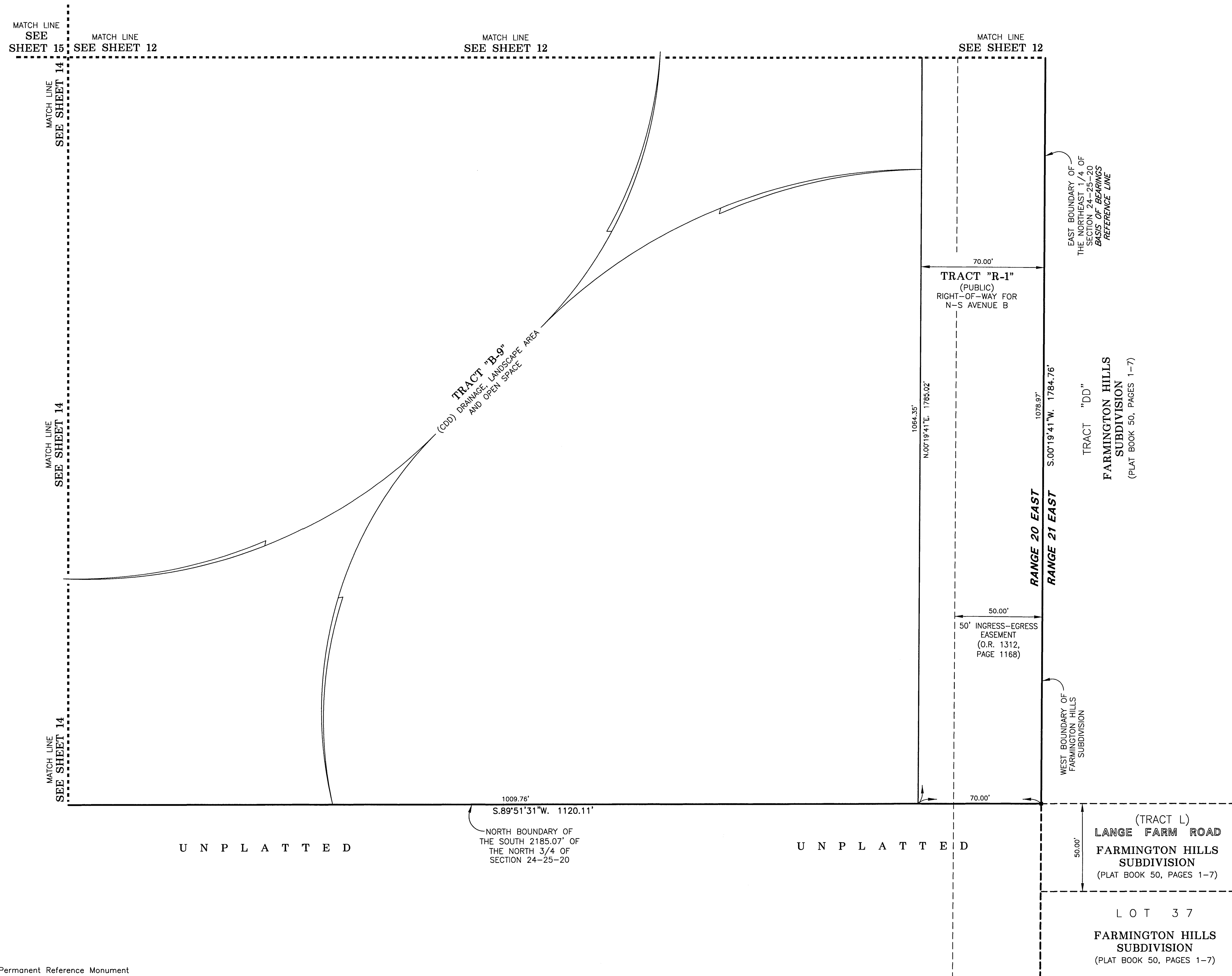


SEE SHEET 3 OF 17
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

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MAGNOLIA ISLAND PHASES 2A AND 2B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LEGEND

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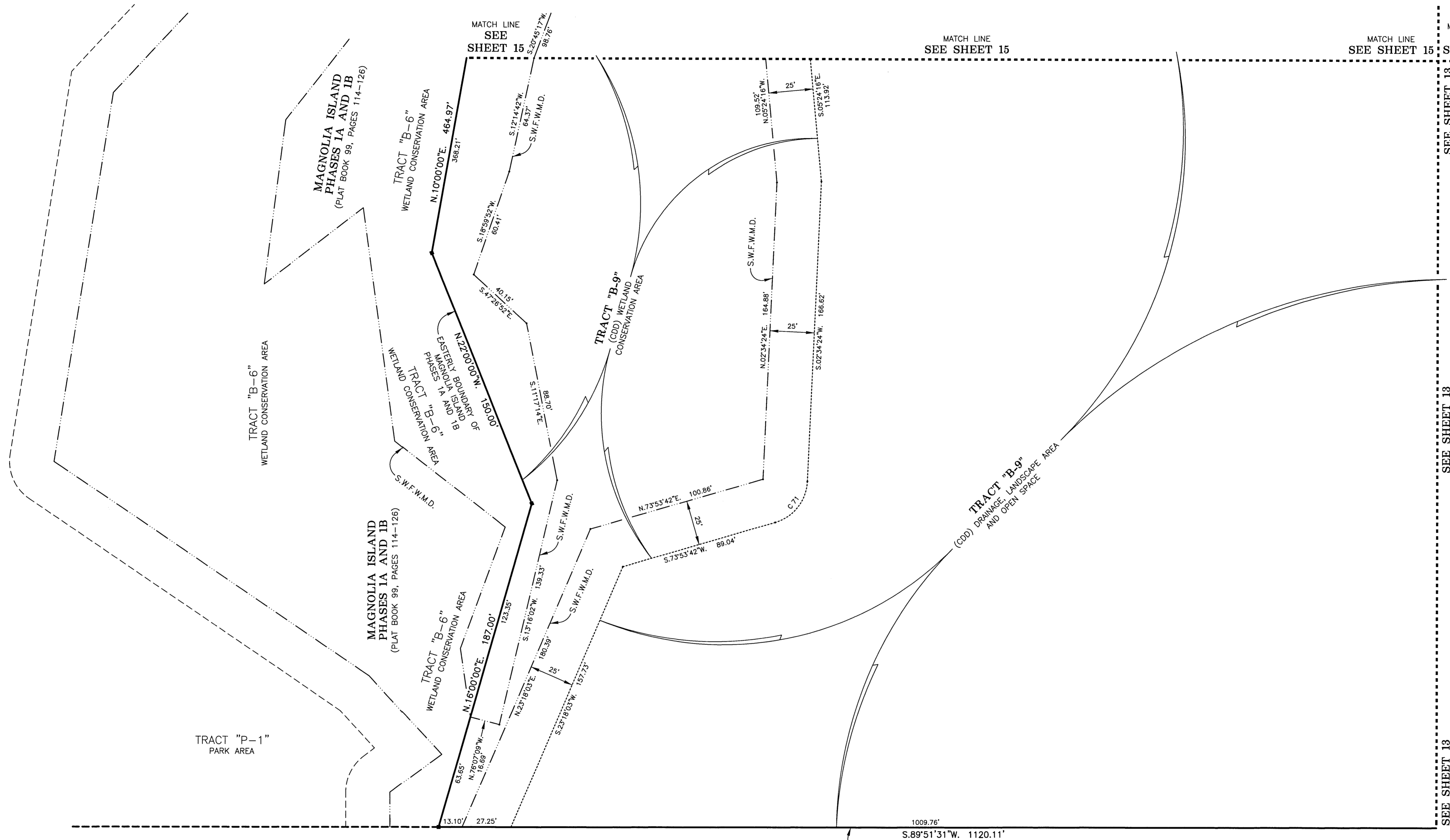
SCALE: 1" = 30'
 0 30 60
 SCALE IN FEET

SEE SHEET 3 OF 17
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

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MAGNOLIA ISLAND PHASES 2A AND 2B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



UNPLATTED

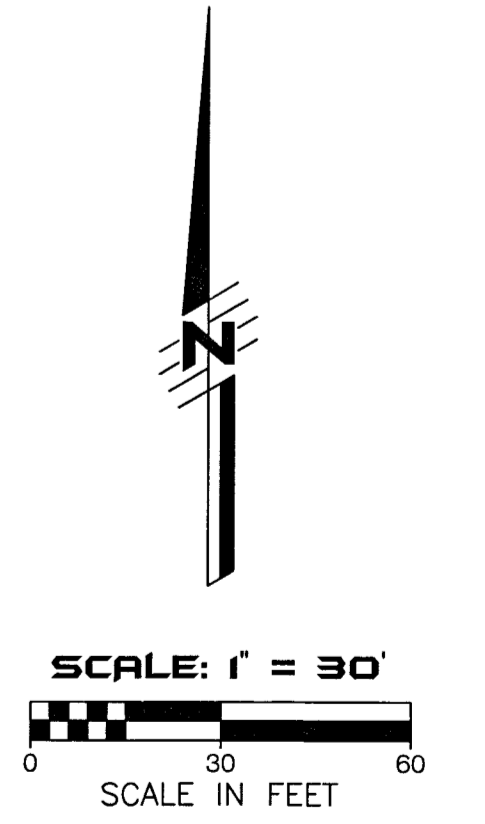
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
71	25.00	71°19'17"	31.12	29.15	S.38°14'03"W.

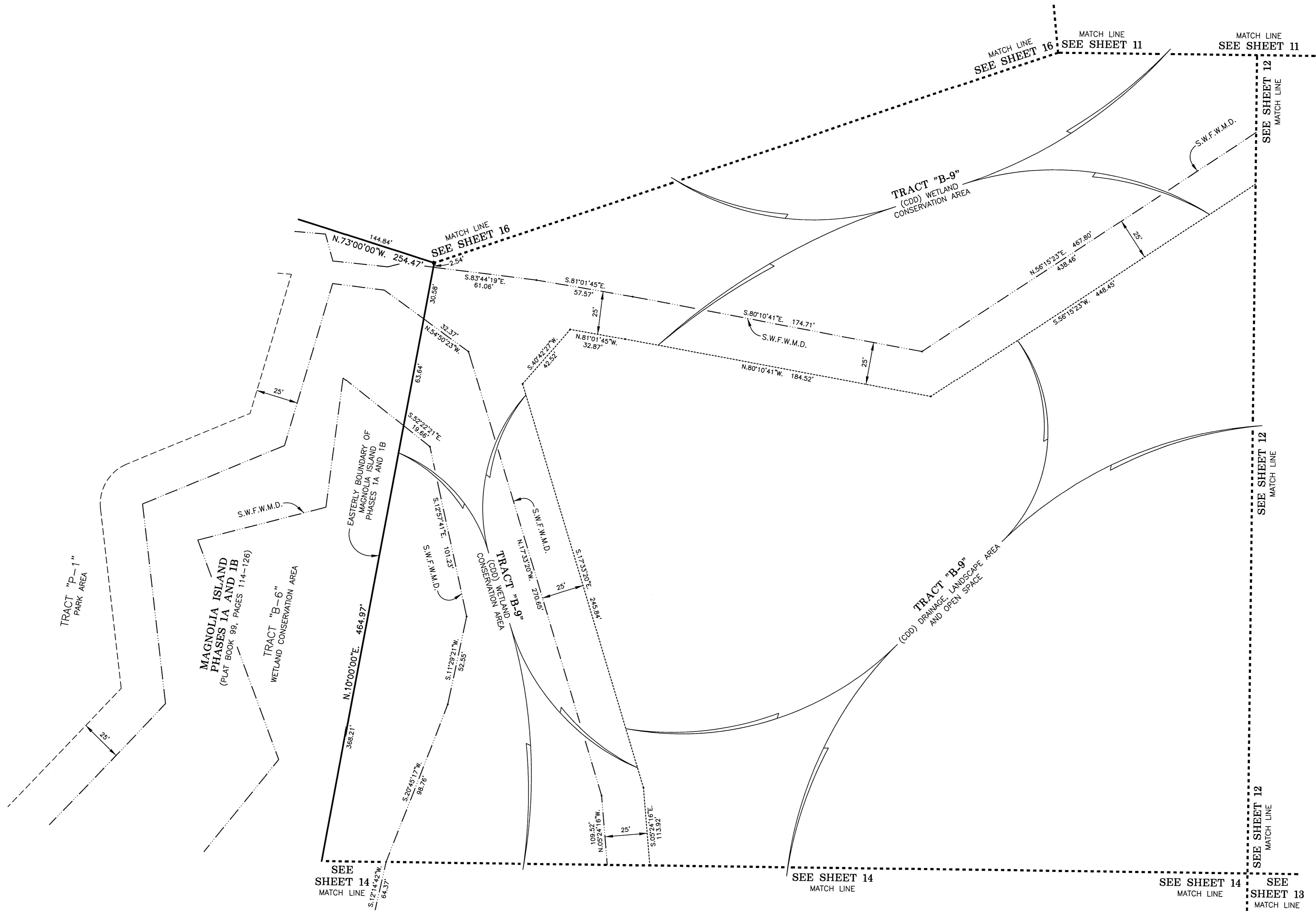
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SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

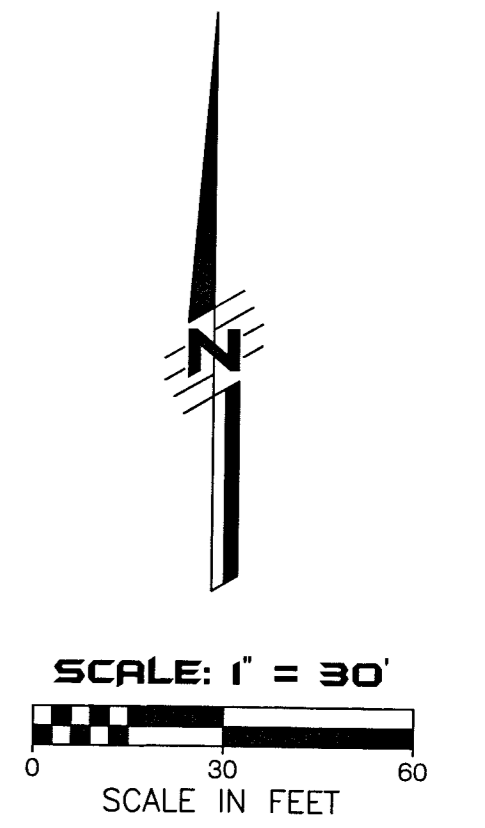
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 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



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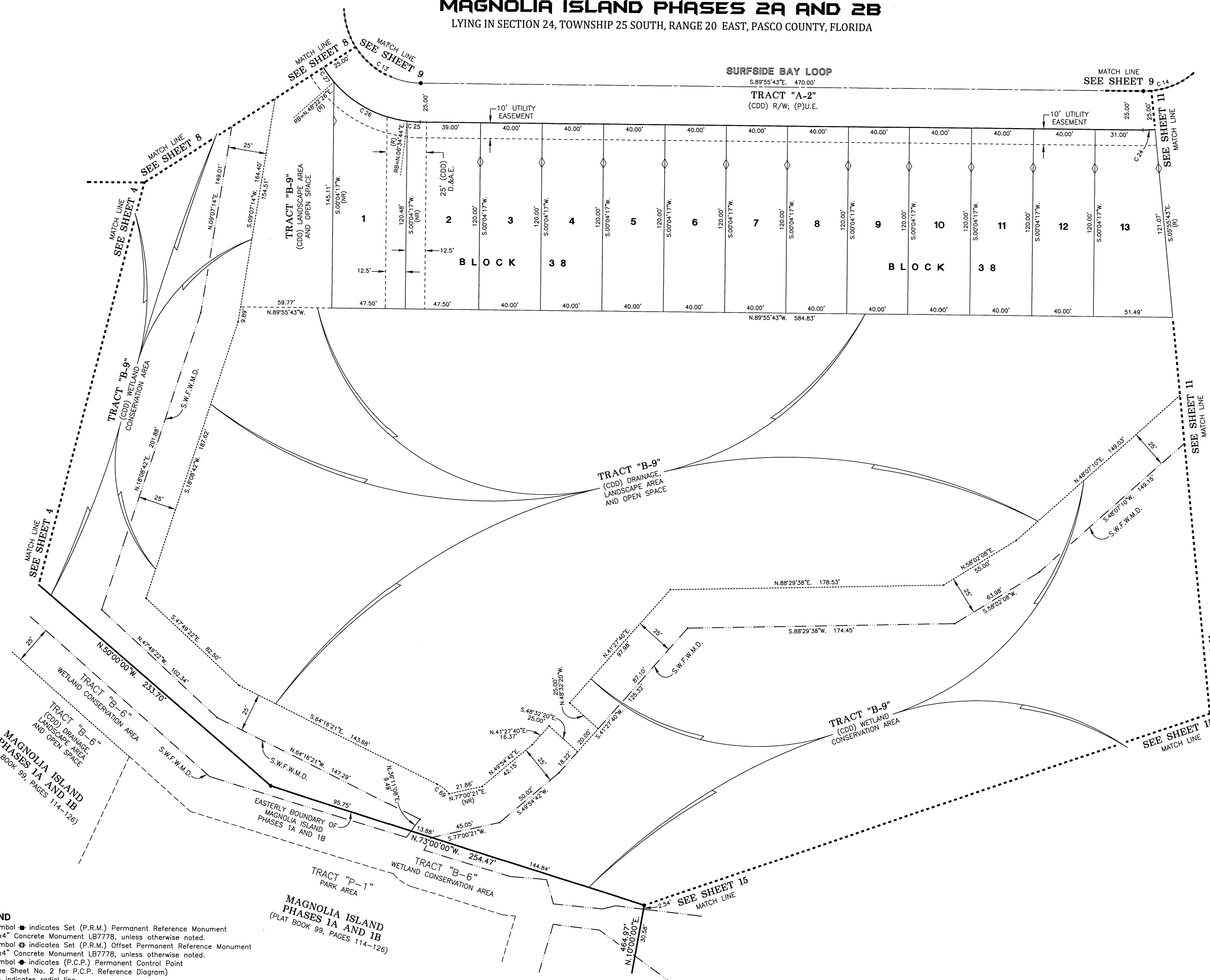
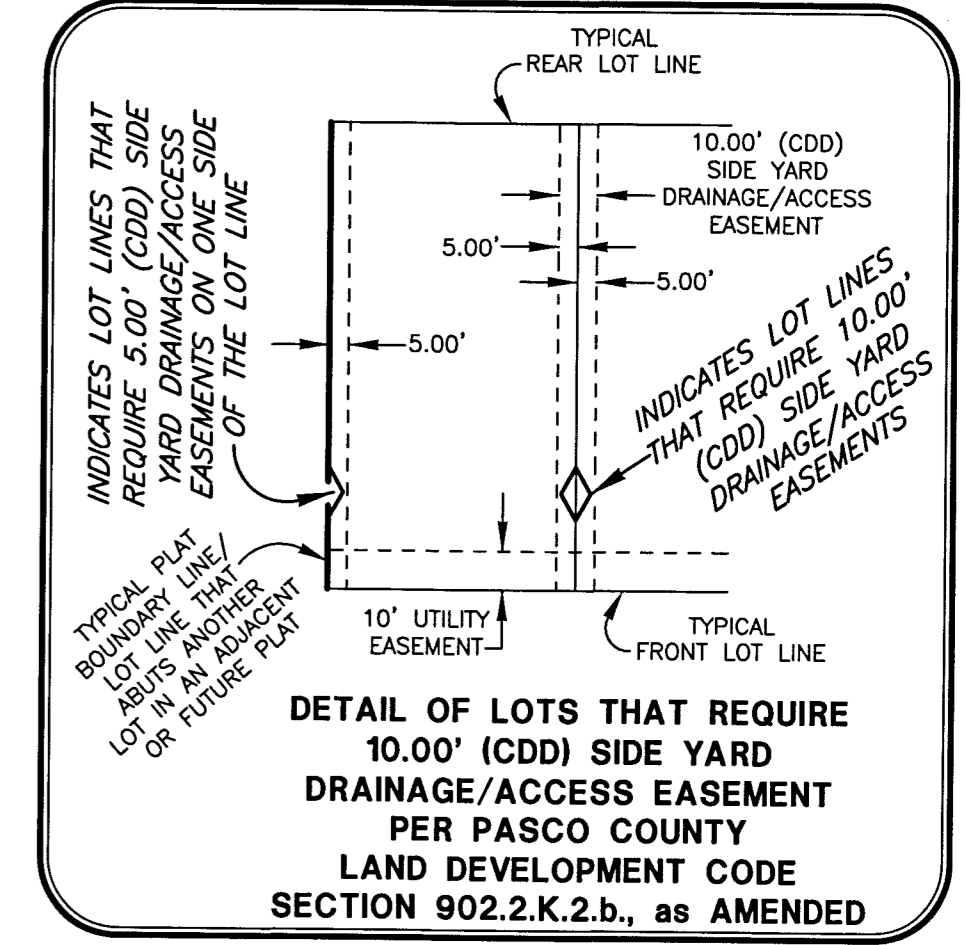


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MAGNOLIA ISLAND PHASES 2A AND 2B

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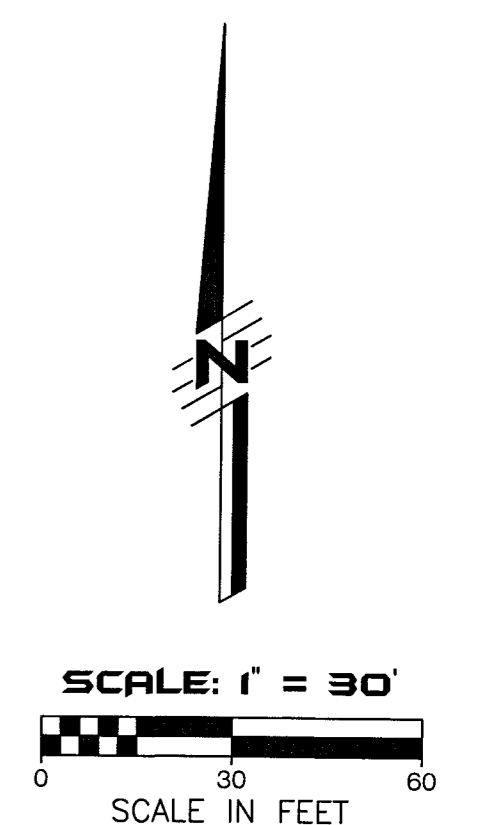


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13	50.00	90°00'00"	78.54	70.71	S.44°55'43"E.
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24	75.00	08°00'00"	7.85	7.85	S.87°04'17"W.
25	75.00	08°30'27"	8.52	8.51	N.88°40'30"W.
26	75.00	41°47'42"	54.71	53.50	N.62°31'25"W.
27	75.00	41°41'51"	54.58	53.39	N.20°46'39"W.
69	25.00	22°57'48"	10.02	9.95	S.52°47'27"E.

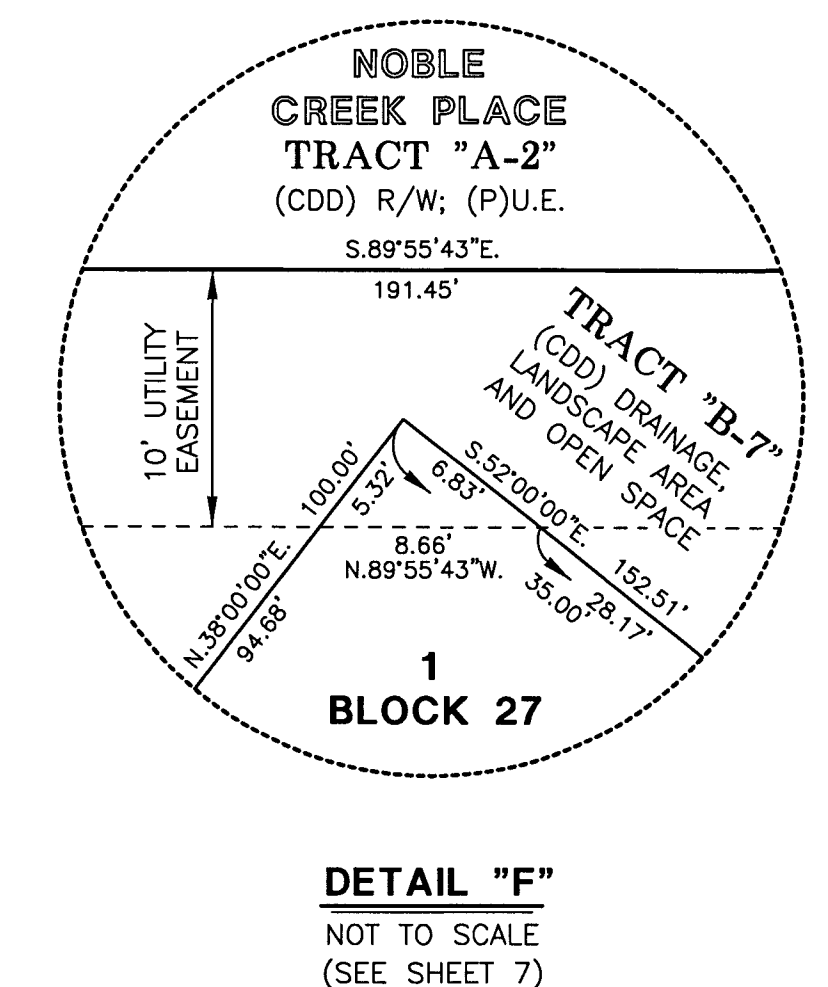
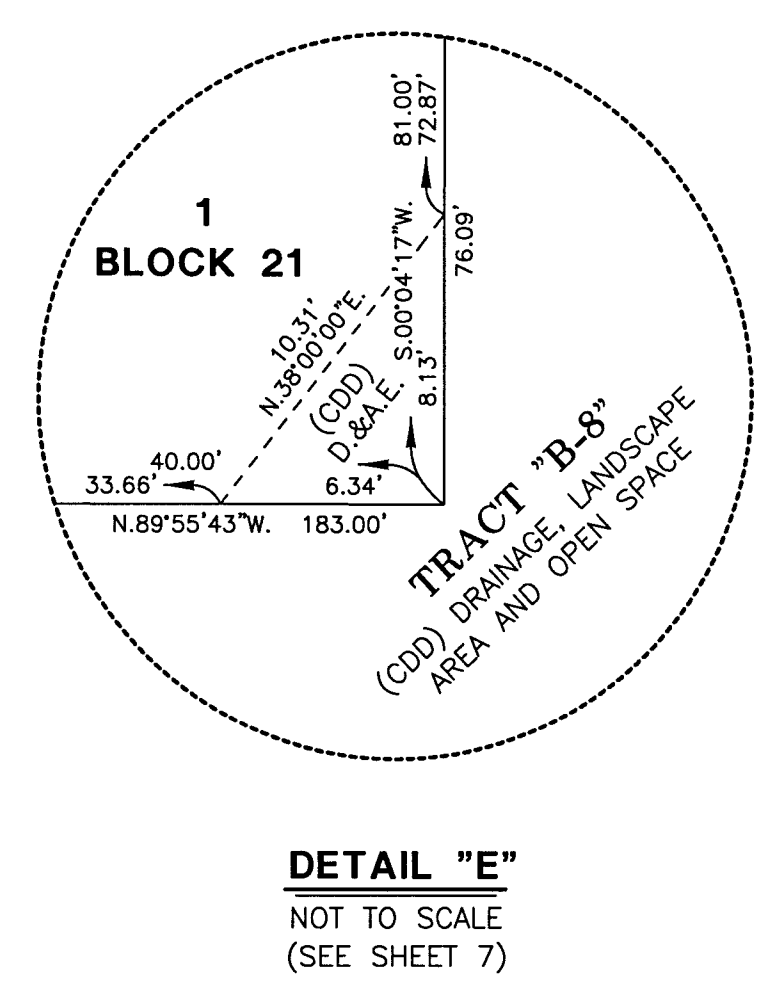
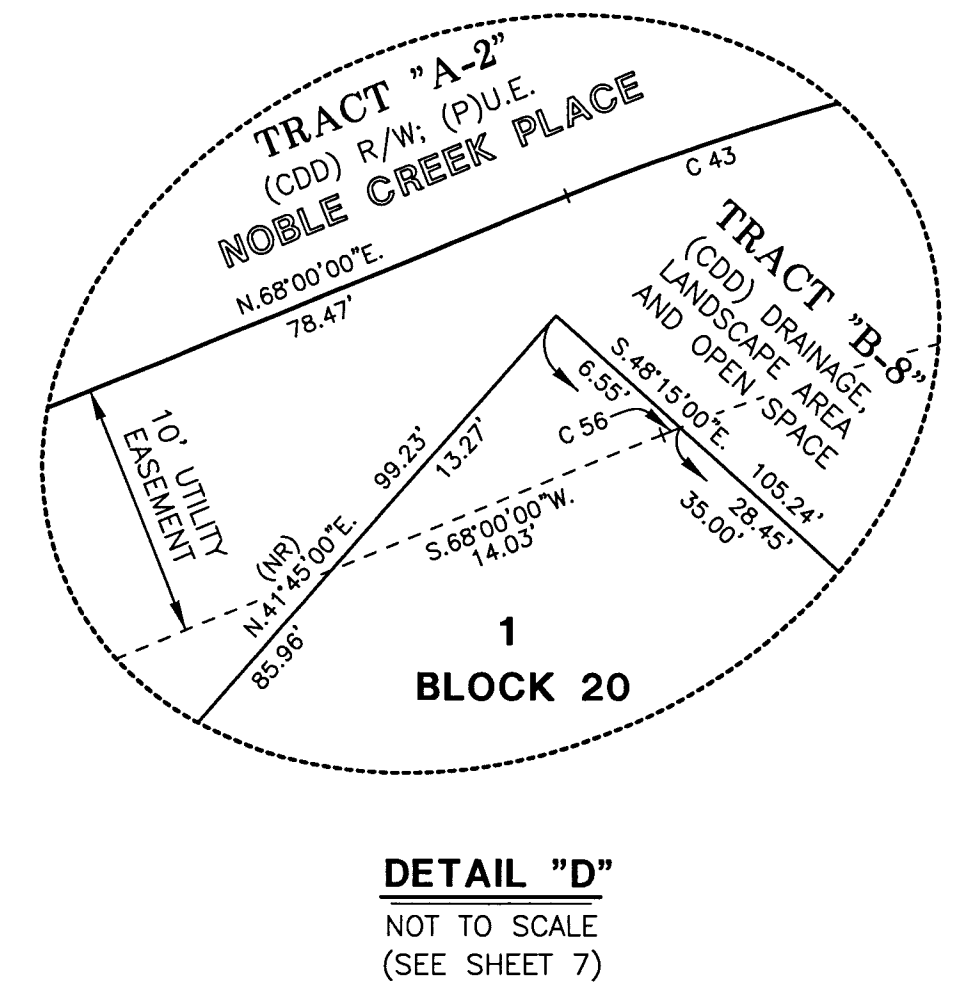
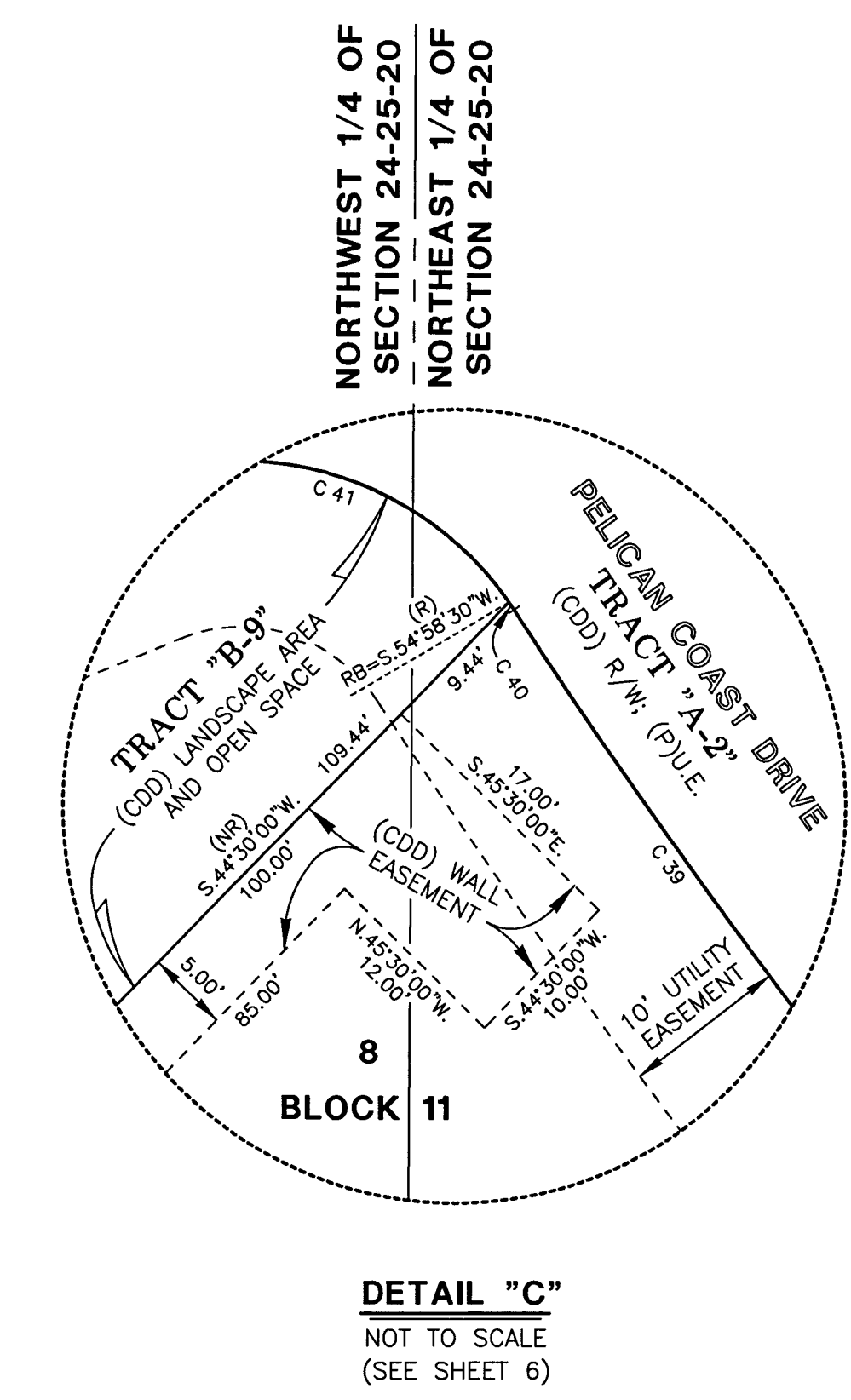
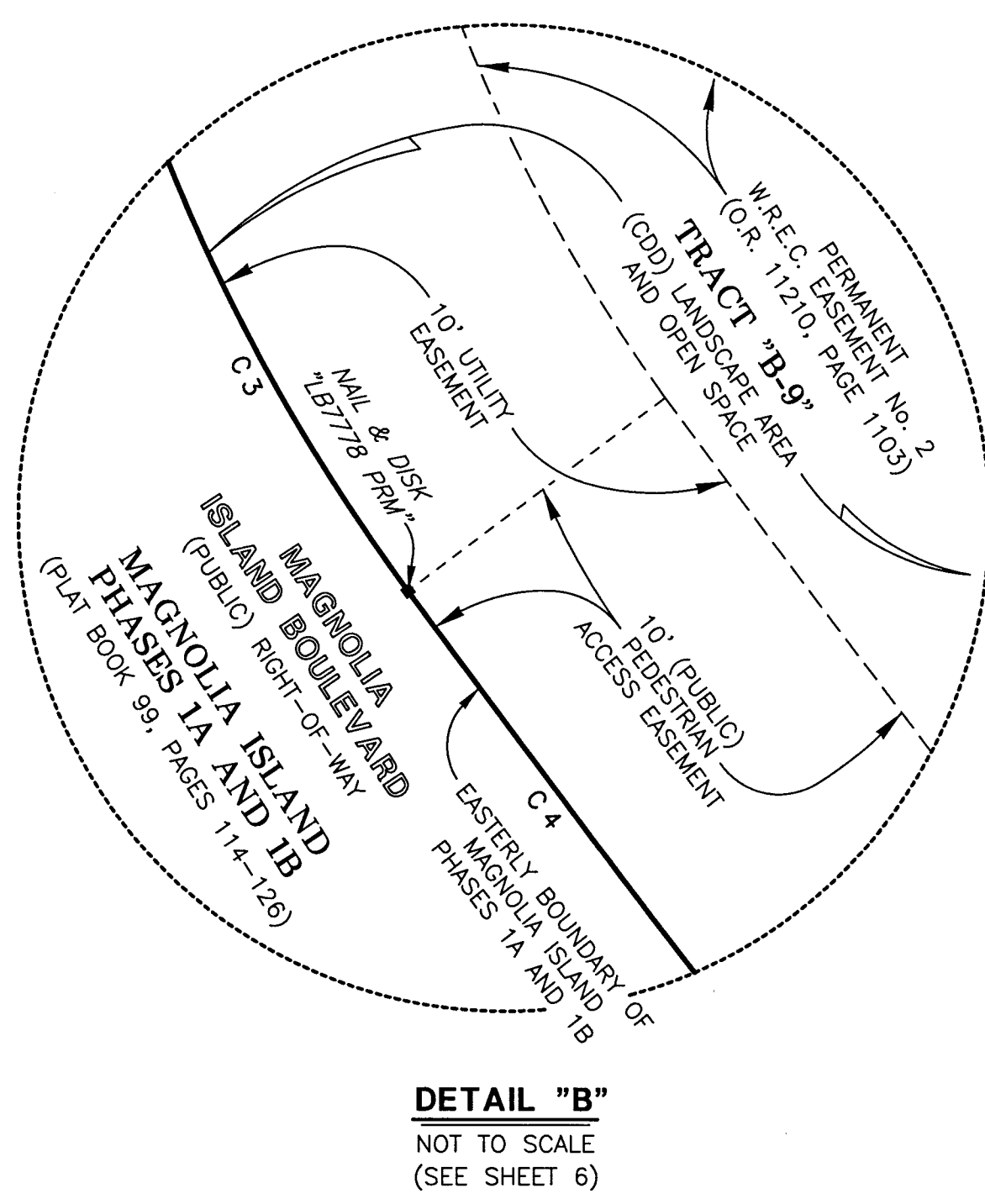
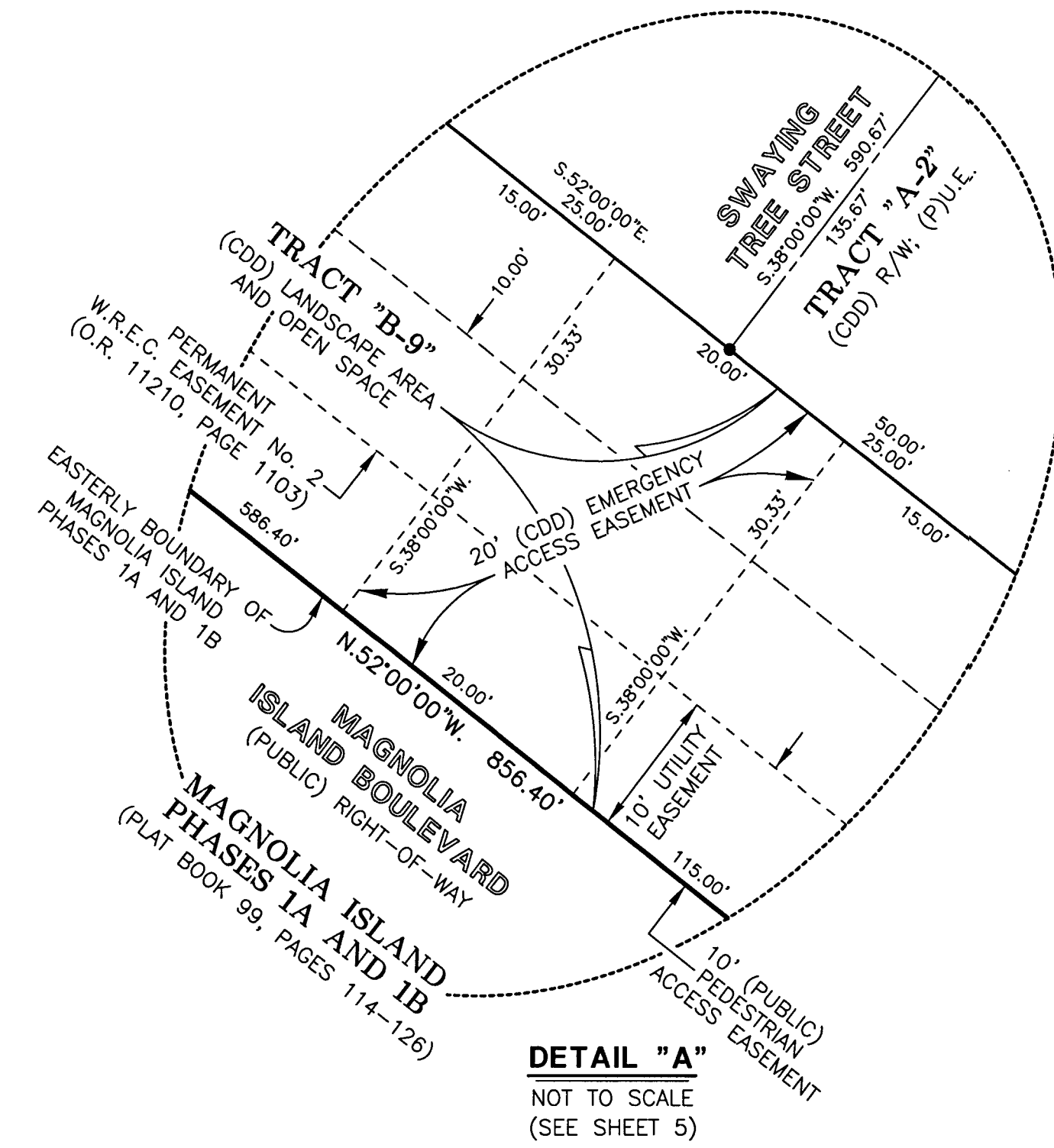


SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE

MAGNOLIA ISLAND PHASES 2A AND 2B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

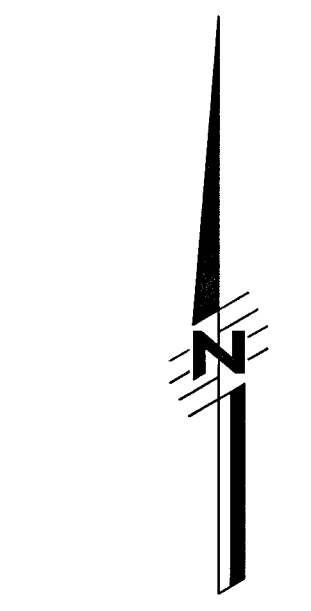


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 - W.R.E.C. - Withlacoochee River Electric Cooperative

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	60.00	104°42'20"	109.65	95.01	N.15°38'50"E.
4	565.00	15°17'40"	150.82	150.37	N.44°21'10"W.
39	424.00	04°43'32"	34.97	34.96	N.35°49'13"W.
40	20.00	01°34'04"	0.55	0.55	N.34°14'28"W.
41	20.00	75°58'30"	25.87	24.89	N.73°30'45"W.
43	375.00	15°51'51"	103.83	103.50	N.75°55'56"E.
56	365.00	00°07'12"	0.76	0.76	S.68°03'56"W.



SEE SHEET 3 OF 17 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 17 FOR PARALLEL OFFSET DIMENSIONS NOTE