

TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

102 120

LEGAL DESCRIPTION:

A parcel of land lying in Section 28, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of TWO RIVERS PARCEL F2 PHASE 1, according to the plat thereof, as recorded in Plat Book 96, Pages 120 through 131 inclusive, of the Public Records of Pasco County, Florida, also being a point on the Easterly boundary of the (Public) right-of-way for LODGE GRASS BOULEVARD, according to the plat of TWO RIVERS PARCEL F1, as recorded in Plat Book 96, Pages 108 through 119 inclusive, of the Public Records of Pasco County, Florida, and also being the **POINT OF BEGINNING**, run thence along said Easterly boundary of the (Public) right-of-way for LODGE GRASS BOULEVARD, the following three (3) courses: 1) N.03°30'00"E., 180.96 feet to a point of curvature; 2) Northerly, 1050.69 feet along the arc of a curve to the left having a radius of 2150.00 feet and a central angle of 28°00'00" (chord bearing N.10°30'00"W., 1040.26 feet) to a point of tangency; 3) N.24°30'00"W., 116.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet to the Southwest corner of TWO RIVERS PARCELS F AND K PHASES 1 AND 3, according to the plat thereof, as recorded in Plat Book 102, Pages 90 through 96 inclusive, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said TWO RIVERS PARCELS F AND K PHASES 1 AND 3, S.85°00'00"E., 1163.74 feet; thence S.18°00'00"E., 399.27 feet; thence S.10°00'00"E., 600.00 feet to a point on the Northerly boundary of the aforesaid TWO RIVERS PARCEL F2 PHASE 1; thence along said Northerly boundary of TWO RIVERS PARCEL F2 PHASE 1, the following sixteen (16) courses: 1) N.67°58'51"W., 178.42 feet; 2) S.52°12'00"W., 72.49 feet; 3) N.52°31'00"W., 124.02 feet; 4) N.47°08'37"W., 50.22 feet; 5) S.37°29'00"W., 104.23 feet to a point of curvature; 6) Westerly, 29.50 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 84°30'21" (chord bearing S.79°44'10"W., 26.90 feet) to a point of reverse curvature; 7) Northwesterly, 5.15 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 00°39'21" (chord bearing N.58°20'20"W., 5.15 feet); 8) S.31°20'00"W., 214.08 feet; 9) S.50°00'00"W., 761.81 feet; 10) N.51°00'00"W., 249.59 feet; 11) N.13°03'29"W., 50.00 feet to a point on a curve; 12) Westerly, 21.67 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 16°33'29" (chord bearing S.85°13'15"W., 21.60 feet) to a point of tangency; 13) N.86°30'00"W., 38.90 feet to a point of curvature; 14) Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.41°30'00"W., 28.28 feet) to a point of tangency; 15) N.03°30'00"E., 7.32 feet; 16) N.86°29'09"W., 211.00 feet to the **POINT OF BEGINNING**.

Containing 47.556 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

CF GTIS IV Two Rivers, LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as TWO RIVERS PARCEL F2 PHASE 2, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner hereby grants, conveys and dedicates TRACTS "A-14" and "A-14A" (CDD) Right-of-Way and (Public) Utility Easement], as shown and depicted hereon to the TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District" or "CDD").
- Owner hereby grants, conveys and dedicates TRACTS "B-33", "B-35", "B-36", "B-37" and "B-38", as shown and depicted hereon for conveyance by Owner to the District.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Drainage and Access Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements, including those comingled stormwater facilities within Lodge Grass Boulevard.
- Owner further does:
 - grant, convey and dedicate to Pasco County ("the County"), a perpetual easement for ingress and egress over and across TRACTS "A-14" and "A-14A" (CDD) Right-of-Way and (Public) Utility Easement] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
 - 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.
 - 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 itself, its 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.
 - 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.
 - 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 (CDD) 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 providers, 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.
- Owner hereby reserves for itself and its 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.
- Owner hereby grants and reserves 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.

OWNER: CF GTIS IV Two Rivers, LLC, a Delaware limited liability company, authorized to do business in the State of Florida

By: Elizabeth A. Bradburn
Elizabeth A. Bradburn as Vice President,
Chief Operating Officer

Witness
Benjamin Viola
Printed Name

Witness
Dylan Neter
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

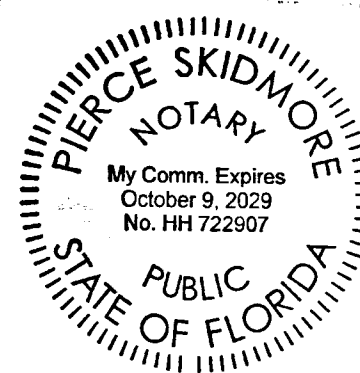
I hereby certify on this 26, day of May, 2026, before me personally appeared by means of physical presence, Elizabeth A. Bradburn as Vice President, Chief Operating Officer of CF GTIS IV Two Rivers, LLC, a Delaware limited liability company ☒ personally known to me or ☐ who has produced _____ as identification, 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:



CERTIFICATE OF ACCEPTANCE

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

The dedications to Two Rivers East Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, were as accepted at an open meeting of Two Rivers East Community Development District by their Board of Supervisors this 28, day of MAY, 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
Carlos de la Ossa, Chairperson

Witness
Austin Burns
Printed Name

Witness
Stephanie Garbey
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

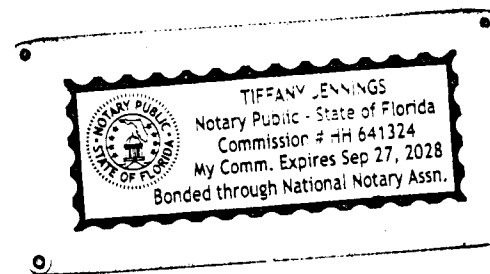
I hereby certify on this 28, day of MAY, 2026, before me personally appeared by means of physical presence, Carlos de la Ossa, as Chairperson of Two Rivers East Community Development District, ☒ personally known to me or ☐ who has produced _____ as identification, who has identified himself as the person 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.

Tiffany Jennings
Notary Public, State of Florida at Large
(Printed Name of Notary)

My Commission expires: 09/27/28

Commission Number: HH2641324



PROPERTY INFORMATION

STATE OF FLORIDA }
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. 110820137) and, based on said report find that the title of the property is vested in CF GTIS IV Two Rivers, 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. 110820137.

This the 27 day of May, 2026.

First American Title Insurance Company

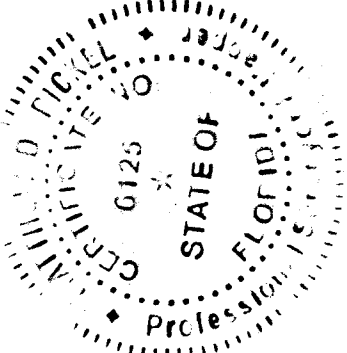
By: David H. Roberts
David H. Roberts, Authorized Signatory

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 reviewed this plat for conformity to Chapter 177, Part I, Florida Statutes and the standards set forth by Pasco County, Florida, and that this plat complies with the technical requirements of said chapter.

Matthew D. Pickel
Matthew D. Pickel, PSM
Florida Professional Surveyor & Mapper #6125
Professional Surveyor/Pasco County Development Review

6/24/26
Date



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

This is to certify that on this the 7th day of July, 2026, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen
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 7th day of July, 2026, in Plat Book 102, Page(s) 120 - 128.

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

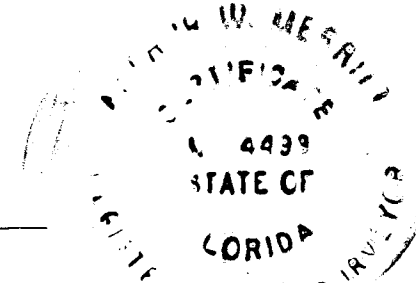
SURVEYOR'S CERTIFICATE

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 11th 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 26th day of May, 2026.

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

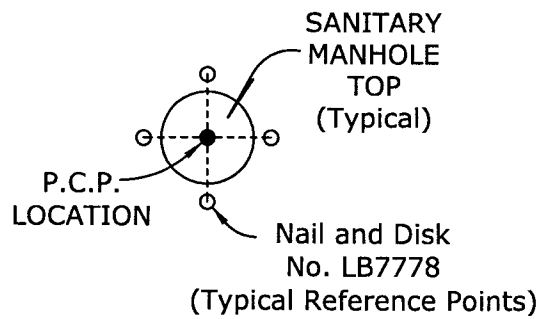
Arthur W. Merritt
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778



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-TR-010
File: P:\Two Rivers\Parcel F2\Phase 2\Plat2Rivers\Par F2-P2-01

TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 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)

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:

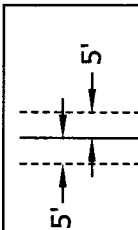
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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:

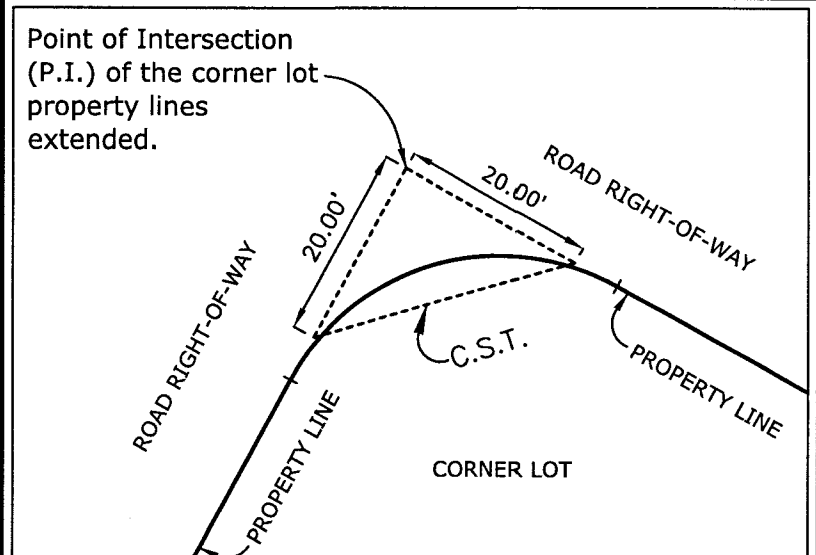
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere 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')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-14"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	2.953 Ac.±
TRACT "A-14A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	1.279 Ac.±
TRACT "B-33"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	13.279 Ac.±
TRACT "B-35"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) EMERGENCY ACCESS EASEMENT	0.863 Ac.±
TRACT "B-36"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	5.837 Ac.±
TRACT "B-37"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.174 Ac.±
TRACT "B-38"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	2.477 Ac.±



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

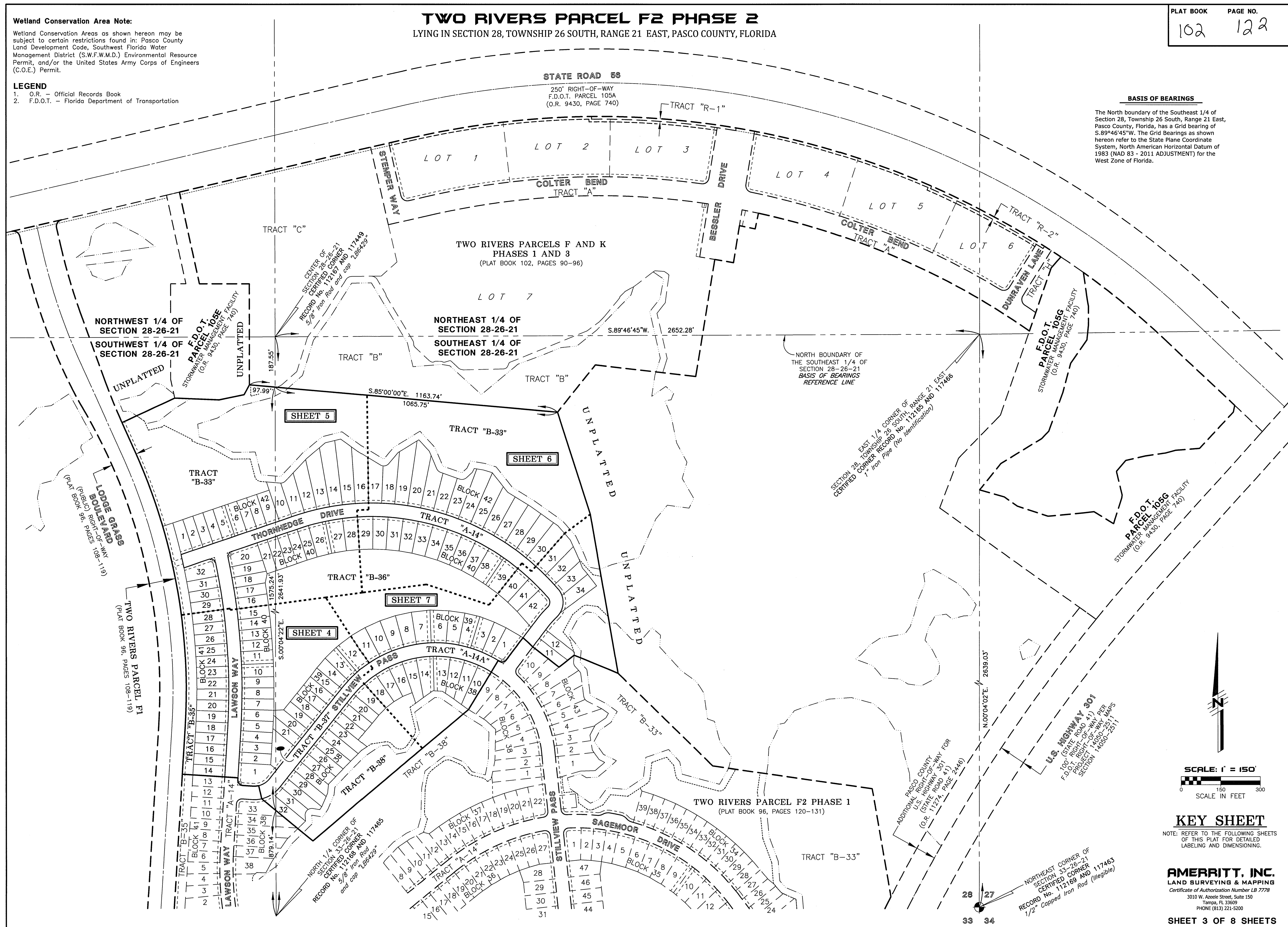
Scale 1" = 20'

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.

PLAT BOOK	PAGE NO.
102	12

The North boundary of the Southeast 1/4 of Section 28, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°46'45"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

1. O.R. - Official Records Book
2. F.D.O.T. - Florida Department of Transportation



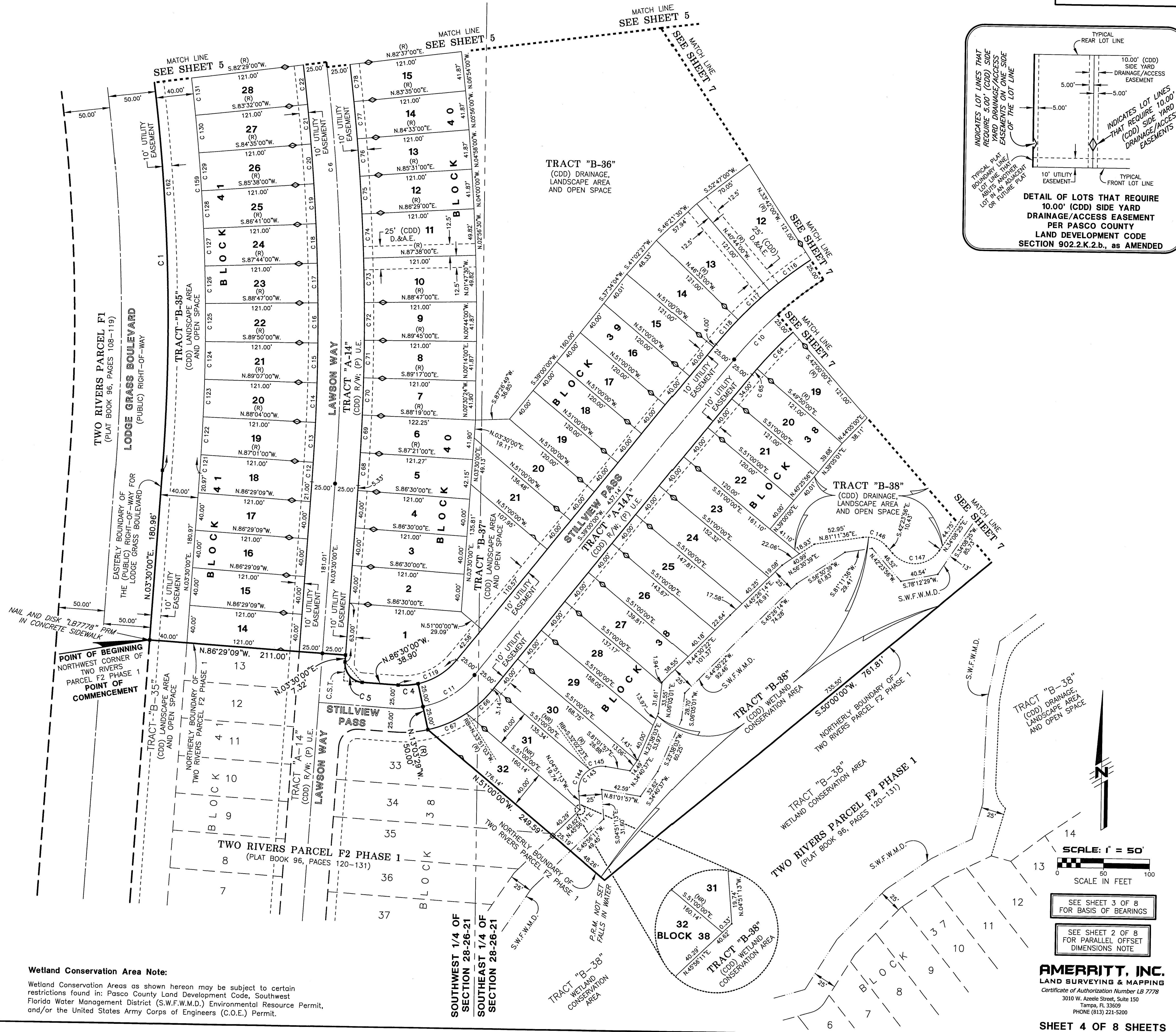
NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

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

TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
102 123

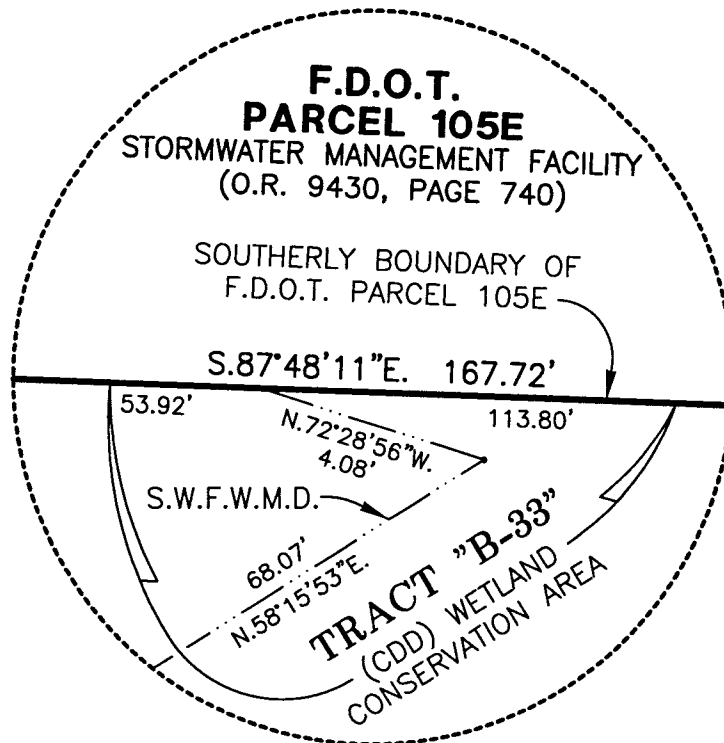
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2150.00	28°00'00"	1050.69	1040.26	N.10°30'00"W.
2	75.00	16°33'29"	21.67	21.60	S.85°13'15"W.
3	20.00	90°00'00"	31.42	28.28	N.41°30'00"W.
4	2336.00	16°35'00"	676.12	673.76	N.04°47'30"W.
5	425.00	82°20'00"	610.72	559.51	S.80°10'00"W.
6	100.00	37°56'31"	66.22	65.02	S.57°58'15"W.
7	2311.00	00°31'00"	20.84	20.84	N.03°14'30"E.
8	2311.00	01°03'00"	42.35	42.35	N.02°27'30"E.
9	2311.00	01°03'00"	42.35	42.35	N.01°24'30"E.
10	2311.00	01°03'00"	42.35	42.35	N.00°21'30"E.
11	2311.00	01°03'00"	42.35	42.35	N.00°14'30"W.
12	2311.00	01°03'00"	42.35	42.35	N.00°07'30"W.
13	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
14	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
15	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
16	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
17	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
18	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
19	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
20	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
21	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
22	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
23	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
24	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
25	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
26	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
27	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
28	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
29	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
30	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
31	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
32	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
33	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
34	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
35	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
36	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
37	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
38	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
39	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
40	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
41	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
42	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
43	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
44	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
45	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
46	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
47	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
48	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
49	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
50	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
51	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
52	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
53	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
54	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
55	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
56	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
57	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
58	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
59	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
60	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
61	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
62	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
63	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
64	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
65	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
66	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
67	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
68	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
69	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
70	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
71	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
72	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
73	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
74	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
75	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
76	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
77	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
78	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
79	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
80	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
81	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
82	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
83	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
84	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
85	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
86	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
87	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
88	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
89	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
90	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
91	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
92	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
93	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
94	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
95	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
96	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
97	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
98	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
99	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.
100	2311.00	01°03'00"	42.35	42.35	N.00°00'30"W.



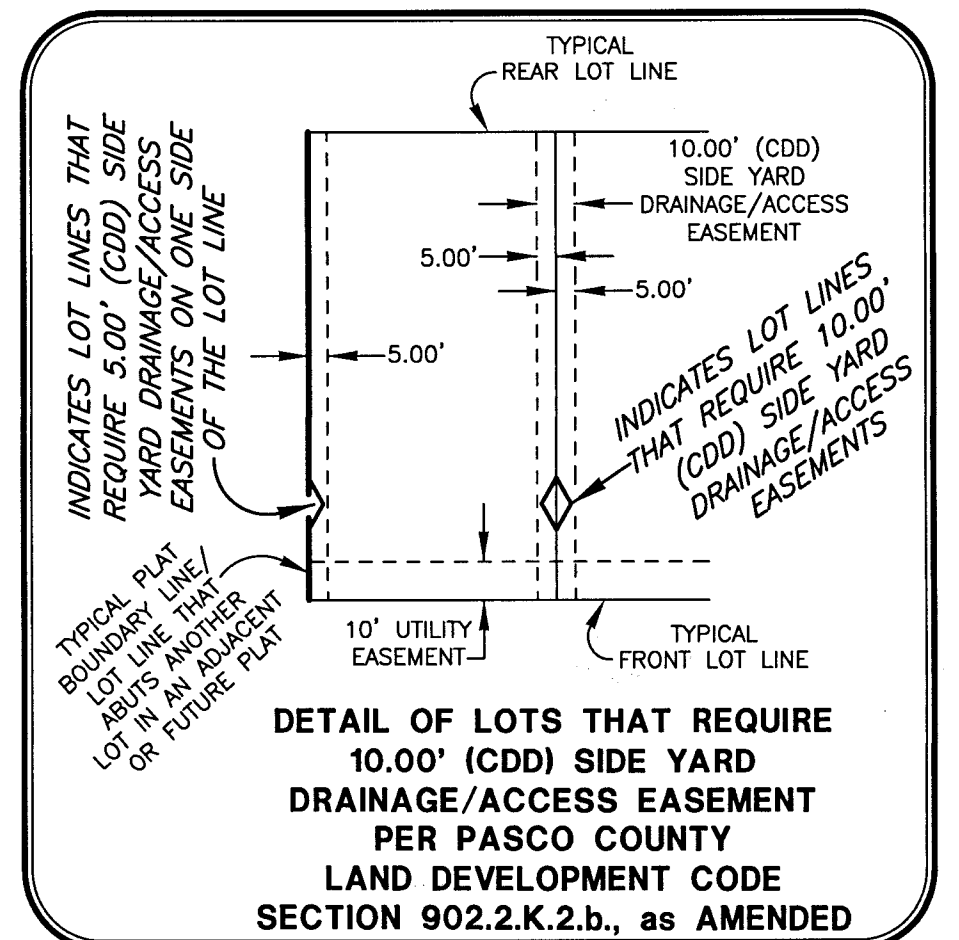
TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

102 124



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



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	2150.00	28°00'00"	1050.69	1040.26
6	2336.00	16°35'00"	676.12	673.76
7	900.00	67°34'57"	1061.58	1001.10
23	2311.00	01°03'00"	42.35	42.35
24	2311.00	01°03'00"	42.35	42.35
25	2311.00	01°03'00"	42.35	42.35
26	2311.00	01°10'41"	47.52	47.52
27	20.00	96°39'19"	33.74	29.88
28	925.00	02°32'00"	40.90	40.90
29	925.00	03°02'00"	48.97	48.97
30	925.00	03°02'00"	48.97	48.97
31	925.00	03°02'00"	48.97	48.97
32	925.00	03°02'00"	48.97	48.97
33	925.00	03°02'00"	48.97	48.97
79	2361.00	00°58'00"	39.83	39.83
80	2361.00	00°58'00"	39.83	39.83
81	2361.00	00°58'00"	39.83	39.83
82	2361.00	00°58'00"	39.83	39.83
83	2361.00	00°58'00"	39.83	39.83
84	20.00	83°35'51"	29.18	26.66
85	875.00	02°37'00"	39.96	39.96
86	875.00	04°20'00"	66.18	66.16
87	875.00	04°18'00"	65.87	65.65
88	875.00	03°44'00"	57.01	57.00
132	2190.00	01°03'00"	40.13	40.13
133	2190.00	01°03'00"	40.13	40.13
134	2190.00	01°03'00"	40.13	40.13
135	2190.00	01°23'48"	53.38	53.38
137	2190.00	00°39'28"	25.14	25.14
138	2190.00	00°39'25"	25.11	25.11
139	2190.00	03°10'20"	121.25	121.23
141	2150.00	07°59'10"	299.68	299.43
154	25.00	50°47'51"	22.16	21.45
155	25.00	46°02'51"	20.09	19.56
156	25.00	04°44'59"	2.07	2.07
157	25.00	70°37'01"	30.81	28.90
158	25.00	21°53'56"	9.56	9.50
159	2190.00	15°57'29"	609.96	607.99
161	2190.00	03°33'58"	136.31	136.29
162	2150.00	15°59'43"	594.59	592.69
164	2150.00	03°37'58"	136.32	136.30
165	900.00	33°39'00"	528.57	521.01

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.

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
- O.R. - Official Records Book
- (CDD) - Two Rivers East Community Development District
- D.&A.E. - Drainage and Access Easement
- R/W - Right-of-way
- (P) U.E. - (Public) Utility Easement
- D.L.A.O.S. - Drainage, Landscape Area and Open Space
- F.D.O.T. - Florida Department of Transportation
- S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

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

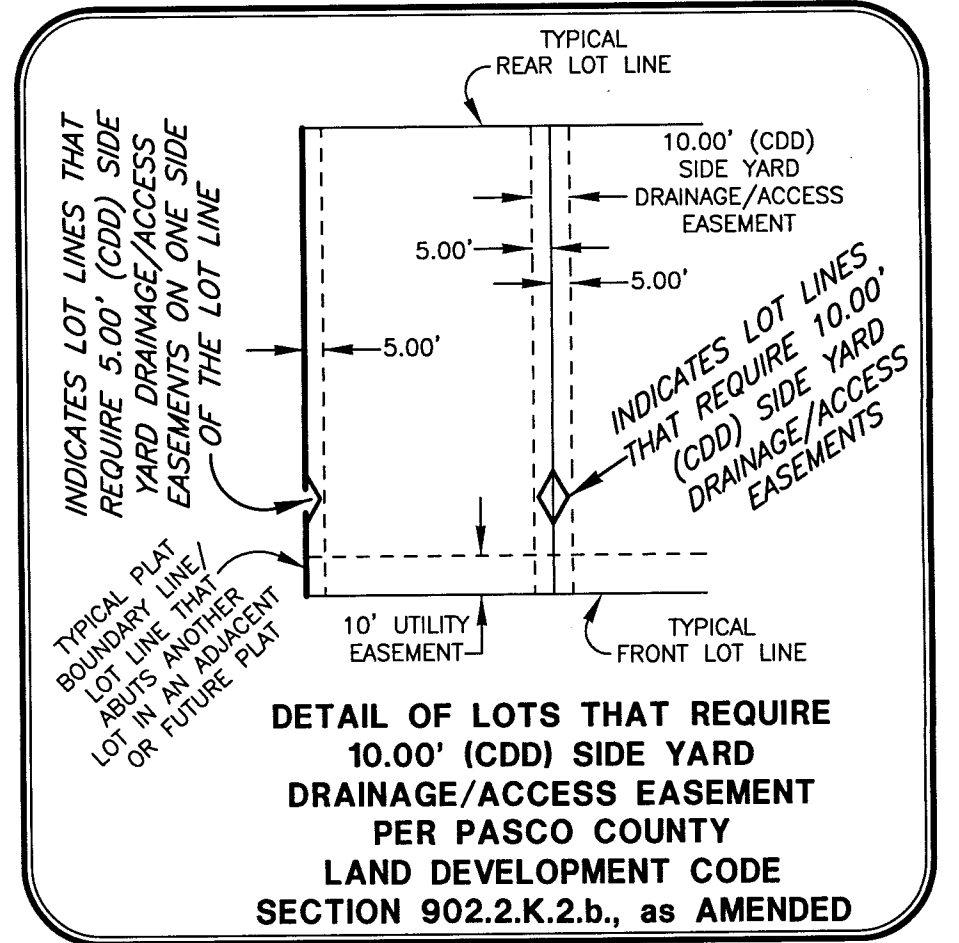
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 5 OF 8 SHEETS

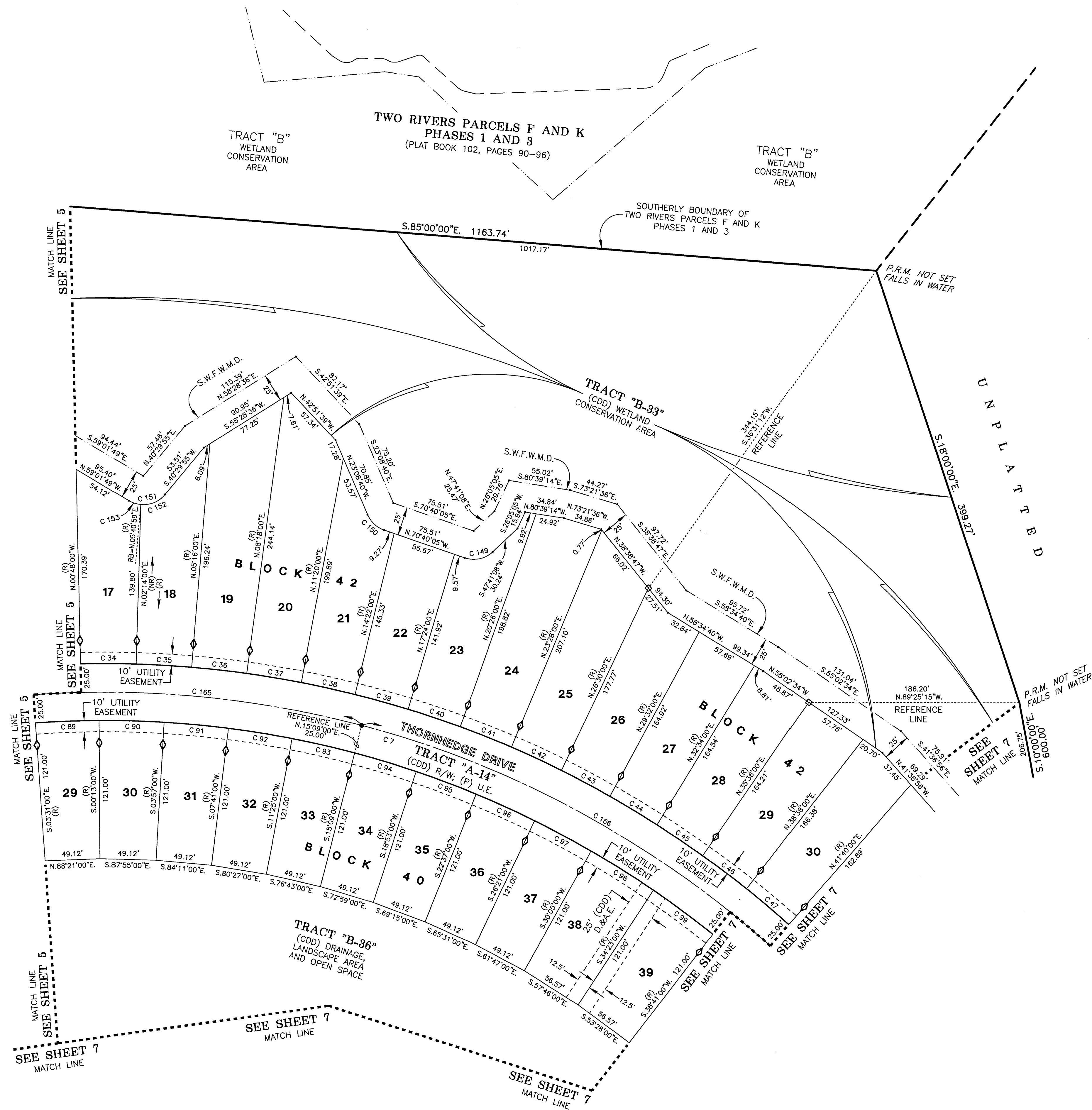
TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

102 125



CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
7	900.00	67°34'57"	1061.58	1001.10
34	925.00	03°02'00"	48.97	48.97
35	925.00	03°02'00"	48.97	48.97
36	925.00	03°02'00"	48.97	48.97
37	925.00	03°02'00"	48.97	48.97
38	925.00	03°02'00"	48.97	48.97
39	925.00	03°02'00"	48.97	48.97
40	925.00	03°02'00"	48.97	48.97
41	925.00	03°02'00"	48.97	48.97
42	925.00	03°02'00"	48.97	48.97
43	925.00	03°02'00"	48.97	48.97
44	925.00	03°02'00"	48.97	48.97
45	925.00	03°02'00"	48.97	48.97
46	925.00	03°02'00"	48.97	48.97
47	925.00	03°02'00"	48.97	48.97
89	875.00	03°44'00"	57.01	57.00
90	875.00	03°44'00"	57.01	57.00
91	875.00	03°44'00"	57.01	57.00
92	875.00	03°44'00"	57.01	57.00
93	875.00	03°44'00"	57.01	57.00
94	875.00	03°44'00"	57.01	57.00
95	875.00	03°44'00"	57.01	57.00
96	875.00	03°44'00"	57.01	57.00
97	875.00	03°44'00"	57.01	57.00
98	875.00	04°18'00"	65.67	65.65
99	875.00	04°18'00"	65.67	65.65
149	25.00	61°38'47"	26.90	25.82
150	25.00	47°31'25"	20.74	20.15
151	25.00	80°28'15"	35.11	32.30
152	25.00	55°11'04"	24.08	23.16
153	25.00	25°17'11"	11.03	10.94
165	900.00	33°39'00"	528.57	521.01
166	900.00	33°55'57"	533.01	525.25

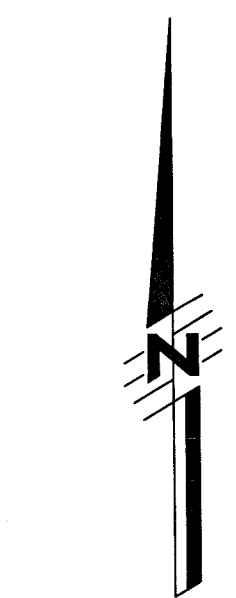


LEGEND

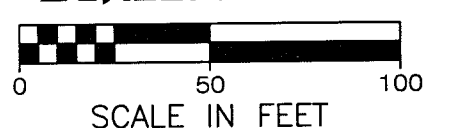
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See 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 East 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

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.



SCALE: 1" = 50'



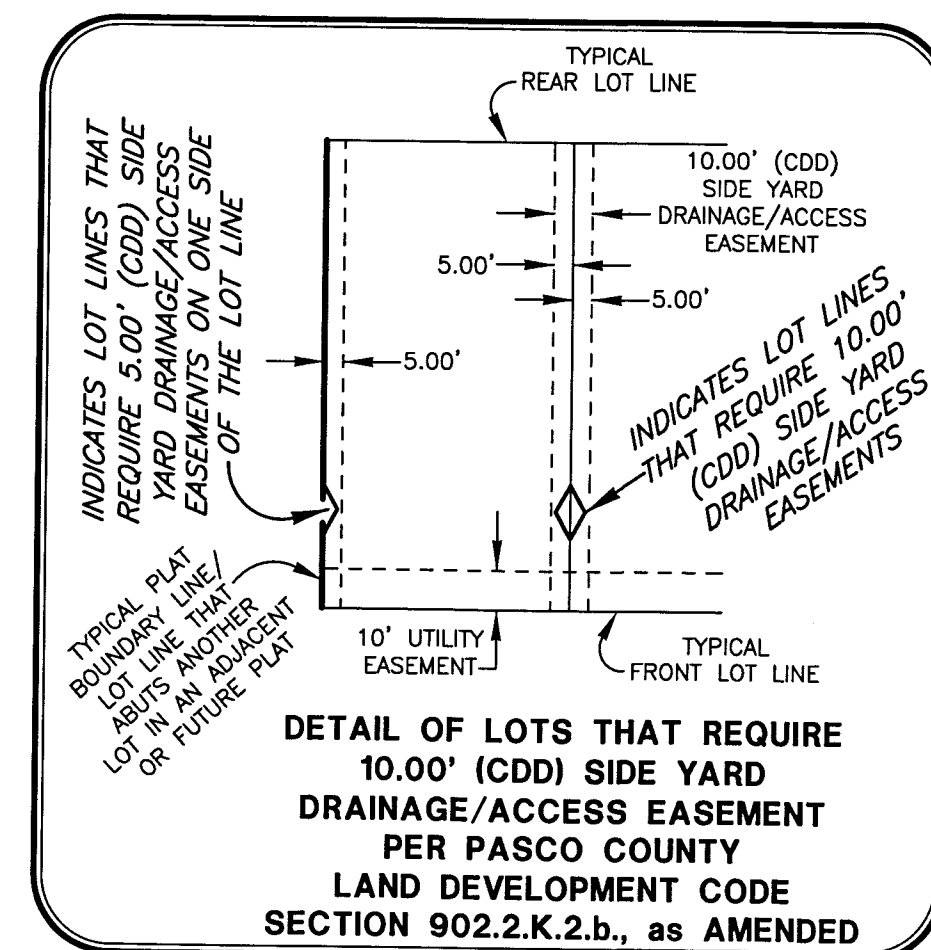
SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

SHEET 6 OF 8 SHEETS

TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
N.	RADIUS	DELTA	ARC	CHORD	BEARING
2	20.00	84°30'21"	29.50	26.90	S.79°44'10"W.
3	450.00	00°39'21"	5.15	5.15	N.58°20'20"W.
7	900.00	67°34'57"	1061.58	1001.10	S.74°42'32"E.
8	450.00	87°43'32"	76.56	69.29	S.02°56'43"W.
9	450.00	09°19'29"	54.69	52.84	S.42°08'45"E.
10	425.00	52°20'00"	71.72	559.51	S.30°18'00"W.
48	925.00	03°02'00"	48.97	48.97	S.46°49'00"E.
49	925.00	03°02'00"	48.97	48.97	S.43°47'00"E.
50	925.00	01°20'57"	21.78	21.78	S.41°35'32"E.
51	75.00	21°08'26"	27.67	27.52	S.30°20'50"E.
52	75.00	52°20'23"	66.51	66.16	S.08°23'35"W.
53	75.00	04°14'42"	18.60	18.60	S.39°41'08"W.
54	300.00	09°19'29"	48.82	48.77	S.42°08'45"E.
55	400.00	07°50'00"	54.69	54.64	N.62°35'00"W.
56	400.00	07°50'00"	54.69	54.64	N.70°25'00"W.
57	400.00	07°50'00"	54.69	54.64	N.78°15'00"W.
58	400.00	09°15'00"	64.58	64.51	N.86°47'30"W.
59	400.00	09°15'00"	64.58	64.51	S.83°57'30"W.
60	400.00	07°50'00"	54.69	54.64	S.39°25'00"W.
61	400.00	07°50'00"	54.69	54.64	S.67°30'00"W.
62	400.00	07°50'00"	54.69	54.64	S.59°45'00"W.
63	400.00	07°50'00"	54.69	54.64	S.51°55'00"W.
100	875.00	03°44'00"	57.01	57.00	S.49°27'00"E.
101	875.00	03°44'00"	57.01	57.00	S.45°43'00"E.
102	875.00	02°58'32"	47.78	44.78	S.42°23'02"E.
103	25.00	87°43'32"	38.26	34.65	S.02°56'43"W.
104	350.00	09°19'31"	56.96	55.96	S.42°08'44"E.
105	450.00	04°25'21"	34.73	34.73	N.60°12'20"E.
106	450.00	04°25'00"	36.62	36.60	N.64°53'30"E.
107	450.00	05°49'00"	45.88	45.66	N.70°15'30"E.
108	450.00	05°49'00"	45.88	45.66	N.76°04'30"W.
109	450.00	06°07'00"	48.04	48.02	N.82°02'30"W.
110	450.00	07°04'00"	55.50	55.47	N.87°30'30"W.
111	450.00	07°04'00"	55.50	55.47	N.81°00'00"E.
112	450.00	06°07'00"	48.04	48.02	S.77°42'30"W.
113	450.00	06°07'00"	48.04	48.02	S.71°35'30"W.
114	450.00	06°07'00"	48.04	48.02	S.65°28'30"W.
115	450.00	06°07'00"	48.04	48.02	S.59°21'30"E.
122	25.00	46°13'23"	19.75	19.75	N.41°02'54"E.
148	32.00	47°33'08"	26.56	25.80	N.11°02'51"E.
166	900.00	33°55'57"	533.01	525.25	S.57°53'07"E.

Wetland Conservation Area Notes:

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.

LEGEND

1. Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol ● indicates (P.C.P.) Permanent Control Point
(See Sheet No. 2 for P.C.P. Reference Diagram)
4. C.S.T. – Clear Sight Triangle (See Sheet 2 for Detail)
5. (R) indicates radial line
6. (NR) indicates non-radial line
7. (RB) indicates reference bearing
8. O.R. – Official Records Book
9. (CDD) – Two Rivers East Community Development District
10. D.&A.E. – Drainage and Access Easement
11. R/W – Right-of-way
12. (P) U.E. – (Public) Utility Easement
13. D.L.&A.O.S. – Drainage, Landscape Area and Open Space
14. S.W.F.W.M.D.S. – Southwest Florida Water Management District Wetland Line

SCALE: 1" = 50'



0 50 100
SCALE IN FEET

SEE SHEET 3 OF 8
FOR BASIS OF BEARINGS

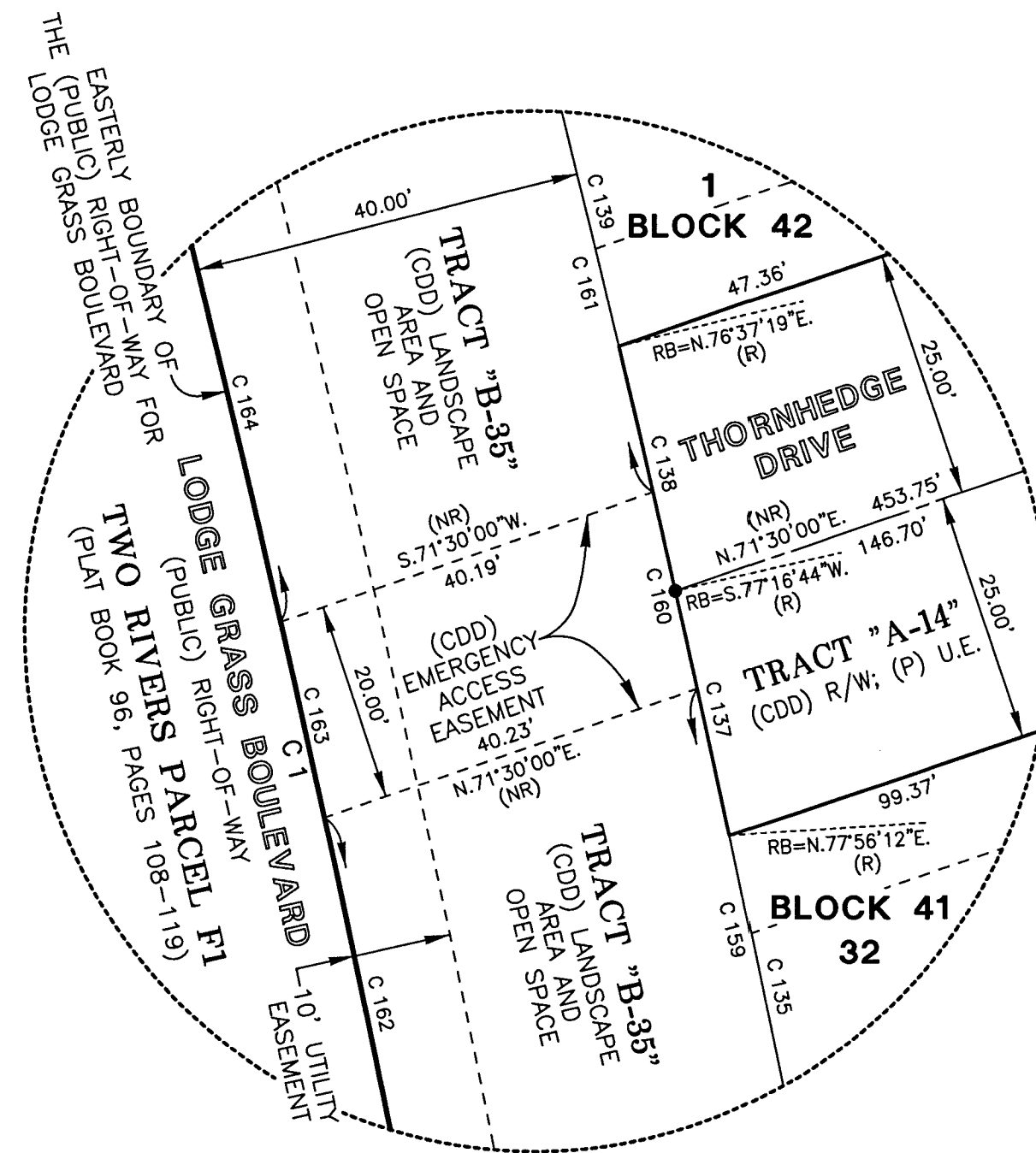
SEE SHEET 2 OF 8
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

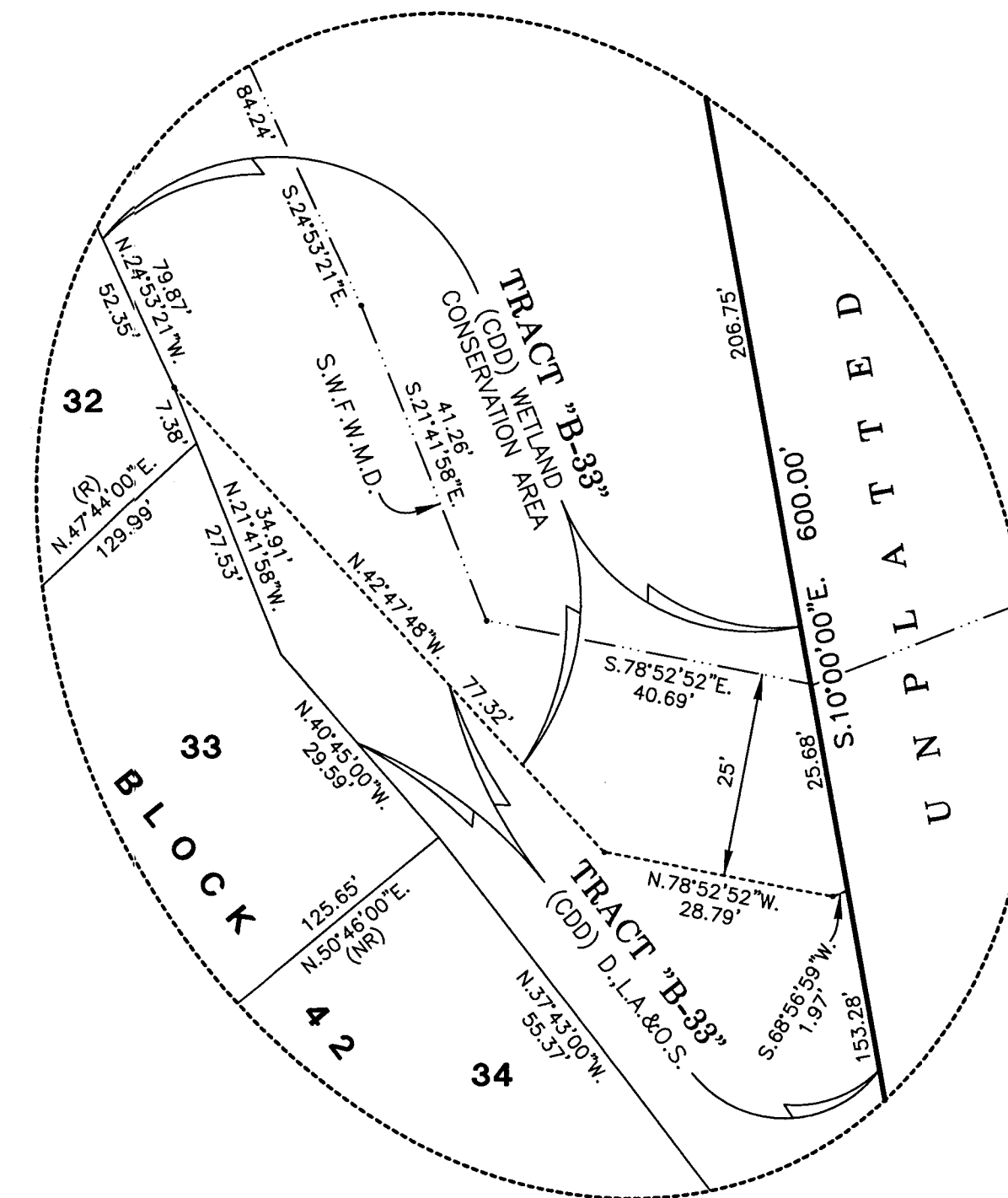
SHEET 7 OF 8 SHEETS

TWO RIVERS PARCEL F2 PHASE 2
LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

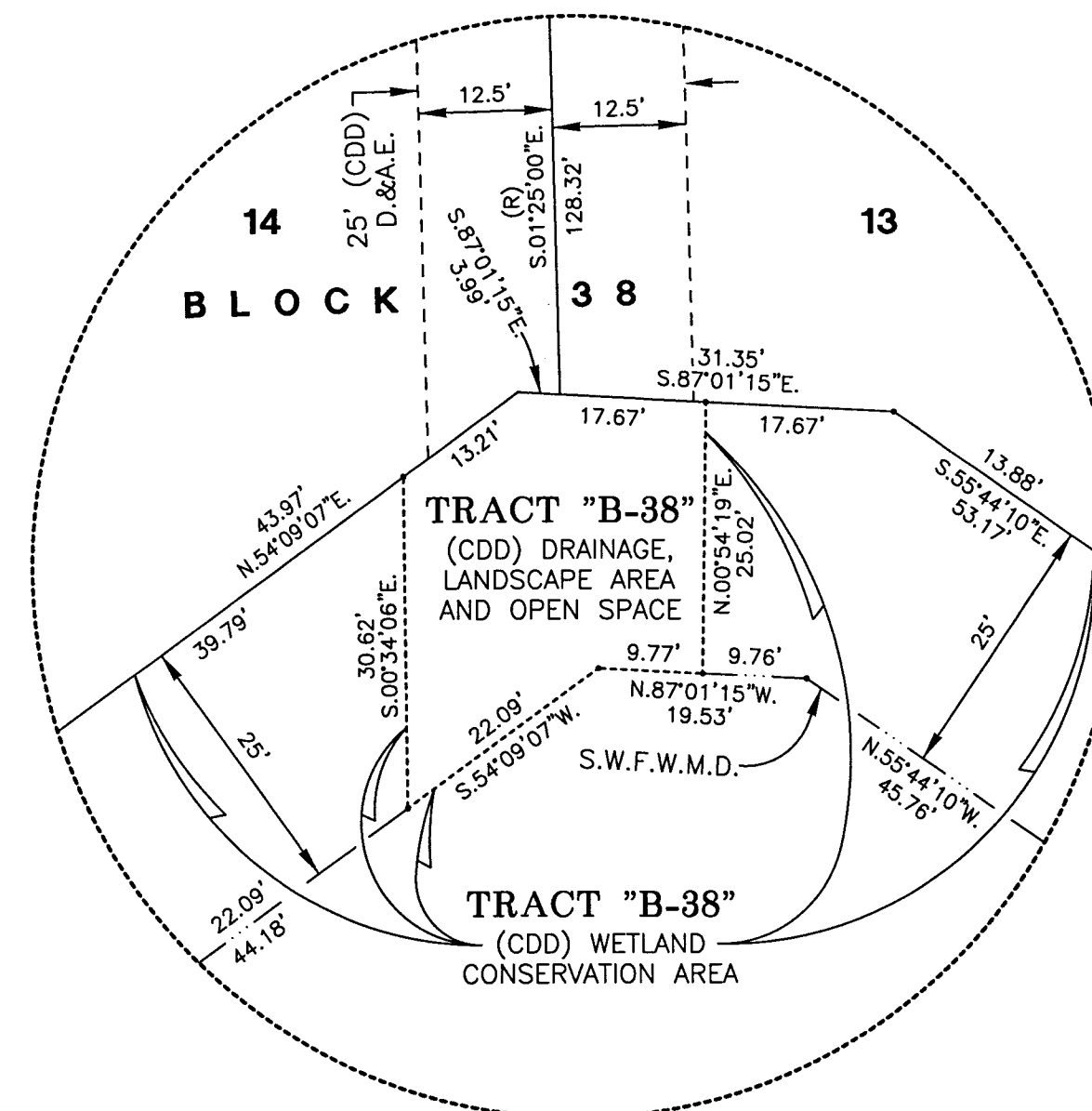
PLAT BOOK PAGE NO.
102 127



DETAIL "B"
NOT TO SCALE
(SEE SHEET 5)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 7)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 7)

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 East Community Development District
- D.&A.E. - Drainage and Access Easement
- R/W - Right-of-way
- (P) U.E. - (Public) Utility Easement
- D.L.A.&O.S. - Drainage, Landscape Area and Open Space
- 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
1	2150.00	28°00'00"	1050.69	1040.26	N.10°30'00"W.
135	2190.00	01°23'48"	53.38	53.38	N.11°21'54"W.
137	2190.00	00°39'28"	25.14	25.14	N.12°23'32"W.
138	2190.00	00°39'25"	25.11	25.11	N.13°02'58"W.
139	2190.00	03°10'20"	121.25	121.23	N.14°57'51"W.
159	2190.00	15°57'20"	609.96	607.99	N.04°28'44"W.
160	2190.00	00°31'33"	20.10	20.10	N.12°43'15"W.
161	2190.00	03°33'58"	136.31	136.29	N.14°46'01"W.
162	2150.00	15°50'43"	594.58	592.69	N.04°28'21"W.
163	2150.00	00°32'09"	20.11	20.11	N.12°36'47"W.
164	2150.00	03°37'58"	136.32	136.30	N.14°41'51"W.



SEE SHEET 3 OF 8
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8
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

SHEET 8 OF 8 SHEETS