

EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7
LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL 1

A parcel of land lying in the Southeast 1/4 of Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southernmost corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145, inclusive, as affected by the Surveyor's Affidavit recorded in Official Records Book 10287, Page 1912, both of the Public Records of Pasco County, Florida, said point also being on the Westerly right-of-way of Epperson Boulevard according to the plat of EPPERSON NORTH TOWNHOMES PHASE 4, as recorded in Plat Book 79, Pages 85 through 90, inclusive, of the Public Records of Pasco County, Florida, run thence along said Westerly right-of-way the following five (5) courses: 1) Southwesterly, 250.86 feet along the arc of a non-tangent curve to the left having a radius of 1210.00 feet and a central angle of 11°52'43" (chord bearing S.40°40'51"W, 250.41 feet); 2) Southwesterly, 150.20 feet along the arc of a reverse curve to the right having a radius of 127.83 feet and a central angle of 67°19'16" (chord bearing S.68°24'08"W, 141.70 feet); 3) S.26°35'51"W, a distance of 82.28 feet; 4) Southerly, 143.87 feet along the arc of a non-tangent curve to the right having a radius of 109.41 feet and a central angle of 75°20'34" (chord bearing S.10°00'26"E, 133.73 feet); 5) S.27°39'51"W, a distance of 168.99 feet, thence continue along said Westerly right-of-way, a portion thereof being described in that certain Warranty Deed, recorded in Official Records Book 9756, Page 1354, of the Public Records of Pasco County, Florida, Southwesterly, 362.53 feet along the arc of a tangent curve to the right having a radius of 1090.00 feet and a central angle of 19°03'23" (chord bearing S.37°11'33"W, 360.88 feet) to a point on the Easterly right-of-way of Overpass Road as described in that certain Warranty Deed, recorded in Official Records Book 10366, Page 1412, of the Public Records of Pasco County, Florida, thence along said Easterly right-of-way of Overpass Road, Northwesterly, 93.86 feet along the arc of a non-tangent curve to the left having a radius of 2580.13 feet and a central angle of 02°05'04" (chord bearing N.44°51'25"W, 93.86 feet) to a point on the Easterly boundary of EPPERSON RANCH NORTH POD F PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 1 through 7, inclusive, of the Public Records of Pasco County, Florida, thence along said Easterly boundary of EPPERSON RANCH NORTH POD F PHASE 1, the following three (3) courses: 1) N.45°53'58"W, a distance of 144.84 feet; 2) Northwesterly, 194.80 feet along the arc of a tangent curve to the left having a radius of 2366.00 feet and a central angle of 04°43'02" (chord bearing N.48°15'29"W, 194.74 feet); 3) N.45°00'00"E, a distance of 985.34 feet to a point on the Southerly boundary of said EPPERSON RANCH PHASE 5-1; thence along said Southerly boundary the following two (2) courses: 1) S.61°43'24"E, a distance of 87.49 feet; 2) S.65°13'23"E, a distance of 161.82 feet to the POINT OF BEGINNING.

Containing 7.587 acres, more or less.

TOGETHER WITH:

PARCEL 2

A parcel of land lying in Sections 26, 27, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of EPPERSON NORTH TOWNHOMES PHASE 4, according to the plat thereof, as recorded in Plat Book 79, Pages 85 through 90, inclusive, of the Public Records of Pasco County, Florida, run thence S.03°22'58"E, a distance of 153.78 feet; thence S.28°42'04"W, a distance of 0.66 feet; thence Southerly, 24.18 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 55°24'31" (chord bearing S.00°59'49"W, 23.25 feet); thence S.26°42'27"E, a distance of 75.87 feet; thence S.17°59'47"E, a distance of 87.42 feet; thence Southeasterly, 6.83 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 15°39'14" (chord bearing S.25°49'25"E, 6.81 feet); thence S.33°39'02"E, a distance of 30.33 feet; thence Southeasterly, 3.63 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 08°19'14" (chord bearing S.37°48'39"E, 3.63 feet); thence S.26°17'20"W, a distance of 86.51 feet; thence Southwesterly, 18.51 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 42°25'13" (chord bearing S.60°59'54"W, 18.09 feet); thence S.39°47'17"W, a distance of 30.64 feet; thence S.68°27'05"W, a distance of 47.50 feet; thence N.75°44'56"W, a distance of 66.93 feet; thence Westerly, 10.87 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 24°54'22" (chord bearing N.88°12'07"W, 10.78 feet); thence S.79°20'42"W, a distance of 32.54 feet; thence S.00°00'00"E, a distance of 8.14 feet; thence S.90°00'00"W, a distance of 34.36 feet; thence S.38°47'56"W, a distance of 125.40 feet; thence S.45°14'41"W, a distance of 21.50 feet; thence S.27°25'41"W, a distance of 30.68 feet; thence N.62°34'19"W, a distance of 27.26 feet; thence S.70°47'18"W, a distance of 78.90 feet; thence S.85°20'03"W, a distance of 33.03 feet; thence N.82°23'47"W, a distance of 190.26 feet; thence Southerly, 251.18 feet along the arc of a non-tangent curve to the right having a radius of 130.45 feet and a central angle of 110°19'17" (chord bearing S.05°20'20"W, 214.14 feet); thence Westerly, 111.72 feet along the arc of a compound curve to the right having a radius of 158.45 feet and a central angle of 40°23'47" (chord bearing S.80°41'53"W, 109.42 feet); thence N.79°06'14"W, a distance of 37.01 feet to a point on the Easterly boundary of lands described in that certain Corrective Special Warranty Deed, recorded in Official Records Book 9629, Page 617, of the Public Records of Pasco County, Florida, thence along said Easterly boundary the following eleven (11) courses: 1) N.76°18'29"W, a distance of 89.99 feet; 2) N.73°46'15"W, a distance of 81.89 feet; 3) S.55°41'34"W, a distance of 113.05 feet; 4) S.53°18'59"W, a distance of 41.08 feet; 5) Southwesterly, 8.58 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 15°04'49" (chord bearing S.45°46'35"W, 8.56 feet); 6) S.38°14'10"W, a distance of 81.07 feet; 7) S.38°14'10"W, a distance of 81.07 feet; 8) Southwesterly, 11.67 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 26°44'25" (chord bearing S.24°51'58"W, 11.56 feet); 9) S.11°29'45"W, a distance of 101.30 feet; 10) S.14°45'57"W, a distance of 121.74 feet; 11) S.16°05'36"W, a distance of 34.70 feet to a point on the Easterly right-of-way of Overpass Road as described in that certain Warranty Deed, recorded in Official Records Book 9455, Page 1362, of the Public Records of Pasco County, Florida, thence along said Easterly right-of-way the following three (3) courses: 1) N.52°28'10"W, a distance of 18.31 feet; 2) Northwesterly, 912.91 feet along the arc of a tangent curve to the right having a radius of 2436.00 feet and a central angle of 21°28'20" (chord bearing N.41°42'00"W, 907.58 feet); 3) Northwesterly, 455.34 feet along the arc of a reverse curve to the left having a radius of 2564.00 feet and a central angle of 10°10'31" (chord bearing N.36°03'05"W, 454.74 feet) to the Southeast corner of the right-of-way for Epperson Boulevard as described in that certain Warranty Deed, recorded in Official Records Book 9756, Page 1354, of the Public Records of Pasco County, Florida, thence along the Easterly right-of-way of said Epperson Boulevard, a portion thereof being part of said EPPERSON NORTH TOWNHOMES PHASE 4, Northeasterly, 420.12 feet along the arc of a non-tangent curve to the left having a radius of 1210.00 feet and a central angle of 19°53'36" (chord bearing N.37°36'39"E, 418.01 feet); thence continue along said Easterly right-of-way the following five (5) courses: 1) N.27°39'51"E, a distance of 168.99 feet; 2) Northeasterly, 113.68 feet along the arc of a tangent curve to the right having a radius of 109.41 feet and a central angle of 59°31'57" (chord bearing N.57°25'50"E, 108.64 feet); 3) N.29°22'36"E, a distance of 100.69 feet; 4) Northerly, 111.95 feet along the arc of a non-tangent curve to the right having a radius of 93.33 feet and a central angle of 68°43'33" (chord bearing N.00°48'54"E, 105.36 feet); 5) Northeasterly, 265.74 feet along the arc of a compound curve to the right having a radius of 1090.00 feet and a central angle of 13°58'06" (chord bearing N.42°09'44"E, 265.08 feet) to a point on the Southerly boundary of said EPPERSON NORTH TOWNHOMES PHASE 4; thence along said Southerly boundary the following twenty-two (22) courses: 1) S.19°42'41"E, a distance of 284.43 feet; 2) S.65°27'03"E, a distance of 28.97 feet; 3) S.68°00'15"E, a distance of 74.48 feet; 4) S.68°08'52"E, a distance of 12.03 feet; 5) S.72°43'7"E, a distance of 148.47 feet; 6) S.63°04'7"E, a distance of 148.47 feet; 7) S.03°41'29"E, a distance of 61.96 feet; 8) S.43°05'07"E, a distance of 19.57 feet; 9) Southeasterly, 52.30 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 69°58'39" (chord bearing S.05°23'11"W, 37.43 feet); 10) S.02°55'48"E, a distance of 43.67 feet; 11) S.04°13'19"E, a distance of 31.65 feet; 12) S.89°28'12"E, a distance of 151.46 feet; 13) N.58°51'53"E, a distance of 22.81 feet; 14) S.86°38'29"E, a distance of 40.26 feet; 15) S.89°34'38"E, a distance of 50.98 feet; 16) N.77°14'40"E, a distance of 18.61 feet; 17) S.87°07'44"E, a distance of 80.90 feet; 18) S.62°34'05"E, a distance of 40.46 feet; 19) S.89°34'38"E, a distance of 102.21 feet; 20) N.85°18'07"E, a distance of 19.29 feet; 21) S.87°57'07"E, a distance of 154.85 feet; 22) S.87°50'04"E, a distance of 112.55 feet to the POINT OF BEGINNING.

Containing 45.140 acres, more or less.

Containing a net acreage of 52.727 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

EPPERSON RANCH, LLC, a Florida limited liability company, EPPERSON NORTH, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, Epperson Club, LLC, a Florida limited liability company and Biscayne Homes Lagoon, LLC, a Florida limited liability company (collectively referred to as the "Owners"), hereby state and declare that they are the fee simple owners of all the lands referred to as "EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7", and as described in the description, which is part of this plat, and makes the following dedications with respect to that portion of the lands which each owns:

- 1. Owners do hereby grant, convey and dedicate to the County, TRACT "R" (Additional Public Right-of-Way for Overpass Road) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 2. Owners do hereby grant, convey and dedicate to the Epperson Ranch II Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "District II"), TRACT "A-1" (District II Right of Way, Drainage and Utility Easement (Public)), as evidenced by its execution of this plat, District II accepts this dedication and agrees to maintain the foregoing tract.
- 3. Owners do hereby grant, convey and dedicate to the County, a perpetual easement for ingress and egress over and across TRACT "A-1", together with perpetual easement for ingress and egress over and across all parking and access areas and emergency access areas, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 4. Owners do hereby grant, convey and dedicate to the perpetual use of the public and County all Public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective 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.
- 5. Owners further do hereby grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities and 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 the 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 necessary for maintenance of said utilities.
- 6. Owners do hereby reserve fee title to TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "L-1", "L-2", "L-3", "L-4", and "P-1" as shown hereon for conveyance by the Owners to District II by separate instrument. TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "L-1", "L-2", "L-3", "L-4", and "P-1" shall be maintained by the Owners for the purposes stated hereon until such conveyance occurs, and shall be maintained by District II for such purposes from and after such conveyance.
- 7. Owners do further grant, convey and dedicate to District II all Drainage Easements, all "Drainage and Utility" Easements and all "Wall and Utility" easements as shown hereon for the purposes stated hereon. As evidenced by its execution of this plat, District II accepts this conveyance and agrees to maintain the foregoing easements for the purposes for which they were intended.
- 8. Owners further do hereby 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 Owners or District II fail 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.
- 9. Owners hereby reserve for themselves and their respective successors and assigns a non-exclusive easement 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.
- 10. Owner does hereby grant to Gig Fiber, LLC, its successors or assigns a non-exclusive easement located in the Technology Easement over and across the front of all lots on this plat. Said non-exclusive easement is for the installation, operation and maintenance and/or maintenance of underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install within said conduit.
- 11. Owners hereby reserve for the benefit of, and voids to District II as applicable, 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, granted, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
- 12. Owners do further reserve and retain ownership of TRACTS "C-1", "C-2", "F-1", "F-2", and "F-3" shall be maintained by the owner for the purposes stated hereon until such conveyance occurs.

OWNER: EPPERSON RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JOHN RYAN, MANAGER; JUSTIN O'BRIEN; Heather Dilley

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 31 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOHN RYAN, MANAGER OF EPPERSON RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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; JENNIFER L. BARRS; MY COMMISSION # HH 275057; EXPIRES: September 28, 2025; COMMISSION NUMBER: HH 275057

OWNER: EPPERSON NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: JOHN RYAN, MANAGER; JUSTIN O'BRIEN; Heather Dilley

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 31 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOHN RYAN, MANAGER OF EPPERSON NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, 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; JENNIFER L. BARRS; MY COMMISSION # HH 275057; EXPIRES: September 28, 2025; COMMISSION NUMBER: HH 275057

OWNER: EPPERSON CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JOHN RYAN, MANAGER; JUSTIN O'BRIEN; Heather Dilley

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 31 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JOHN RYAN, MANAGER OF EPPERSON CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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; JENNIFER L. BARRS; MY COMMISSION # HH 275057; EXPIRES: September 28, 2025; COMMISSION NUMBER: HH 275057

OWNER: BISCAYNE HOMES LAGOON, LLC, A FLORIDA LIMITED LIABILITY COMPANY

AS THE OWNER OF LOTS 92, 93, AND 94

BY: EDUARDO STERN, MANAGER; Isabel Moreira; Heather Dilley

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 2 DAY OF August, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, EDUARDO STERN, MANAGER OF BISCAYNE HOMES LAGOON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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; JENNIFER L. BARRS; MY COMMISSION # HH 275057; EXPIRES: September 28, 2025; COMMISSION NUMBER: HH 275057

CERTIFICATE OF ACCEPTANCE

OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 31 DAY OF July, 2023, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

BY: MIKE LAWSON, CHAIRMAN; JUSTIN O'BRIEN; Heather Dilley

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 31 DAY OF July, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MIKE LAWSON, CHAIRMAN OF EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT, 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; JENNIFER L. BARRS; MY COMMISSION # HH 275057; EXPIRES: September 28, 2025; COMMISSION NUMBER: HH 275057

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE WITH ABSOLUTE ASSIGNMENT OF LEASE AND RENTS, SECURITY AGREEMENT AND FUTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 9726, PAGE 2902, UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 9727, PAGE 643 AND MORTGAGEE SPECIAL ASSESSMENT ACKNOWLEDGMENT RECORDED IN OFFICIAL RECORDS BOOK 9815, PAGE 2267, MORTGAGE MODIFICATION AGREEMENT RECORDED IN BOOK 10172, PAGE 1486, UCC FINANCING STATEMENT AMENDMENT RECORDED IN BOOK 10172, PAGE 1696, LIEN OF RECORD, DISCLOSURE OF PUBLIC FINANCING, AND MAINTENANCE OF IMPROVEMENTS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (SERIES 2015A-1 BONDS) RECORDED IN BOOK 10032, PAGE 1825, MORTGAGEE SPECIAL ASSESSMENT ACKNOWLEDGMENT RECORDED IN BOOK 10468, PAGE 1813, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO DR. HORTON, A DELAWARE CORPORATION, AND TFCC INTERNATIONAL LTD., AN ONTARIO CORPORATION, ARE BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

NOTICE

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO LIEN OF RECORD, DISCLOSURE OF PUBLIC FINANCING, AND MAINTENANCE OF IMPROVEMENTS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (SERIES 2015A-1 BONDS) RECORDED IN BOOK 9278, PAGE 3070, AFFECTED BY NOTICE OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICTS PARTIAL RELEASE OF SPECIAL ASSESSMENTS LIENS RELATED TO ITS 2015 BONDS RECORDED IN BOOK 9913, PAGE 1095, LIEN OF RECORD, DISCLOSURE OF PUBLIC FINANCING, AND MAINTENANCE OF IMPROVEMENTS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (SERIES 2015A-2 BONDS) RECORDED IN BOOK 9278, PAGE 3075, AFFECTED BY NOTICE OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICTS PARTIAL RELEASE OF SPECIAL ASSESSMENTS LIENS RELATED TO ITS 2015 BONDS RECORDED IN BOOK 9913, PAGE 1095, LIEN OF RECORD, DISCLOSURE OF PUBLIC FINANCING, AND MAINTENANCE OF IMPROVEMENTS OF THE EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT (SERIES 2015A-3 BONDS) RECORDED IN BOOK 9278, PAGE 3080, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PROPERTY INFORMATION

STATE OF FLORIDA

COUNTY OF BROWARD } SS

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. 2061-565446, AND, BASED ON SAID REPORT, FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN EPPERSON RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EPPERSON NORTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, EPPERSON CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BISCAYNE HOMES LAGOON, LLC, A FLORIDA 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 THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NO. 2061-565446.

THIS THE 31 DAY OF July, 2023.

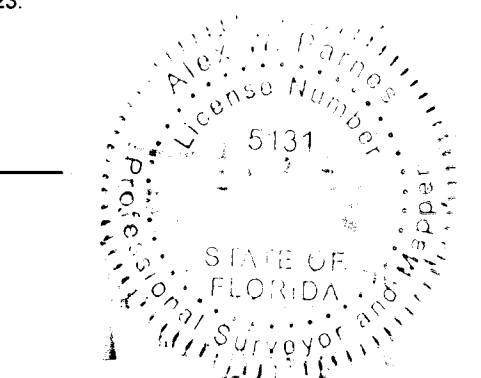
FIRST AMERICAN TITLE INSURANCE COMPANY

David H. Roberts; DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED SURVEYOR

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS. SIGNED AND SEALED THIS 28 DAY OF August, 2023.

ALEX W. PARNES, PASCO COUNTY SURVEYOR; FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 8th DAY OF August, 2023, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Jan Mairano; CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 9th DAY OF August, 2023 IN PLAT BOOK 92, PAGES 121-127.

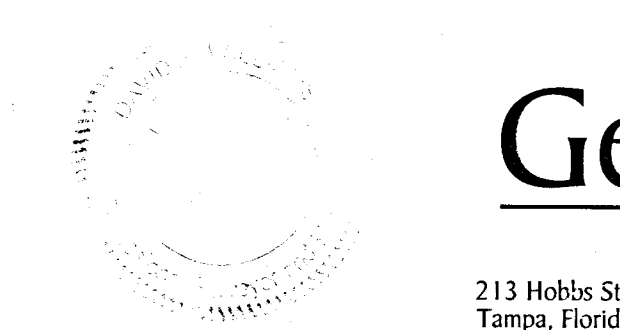
Nikolai Alvarez-Sowles, Esq.; PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 26th DAY OF July, 2023.

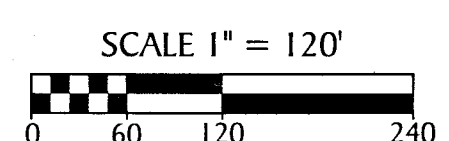
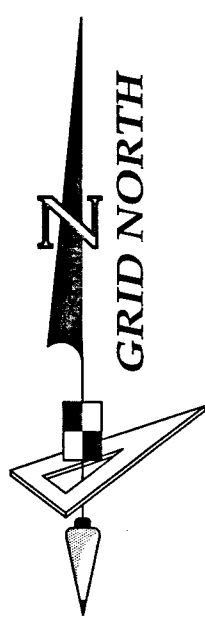
David Williams; DAVID WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. LS6423; CERTIFICATE OF AUTHORIZATION NO. LB7768



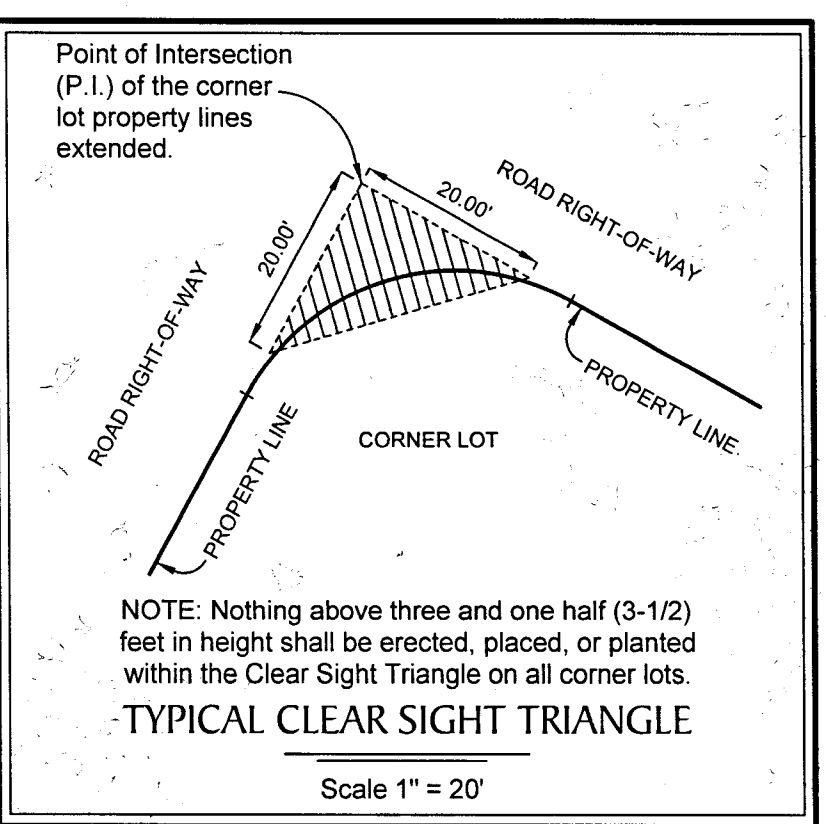
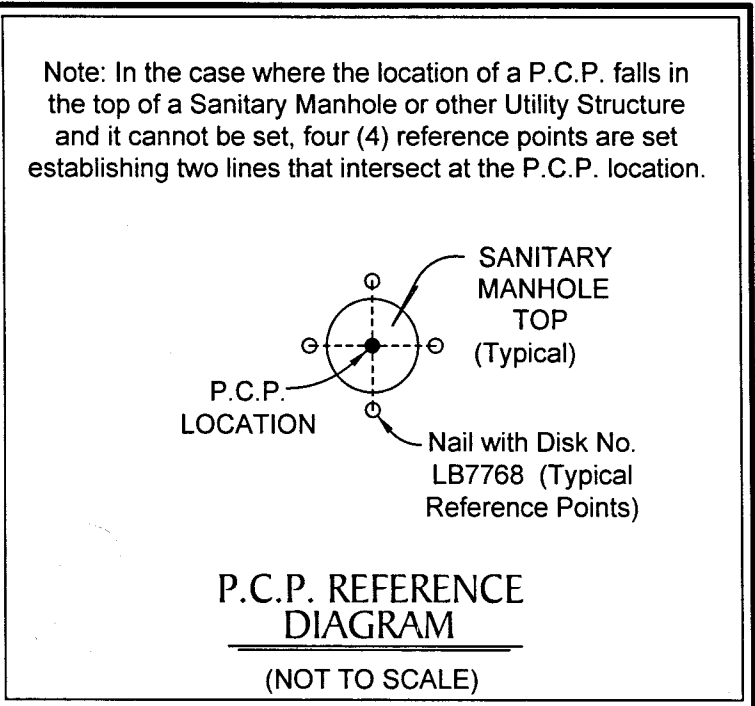
GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 33619 www.geopointsurveying.com Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7768

EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



BASIS OF BEARINGS
SOUTHERLY BOUNDARY OF EPPERSON NORTH TOWNHOMES PHASE 4, HAVING A GRID BEARING OF S 63°04'47"E. 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.



TRACT	USAGE	ACREAGE
A-1	(DISTRICT II) RIGHT-OF-WAY, DRAINAGE AND UTILITY EASEMENT (PUBLIC)	3.540 ±
B-1	(DISTRICT II) WETLAND CONSERVATION AREA; LANDSCAPE AND DRAINAGE AREA	3.648 ±
B-2	(DISTRICT II) WETLAND CONSERVATION AREA; DRAINAGE AREA	8.886 ±
B-3	(DISTRICT II) SIGN AND ACCESS AREA	0.312 ±
B-4	(DISTRICT II) SIGN AND ACCESS AREA	0.135 ±
B-5	(DISTRICT II) WETLAND CONSERVATION AREA	0.024 ±
B-6	(DISTRICT II) DRAINAGE AREA	1.330 ±
B-7	(DISTRICT II) SIGN AND ACCESS AREA	0.797 ±
C-1	PARKING AND ACCESS AREA	2.297 ±
C-2	CRYSTAL LAGOON, DRAINAGE, PARKING AND ACCESS AREA	16.057 ±
F-1	PARKING AND FUTURE DEVELOPMENT AREA	1.423 ±
F-2	FUTURE DEVELOPMENT AND EMERGENCY ACCESS AREA	1.974 ±
F-3	FUTURE DEVELOPMENT AND EMERGENCY ACCESS AREA	2.561 ±
L-1	LANDSCAPE AREA	0.068 ±
L-2	(DISTRICT II) LANDSCAPE AND FENCE AREA	0.044 ±
L-3	(DISTRICT II) LANDSCAPE AND DRAINAGE AREA	0.045 ±
L-4	LANDSCAPE AREA	0.102 ±
P-1	PARK AREA	0.844 ±
R	FUTURE PUBLIC RIGHT-OF-WAY	0.139 ±

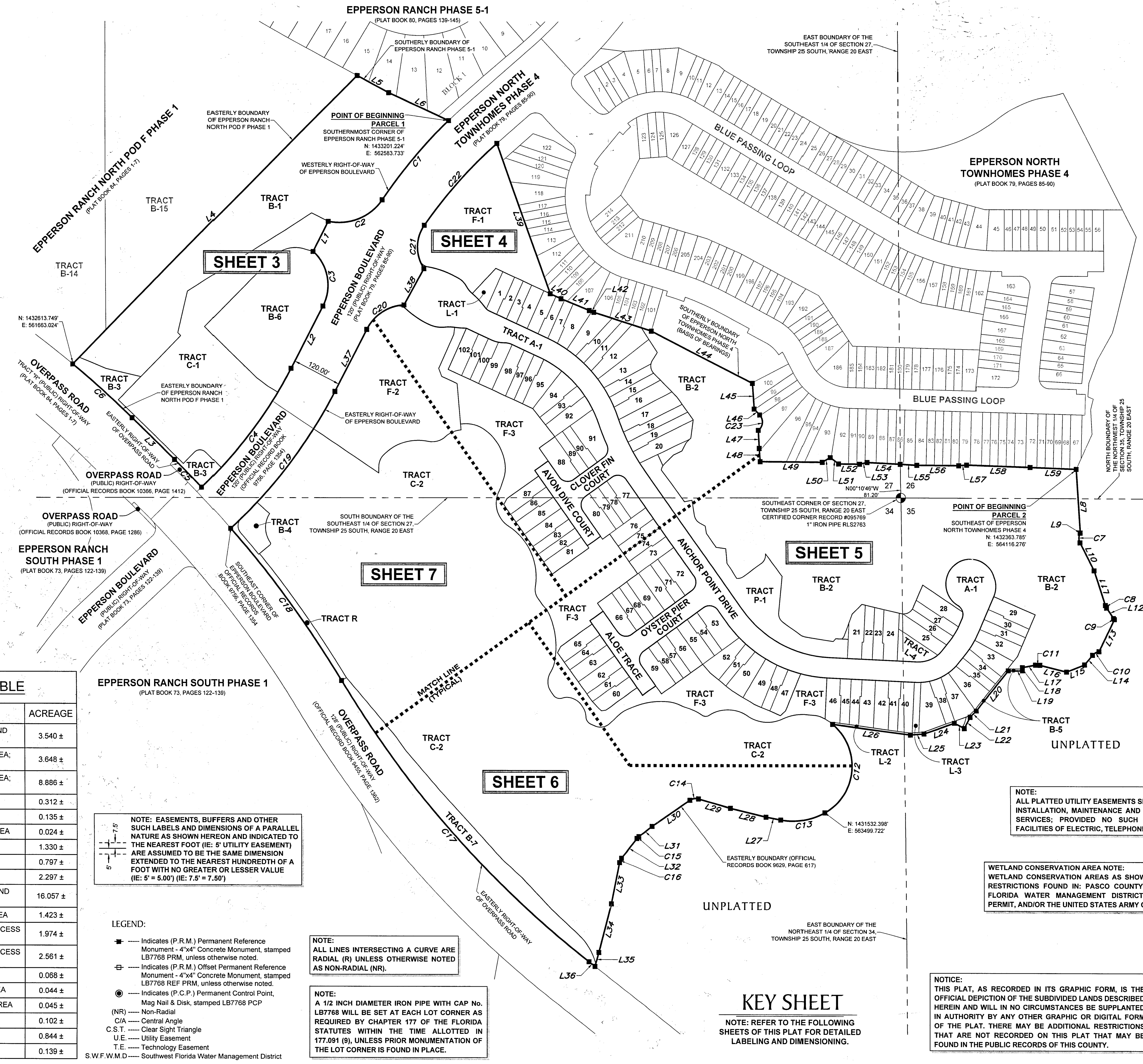
LEGEND:

- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- (NR) Non-Radial
- C/A Central Angle
- C.S.T. Clear Sight Triangle
- U.E. Utility Easement
- T.E. Technology Easement
- S.W.F.W.M.D. Southwest Florida Water Management District

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 HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NOTE: ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE: A 1/2 INCH DIAMETER IRON PIPE NO. LB7768 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.



LINE DATA TABLE			LINE DATA TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S27°39'51"W	168.99'	L33	S38°14'10"W	61.07'
L2	S27°39'51"W	168.99'	L34	S11°29'45"W	101.30'
L3	N45°53'58"W	144.84'	L35	S14°45'57"W	121.74'
L4	N45°00'00"E	985.34'	L36	S16°05'36"W	34.70'
L5	S61°43'24"E	87.49'	L37	N52°28'10"W	188.91'
L6	S65°13'23"E	161.82'	L38	N27°39'51"E	166.99'
L7	S30°22'58"E	153.78'	L39	N29°22'36"E	100.69'
L8	S28°42'04"W	0.66'	L40	S19°40'41"E	384.43'
L9	S28°42'27"E	75.87'	L41	S68°00'15"E	74.48'
L10	S33°39'02"E	30.33'	L42	S68°08'52"E	12.03'
L11	S17°59'47"E	87.42'	L43	S72°34'37"E	148.47'
L12	S33°39'02"E	30.33'	L44	S63°06'47"E	278.28'
L13	S26°17'20"W	86.51'	L45	S03°41'29"E	61.96'
L14	S39°47'17"W	30.64'	L46	S43°05'07"E	19.57'
L15	S68°27'05"W	47.50'	L47	S02°38'29"E	43.67'
L16	N75°44'56"W	66.93'	L48	S04°13'19"E	31.65'
L17	S79°20'42"W	32.54'	L49	S89°26'12"E	151.46'
L18	S00°00'00"E	8.14'	L50	N59°51'53"E	22.81'
L19	N90°00'00"W	34.36'	L51	S52°38'29"E	25.22'
L20	S38°47'56"W	125.50'	L52	S89°24'18"E	50.98'
L21	S45°14'41"W	21.50'	L53	N77°14'40"E	18.61'
L22	S27°25'41"W	30.66'	L54	S87°07'44"E	80.90'
L23	N62°34'19"W	27.26'	L55	S86°34'05"E	40.46'
L24	S70°47'18"W	78.90'	L56	S89°34'38"E	102.21'
L25	S85°20'03"W	33.03'	L57	N85°18'07"E	19.29'
L26	N82°23'47"W	190.26'	L58	S87°57'07"E	154.85'
L27	N79°06'14"W	37.01'	L59	S87°50'04"E	112.55'
L28	N76°18'29"W	89.89'			
L29	N73°46'15"W	81.89'			
L30	S55°41'34"W	113.05'			
L31	S53°18'59"W	41.08'			

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C1	121.00'	11°52'43"	250.86'	250.41'	S40°40'51"W
C2	127.83'	67°19'16"	150.20'	141.70'	S68°24'08"W
C3	109.41'	75°20'34"	143.87'	133.73'	S10°00'26"E
C4	1090.00'	19°03'23"	362.53'	360.86'	S37°11'33"W
C5	2580.13'	2°05'04"	93.86'	93.86'	N44°51'25"W
C6	2366.00'	4°43'02"	194.80'	194.74'	N48°15'29"W
C7	25.00'	55°24'31"	24.18'	23.25'	S00°59'49"W
C8	25.00'	16°39'14"	6.83'	6.81'	S25°49'25"E
C9	25.00'	8°19'14"	3.63'	3.63'	S37°48'39"E
C10	25.00'	42°25'13"	18.51'	18.09'	S60°59'54"W
C11	25.00'	24°54'22"	10.87'	10.78'	N88°12'07"W
C12	130.45'	11°19'17"	251.18'	214.14'	S05°20'20"W
C13	158.45'	40°23'47"	111.72'	109.42'	S80°41'53"W
C14	25.00'	50°32'11"	22.05'	21.34'	S80°57'39"W
C15	25.00'	15°04'49"	6.58'	6.56'	S45°46'35"W
C16	25.00'	26°44'25"	11.67'	11.56'	S24°51'58"W
C17	2436.00'	21°28'20"	912.91'	907.58'	N41°42'00"W
C18	2564.00'	10°10'31"	455.34'	454.74'	N36°03'05"W
C19	1210.00'	19°53'36"	420.12'	418.01'	N37°36'39"E
C20	109.41'	59°31'57"	113.68'	108.64'	N57°25'50"E
C21	93.33'	68°43'33"	111.95'	105.36'	N00°48'54"E
C22	1090.00'	13°58'06"	265.74'	265.08'	N42°09'44"E
C23	25.00'	96°56'38"	42.30'	37.43'	S05°23'11"W

NOTE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

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 (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

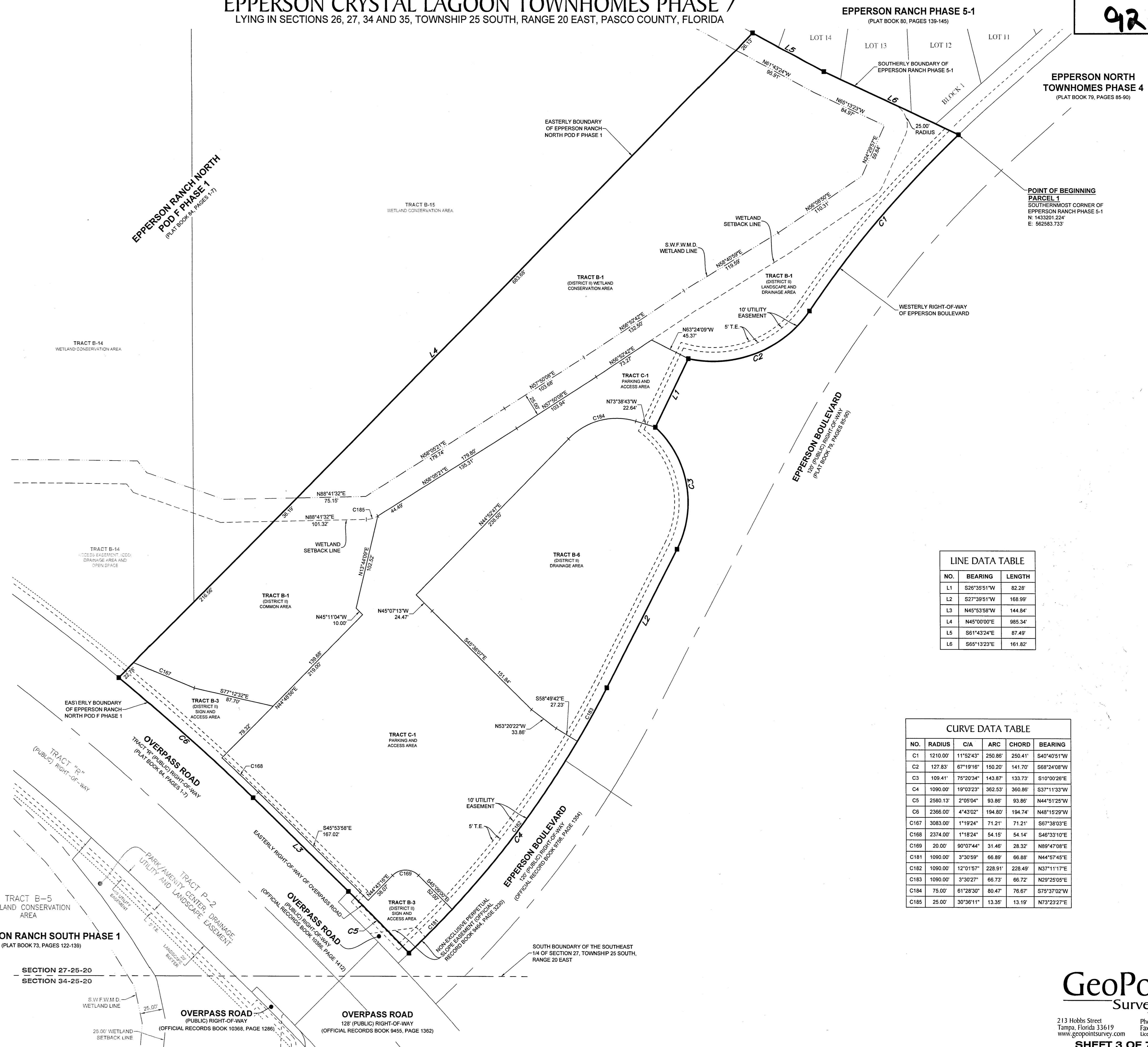
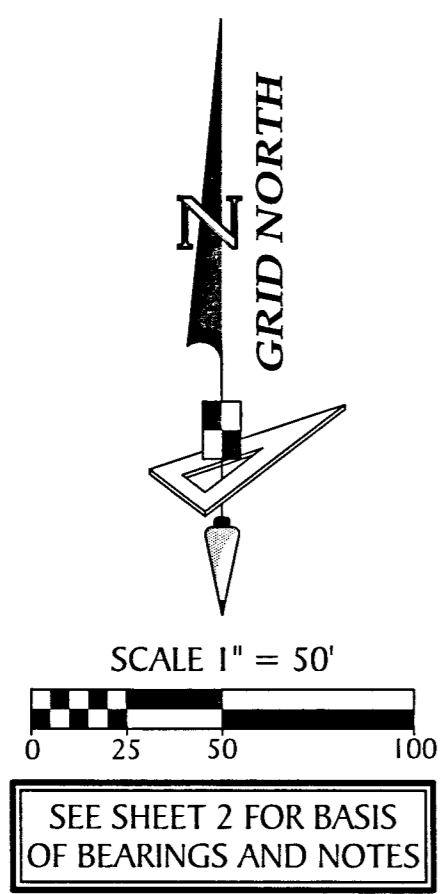
NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY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

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business Number: LB 7768

EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	BEARING	LENGTH
L1	S26°35'51"W	82.28'
L2	S27°39'51"W	168.99'
L3	N45°53'58"W	144.84'
L4	N45°00'00"E	985.34'
L5	S61°43'24"E	87.49'
L6	S65°13'23"E	161.82'

NO.	RADIUS	C/A	ARC	CHORD	BEARING
C1	1210.00'	11°52'43"	250.86'	250.41'	S40°40'51"W
C2	127.83'	67°19'18"	150.20'	141.70'	S68°24'08"W
C3	109.41'	75°20'34"	143.87'	133.73'	S10°00'26"E
C4	1090.00'	19°03'23"	362.53'	360.86'	S37°11'33"W
C5	2580.13'	2°05'04"	93.86'	93.86'	N44°51'25"W
C6	2366.00'	4°43'02"	194.80'	194.74'	N48°15'29"W
C167	3083.00'	1°19'24"	71.21'	71.21'	S67°38'03"E
C168	2374.00'	1°18'24"	54.15'	54.14'	S46°33'10"E
C169	20.00'	90°07'44"	31.46'	28.32'	N89°47'08"E
C181	1090.00'	3°30'59"	66.89'	66.88'	N44°57'45"E
C182	1090.00'	12°01'57"	228.91'	228.49'	N37°11'17"E
C183	1090.00'	3°30'27"	66.73'	66.72'	N29°25'05"E
C184	75.00'	61°28'30"	80.47'	76.67'	S75°37'02"W
C185	25.00'	30°36'11"	13.35'	13.19'	N73°23'27"E

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) — Non-Radial
 - C/A — Central Angle
 - C.S.T. — Clear Sight Triangle
 - U.E. — Utility Easement
 - T.E. — Technology Easement
 - A.D.U.E. — Access, Drainage and Utility Easement
 - S.W.F.W.M.D. — Southwest Florida Water Management District

GeoPoint
Surveying, Inc.

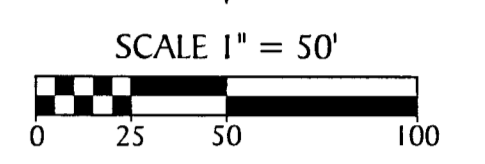
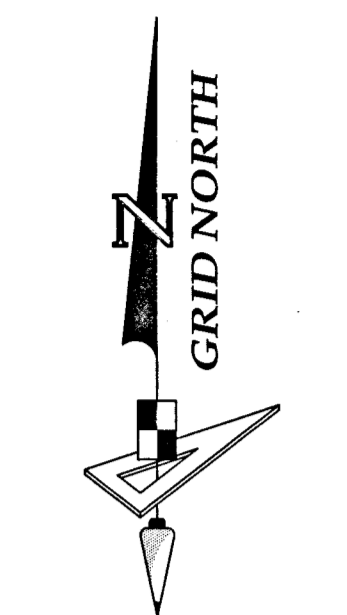
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 3 OF 7 SHEETS

EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SEE SHEET 2 FOR BASIS OF BEARINGS AND NOTES

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C20	109.41'	59°31'57"	113.68'	108.64'	N57°25'50"E
C21	93.33'	68°43'33"	111.95'	105.36'	N00°48'54"E
C22	1090.00'	13°58'06"	265.74'	265.08'	N42°09'44"E
C23	25.00'	96°56'36"	42.30'	37.43'	S05°23'11"W
C24	300.00'	46°55'01"	245.66'	238.85'	N41°59'33"W
C25	500.00'	16°56'24"	147.83'	147.29'	S27°00'14"E
C26	33.39'	5°58'04"	3.48'	3.48'	S57°30'36"W
C29	500.00'	10°58'20"	95.75'	95.60'	S24°01'12"E
C30	500.00'	5°58'04"	52.06'	52.05'	S32°29'24"E
C32	93.33'	54°42'01"	89.10'	85.76'	S07°49'40"W
C33	93.33'	14°01'32"	22.85'	22.79'	S26°32'06"E
C34	109.41'	10°08'01"	19.35'	19.33'	S82°07'48"W
C35	109.41'	49°23'56"	94.33'	91.44'	S52°21'49"W
C36	25.00'	60°58'50"	26.61'	25.37'	S50°00'45"E
C37	219.00'	21°33'28"	82.40'	81.91'	N69°43'27"W
C38	50.00'	30°54'15"	26.97'	26.64'	N43°29'37"E
C39	50.00'	21°34'41"	18.83'	18.72'	S38°49'50"W
C40	214.00'	13°05'29"	48.90'	48.79'	N43°04'26"W
C41	25.00'	28°55'22"	12.62'	12.49'	S50°59'22"E
C42	325.00'	46°52'01"	266.13'	258.76'	N41°59'33"W
C43	475.00'	16°56'24"	140.44'	139.93'	S27°00'14"E
C57	25.00'	90°00'00"	39.27'	35.36'	N80°28'26"W
C58	25.00'	89°38'57"	39.12'	35.25'	S09°42'06"W
C59	25.00'	49°53'52"	21.77'	21.09'	N77°59'16"W
C60	111.00'	4°11'27"	8.12'	8.12'	N50°56'37"W
C61	219.00'	16°43'03"	63.90'	63.67'	N57°12'24"W
C62	75.00'	30°19'38"	39.70'	39.24'	N80°43'45"W
C63	100.00'	13°39'18"	23.83'	23.78'	N69°03'55"W
C64	208.00'	7°11'29"	26.11'	26.09'	S85°50'00"E
C65	11.00'	23°58'41"	4.60'	4.57'	N77°26'24"W
C66	73.50'	24°46'38"	31.78'	31.54'	N77°50'20"W
C67	46.00'	24°46'35"	19.89'	19.74'	N77°50'21"W
C68	275.00'	46°59'01"	225.19'	218.95'	N41°59'33"W
C69	525.00'	5°49'28"	53.37'	53.35'	S21°26'46"E
C70	25.00'	78°53'05"	34.42'	31.77'	N15°05'02"E
C71	25.00'	90°21'03"	39.42'	35.46'	S80°17'54"E
C72	214.00'	0°39'50"	2.48'	2.48'	N49°17'15"W
C73	214.00'	12°25'39"	46.42'	46.33'	N42°44'30"W
C74	25.00'	9°02'45"	3.95'	3.94'	S41°03'04"E
C75	25.00'	19°52'37"	8.67'	8.63'	S55°30'45"E
C76	325.00'	0°20'14"	1.91'	1.91'	N65°16'56"W
C77	325.00'	4°38'55"	26.37'	26.36'	N62°47'21"W
C78	325.00'	4°48'11"	27.24'	27.24'	N58°03'48"W
C79	325.00'	4°38'35"	26.34'	26.33'	N53°20'25"W
C80	325.00'	4°38'51"	26.36'	26.36'	N48°41'42"W
C81	325.00'	4°38'51"	26.36'	26.36'	N44°02'51"W
C82	325.00'	4°30'27"	25.57'	25.56'	N39°28'12"W
C83	325.00'	4°30'27"	25.57'	25.56'	N34°57'46"W
C84	325.00'	4°38'51"	26.36'	26.36'	N30°23'07"W
C85	325.00'	4°38'51"	26.36'	26.36'	N25°44'16"W
C86	325.00'	4°52'48"	27.68'	27.67'	N20°58'26"W
C87	475.00'	0°33'54"	4.68'	4.68'	S18°48'59"E
C88	475.00'	3°53'18"	32.24'	32.23'	S21°02'35"E
C89	475.00'	3°10'41"	26.35'	26.34'	S24°34'35"E
C90	475.00'	3°10'41"	26.35'	26.34'	S27°45'15"E
C91	475.00'	2°31'41"	20.96'	20.96'	S30°36'28"E
C92	475.00'	1°18'44"	10.88'	10.88'	S32°31'39"E
C97	11.00'	13°23'57"	2.57'	2.57'	N82°43'46"W
C98	11.00'	10°34'43"	2.03'	2.03'	N70°44'26"W
C99	73.50'	13°50'04"	17.75'	17.70'	S72°22'05"E
C100	73.50'	10°56'31"	14.04'	14.02'	S84°45'23"E
C101	275.00'	2°53'49"	13.90'	13.90'	N64°00'06"W
C102	275.00'	10°49'16"	51.94'	51.86'	N57°08'34"W
C103	275.00'	10°55'22"	52.43'	52.35'	N46°16'15"W
C104	275.00'	6°13'08"	29.85'	29.83'	N37°42'00"W
C105	275.00'	7°54'56"	37.99'	37.96'	N30°37'58"W
C106	275.00'	8°08'29"	39.08'	39.04'	N22°36'16"W
C125	25.00'	78°10'46"	34.11'	31.53'	S05°49'26"E
C126	25.00'	37°19'25"	16.29'	16.00'	S27°41'16"W
C139	65.83'	36°48'05"	42.29'	41.56'	S66°56'37"W
C140	79.00'	39°40'05"	54.69'	53.61'	S74°49'18"E
C141	118.86'	47°59'20"	99.55'	96.67'	S30°59'35"E
C142	79.00'	25°58'52"	35.82'	35.52'	S05°59'31"W
C143	114.83'	7°36'44"	15.26'	15.25'	S22°47'19"W
C144	65.17'	16°25'05"	18.67'	18.61'	S18°23'08"W
C170	25.00'	21°20'01"	9.31'	9.25'	S22°35'57"W
C171	25.00'	55°41'44"	24.30'	23.36'	S15°54'56"E
C172	25.00'	1°09'02"	0.50'	0.50'	S44°20'18"E
C187	1648.07'	4°26'28"	127.74'	127.71'	N65°31'10"W
C199	475.00'	0°35'48"	4.95'	4.95'	S33°28'55"E
C200	475.00'	1°41'36"	14.04'	14.04'	S34°37'37"E
C220	25.00'	25°42'55"	11.22'	11.13'	N21°53'01"E
C221	25.00'	11°36'30"	5.07'	5.06'	N40°32'44"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L38	N29°22'36"E	100.69'
L39	S19°40'41"E	384.43'
L40	S65°27'03"E	28.97'
L41	S68°00'15"E	74.48'
L42	S68°08'52"E	12.03'
L43	S72°34'37"E	148.47'
L44	S63°06'47"E	278.28'
L45	S03°41'29"E	61.96'
L46	S43°05'07"E	19.57'
L47	S02°55'58"E	43.67'
L48	S04°13'19"E	31.65'
L60	N24°32'57"E	41.33'
L61	N24°32'57"E	41.33'
L62	N24°32'57"E	41.33'
L63	N24°32'57"E	42.56'
L64	N43°37'43"E	42.40'
L65	N43°37'43"E	42.40'
L66	N61°56'19"E	42.40'
L67	N61°56'19"E	42.40'
L68	N63°50'05"E	42.93'
L69	N63°50'05"E	42.93'
L101	N54°31'34"E	41.33'
L102	S35°28'26"E	42.85'
L103	S35°28'26"E	42.85'
L104	N54°52'38"E	41.33'
L105	N54°52'38"E	41.33'
L106	N54°52'38"E	41.33'
L107	N54°52'38"E	41.33'
L108	S35°28'26"E	41.33'
L109	S35°28'26"E	41.33'
L110	N52°18'00"E	43.28'
L111	N52°18'00"E	43.28'
L112	N24°32'59"E	43.20'
L113	N24°32'59"E	43.55'
L114	N24°32'59"E	43.44'
L115	N24°32'59"E	41.33'
L116	S65°35'17"E	3.50'
L117	N65°27'03"W	3.50'
L118	N65°27'03"W	3.50'
L119	N65°27'03"W	3.50'
L120	N46°22'17"E	3.50'
L121	N46°22'17"E	3.50'
L122	S28°03'41"E	3.50'
L123	N28°03'41"E	3.50'
L124	S26°09'55"E	3.50'
L125	N26°09'55"W	3.50'
L157	S35°28'26"E	3.50'
L158	S54°31'34"W	3.50'
L159	N54°31'34"E	3.50'
L160	N35°07'22"E	3.50'
L161	S35°07'22"E	3.50'
L162	N35°07'22"E	3.50'
L163	S35°07'22"E	3.50'
L164	N54°31'34"E	3.50'
L165	S54°31'34"W	3.50'
L166	N37°42'00"E	3.50'
L167	S37°42'00"E	3.50'
L168	N65°27'01"W	3.50'
L169	S65°27'01"E	3.50'
L170	N65°27'01"E	3.50'
L171	S65°27'01"E	3.50'
L178	N28°18'44"E	16.77'
L181	S33°26'53"E	70.78'
L182	N65°27'10"W	236.12'
L184	N73°00'46"W	49.70'
L185	N46°22'17"W	90.64'
L186	N23°59'08"W	243.40'
L190	N75°45'10"E	17.60'
L191	N75°45'10"E	13.97'
L192	S49°51'09"W	4.76'
L193	S33°26'53"E	43.11'
L194	S33°15'57"W	39.30'
L195	S44°54'49"E	82.05'
L196	S35°56'30"E	80.27'
L197	S07°37'38"W	63.26'
L198	S46°20'59"W	99.84'
L199	S29°49'45"E	55.53'
L200	N78°42'17"E	44.78'
L201	S08°56'59"E	62.92'
L211	N04°13'19"W	89.08'
L212	N02°55'58"W	58.58'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L214	N43°05'07"W	28.52'
L215	N03°41'29"W	85.64'
L226	S28°38'07"W	17.18'
L227	S35°28'26"E	15.00'
L230	S25°00'24"E	29.83'



LEGEND:

- Monument (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
- ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- Indicates (P.C.P.) Permanent Control Point, Nail & Disk, stamped LB7768 PCP
- (NR) --- Non-Radial
- C/A --- Central Angle
- C.S.T. --- Clear Sight Triangle
- U.E. --- Utility Easement
- T.E. --- Technology Easement
- A.D.U.E. --- Access, Drainage and Utility Easement
- S.W.F.W.M.D. --- Southwest Florida Water Management District

GeoPoint
 Surveying, Inc.

213 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com

Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business Number LB 7768

SHEET 4 OF 7 SHEETS

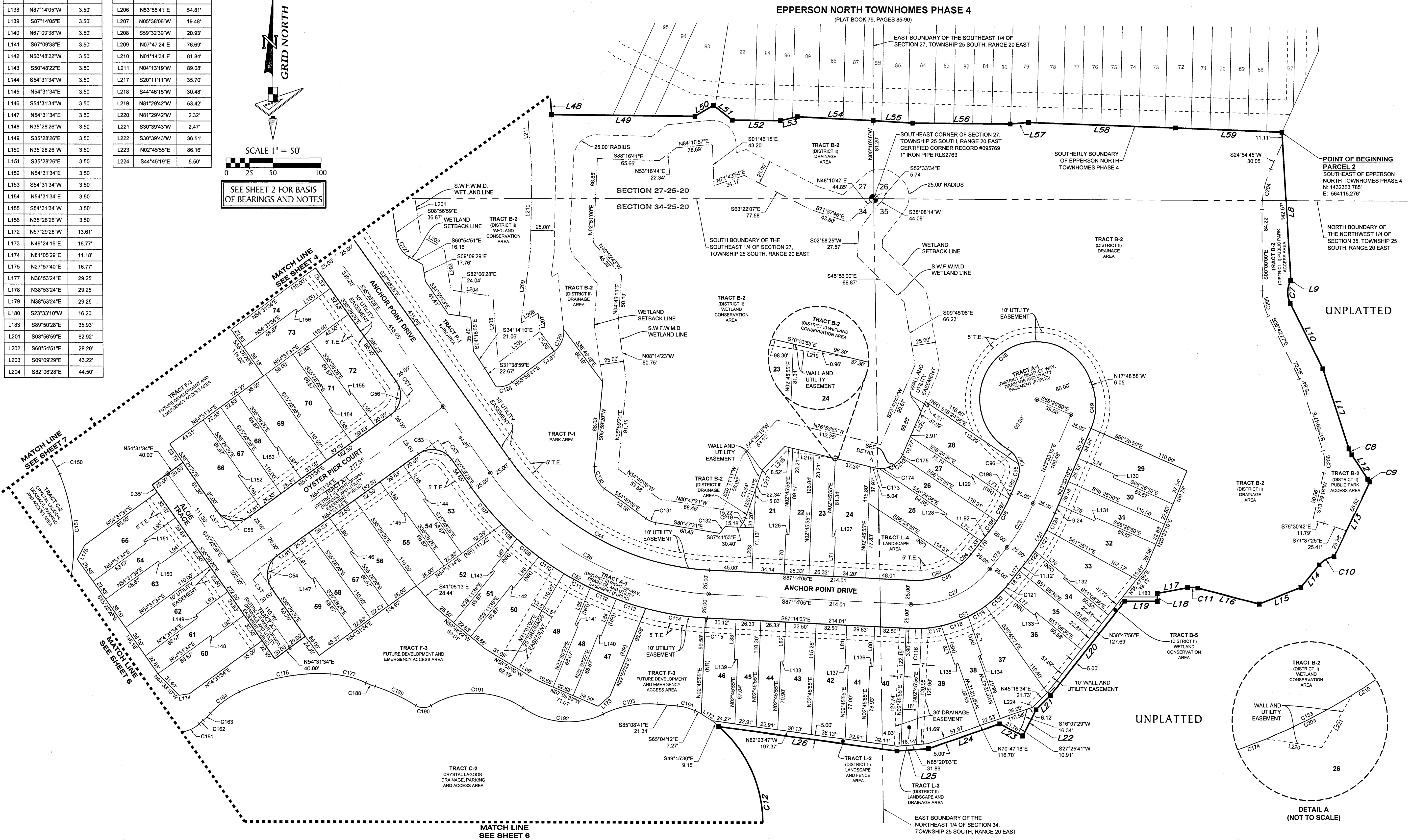
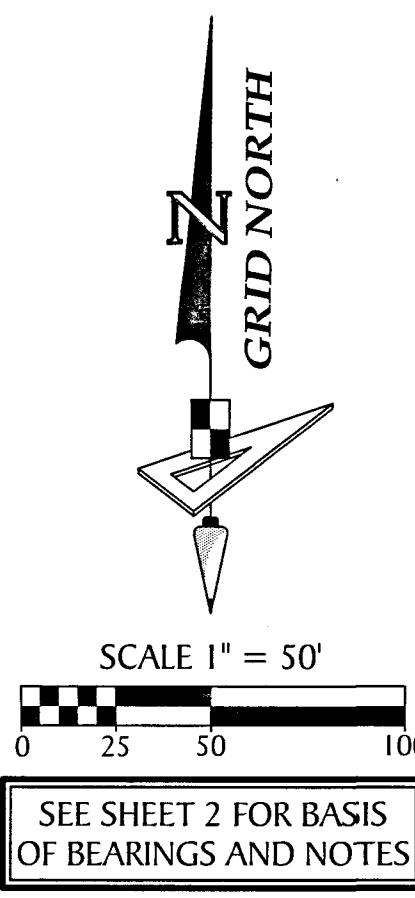
EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L8	S03°22'58"E	153.78'
L9	S28°42'04"W	0.66'
L10	S26°42'27"E	75.87'
L11	S17°59'47"E	87.42'
L12	S33°39'02"E	30.33'
L13	S26°17'20"W	86.51'
L14	S39°47'17"W	30.64'
L15	S68°27'05"W	47.50'
L16	N75°44'56"W	66.93'
L17	S79°20'42"W	32.54'
L18	S00°00'00"E	8.14'
L19	N90°00'00"W	34.36'
L20	S38°47'56"W	125.40'
L21	S45°14'41"W	21.50'
L22	S27°25'41"W	30.68'
L23	N62°34'19"W	27.26'
L24	S70°47'18"W	78.90'
L25	S85°20'03"W	33.03'
L26	N82°23'47"W	190.26'
L27	S04°13'19"E	31.65'
L28	S89°24'18"E	151.46'
L29	N59°51'53"E	22.81'
L30	S52°38'29"E	25.22'
L31	S89°24'18"E	50.98'
L32	N77°14'40"E	18.61'
L33	S87°07'44"E	80.90'
L34	S86°34'05"E	40.46'
L35	S89°34'38"E	102.21'
L36	N85°18'07"E	19.29'
L37	S87°57'07"E	154.85'
L38	S87°50'04"E	112.55'
L39	N02°49'55"E	41.33'
L40	N02°45'55"E	41.33'
L41	S56°24'36"E	45.50'
L42	S56°24'36"E	45.61'
L43	S66°26'50"E	41.33'
L44	S51°06'36"E	41.85'
L45	S51°06'36"E	41.85'
L46	S51°06'36"E	41.85'
L47	S51°06'36"E	41.85'
L48	S19°12'42"E	42.23'
L49	N19°12'42"W	42.23'
L50	N02°49'55"E	41.33'
L51	N02°45'55"E	41.33'
L52	N02°45'55"E	41.33'
L53	N02°45'55"E	41.33'
L54	N02°45'55"E	41.33'
L55	N02°45'55"E	41.33'
L56	N02°45'55"E	41.33'
L57	N02°45'55"E	41.33'
L58	N02°45'55"E	41.33'
L59	N02°45'55"E	41.33'
L60	N02°45'55"E	41.33'
L61	N02°45'55"E	41.33'
L62	N02°45'55"E	41.33'
L63	N02°45'55"E	41.33'
L64	N02°45'55"E	41.33'
L65	N02°45'55"E	41.33'
L66	N02°45'55"E	41.33'
L67	N02°45'55"E	41.33'
L68	N02°45'55"E	41.33'
L69	N02°45'55"E	41.33'
L70	N02°45'55"E	41.33'
L71	N02°45'55"E	41.33'
L72	N02°45'55"E	41.33'
L73	N02°45'55"E	41.33'
L74	N02°45'55"E	41.33'
L75	N02°45'55"E	41.33'
L76	N02°45'55"E	41.33'
L77	N02°45'55"E	41.33'
L78	N02°45'55"E	41.33'
L79	N02°45'55"E	41.33'
L80	N02°45'55"E	41.33'
L81	N02°45'55"E	41.33'
L82	N02°45'55"E	41.33'
L83	N02°45'55"E	41.33'
L84	N02°45'55"E	41.33'
L85	N02°45'55"E	41.33'
L86	N02°45'55"E	41.33'
L87	N02°45'55"E	41.33'
L88	N02°45'55"E	41.33'
L89	N02°45'55"E	41.33'
L90	N02°45'55"E	41.33'
L91	N02°45'55"E	41.33'
L92	N02°45'55"E	41.33'
L93	N02°45'55"E	41.33'
L94	N02°45'55"E	41.33'
L95	N02°45'55"E	41.33'
L96	N02°45'55"E	41.33'
L97	N02°45'55"E	41.33'
L98	N02°45'55"E	41.33'
L99	N02°45'55"E	41.33'
L100	N02°45'55"E	41.33'
L101	N02°45'55"E	41.33'
L102	N02°45'55"E	41.33'
L103	N02°45'55"E	41.33'
L104	N02°45'55"E	41.33'
L105	N02°45'55"E	41.33'
L106	N02°45'55"E	41.33'
L107	N02°45'55"E	41.33'
L108	N02°45'55"E	41.33'
L109	N02°45'55"E	41.33'
L110	N02°45'55"E	41.33'
L111	N02°45'55"E	41.33'
L112	N02°45'55"E	41.33'
L113	N02°45'55"E	41.33'
L114	N02°45'55"E	41.33'
L115	N02°45'55"E	41.33'
L116	N02°45'55"E	41.33'
L117	N02°45'55"E	41.33'
L118	N02°45'55"E	41.33'
L119	N02°45'55"E	41.33'
L120	N02°45'55"E	41.33'
L121	N02°45'55"E	41.33'
L122	N02°45'55"E	41.33'
L123	N02°45'55"E	41.33'
L124	N02°45'55"E	41.33'
L125	N02°45'55"E	41.33'
L126	N02°45'55"E	41.33'
L127	N02°45'55"E	41.33'
L128	N02°45'55"E	41.33'
L129	N02°45'55"E	41.33'
L130	N02°45'55"E	41.33'
L131	N02°45'55"E	41.33'
L132	N02°45'55"E	41.33'
L133	N02°45'55"E	41.33'
L134	N02°45'55"E	41.33'
L135	N02°45'55"E	41.33'
L136	N02°45'55"E	41.33'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L137	S87°14'05"E	3.50'
L138	N87°14'05"W	3.50'
L139	S87°14'05"E	3.50'
L140	N87°09'38"W	20.93'
L141	S67°09'38"E	20.93'
L142	N01°14'34"E	81.84'
L143	S04°48'22"E	3.50'
L144	S54°31'34"W	3.50'
L145	N54°31'34"E	3.50'
L146	S54°31'34"W	3.50'
L147	N54°31'34"E	3.50'
L148	N35°28'26"E	3.50'
L149	S35°28'26"E	3.50'
L150	N35°28'26"W	3.50'
L151	S35°28'26"E	3.50'
L152	N54°31'34"E	3.50'
L153	S54°31'34"W	3.50'
L154	N54°31'34"E	3.50'
L155	S54°31'34"W	3.50'
L156	N35°28'26"E	3.50'
L157	S35°28'26"E	3.50'
L158	N35°28'26"W	3.50'
L159	S35°28'26"E	3.50'
L160	N57°29'28"W	13.61'
L161	N49°24'16"E	16.77'
L162	N81°09'29"E	11.11'
L163	N87°53'24"E	29.25'
L164	N88°53'24"E	29.25'
L165	N88°53'24"E	29.25'
L166	N88°53'24"E	29.25'
L167	N88°53'24"E	29.25'
L168	N88°53'24"E	29.25'
L169	N88°53'24"E	29.25'
L170	N88°53'24"E	29.25'
L171	N88°53'24"E	29.25'
L172	N88°53'24"E	29.25'
L173	N88°53'24"E	29.25'
L174	N88°53'24"E	29.25'
L175	N88°53'24"E	29.25'
L176	N88°53'24"E	29.25'
L177	N88°53'24"E	29.25'
L178	N88°53'24"E	29.25'
L179	N88°53'24"E	29.25'
L180	N88°53'24"E	29.25'
L181	N88°53'24"E	29.25'
L182	N88°53'24"E	29.25'
L183	N88°53'24"E	29.25'
L184	N88°53'24"E	29.25'
L185	N88°53'24"E	29.25'
L186	N88°53'24"E	29.25'
L187	N88°53'24"E	29.25'
L188	N88°53'24"E	29.25'
L189	N88°53'24"E	29.25'
L190	N88°53'24"E	29.25'
L191	N88°53'24"E	29.25'
L192	N88°53'24"E	29.25'
L193	N88°53'24"E	29.25'
L194	N88°53'24"E	29.25'
L195	N88°53'24"E	29.25'
L196	N88°53'24"E	29.25'
L197	N88°53'24"E	29.25'
L198	N88°53'24"E	29.25'
L199	N88°53'24"E	29.25'
L200	N88°53'24"E	29.25'
L201	N88°53'24"E	29.25'
L202	N88°53'24"E	29.25'
L203	N88°53'24"E	29.25'
L204	N88°53'24"E	29.25'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L205	S04°18'55"E	69.29'
L206	N53°58'41"E	54.81'
L207	N05°38'06"W	19.48'
L208	S59°32'39"W	20.93'
L209	N07°47'24"E	76.69'
L210	N01°14'34"E	81.84'
L211	N04°13'19"W	89.08'
L212	S20°11'11"W	35.70'
L213	S44°46'15"W	30.48'
L214	N81°29'42"W	53.42'
L215	N81°29'42"W	2.32'
L216	S30°39'43"W	2.47'
L217	N02°45'55"E	36.51'
L218	S02°45'55"E	86.16'
L219	S44°45'19"E	6.50'



CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C7	25.00'	55°24'31"	24.18'	23.25'	S00°59'49"W
C8	25.00'	15°39'14"	6.83'	6.81'	S25°49'25"E
C9	25.00'	8°19'14"	3.63'	3.63'	S37°48'39"E
C10	25.00'	42°25'13"	18.51'	18.09'	S60°59'54"W
C11	25.00'	24°54'22"	10.87'	10.78'	N88°12'07"W
C12	130.45'	110°19'17"	251.18'	214.14'	S05°20'20"W
C26	300.00'	51°45'40"	271.02'	261.90'	S61°21'15"E
C27	100.00'	53°52'31"	94.03'	90.60'	N65°49'40"E
C28	200.00'	15°20'14"	53.54'	53.38'	N31°13'17"E
C44	275.00'	51°45'39"	248.43'	240.07'	S61°21'15"E
C45	75.00'	53°52'31"	70.52'	67.95'	N65°49'40"E
C46	175.00'	15°20'14"	46.84'	46.70'	N31°13'17"E
C47	25.00'	82°33'52"	36.03'	32.99'	N17°43'45"W

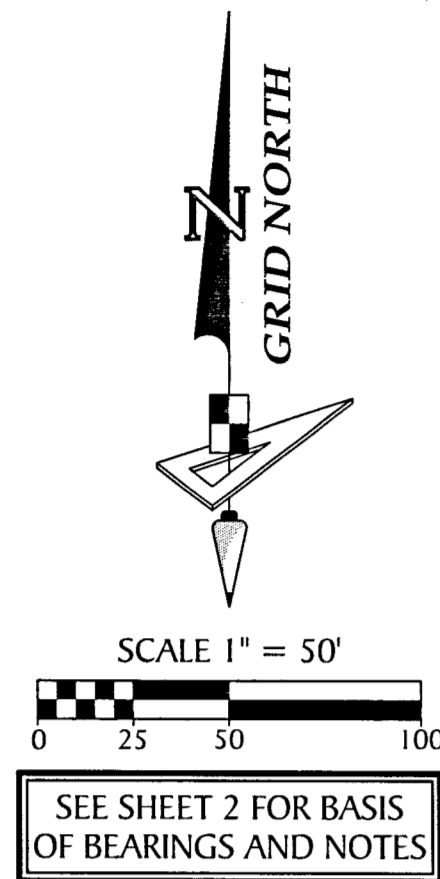
CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C48	60.00'	22°11'14"	231.64'	112.33'	S51°08'10"W
C49	60.00'	41°22'08"	43.32'	42.39'	N02°52'06"E
C50	225.00'	15°20'14"	60.23'	60.05'	N31°13'17"E
C51	125.00'	53°52'31"	117.54'	113.26'	N65°49'40"E
C52	325.00'	51°45'39"	293.60'	283.72'	S61°21'15"E
C53	25.00'	90°00'00"	39.27'	35.36'	N80°28'26"W
C54	25.00'	90°00'00"	39.27'	35.36'	S09°31'34"W
C55	25.00'	90°00'00"	39.27'	35.36'	S80°28'26"E
C56	25.00'	90°00'00"	39.27'	35.36'	S87°09'38"E
C93	75.00'	41°58'52"	54.95'	53.73'	N71°46'29"E
C94	75.00'	11°53'39"	15.57'	15.54'	N44°50'14"E
C95	25.00'	37°15'29"	16.26'	15.97'	N04°55'26"E
C96	25.00'	45°18'29"	19.77'	19.26'	N36°21'30"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C107	325.00'	8°52'38"	50.35'	50.30'	S39°54'44"E
C108	325.00'	3°49'29"	21.69'	21.69'	S46°16'47"E
C109	325.00'	5°15'41"	29.84'	29.83'	S50°46'22"E
C110	325.00'	5°32'48"	31.46'	31.45'	S56°12'36"E
C111	325.00'	5°32'48"	31.46'	31.45'	S61°45'24"E
C112	325.00'	5°15'41"	29.84'	29.83'	S67°09'38"E
C113	325.00'	5°45'31"	32.66'	32.65'	S72°40'14"E
C114	325.00'	11°15'53"	63.90'	63.79'	S81°10'56"E
C115	325.00'	0°25'13"	2.38'	2.38'	S87°01'28"E
C116	125.00'	5°15'53"	22.67'	21.90'	S87°43'50"E
C117	125.00'	9°33'58"	20.87'	20.85'	N82°23'31"E
C118	125.00'	13°42'26"	29.90'	29.83'	N70°47'18"E
C119	125.00'	9°41'28"	21.14'	21.12'	N59°05'21"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C120	125.00'	11°35'23"	25.28'	25.24'	N40°26'56"E
C121	125.00'	3°45'50"	8.21'	8.21'	N40°46'19"E
C122	225.00'	3°52'30"	15.22'	15.21'	N36°57'09"E
C123	225.00'	6°28'05"	25.27'	25.26'	N31°47'51"E
C124	225.00'	5°01'38"	19.74'	19.74'	N26°03'59"E
C127	25.00'	51°57'53"	22.67'	21.90'	S34°55'55"E
C128	25.00'	41°10'06"	17.96'	17.58'	N74°30'44"E
C129	25.00'	99°33'47"	25.99'	24.83'	N24°08'48"E
C130	25.00'	60°39'29"	26.47'	25.25'	S24

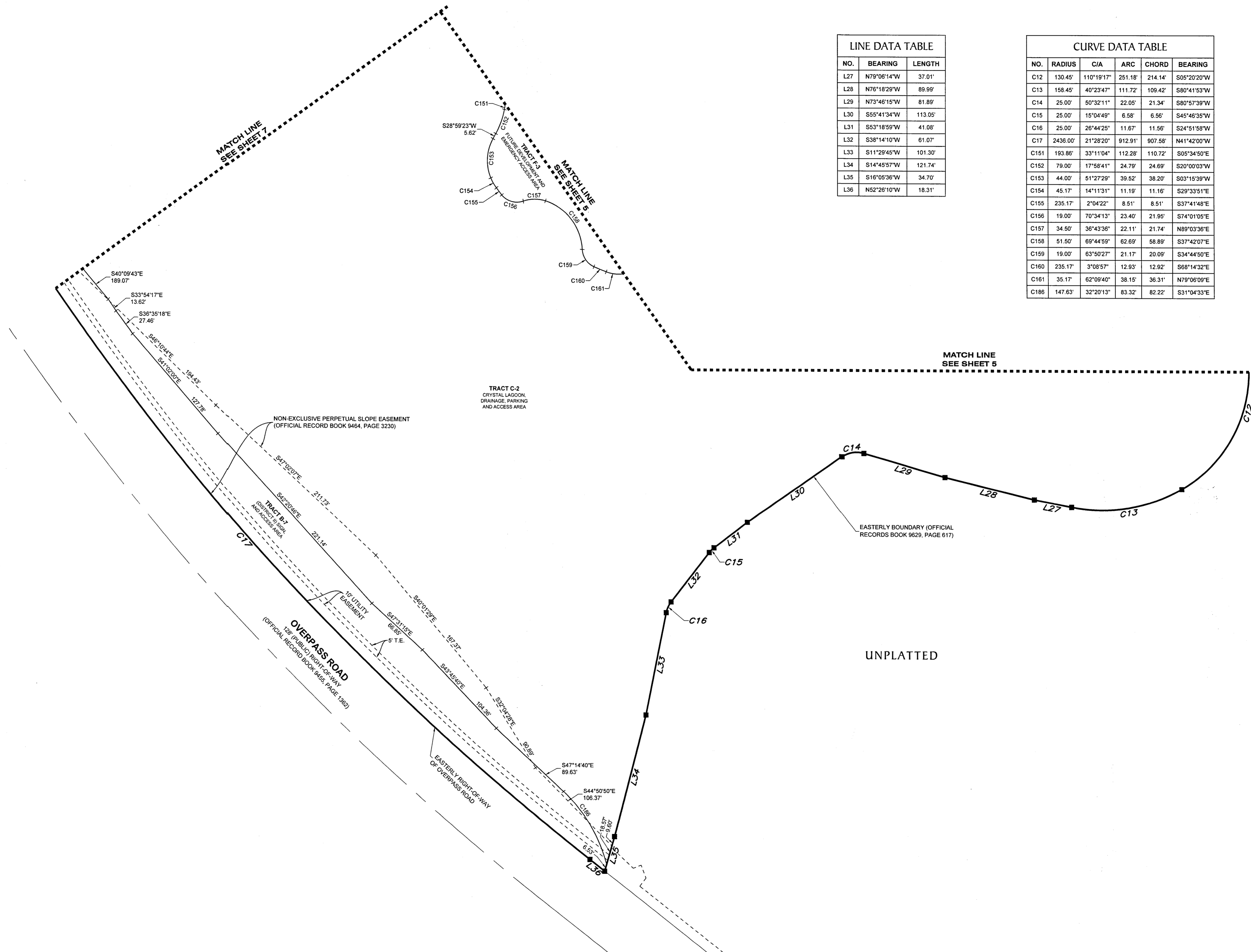
EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L27	N79°06'14"W	37.01'
L28	N76°18'29"W	89.99'
L29	N73°46'15"W	81.89'
L30	S55°41'34"W	113.05'
L31	S53°18'59"W	41.08'
L32	S38°14'10"W	61.07'
L33	S11°29'45"W	101.30'
L34	S14°45'57"W	121.74'
L35	S16°05'36"W	34.70'
L36	N52°26'10"W	18.31'

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CHORD	BEARING
C12	130.45'	110°19'17"	251.18'	214.14'	S05°20'20"W
C13	158.45'	40°23'47"	111.72'	109.42'	S80°41'53"W
C14	25.00'	80°32'11"	22.05'	21.34'	S80°57'39"W
C15	25.00'	15°04'49"	6.58'	6.56'	S45°46'35"W
C16	25.00'	26°44'25"	11.67'	11.56'	S24°51'58"W
C17	2436.00'	21°28'20"	912.91'	907.58'	N41°42'00"W
C18	193.86'	33°11'04"	112.28'	110.72'	S05°34'50"E
C19	79.00'	17°58'41"	24.79'	24.69'	S20°00'03"W
C20	44.00'	51°27'29"	39.52'	38.20'	S03°15'39"W
C21	45.17'	14°11'31"	11.19'	11.16'	S29°33'51"E
C22	235.17'	2°04'22"	8.51'	8.51'	S37°41'48"E
C23	19.00'	70°34'13"	23.40'	21.95'	S74°01'05"E
C24	34.50'	36°43'36"	22.11'	21.74'	N89°03'36"E
C25	51.50'	69°44'59"	62.69'	58.89'	S37°42'07"E
C26	19.00'	63°50'27"	21.17'	20.09'	S34°44'50"E
C27	235.17'	3°08'57"	12.93'	12.92'	S68°14'32"E
C28	35.17'	62°06'40"	38.15'	36.31'	N79°06'09"E
C29	147.63'	32°20'13"	83.32'	82.22'	S31°04'33"E



- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP.
 - (NR) --- Non-Radial
 - C/A --- Central Angle
 - C.S.T. --- Clear Sight Triangle
 - U.E. --- Utility Easement
 - T.E. --- Technology Easement
 - A.D.U.E. --- Access, Drainage and Utility Easement
 - S.W.F.W.M.D. --- Southwest Florida Water Management District

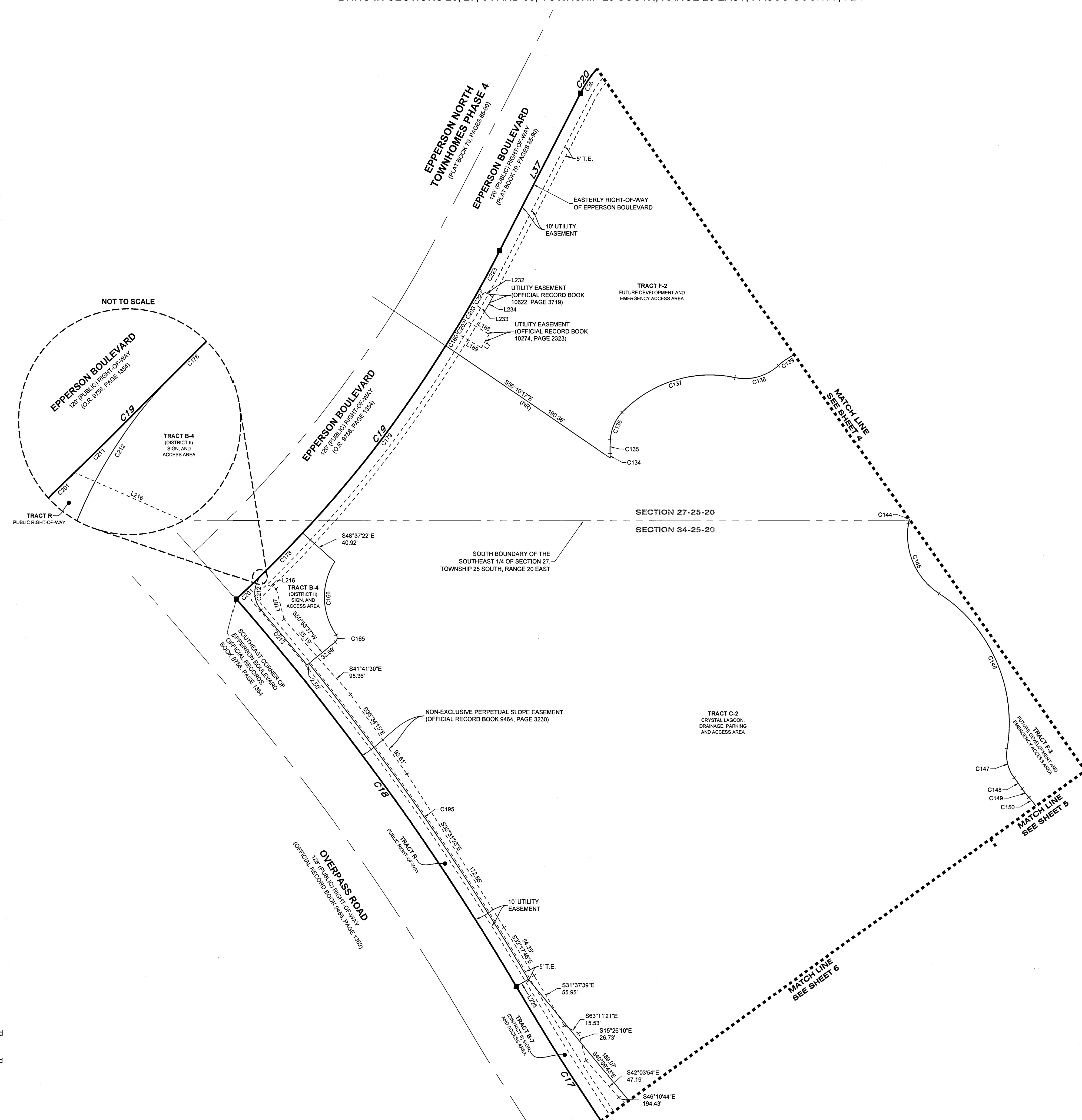
GeoPoint
 Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
 Tampa, Florida 33619 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

SHEET 6 OF 7 SHEETS

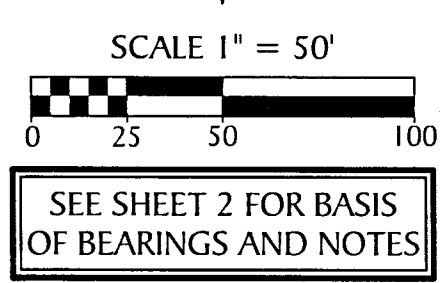
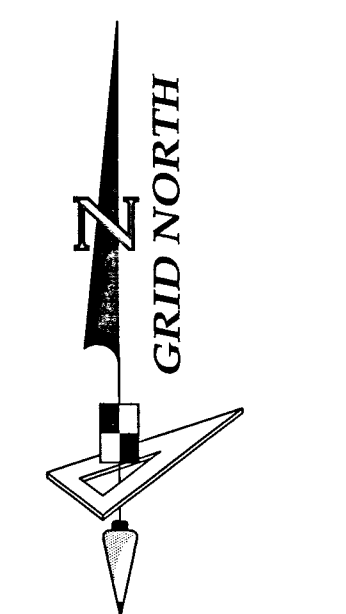
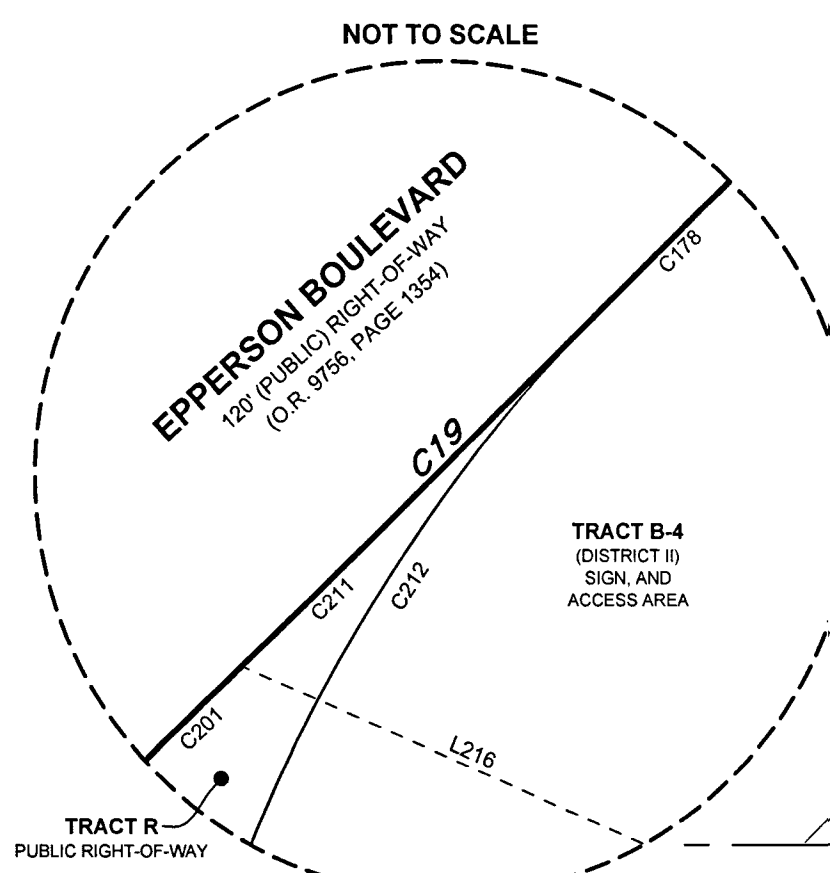
EPPERSON CRYSTAL LAGOON TOWNHOMES PHASE 7

LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



NO.	BEARING	LENGTH
L7	S30°22'20"W	15.00'
L37	N27°39'51"E	168.99'
L187	S13°47'59"E	29.97'
L188	S59°33'06"E	28.80'
L189	N59°33'01"W	30.10'
L216	S66°36'39"E	20.63'
L225	N59°02'10"E	13.50'
L232	S59°33'12"E	15.00'
L233	N59°33'11"W	15.00'
L234	S29°57'29"W	15.00'

NO.	RADIUS	C/A	ARC	CHORD	BEARING
C17	2436.00'	21°28'20"	912.91'	907.58'	N41°42'00"W
C18	2564.00'	10°10'31"	455.34'	454.74'	N36°03'05"W
C19	1210.00'	19°53'36"	420.12'	418.01'	N37°36'39"E
C20	109.41'	59°31'57"	113.68'	108.64'	N57°25'50"E
C35	109.41'	49°23'56"	94.33'	91.44'	S52°21'49"W
C134	180.50'	1°21'37"	4.29'	4.29'	S01°09'19"E
C135	180.50'	4°06'25"	12.94'	12.94'	S01°34'42"W
C136	40.50'	40°46'45"	28.82'	28.22'	S24°01'17"W
C137	121.20'	56°35'14"	119.71'	114.90'	S73°13'04"W
C138	49.17'	52°58'06"	45.45'	43.85'	S75°01'38"W
C139	65.83'	36°48'05"	42.29'	41.56'	S66°56'37"W
C144	65.17'	16°25'05"	18.67'	18.61'	S18°23'08"W
C145	65.17'	67°31'14"	76.80'	72.43'	S23°35'01"E
C146	144.83'	67°22'01"	170.29'	160.65'	S23°39'38"E
C147	35.17'	47°29'43"	29.15'	28.32'	S13°43'29"E
C148	189.83'	3°55'09"	12.98'	12.98'	S35°30'47"E
C149	67.00'	8°55'51"	10.44'	10.43'	S38°01'08"E
C150	79.00'	20°18'42"	28.01'	27.86'	S32°19'42"E
C165	5.00'	85°43'13"	7.48'	6.80'	S08°02'00"W
C166	62.00'	68°04'35"	73.67'	69.41'	S00°47'19"E
C176	1210.00'	2°35'50"	54.85'	54.84'	N44°37'09"E
C179	1210.00'	10°42'18"	226.07'	225.75'	N37°58'05"E
C180	1210.00'	0°45'05"	15.87'	15.87'	N32°14'23"E
C195	2577.50'	8°08'33"	366.30'	365.99'	S35°02'07"E
C201	1210.00'	1°15'32"	26.58'	26.58'	N46°55'42"E
C202	1210.00'	0°42'37"	15.00'	15.00'	N31°30'32"E
C203	1210.00'	0°50'25"	17.75'	17.75'	N30°44'00"E
C211	1210.00'	0°22'52"	8.05'	8.05'	N46°06'30"E
C212	25.00'	86°32'05"	37.76'	34.27'	S02°39'01"W
C213	2575.00'	1°30'38"	67.89'	67.89'	N39°51'42"W
C222	1210.00'	0°42'37"	15.00'	15.00'	N29°57'29"E
C223	1210.00'	1°56'19"	40.94'	40.94'	N28°38'01"E



- LEGEND:**
- --- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 PRM, unless otherwise noted.
 - ⊕ --- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - --- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - (NR) --- Non-Radial
 - C/A --- Central Angle
 - C.S.T. --- Clear Sight Triangle
 - U.E. --- Utility Easement
 - T.E. --- Technology Easement
 - A.D.U.E. --- Access, Drainage and Utility Easement
 - S.W.F.W.M.D. --- Southwest Florida Water Management District

GeoPoint
 Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
 Tampa, Florida 33619 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

SHEET 7 OF 7 SHEETS