

RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°34'27" EAST, ALONG THE EAST-WEST CENTERLINE OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, FOR 35.46 FEET; THENCE SOUTH 36°26'47" EAST, FOR 440.00 FEET; THENCE SOUTH 70°02'05" EAST, FOR 182.62 FEET; THENCE SOUTH 00°19'46" WEST, FOR 168.75 FEET; THENCE NORTH 89°27'01" EAST, FOR 50.00 FEET; THENCE SOUTH 00°19'09" WEST, FOR 471.42 FEET; THENCE SOUTH 89°02'54" WEST, FOR 50.00 FEET; THENCE SOUTH 00°18'47" WEST, FOR 499.94 FEET TO THE NORTH LINE OF LOT 9, IVELMAR ESTATES ADDITION ACCORDING TO PLAT BOOK 5, PAGE 147 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 89°29'43" WEST, FOR 471.60 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE ALONG SAID EAST LINE, NORTH 00°20'44" EAST, FOR 253.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, NORTH 89°00'29" WEST, FOR 1,332.59 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, NORTH 00°06'00" EAST, FOR 1,007.77 FEET TO THE SOUTH RIGHT-OF-WAY OF BEXLEY ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF BEXLEY ROAD THE FOLLOWING TWO (2) COURSES: (1) EASTERLY 305.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 646.25 FEET, A CENTRAL ANGLE OF 27°04'46", AND A CHORD BEARING AND DISTANCE OF NORTH 86°23'13" EAST, FOR 302.60 FEET; (2) NORTH 72°46'17" EAST, FOR 882.23 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3; THENCE ALONG SAID NORTH LINE, SOUTH 88°45'31" EAST, FOR 193.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.154 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KB HOME TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "RIVERSTONE" AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKES THE FOLLOWING DEDICATIONS:

- "OWNER" HEREBY GRANTS, CONVEYS, AND DEDICATES TO PASCO COUNTY, FLORIDA (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.
- "OWNER" DOES FURTHER GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT TOGETHER WITH ANY NECESSARY EASEMENTS, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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".
- "OWNER" DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" TRACT RW-1 (ADDITIONAL PUBLIC RIGHT OF WAY FOR BEXLEY ROAD) AND TRACT A-2 (PUBLIC RIGHT-OF-WAY FOR RIVERSTONE RANGE ROAD) AS SHOWN AND DEPICTED HEREON AND WHICH SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE "COUNTY" FOR ANY AND ALL PURPOSES INCIDENTAL THERETO.
- "OWNER" DOES FURTHER GRANT, CONVEY 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 ON THIS PLAT. IN THE EVENT THE OWNER OR ASSOCIATION 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 EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- "OWNER" DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE "COUNTY" A PERPETUAL EASEMENT OVER AND ACROSS ALL (HOA) INGRESS/EGRESS, DRAINAGE AND (PUBLIC) UTILITY EASEMENTS WHICH ARE SHOWN HEREON AS TRACTS A-1 AND A-3 FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- "OWNER" HEREBY GRANTS, CONVEYS AND DEDICATES TO THE "COUNTY", TRACT LS-1 ((PUBLIC) LIFT STATION) AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. "OWNER" DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACT LS-1 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT LS-1 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE "COUNTY".
- "OWNER" RESERVES LEGAL TITLE TO TRACTS A-1 AND A-3 (CONTAINING (HOA) INGRESS/EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT), TRACTS D-1 AND D-2 (CONTAINING DRAINAGE AND ACCESS AREA, WETLAND CONSERVATION AREA), TRACT L-1 (CONTAINING CONTAINING LANDSCAPE BUFFER, SIGN, DRAINAGE & MAINTENANCE EASEMENT AND UTILITY AREA AND WETLAND CONSERVATION AREA), TRACTS L-2, L-3, L-4, L-5, L-6 AND L-7 (CONTAINING LANDSCAPE BUFFER, SIGN, DRAINAGE & MAINTENANCE EASEMENT AND UTILITY AREA) AND TRACT P-1 (PARK AND MAIL KIOSK AREA), AS SHOWN AND DEPICTED HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE RIVERSTONE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND/OR ASSIGNS, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEEDED TRACTS THEREOF. THE TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS. SAID TRACTS ARE NOT DEDICATED TO THE "COUNTY" AND SHALL BE MAINTAINED BY "OWNER" FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.
- "OWNER" DOES FURTHER GRANT AND RESERVE UNTO THE "ASSOCIATION", ITS SUCCESSORS AND ASSIGNS, THE 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 SS. 177.085(1).
- "OWNER" DOES FURTHER RESERVE UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION 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 SS. 177.091(28)
- OWNER FURTHER HEREBY RESERVES ALL (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO THE ASSOCIATION, BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID EASEMENTS ARE NOT DEDICATED TO THE COUNTY AND SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE "COUNTY" A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL (HOA) DRAINAGE, ACCESS AND WETLAND CONSERVATION AREA WHICH IS SHOWN HEREON AS TRACT D-2 FOR MONITORING OF THE WETLAND BUFFER.

OWNER:

KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.

BY: [Signature] DOUGLAS C. GUY, PRESIDENT
 WITNESS SIGNATURE: [Signature] MICHAEL DADY
 WITNESS SIGNATURE: [Signature] Gary A. Beal
 WITNESS NAME PRINTED: MICHAEL DADY
 WITNESS NAME PRINTED: Gary A. Beal

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF Hillsborough) SS
 I HEREBY CERTIFY ON THIS 1st DAY OF November, 2023, BEFORE ME PERSONALLY APPEARED DOUGLAS C. GUY AS PRESIDENT OF KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

[Signature] NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 06/03/2024
 COMMISSION NUMBER: 44066535

HOMEOWNERS ASSOCIATION:

RIVERSTONE PROPERTY OWNERS ASSOCIATION, INC.
 RIVERSTONE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITY AS SHOWN HEREON.

BY: [Signature] PAUL A. GREENWOOD, PRESIDENT
 WITNESS SIGNATURE: [Signature] MICHAEL DADY
 WITNESS SIGNATURE: [Signature] Gary A. Beal
 WITNESS NAME PRINTED: MICHAEL DADY
 WITNESS NAME PRINTED: Gary A. Beal

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF Hillsborough) SS
 I HEREBY CERTIFY ON THIS 1st DAY OF November, 2023, BEFORE ME PERSONALLY APPEARED PAUL A. GREENWOOD AS PRESIDENT OF RIVERSTONE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, 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, THE DAY AND YEAR AFORESAID.

[Signature] NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: 06/03/2024
 COMMISSION NUMBER: 44066535

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION AND INCLUDED NATIONAL GEODETIC CONTROL STATION "V20 210"
- 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.
- 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 (ACOE) PERMIT.
- A 4" x 4" CONCRETE MONUMENT (PRM) HAS BEEN SET AT EACH CORNER OR CHANGE IN DIRECTION ON THE BOUNDARY OF THE LANDS BEING PLATTED. A 1/2" ROD OR PIPE WITH CAP AND/OR NAIL AND DISK INSCRIBED WITH LB8342 SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9)
- THE LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A PROPERTY OWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS BOOK 10840, PAGE 1628 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
- 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 (FS. 177.091(28))
- NOTICE: NO PERMANENT STRUCTURES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
 COUNTY OF Hillsborough) SS

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. 11071106) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN KB HOME TAMPA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. 11071106.

THIS THE 6th DAY OF November, 2023.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BY: [Signature] JIM YEAKLEY, AUTHORIZED SIGNATORY

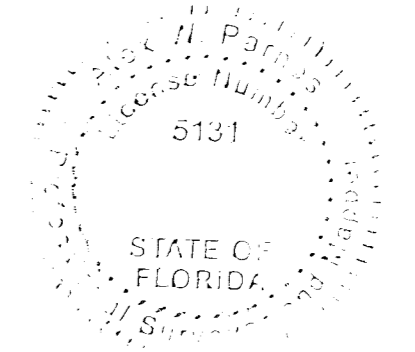
REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

PASCO COUNTY, FLORIDA:

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, 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 7th DAY OF November, 2023.

[Signature]
 ALEX W. WAINES, PASCO COUNTY SURVEYOR
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS THE 14 DAY OF November, 2023, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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 21 DAY OF November, 2023, IN PLAT BOOK 93, PAGE(S) 65-70.

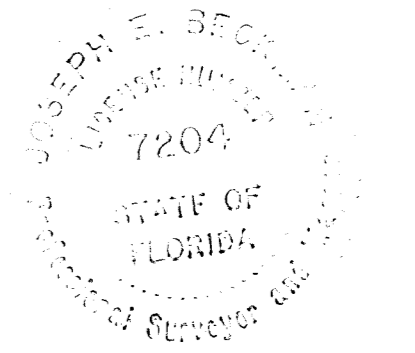
[Signature]
 NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER

SURVEYOR'S CERTIFICATION:

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 CHAPTER 177, FLORIDA STATUTES, PART I.

SIGNED AND SEALED THIS 1st DAY OF November, 2023.

[Signature]
 JOSEPH E. BECKMAN, PSM
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS7204
 FLORIDA LAND DESIGN & PERMITTING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB8342
 3030 STARKEY BOULEVARD
 TRINITY, FLORIDA 34655

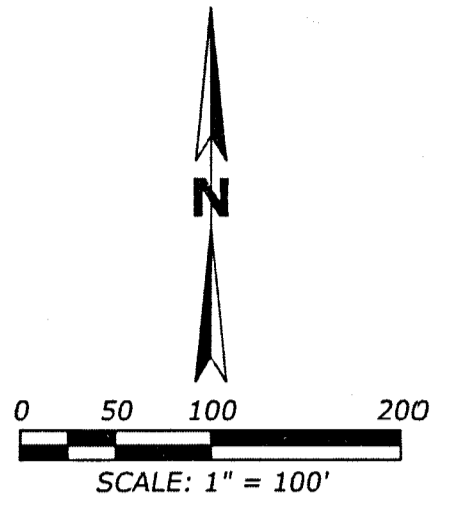


Florida Land Design & Permitting
 3030 STARKEY BOULEVARD
 TRINITY, FLORIDA 34655
 PHONE: (727) 478-2421
 www.floridaland.com
 E-mail: info@floridaland.com
 Engineer # - CA No. 33088
 Survey # - LB8342

RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA

TRACT TABLE	
TRACT	DESIGNATION
TRACT A-1	(HOA) INGRESS/EGRESS, DRAINAGE AND (PUBLIC) UTILITY EASEMENT
TRACT A-2	(PUBLIC) RIGHT-OF-WAY
TRACT A-3	(HOA) INGRESS/EGRESS, DRAINAGE AND (PUBLIC) UTILITY EASEMENT
TRACT D-1	(HOA) DRAINAGE, ACCESS AND CONSERVATION AREA
TRACT D-2	(HOA) DRAINAGE, ACCESS AND WETLAND CONSERVATION AREA
TRACT L-1	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA AND WETLAND CONSERVATION AREA
TRACT L-2	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT L-3	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT L-4	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT L-5	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT L-6	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT L-7	(HOA) LANDSCAPE BUFFER, SIGN, DRAINAGE, MAINTENANCE EASEMENT AND UTILITY AREA
TRACT LS-1	(PUBLIC) LIFT STATION SITE
TRACT P-1	(HOA) PARK AND MAIL KIOSK
TRACT RW-1	(PUBLIC) RIGHT-OF-WAY AND WETLAND CONSERVATION AREA

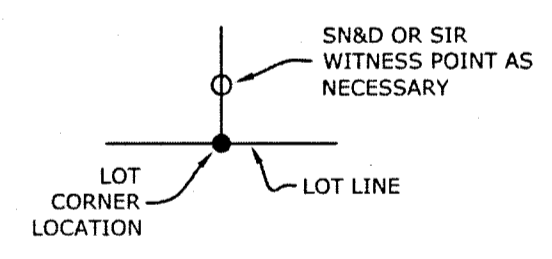


ABBREVIATION LEGEND:

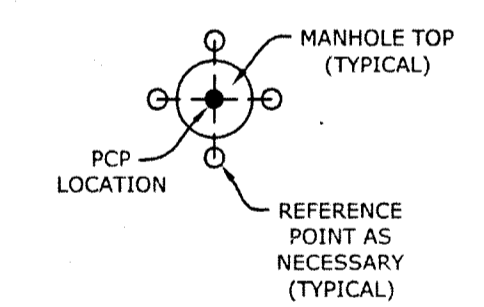
- AE = ACCESS EASEMENT
- CCR = CERTIFIED CORNER RECORD
- CST = CLEAR SIGHT TRIANGLE
- DE = DRAINAGE EASEMENT
- FOP = FOUND OPEN PIPE
- HOA = HOME OWNERS ASSOCIATION
- NR = NON-RADIAL
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SIR = SET IRON ROD
- SN&D = SET NAIL & DISK
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- N x,xxx.xx' = STATE PLANE COORDINATES
- E x,xxx.xx'

SYMBOL LEGEND:

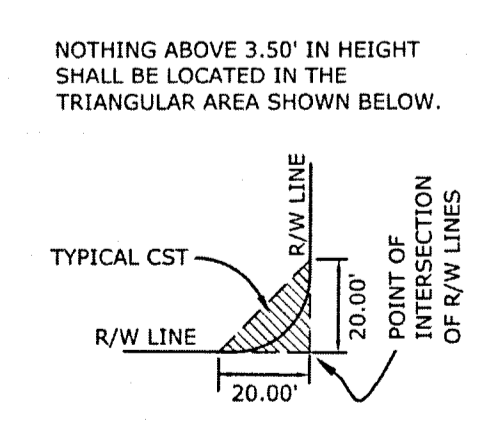
- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- ⊠ = SET 4" x 4" CONCRETE MONUMENT
- ⊞ = PRM LB 8342 (UNLESS SHOWN OTHERWISE)
- ⊙ = SET NAIL & DISK PCP LB8342



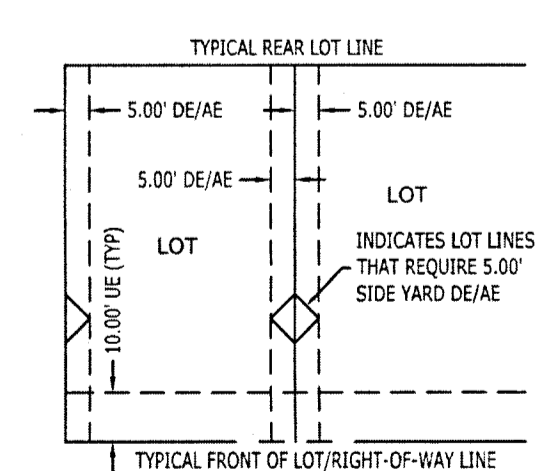
LOT CORNER WITNESS DIAGRAM
(NOT TO SCALE)



PCP REFERENCE DIAGRAM
(NOT TO SCALE)



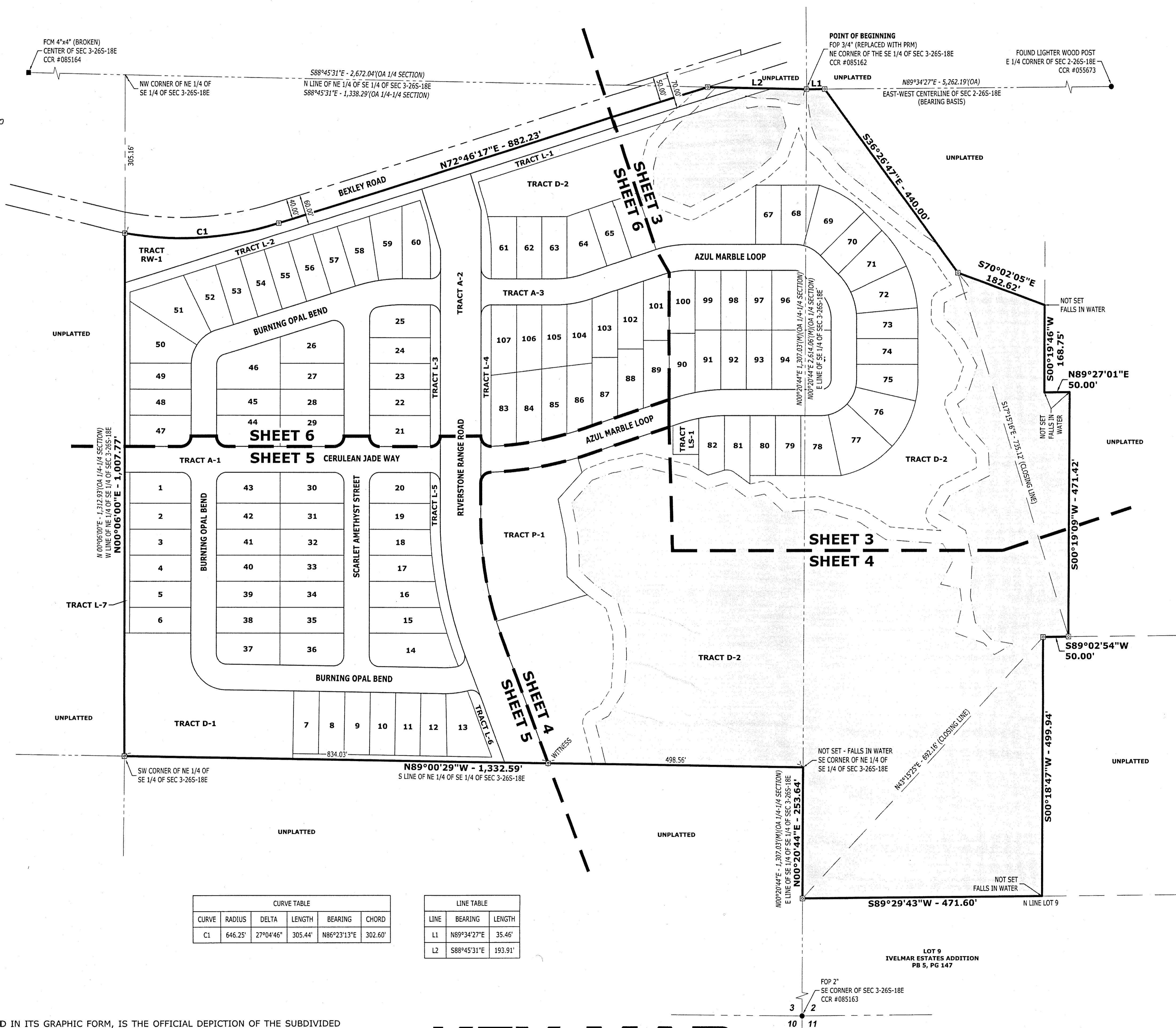
TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



DETAIL OF LOTS 5.00' SIDE YARD DE/AE
(NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	646.25'	27°04'46"	305.44'	N86°23'13"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'27"E	35.46'
L2	S88°45'31"E	193.91'



Florida Land Design & Permitting
3030 STARKEY BOULEVARD TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridaland.com
E-mail: info@floridaland.com
Engineer # - CA No. 33088
Survey # - LB8342

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 (FS. 177.091(27))

KEY MAP

RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C5	200.00'	18°29'38"	64.56'	S80°51'11"W	64.28'
C6	45.00'	45°28'42"	35.72'	N67°09'39"W	34.79'
C7	100.00'	44°31'18"	77.70'	N22°09'39"W	75.76'
C8	45.00'	90°00'00"	70.69'	N45°06'00"E	63.64'
C9	300.00'	18°29'38"	96.83'	S80°51'11"W	96.41'
C79	225.00'	17°12'03"	67.55'	S81°29'58"W	67.29'
C80	225.00'	18°29'38"	72.63'	S80°51'11"W	72.31'
C81	70.00'	45°28'42"	55.56'	N67°09'39"W	54.12'
C82	70.00'	14°33'58"	17.80'	N82°37'01"W	17.75'
C83	70.00'	30°54'44"	37.77'	N59°52'40"W	37.31'
C84	190.00'	24°38'30"	81.71'	S56°44'33"E	81.09'
C85	125.00'	44°31'18"	97.13'	N22°09'39"W	94.71'
C86	125.00'	19°27'25"	42.45'	N34°41'36"W	42.24'
C87	125.00'	19°37'18"	42.81'	N15°09'14"W	42.60'
C88	125.00'	5°26'35"	11.87'	N02°37'18"W	11.87'
C89	245.00'	44°31'18"	190.38'	N22°09'39"W	185.62'
C90	245.00'	19°27'25"	83.20'	S34°41'36"E	82.80'
C91	245.00'	19°37'18"	83.90'	S15°09'14"E	83.49'
C92	245.00'	5°26'35"	23.27'	S02°37'18"E	23.27'
C93	70.00'	90°00'00"	109.96'	N45°06'00"E	98.99'
C94	70.00'	12°42'43"	15.53'	N06°27'21"E	15.50'
C95	70.00'	30°01'58"	36.69'	N27°49'42"E	36.27'
C96	70.00'	12°52'52"	42.82'	N60°22'07"E	42.15'
C97	70.00'	35°12'26"	14.91'	N83°59'47"E	14.89'
C98	190.00'	7°47'34"	257.97'	N38°59'47"E	238.61'
C99	190.00'	12°42'43"	42.15'	S06°27'21"W	42.07'
C100	190.00'	30°01'58"	99.59'	S27°49'42"W	98.46'
C101	190.00'	35°02'52"	116.22'	S60°22'07"W	114.42'
C102	275.00'	18°29'38"	88.72'	S80°51'11"W	88.38'
C103	275.00'	0°54'36"	4.37'	N89°38'42"E	4.37'
C104	275.00'	10°29'33"	50.36'	N83°56'37"E	50.29'
C105	275.00'	7°05'28"	34.04'	N75°09'06"E	34.01'
C106	25.00'	53°25'21"	23.31'	N80°34'30"W	22.47'
C107	25.00'	6°55'51"	20.47'	N77°19'36"W	19.91'
C108	25.00'	46°29'49"	2.83'	S75°57'44"W	2.83'
C113	175.00'	18°29'38"	56.49'	S80°51'11"W	56.24'
C115	175.00'	13°28'41"	41.17'	N83°21'39"E	41.07'
C116	20.00'	45°28'42"	15.87'	S67°09'39"E	15.46'
C117	75.00'	44°31'18"	58.28'	S22°09'39"E	56.82'
C118	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C119	325.00'	16°25'37"	93.18'	S79°49'11"W	92.86'
C120	325.00'	2°04'00"	11.72'	S89°04'00"W	11.72'
C121	325.00'	8°52'51"	50.37'	S83°35'34"W	50.32'
C122	325.00'	7°32'47"	42.80'	S75°22'45"W	42.77'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'27"E	35.46'
L3	S72°42'50"W	30.54'
L4	S77°51'28"W	19.85'
L5	N81°13'04"W	17.95'
L6	N71°23'37"W	27.35'
L7	N87°56'12"W	36.21'
L8	N79°05'00"W	19.58'
L9	N79°05'00"W	4.33'
L10	S07°01'55"E	2.07'
L11	S07°01'55"E	21.89'
L12	N49°27'23"E	18.57'
L13	N49°27'23"E	14.17'
L14	N42°58'22"E	28.96'
L15	N42°58'22"E	25.64'
L16	N61°17'02"E	6.99'

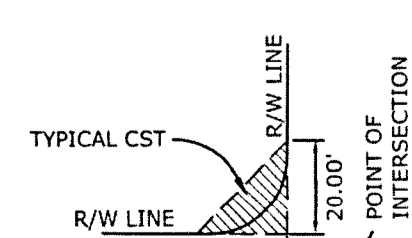
ABBREVIATION LEGEND:

- ACR = ACCESS EASEMENT
- CCR = CERTIFIED CORNER RECORD
- CST = CLEAR SIGHT TRIANGLE
- DE = DRAINAGE EASEMENT
- FOP = FOUND OPEN PIPE
- HOA = HOME OWNERS ASSOCIATION
- NR = NON-RADIAL
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SIR = SET IRON ROD
- SN&D = SET NAIL & DISK
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WBA = WETLAND BUFFER AREA
- N x,xxx.xx' = STATE PLANE COORDINATES
- E x,xxx.xx'

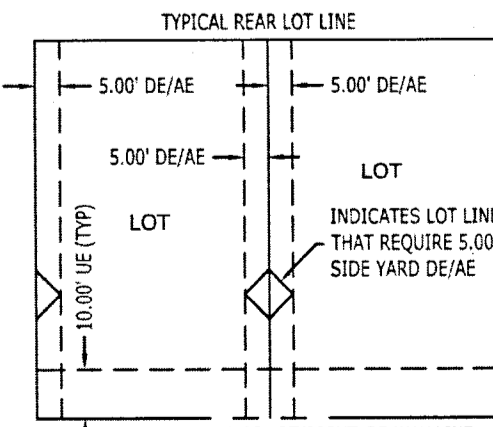
SYMBOL LEGEND:

- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- ⊕ = SET 4" x 4" CONCRETE MONUMENT
- ⊕ = PRM LB 8342 (UNLESS SHOWN OTHERWISE)
- ⊕ = SET NAIL & DISK PCP LB8342

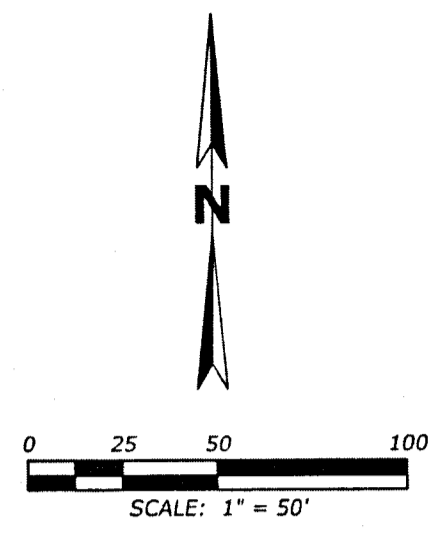
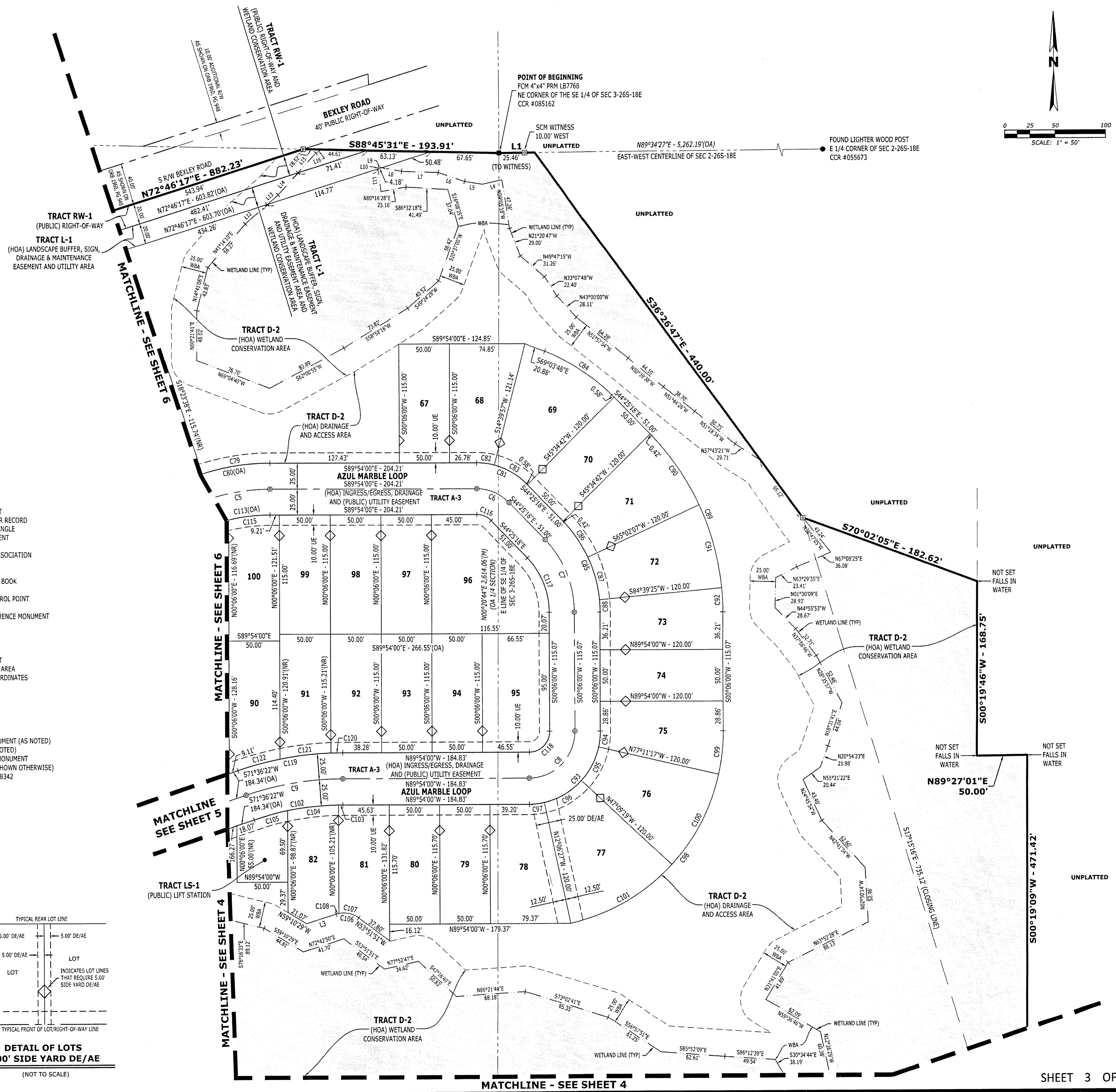
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



DETAIL OF 5.00' SIDE YARD DE/AE
(NOT TO SCALE)

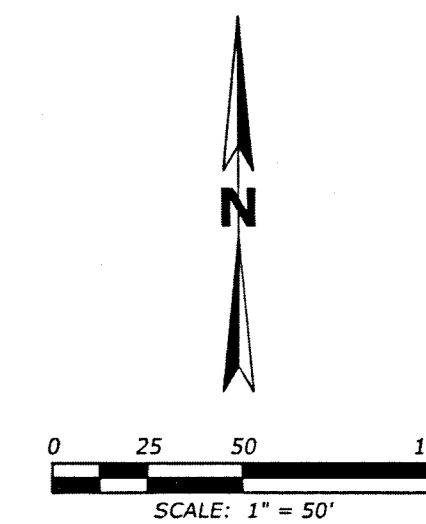


Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
WWW.FLDNDP.COM
E-MAIL: INFO@FLDNDP.COM
ENGINEER # - CA No. 33088
SURVEY # - LB8342

RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C132	725.00'	2°18'18"	29.17'	N72°45'31"E	29.16'
C133	725.00'	13°51'28"	175.35'	N80°50'24"E	174.93'
C134	20.00'	87°40'09"	30.60'	S43°56'04"W	27.70'
C136	660.00'	17°34'35"	202.47'	N08°41'18"W	201.67'
C137	660.00'	3°17'24"	37.90'	S19°07'17"E	37.89'



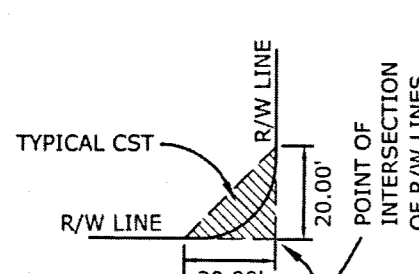
ABBREVIATION LEGEND:

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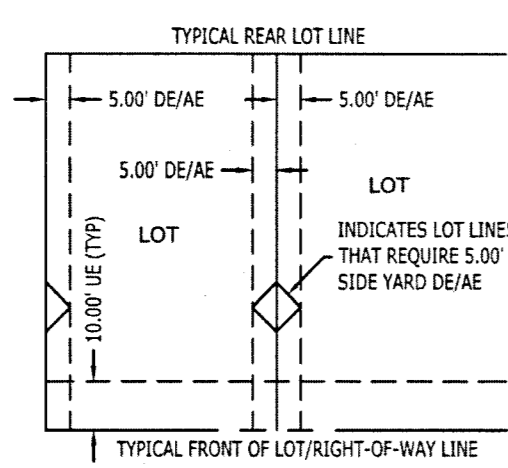
SYMBOL LEGEND:

- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND IRON ROD (AS NOTED)
- ⊕ = SET 4" x 4" CONCRETE MONUMENT
- PRM LB 8342 (UNLESS SHOWN OTHERWISE)
- ⊙ = SET NAIL & DISK PCP LB8342

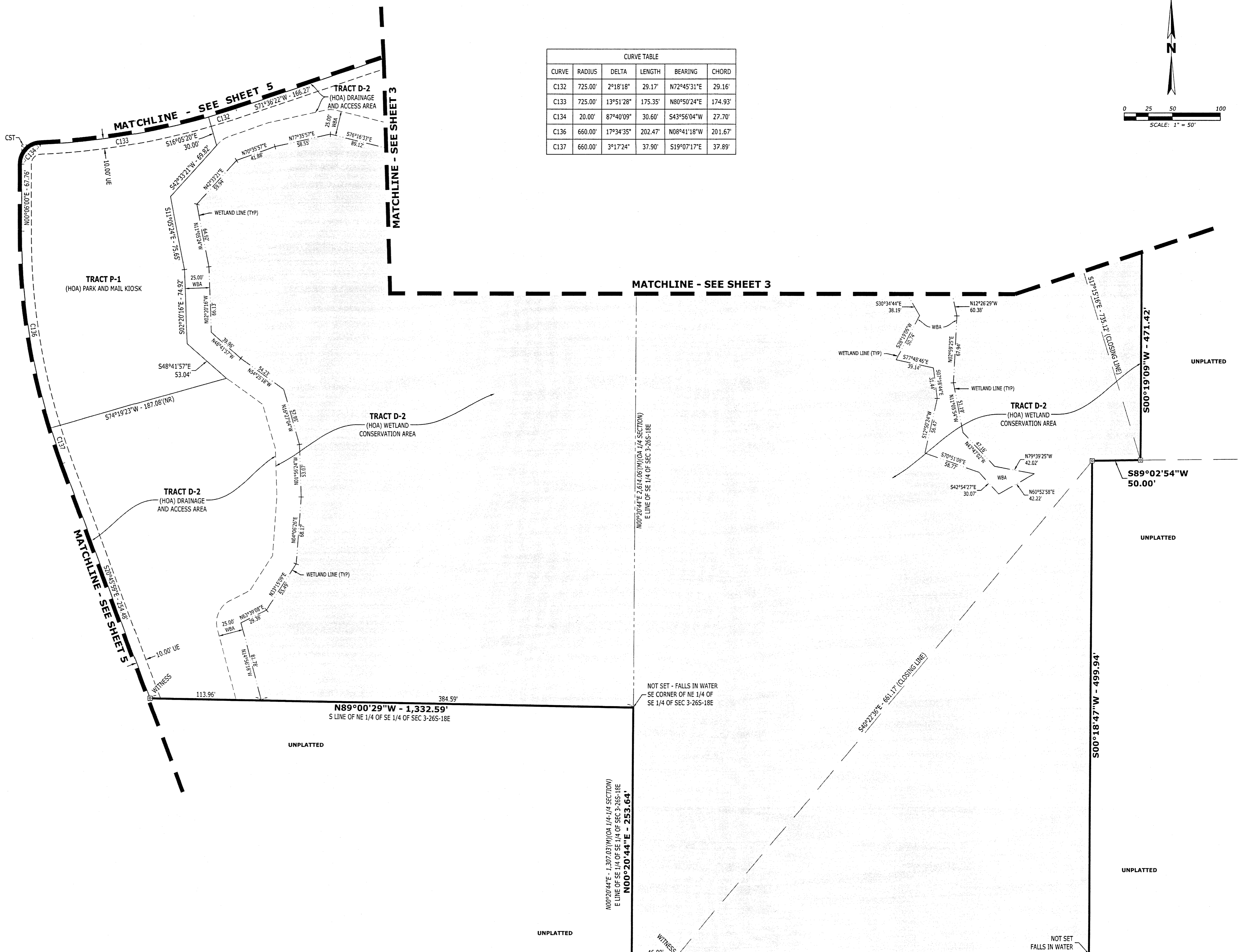
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



TYPICAL CLEAR SIGHT TRIANGLE (CST)
(NOT TO SCALE)



DETAIL OF LOTS 5.00' SIDE YARD DE/AE
(NOT TO SCALE)



NOT SET - FALLS IN WATER
SE CORNER OF NE 1/4 OF
SE 1/4 OF SEC 3-265-18E

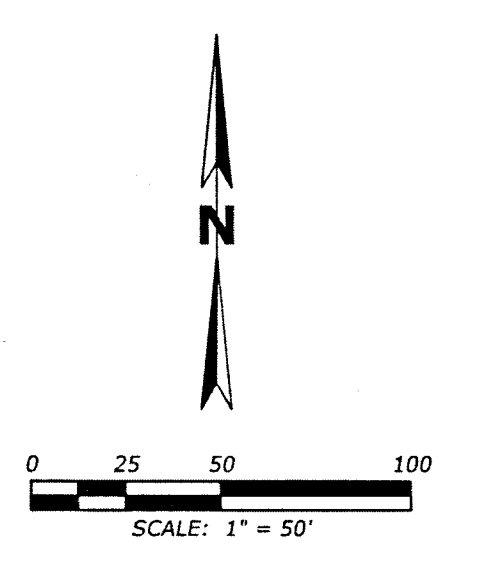
NOT SET
FALLS IN WATER

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (772) 478-2421
www.floridaland.com
E-mail: info@floridaland.com
Engineer # - CA No. 33088
Survey # - LB8342

LOT 9
IVELMAR ESTATES ADDITION
PB 5, PG 147

RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA

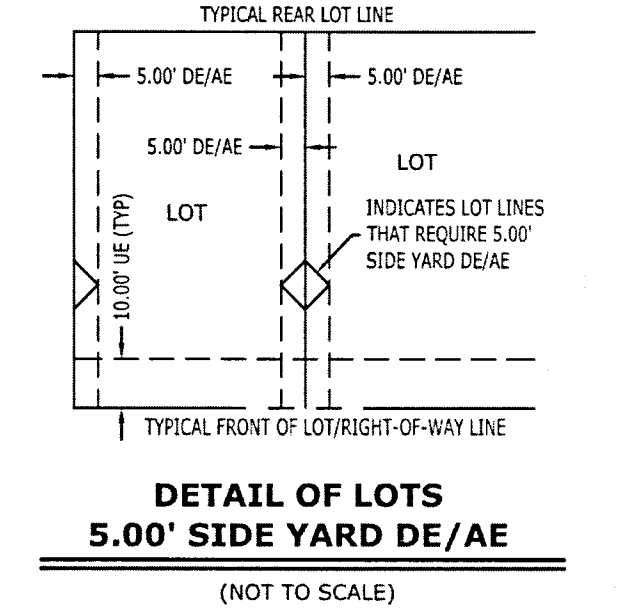
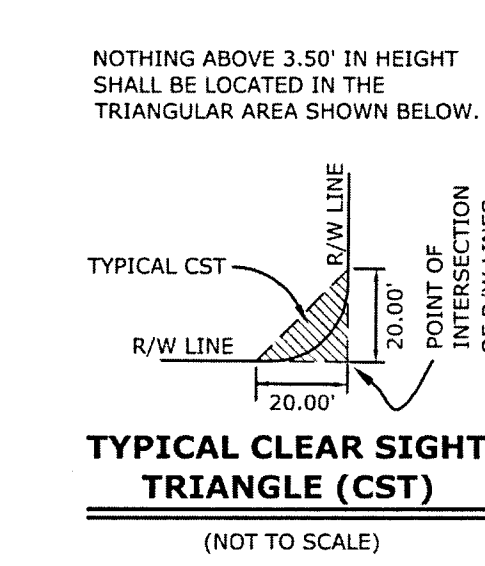
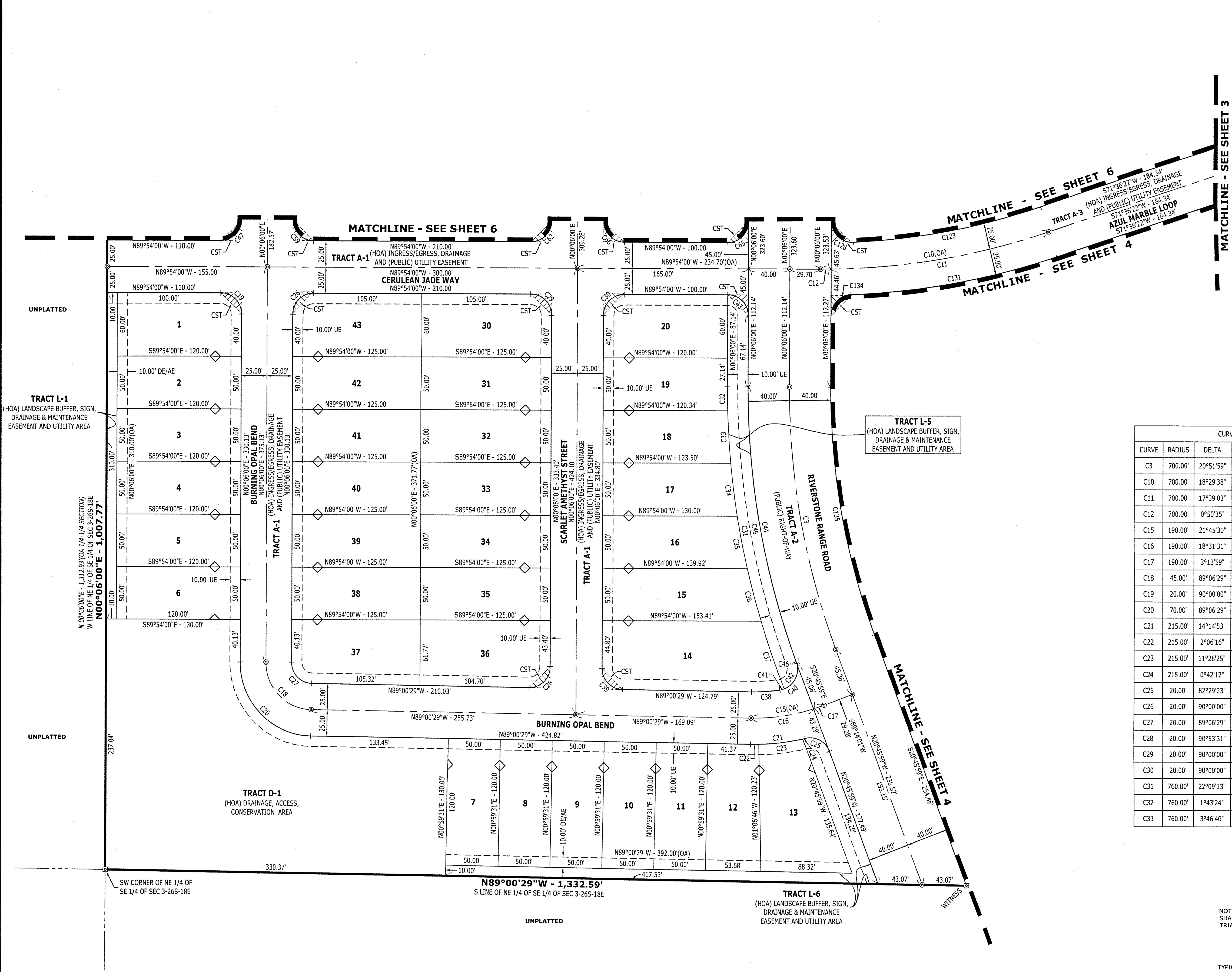


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 - E x,xxx.xx'

- SYMBOL LEGEND:**
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 - = FOUND IRON ROD (AS NOTED)
 - = SET 4" x 4" CONCRETE MONUMENT
 - = SET NAIL & DISK (UNLESS SHOWN OTHERWISE)
 - = SET NAIL & DISK PCP LB8342

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C3	700.00'	20°51'59"	254.93'	S10°20'00"E	253.52'
C10	700.00'	18°29'38"	225.94'	N80°51'11"E	224.97'
C11	700.00'	17°39'03"	215.64'	N80°25'53"E	214.79'
C12	700.00'	0°50'35"	10.30'	N89°40'42"E	10.30'
C15	190.00'	21°45'30"	72.15'	N80°06'46"E	71.72'
C16	190.00'	18°31'31"	61.43'	N81°43'45"E	61.16'
C17	190.00'	3°13'59"	10.72'	N70°51'00"E	10.72'
C18	45.00'	89°06'29"	69.99'	S44°27'15"E	63.14'
C19	20.00'	90°00'00"	31.42'	S44°54'00"E	28.28'
C20	70.00'	89°06'29"	108.87'	S44°27'15"E	98.22'
C21	215.00'	14°14'53"	53.47'	N83°52'04"E	53.33'
C22	215.00'	2°06'16"	7.90'	N89°56'22"E	7.90'
C23	215.00'	11°26'25"	42.93'	N83°10'02"E	42.86'
C24	215.00'	0°42'12"	2.64'	N77°05'44"E	2.64'
C25	20.00'	82°29'23"	28.79'	N62°00'41"W	26.37'
C26	20.00'	90°00'00"	31.42'	N45°06'00"E	28.28'
C27	20.00'	89°06'29"	31.10'	N44°27'15"W	28.06'
C28	20.00'	90°53'31"	31.73'	S45°32'45"W	28.50'
C29	20.00'	90°00'00"	31.42'	S44°54'00"E	28.28'
C30	20.00'	90°00'00"	31.42'	N45°06'00"E	28.28'
C31	760.00'	22°09'13"	293.86'	S10°58'37"E	292.03'
C32	760.00'	1°43'24"	22.86'	S00°45'42"E	22.86'
C33	760.00'	3°46'40"	50.11'	S03°30'44"E	50.10'

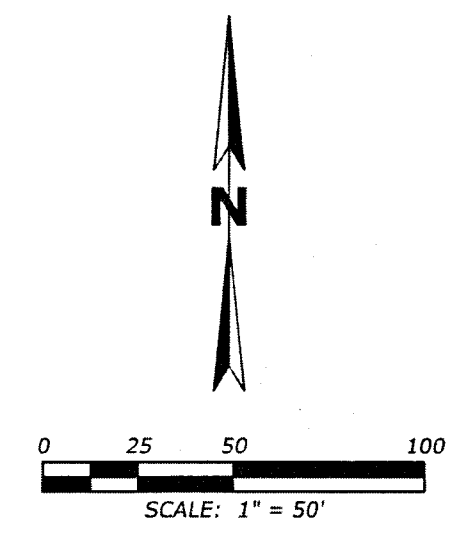
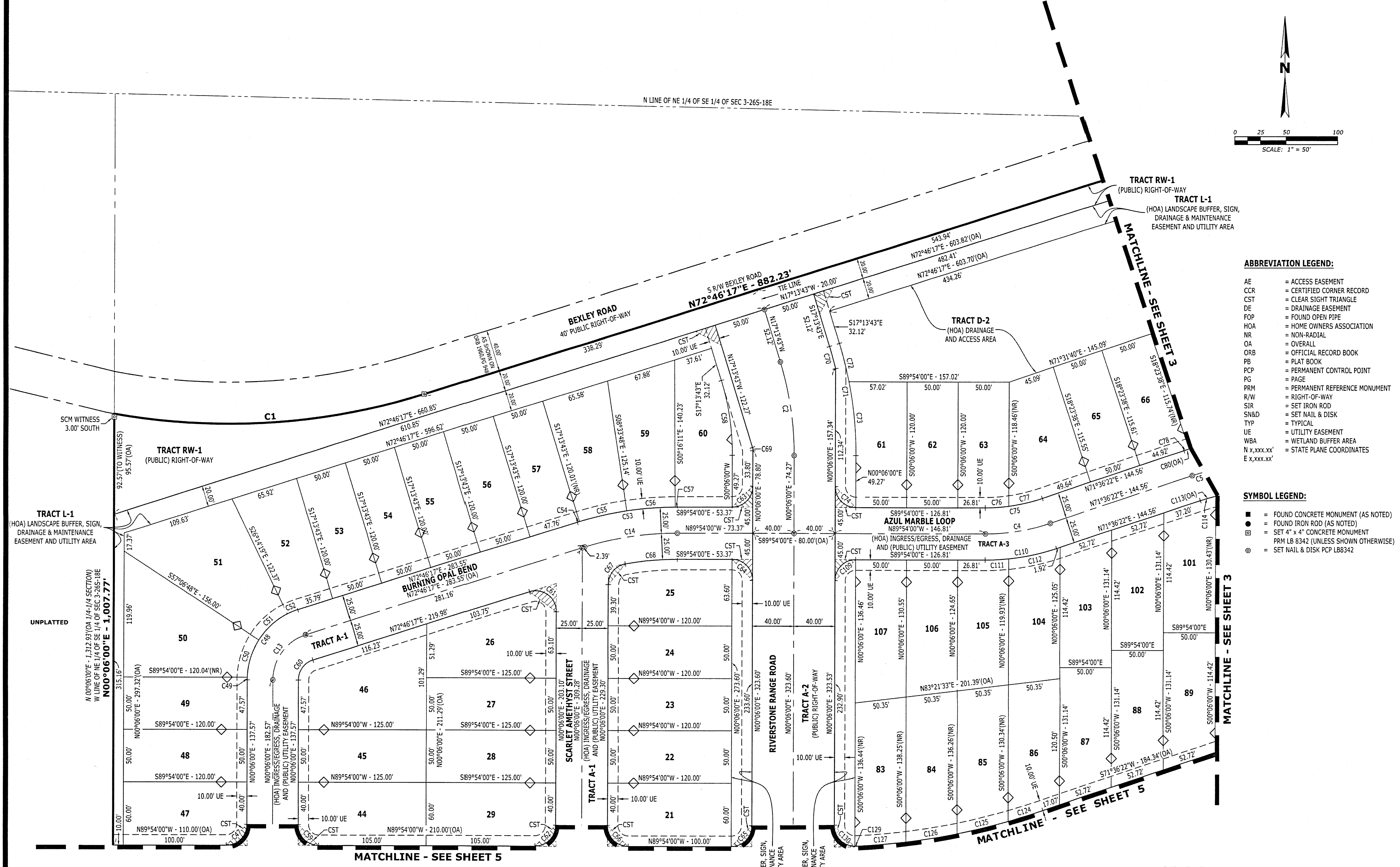
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C34	760.00'	3°48'07"	50.43'	S07°18'07"E	50.42'
C35	760.00'	3°50'37"	50.98'	S11°07'29"E	50.98'
C36	760.00'	3°54'18"	51.80'	S14°59'57"E	51.79'
C37	760.00'	5°06'08"	67.68'	S19°30'10"E	67.66'
C38	165.00'	9°31'51"	27.45'	S86°13'35"W	27.42'
C39	20.00'	89°06'29"	31.10'	N44°27'15"W	28.06'
C40	20.00'	102°00'25"	35.61'	N30°27'27"E	31.09'
C41	20.00'	12°45'39"	4.45'	S75°04'50"W	4.45'
C42	20.00'	89°14'46"	31.15'	N24°04'38"E	28.10'
C43	20.00'	90°00'00"	31.42'	N44°54'00"W	28.28'
C44	740.00'	20°51'59"	269.50'	S10°20'00"E	268.01'
C45	740.00'	20°38'45"	266.65'	S10°13'23"E	265.21'
C46	740.00'	0°13'14"	2.85'	S20°39'22"E	2.85'
C47	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C48	20.00'	90°00'00"	31.42'	N44°54'00"W	28.28'
C49	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C50	20.00'	90°00'00"	31.42'	N45°06'00"E	28.28'
C51	725.00'	16°09'46"	204.52'	N79°41'15"E	203.84'
C52	20.00'	87°40'09"	30.60'	S43°56'04"W	27.70'
C53	660.00'	20°51'59"	240.36'	S10°20'00"E	239.04'



Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.floridap.com
E-mail: info@floridap.com
Engineer # - CA No. 33088
Survey # - 188342

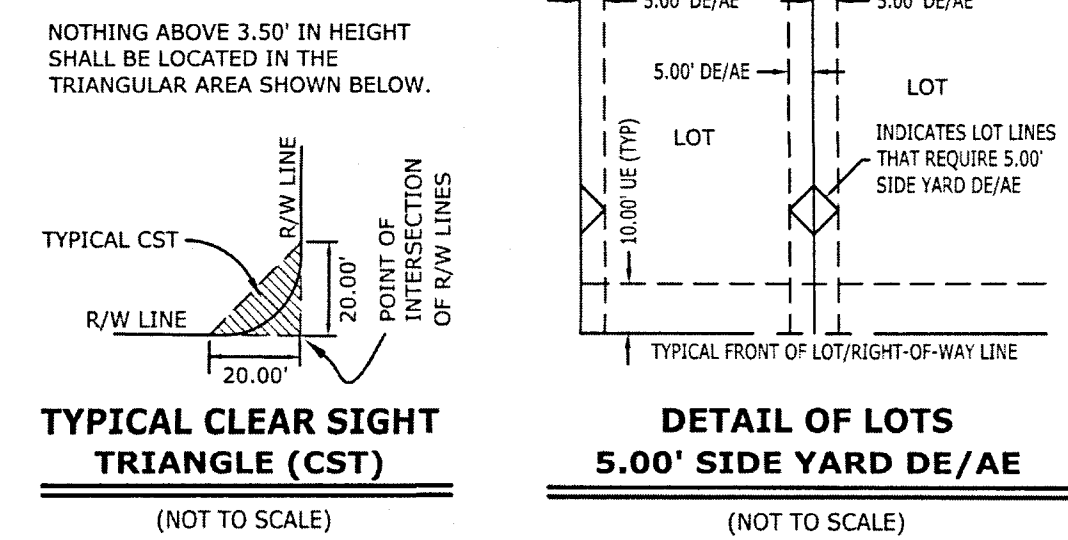
RIVERSTONE

A SUBDIVISION OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY COUNTY, FLORIDA



- ABBREVIATION LEGEND:**
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 - ⊙ = SET NAIL & DISK PCP LB8342

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	646.25'	27°04'46"	305.44'	N86°23'13"E	302.60'
C2	300.00'	17°19'43"	90.73'	N08°33'52"W	90.39'
C4	200.00'	18°29'38"	64.56'	N80°51'11"E	64.28'
C5	200.00'	18°29'38"	64.56'	S80°51'11"W	64.28'
C13	45.00'	72°40'17"	57.08'	S36°26'08"W	53.33'
C14	300.00'	17°19'43"	90.73'	S81°26'08"W	90.39'
C47	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C48	70.00'	72°40'17"	88.78'	S36°26'08"W	82.95'
C49	70.00'	1°59'12"	2.43'	S01°05'35"W	2.43'
C50	70.00'	30°48'01"	37.63'	S17°29'12"W	37.18'
C51	70.00'	30°52'29"	37.72'	S48°19'27"W	37.27'
C52	70.00'	9°00'35"	11.01'	S68°15'59"W	11.00'
C53	325.00'	17°19'43"	98.29'	S81°26'08"W	97.92'
C54	325.00'	0°23'43"	2.24'	S72°58'08"W	2.24'
C55	325.00'	8°16'12"	46.91'	S77°18'06"W	46.87'
C56	325.00'	8°17'37"	47.04'	S85°35'01"W	47.00'
C57	325.00'	0°22'10"	2.10'	S89°54'54"W	2.10'
C58	240.00'	17°19'43"	72.59'	S08°33'52"E	72.31'
C59	20.00'	90°00'00"	31.42'	N44°54'00"W	28.28'
C60	20.00'	72°40'17"	25.37'	N36°26'08"E	23.70'
C61	20.00'	107°19'43"	37.46'	S53°33'52"E	32.22'
C62	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C63	20.00'	90°00'00"	31.42'	N45°06'00"E	28.28'
C64	20.00'	90°00'00"	31.42'	N44°54'00"W	28.28'
C65	20.00'	90°00'00"	31.42'	N45°06'00"E	28.28'
C66	20.00'	90°00'00"	31.42'	N44°54'00"W	28.28'
C67	20.00'	79°27'47"	27.74'	N39°49'53"E	25.57'
C68	275.00'	10°32'13"	50.57'	N84°49'53"E	50.50'
C69	10.00'	17°19'43"	3.02'	N08°33'52"W	3.01'
C70	350.00'	3°35'58"	21.99'	N15°25'44"W	21.98'
C71	360.00'	17°19'43"	108.88'	N08°33'52"W	108.46'
C72	360.00'	5°59'55"	37.69'	N14°13'46"W	37.67'
C73	360.00'	11°19'48"	71.19'	N05°33'54"W	71.07'
C74	20.00'	90°00'00"	31.42'	S44°54'00"E	28.28'
C75	175.00'	18°29'38"	56.49'	N80°51'11"E	56.24'
C76	175.00'	7°36'52"	23.26'	S86°17'34"W	23.24'
C77	175.00'	10°52'46"	33.23'	S77°02'45"W	33.18'
C78	225.00'	1°17'35"	5.08'	S72°15'09"W	5.08'
C80	225.00'	18°29'38"	72.63'	S80°51'11"W	72.31'
C109	20.00'	90°00'00"	31.42'	S45°06'00"W	28.28'
C110	225.00'	18°29'38"	72.63'	N80°51'11"E	72.31'
C111	225.00'	5°54'55"	23.23'	N87°08'32"E	23.22'
C112	225.00'	12°34'42"	49.40'	N77°53'43"E	49.30'
C113	175.00'	18°29'38"	56.49'	S80°51'11"W	56.24'
C114	175.00'	5°00'57"	15.32'	N74°06'50"E	15.31'
C124	675.00'	3°00'05"	35.36'	S73°06'24"W	35.35'
C125	675.00'	4°21'44"	51.39'	S76°47'19"W	51.38'
C126	675.00'	4°17'52"	50.63'	S81°07'07"W	50.62'
C127	675.00'	4°10'51"	49.25'	S85°21'29"W	49.24'
C129	20.00'	2°39'05"	0.93'	S88°46'27"W	0.93'
C130	20.00'	90°00'00"	31.42'	S44°54'00"E	28.28'



Florida Land Design & Permitting
3030 STARKEY BOULEVARD TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.flidandp.com
E-mail: info@flidandp.com
Engineer # - CA No. 33088
Survey # - LB8342