

COBBLESTONE PHASE 2

BEING A REPLAT OF A PORTION OF TRACT F-1 OF COBBLESTONE PHASE 1, AS RECORDED IN PLAT BOOK 87, PAGE 15, AND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

DESCRIPTION: A portion of Tract F-1 of COBBLESTONE PHASE 1, according to the Plat thereof, as recorded in Plat Book 87, Page 15, of the Public Records of Pasco County, Florida, land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary thereof, S.00°05'43"E., a distance of 1329.32 feet to the **POINT OF BEGINNING**, also being a point on the Westerly boundary of said COBBLESTONE PHASE 1, as recorded in Plat Book 87, Page 15, of the Public Records of Pasco County, Florida; thence along the Westerly and Northerly boundary thereof the following two (2) courses: 1) N.42°39'24"E., a distance of 633.17 feet; 2) S.47°20'37"E., a distance of 247.47 feet; thence departing said Northerly boundary, S.42°39'22"W., a distance of 59.83 feet; thence S.47°20'38"E., a distance of 88.11 feet; thence S.42°39'22"W., a distance of 120.00 feet; thence S.47°20'38"E., a distance of 314.58 feet; thence Easterly, 469.16 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 458.39 feet); thence S.89°39'58"E., a distance of 99.53 feet to a point on the East boundary of said COBBLESTONE PHASE 1; thence along said East boundary the following three (3) courses: 1) S.00°09'31"E., a distance of 1038.30 feet; 2) S.89°15'36"W., a distance of 1.77 feet; 3) S.00°20'38"E., a distance of 391.75 feet; thence departing said East boundary, S.89°45'00"W., a distance of 26.19 feet; thence Westerly, 128.81 feet along the arc of a tangent curve to the left having a radius of 347.94 feet and a central angle of 21°12'43" (chord bearing S.79°08'39"W., 128.08 feet); thence S.67°52'41"W., a distance of 308.61 feet; thence S.53°57'10"W., a distance of 34.09 feet; thence S.45°05'39"W., a distance of 39.21 feet to a Southerly corner of aforesaid Tract F-1; thence along the Southerly and Westerly boundary of said Tract F-1 for the following thirty-nine (39) courses: 1) S.68°33'58"W., a distance of 26.47 feet; 2) S.69°58'41"W., a distance of 34.02 feet; 3) S.74°42'11"W., a distance of 40.26 feet; 4) Westerly, 13.01 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 29°48'26" (chord bearing S.89°36'24"W., 12.86 feet); 5) N.75°04'07"W., a distance of 121.28 feet; 6) Northwesterly, 11.08 feet along the arc of a non-tangent curve to the right having a radius of 25.01 feet and a central angle of 25°22'40" (chord bearing N.62°47'19"W., 10.99 feet); 7) N.50°05'47"W., a distance of 379.60 feet; 8) N.43°42'40"W., a distance of 144.50 feet; 9) N.64°19'25"W., a distance of 26.82 feet; 10) N.80°32'16"W., a distance of 54.93 feet; 11) Northwesterly, 18.97 feet along the arc of a non-tangent curve to the right having a radius of 25.01 feet and a central angle of 43°27'49" (chord bearing N.59°14'11"W., 18.52 feet); 12) N.37°30'09"W., a distance of 70.50 feet; 13) Northwesterly, 12.34 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 28°16'16" (chord bearing N.23°32'39"W., 12.21 feet); 14) N.09°27'37"W., a distance of 58.15 feet; 15) N.32°54'12"W., a distance of 47.48 feet; 16) Northerly, 10.96 feet along the arc of a non-tangent curve to the right having a radius of 24.99 feet and a central angle of 25°06'53" (chord bearing N.20°29'26"W., 10.87 feet); 17) N.08°00'01"W., a distance of 52.89 feet; 18) S.42°39'24"W., a distance of 366.92 feet; 19) N.47°20'36"W., a distance of 94.89 feet; 20) Northerly, 39.38 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°15'27" (chord bearing N.02°28'18"W., 35.43 feet); 21) N.47°20'36"W., a distance of 60.00 feet; 22) S.42°39'24"W., a distance of 5.00 feet; 23) Westerly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.87°39'24"W., 35.36 feet); 24) N.47°20'36"W., a distance of 38.12 feet; 25) N.43°11'59"W., a distance of 153.99 feet; 26) Northerly, 37.56 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 86°05'05" (chord bearing N.00°23'07"W., 34.13 feet); 27) N.47°20'36"W., a distance of 50.16 feet; 28) Westerly, 38.27 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 87°42'51" (chord bearing N.87°03'25"W., 34.64 feet); 29) N.43°11'59"W., a distance of 60.87 feet; 30) N.47°20'36"W., a distance of 99.45 feet; 31) N.34°56'09"W., a distance of 34.19 feet; 32) Northerly, 33.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 77°35'33" (chord bearing N.03°51'38"E., 31.33 feet); 33) N.47°20'36"W., a distance of 50.36 feet; 34) Northeasterly, 4.26 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 09°45'25" (chord bearing N.47°32'07"E., 4.25 feet); 35) N.42°39'24"E., a distance of 0.87 feet; 36) N.47°20'36"W., a distance of 115.00 feet; 37) S.42°39'24"W., a distance of 20.69 feet; 38) N.02°20'36"W., a distance of 14.14 feet; 39) N.42°39'24"E., a distance of 1266.58 feet to the **POINT OF BEGINNING**.

Containing 69.593 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (REFERRED TO AS THE 'OWNER'), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL THE LANDS REFERRED TO AS 'COBBLESTONE PHASE 2', AND AS DESCRIBED IN THE DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS WITH RESPECT TO THE LANDS WHICH IT OWNS:

- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBTSTRUCTED UTILITY EASEMENT (U.E.) FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS 'UTILITY EASEMENT (U.E.)', 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 HEREBY RESERVES FEE TITLE TO TRACTS "OS-11", "OS-12", "OS-13", "OS-15", "OS-16", "OS-18", "OS-19", "OS-20", "OS-31", "ROW A3", "ROW-3", "SW-4", AND "W-14A", AS SHOWN HEREON BY CONVEYANCE BY THE OWNER TO THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS 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 PERPETUAL USE OF THE PUBLIC AND THE COUNTY TRACT ROW-3 (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR CRYSTAL SPRINGS 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, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY. IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY 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, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, 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 FOR INGRESS AND EGRESS OVER AND ACROSS ALL RIGHTS-OF-WAY, AS SHOWN HEREON AS TRACT "ROW A3" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "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 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.
- OWNER DOES HEREBY RESERVE UNTO ITSELF ALL DRAINAGE EASEMENTS AND ALL SIDE YARD DRAINAGE & ACCESS EASEMENTS, AS SHOWN HEREON FOR CONVEYANCE TO THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORM WATER MAINTENANCE SYSTEMS. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES AND AREAS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.
- OWNER DOES HEREBY RESERVE UNTO ITSELF ALL LANDSCAPE AND FENCE EASEMENTS, AS SHOWN HEREON FOR CONVEYANCE TO A COMMUNITY DEVELOPMENT DISTRICT, COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC. FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF ANY LANDSCAPING AND FENCE IMPROVEMENTS WITHIN THE EASEMENT AREAS. OWNER SHALL BE RESPONSIBLE FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.
- OWNER DOES FURTHER GRANT AND RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE TITLE TO ANY LANDS AND OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATIONS SHALL EITHER BE VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTES, SECTION 177.085(1).
- OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED IN THE UTILITY EASEMENTS (U.E.) 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 SECTION 177.091(28), FLORIDA STATUTES, PROVIDED THAT NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

OWNER

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Marshall Gray (VICE PRESIDENT) Mark Roicoe (WITNESS SIGNATURE) Natalie Bahr (WITNESS SIGNATURE)

Mark Roicoe (WITNESS NAME-PRINTED) Natalie Bahr (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF Hillsborough

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 12 DAY OF April, 2024, BY MARSHALL GRAY, AS VICE PRESIDENT OF M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

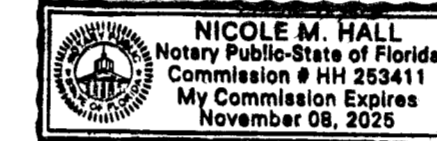
Nicole M Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(PRINTED NAME OF NOTARY)

Nicole M Hall

MY COMMISSION EXPIRES:

COMMISSION NUMBER:



CERTIFICATE OF ACCEPTANCE

OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 12 DAY OF April, 2024 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

Tatiana Pagan
TATIANA PAGAN, CHAIRMAN

WITNESS: Mark Roicoe

WITNESS: Natalie Bahr

PRINT NAME: Mark Roicoe

PRINT NAME: Natalie Bahr

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 12 DAY OF April, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE TATIANA PAGAN, AS CHAIRMAN OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF 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.

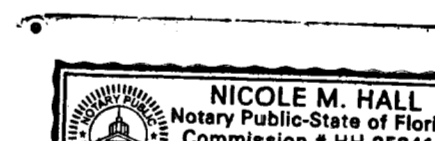
Nicole M Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(PRINTED NAME OF NOTARY)

Nicole M Hall

MY COMMISSION EXPIRES:

COMMISSION NUMBER:



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.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF Panellas } SS

WE, FIRST AMERICAN TITLE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT WITH FATC FILE NO. 110084169) AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT WITH FATC FILE NO. 110084169.

THIS THE 15 DAY OF April, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY

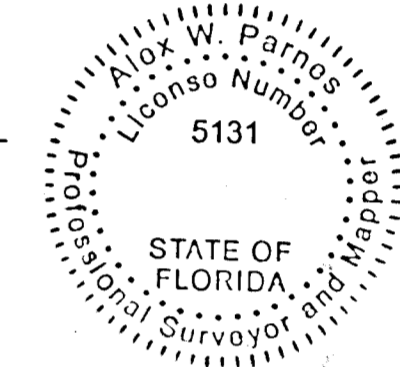
BY: David H. Roberts
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

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 17th DAY OF April, 2024.

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



BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE 23rd DAY OF April, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Ronald E. Oakley
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 24th DAY OF April, 2024 IN PLAT BOOK 94, PAGES 21-24

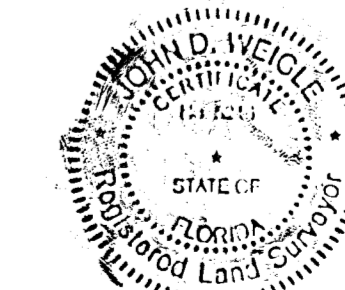
Heather Anisus, D.C.
NIKKI ALVAREZ-SOWLES, ESO
PASCO COUNTY CLERK & COMPTROLLER

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 12th DAY OF April, 2024.

John D. Weigle
JOHN D. WEIGLE
PROFESSIONAL LAND SURVEYOR NO. LS5246
CERTIFICATE OF AUTHORIZATION NO. LB7768

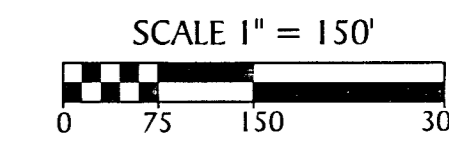


GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurveying.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number 18 7768

COBBLESTONE PHASE 2

BEING A REPLAT OF A PORTION OF TRACT F-1 OF COBBLESTONE PHASE 1, AS RECORDED IN PLAT BOOK 87, PAGE 15, AND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



KEY SHEET

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

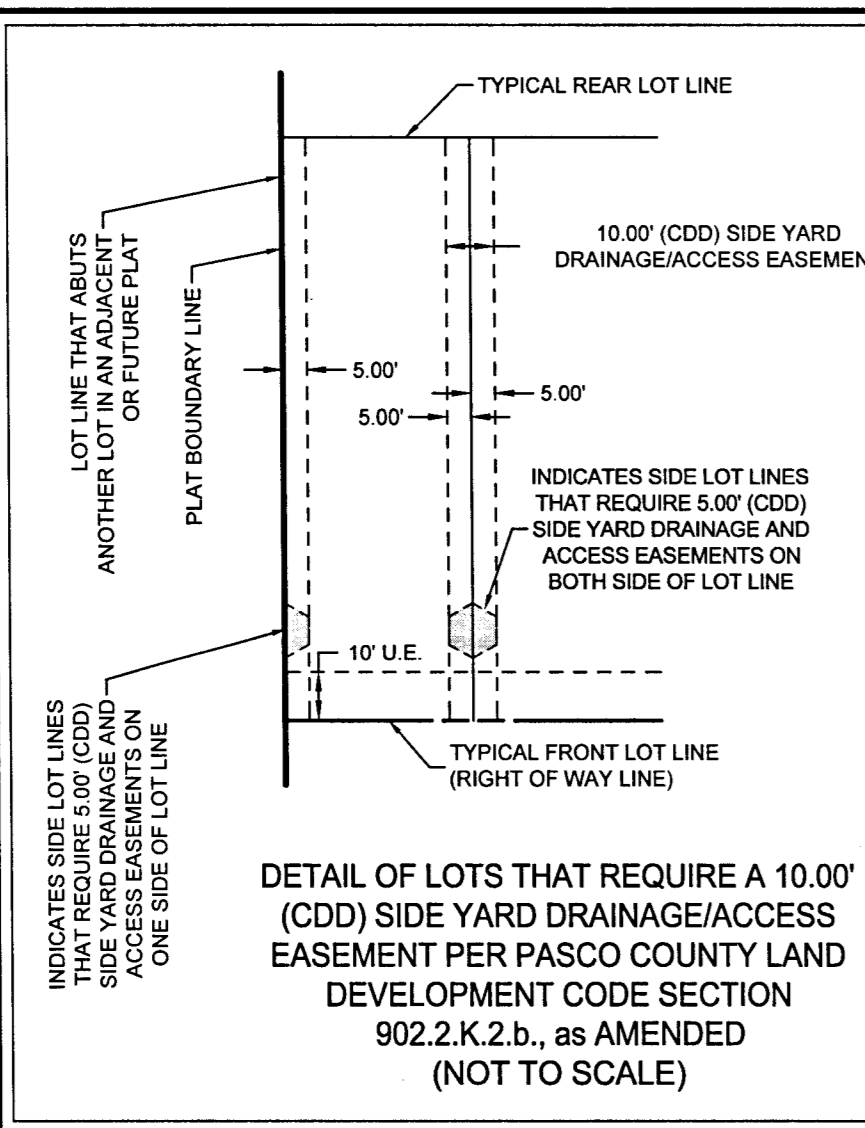
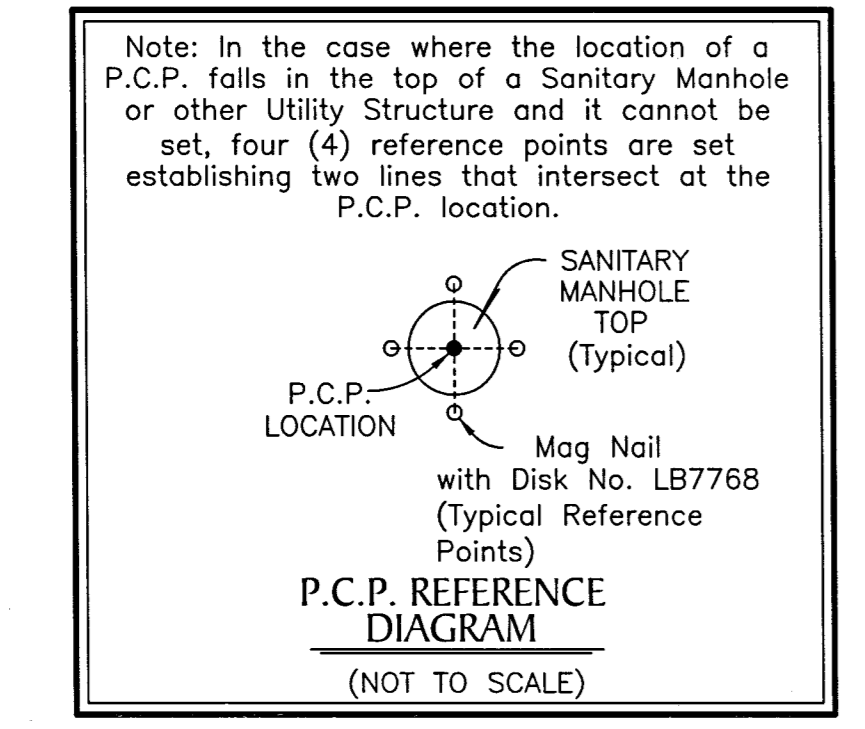
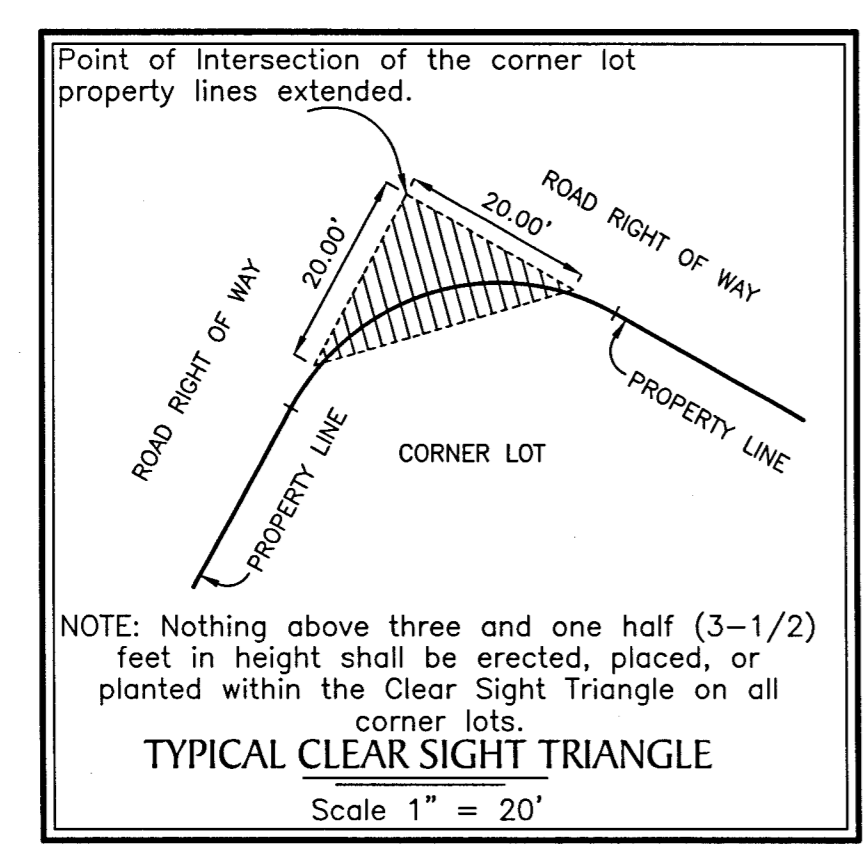
BASIS OF BEARINGS
THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT DESIGNATED "X39 166" (PID AL8143), AND BASED ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 22, HAVING A GRID BEARING OF S.00°05'43"E.

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C1	630.00'	469.16'	42°40'05"	S 68°40'41" E	458.39'
C2	347.94'	128.81'	21°12'43"	S 79°08'39" W	128.08'
C3	25.00'	13.01'	28°48'26"	S 89°36'24" W	12.86'
C4	25.01'	11.08'	25°22'40"	N 62°47'19" W	10.99'
C5	25.01'	18.97'	43°27'49"	N 59°14'11" W	18.52'
C6	25.00'	12.34'	28°16'16"	N 23°32'39" W	12.21'
C7	24.99'	10.96'	25°06'53"	N 20°29'26" W	10.87'
C8	25.00'	39.38'	90°15'27"	N 02°28'18" W	35.43'
C9	25.00'	39.27'	90°00'00"	S 87°39'24" W	35.36'
C10	25.00'	37.56'	86°05'05"	N 00°23'07" W	34.13'
C11	25.00'	38.27'	87°42'51"	N 87°03'25" W	34.64'
C12	25.00'	33.86'	77°35'33"	N 03°51'38" E	31.33'
C13	25.00'	4.26'	9°45'25"	N 47°32'07" E	4.25'

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 88°45'00" W	26.19'	L10	N 09°27'37" W	58.15'
L2	S 53°57'10" W	34.09'	L11	N 32°54'12" W	47.48'
L3	S 45°09'39" W	38.21'	L12	N 08°00'01" W	52.89'
L4	S 68°33'58" W	26.47'	L13	N 42°39'24" E	0.67'
L5	S 69°58'41" W	34.02'	L14	S 42°39'24" W	20.69'
L6	S 74°42'11" W	40.26'	L15	N 02°20'36" W	14.14'
L7	N 64°19'25" W	26.82'			
L8	N 80°32'16" W	54.93'			
L9	N 37°30'09" W	70.50'			

TRACT DESIGNATION TABLE

TRACT	ACRES	DESCRIPTION
TRACT "OS-11"	0.221	OPEN SPACE
TRACT "OS-12"	0.236	OPEN SPACE
TRACT "OS-13"	0.354	OPEN SPACE
TRACT "OS-15"	0.291	OPEN SPACE
TRACT "OS-16"	0.419	OPEN SPACE, LANDSCAPE, UTILITY EASEMENT AND FENCE AREA
TRACT "OS-18"	0.052	OPEN SPACE
TRACT "OS-19"	0.003	OPEN SPACE
TRACT "OS-20"	1.606	OPEN SPACE
TRACT "OS-30"	0.508	PARK AREA
TRACT "ROW A3"	4.718	RIGHT OF WAY (CDD) / UTILITY EASEMENT (PUBLIC)
TRACT "ROW 3"	1.065	ADDITIONAL PUBLIC RIGHT OF WAY FOR CRYSTAL SPRINGS ROAD
TRACT "SW-4"	10.141	STORMWATER TRACT
TRACT "W-14A"	33.389	WETLAND CONSERVATION AREA

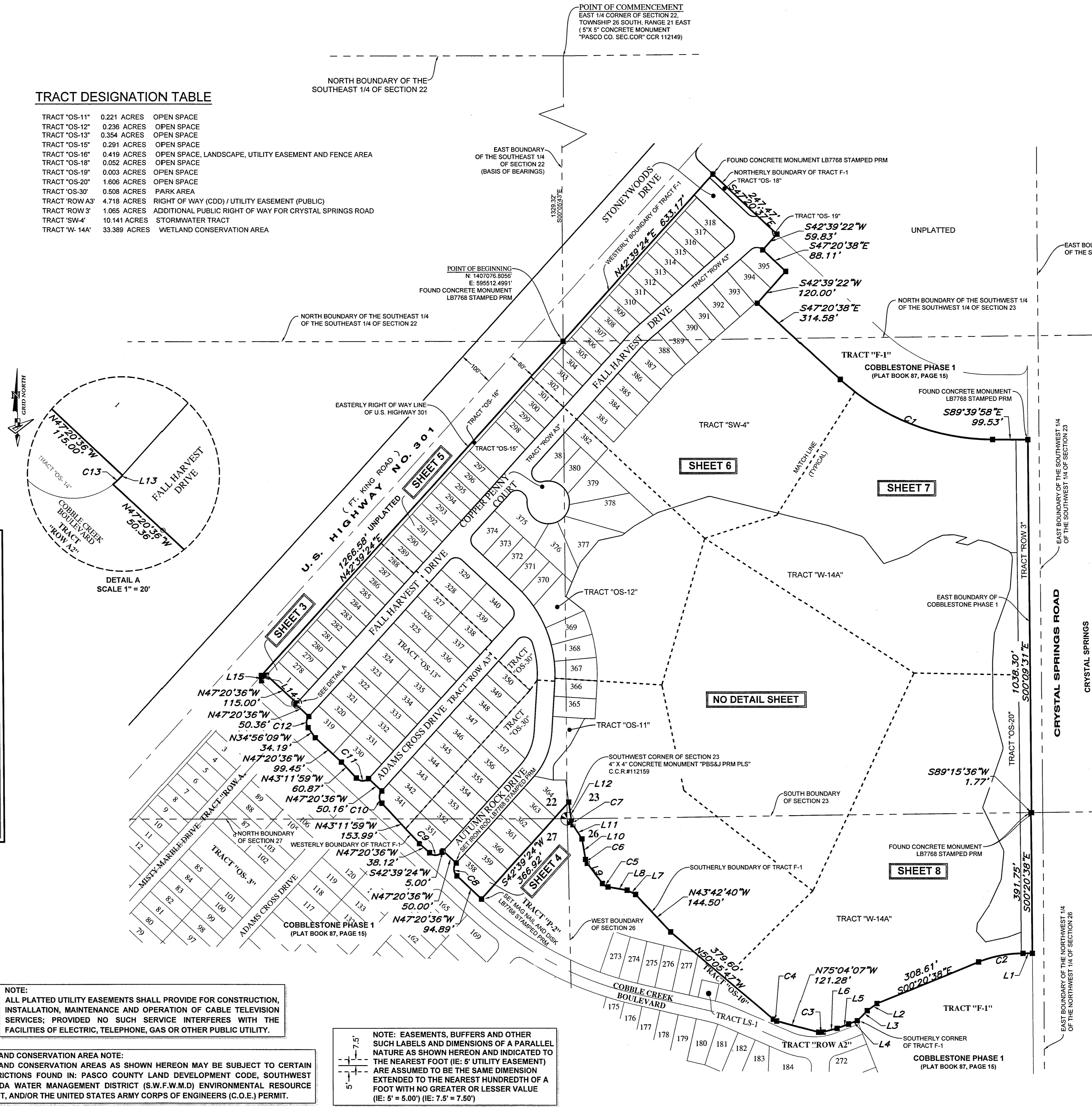


- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)
 - (NR) — Non-Radial
 - C/A — Central Angle
 - C.S.T. — Clear Sight Triangle
 - Co. — County
 - Sec. — Section
 - U.E. — Utility Easement
 - PLS. — Professional Licensed Surveyor
 - LB — Licensed Business
 - D.E. — Drainage Easement
 - L.F.E. — Landscape and Fence Easement
 - CCR — Certified Corner Record
 - P.B. — Plat Book
 - PG. — Page
 - O.R. — Official Records
 - (O/A) — Overall
 - SWFWMD — Southwest Florida Water Management District
 - A.D.U.E. — Access, Drainage and Utility Easement

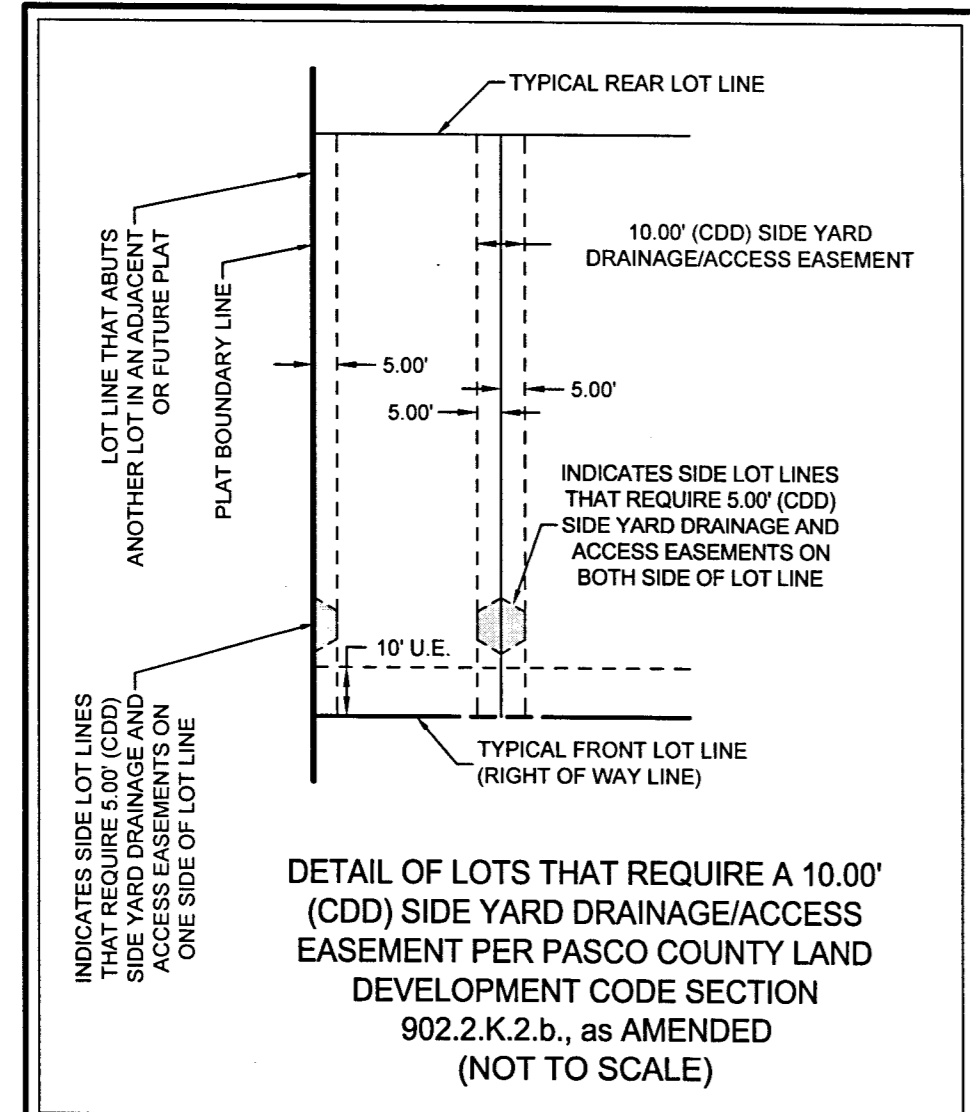
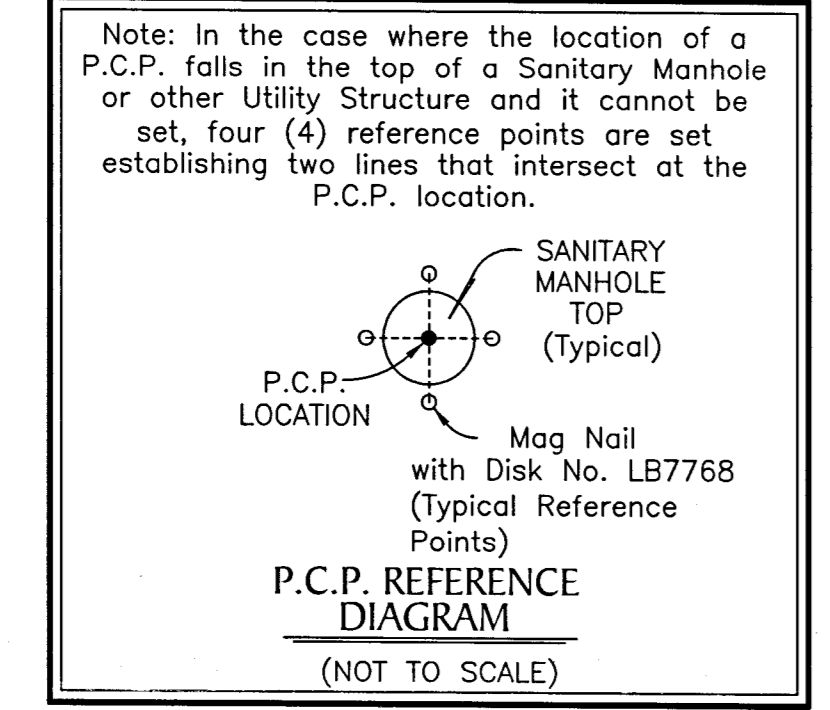
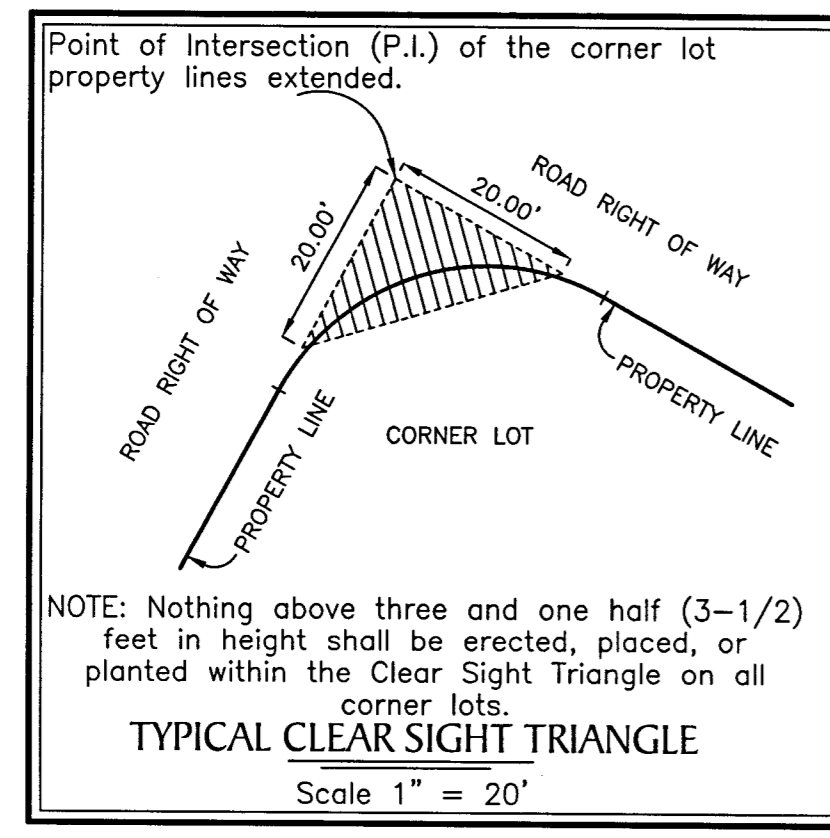
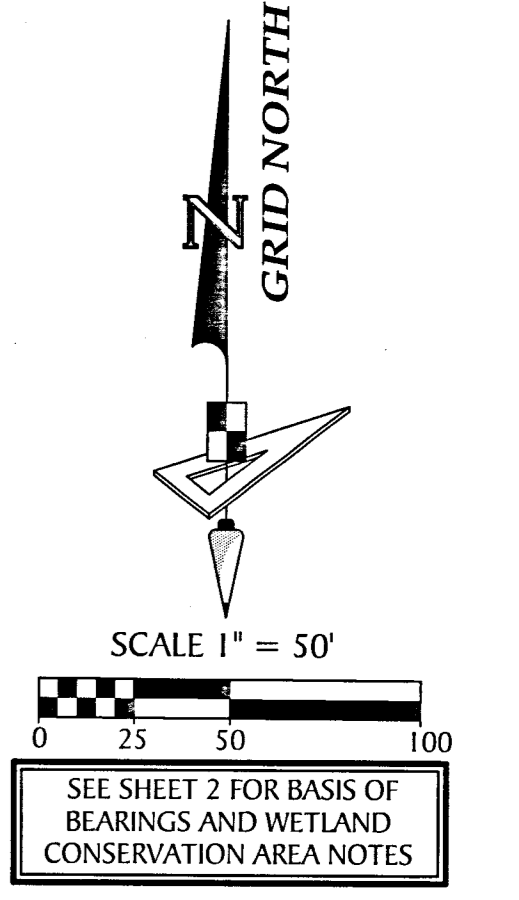
NOTE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

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 (S.W.F.W.M.D) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

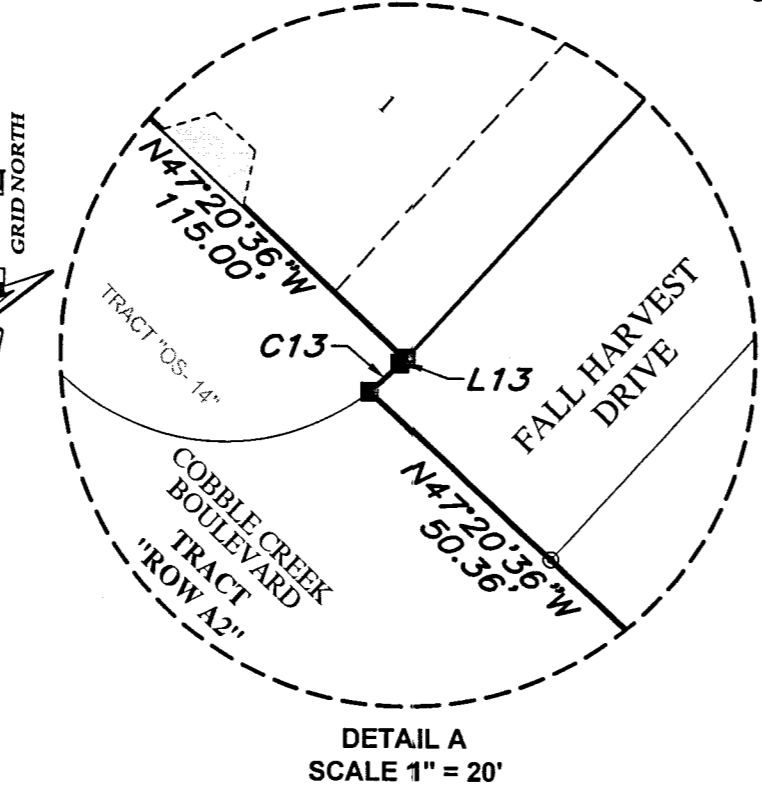
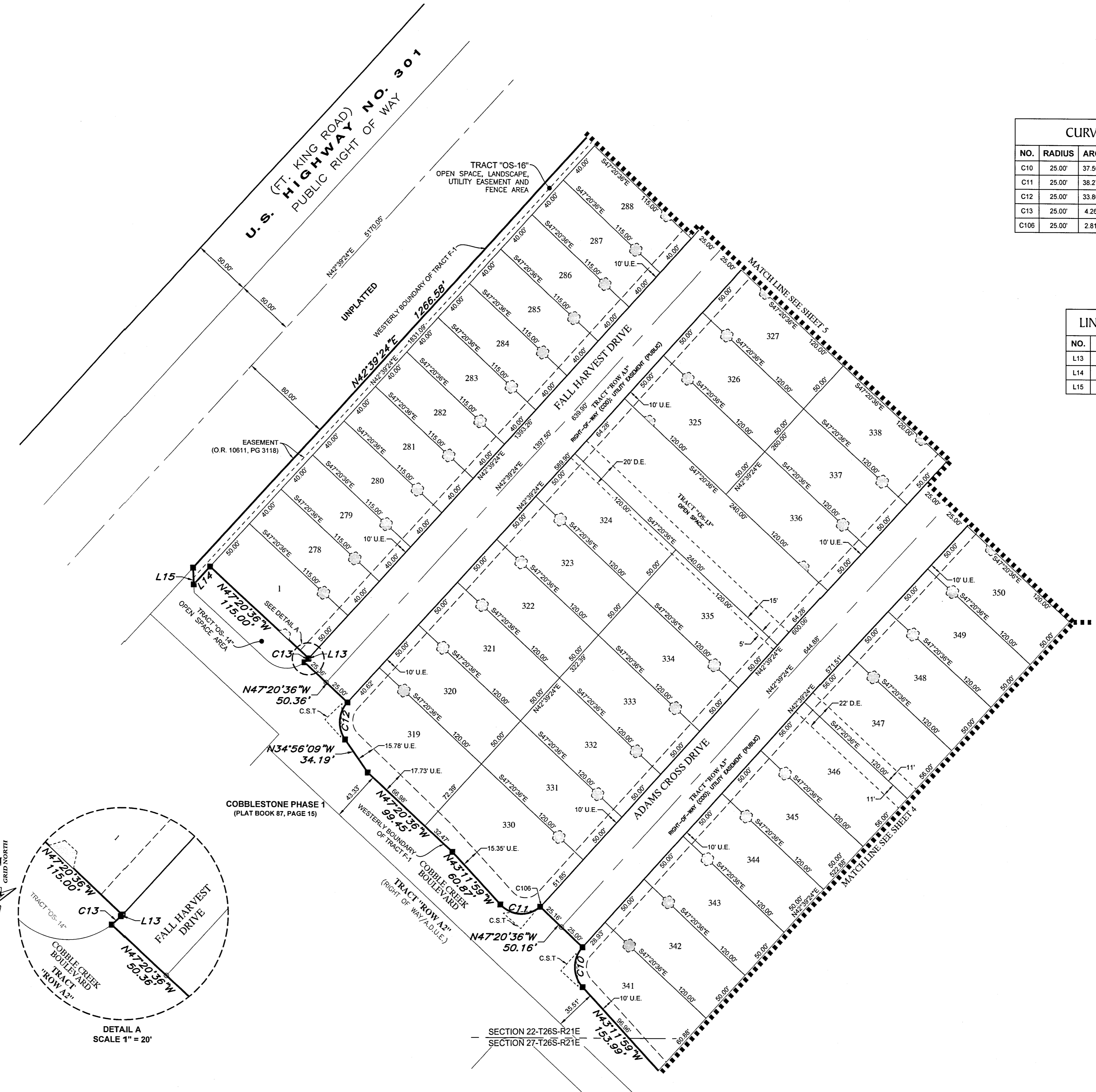
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")



COBBLESTONE PHASE 2
 BEING A REPLAT OF A PORTION OF TRACT F-1 OF COBBLESTONE PHASE 1, AS
 RECORDED IN PLAT BOOK 87, PAGE 15, AND LYING IN SECTIONS 22, 23, 26
 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



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 - ⊕— 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
 - Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)
 - (NR) — Non-Radial
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 - C.S.T. — Clear Sight Triangle
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 - U.E. — Utility Easement
 - PLS — Professional Licensed Surveyor
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 - D.E. — Drainage Easement
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 - CCR — Certified Corner Record
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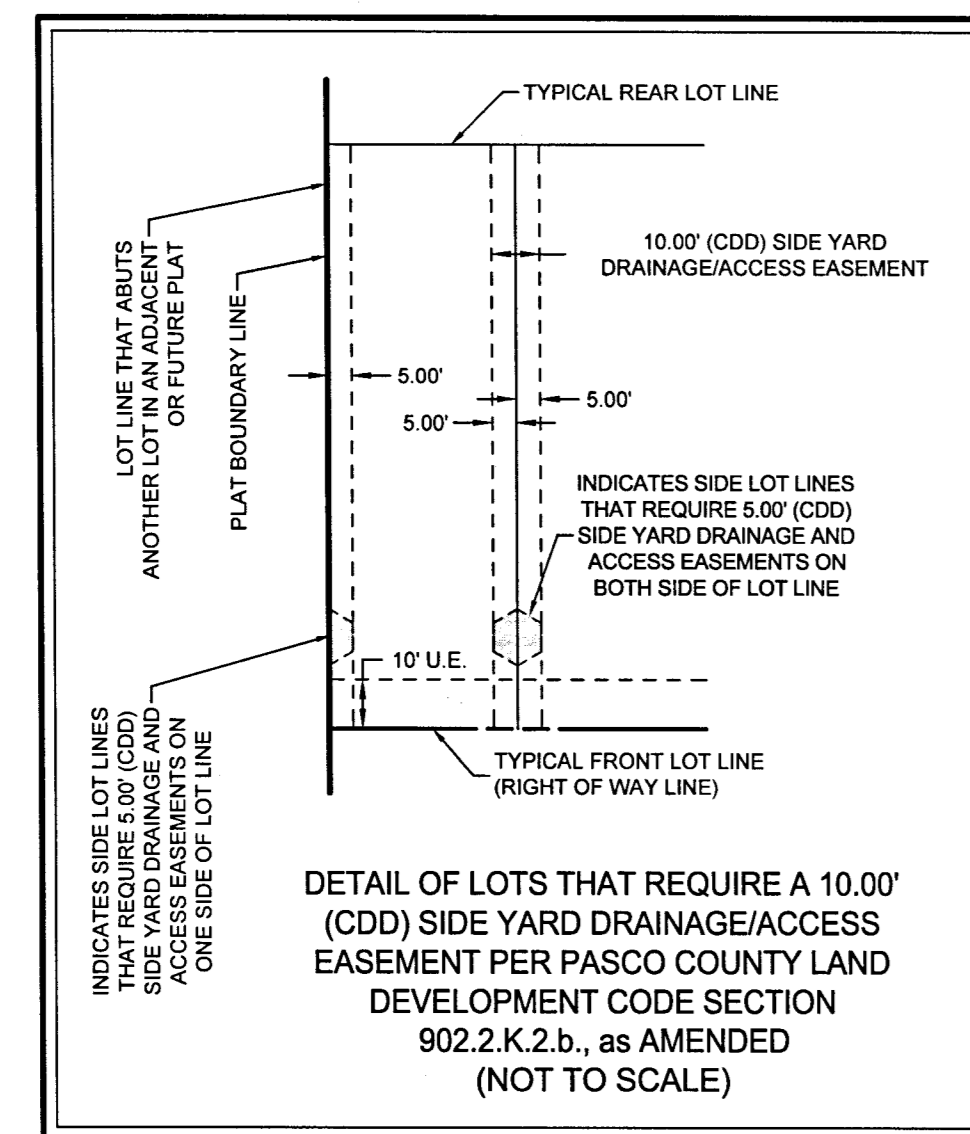
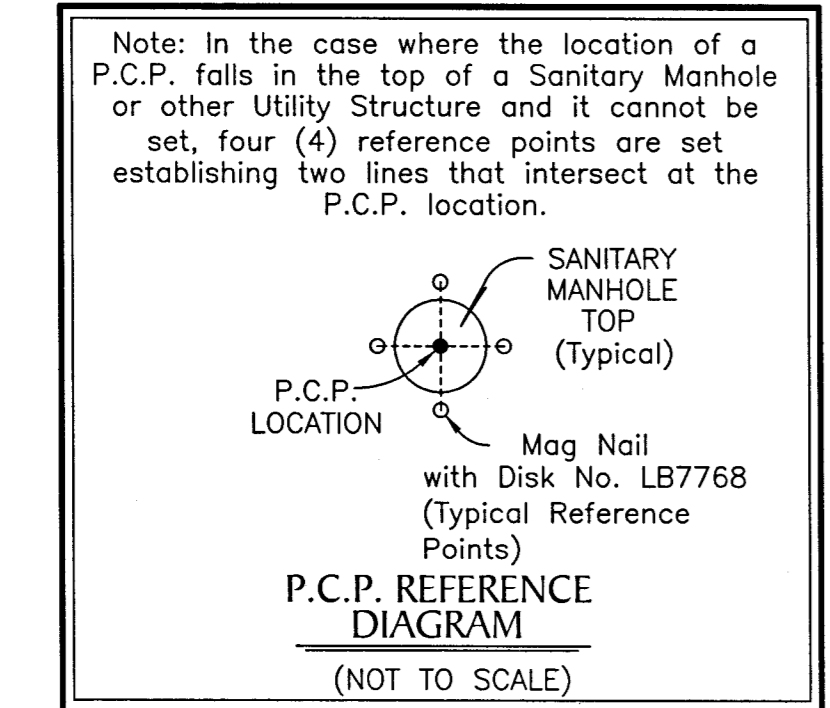
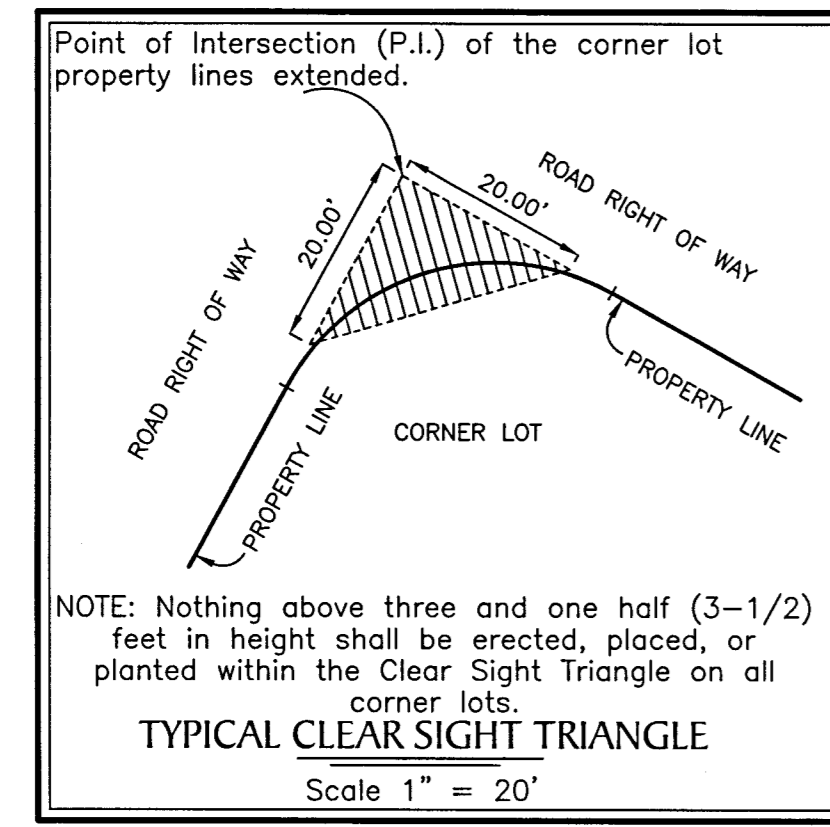
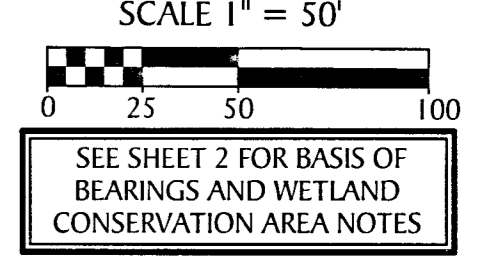
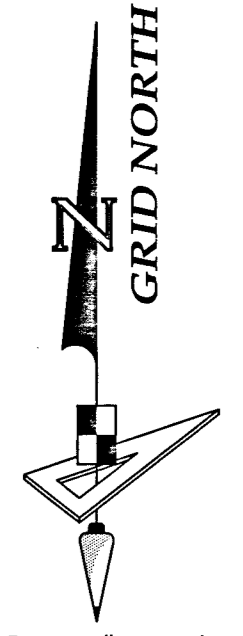
CURVE DATA TABLE

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C10	25.00'	37.56'	86°05'05"	N 00°23'07" W	34.13'
C11	25.00'	38.27'	87°42'51"	N 87°03'25" W	34.64'
C12	25.00'	33.86'	77°35'33"	N 03°51'38" E	31.33'
C13	25.00'	4.26'	9°45'25"	N 47°32'07" E	4.25'
C106	25.00'	2.81'	6°25'46"	N 45°52'17" E	2.80'

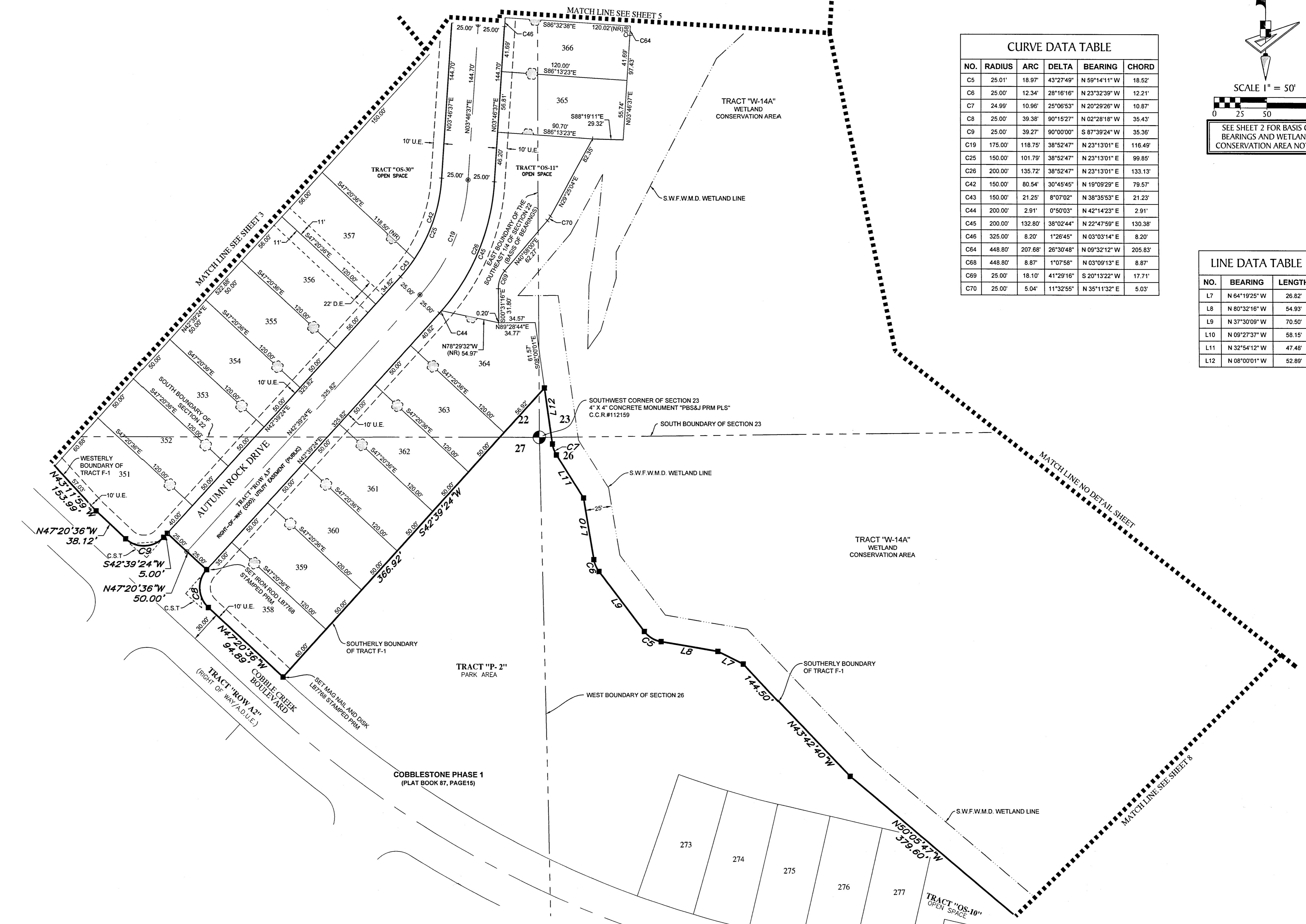
LINE DATA TABLE

NO.	BEARING	LENGTH
L13	N 42°39'24" E	0.67'
L14	S 42°39'24" W	20.69'
L15	N 02°20'36" W	14.14'

COBBLESTONE PHASE 2
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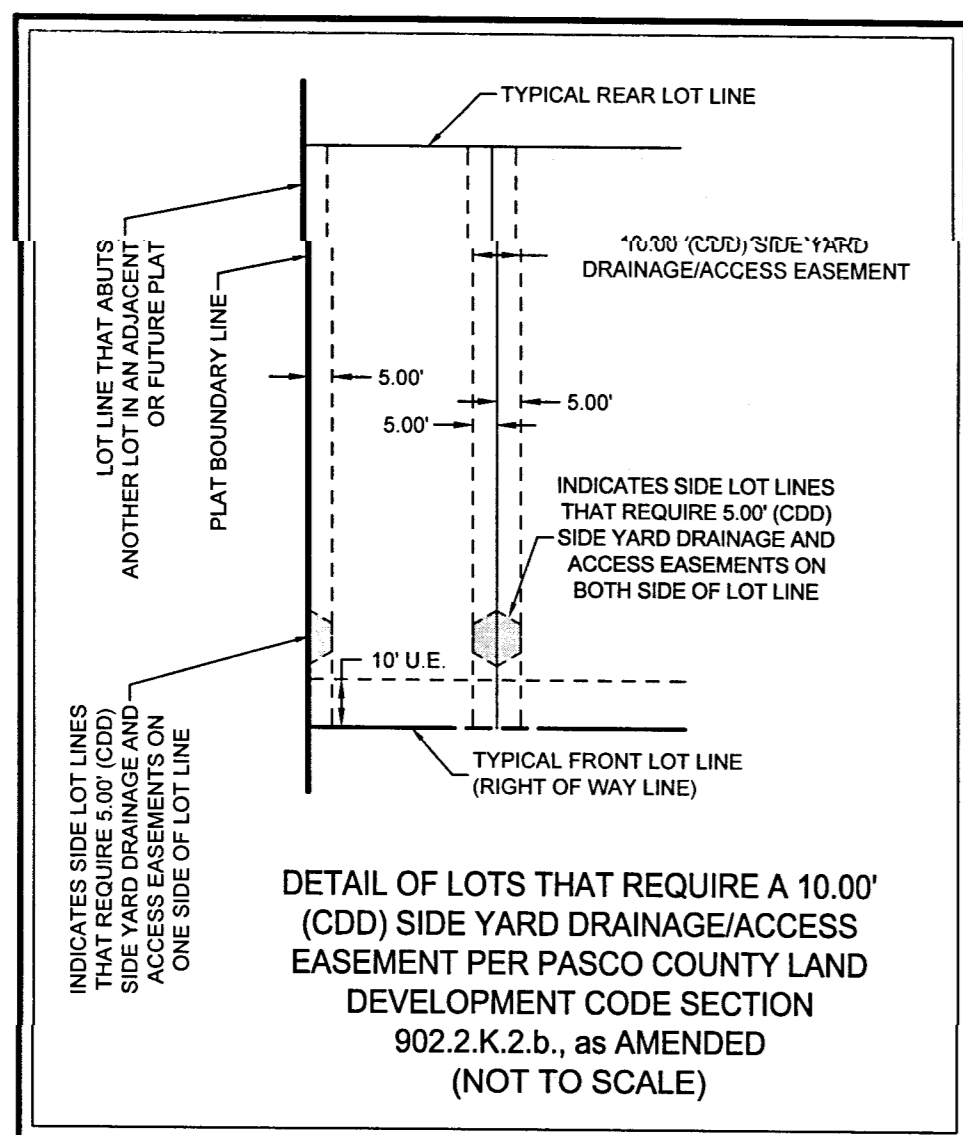
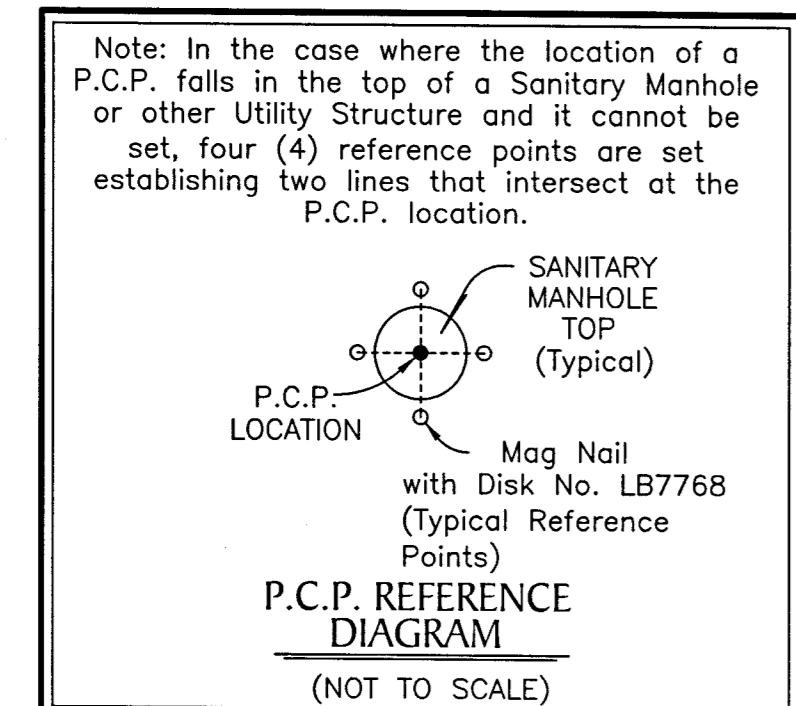
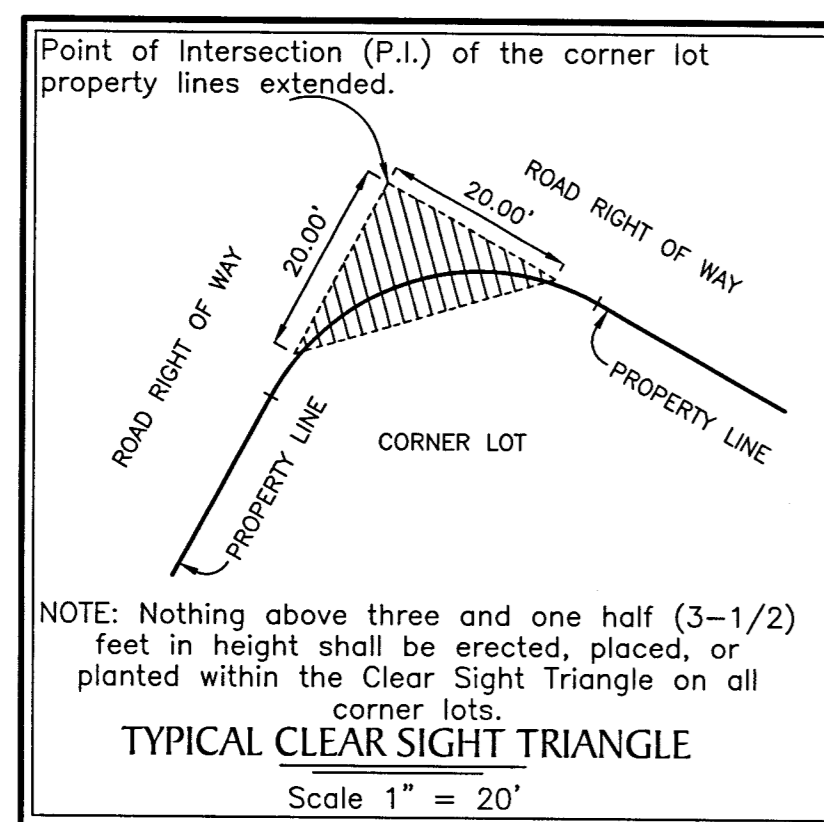
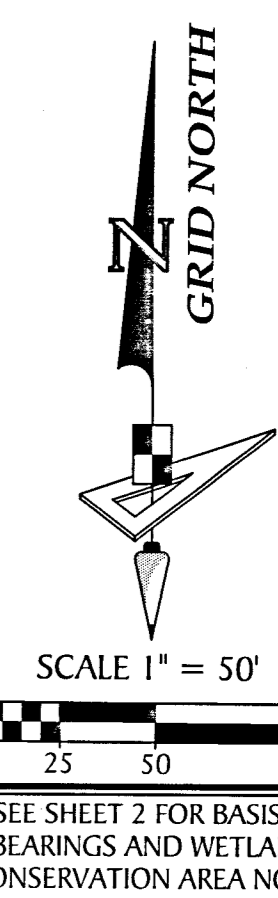
CURVE DATA TABLE

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C5	25.01'	18.97'	43°27'49"	N 59°14'11" W	18.52'
C6	25.00'	12.34'	28°16'16"	N 23°32'39" W	12.21'
C7	24.99'	10.96'	25°06'53"	N 20°29'26" W	10.87'
C8	25.00'	39.38'	90°19'27"	N 02°28'18" W	35.43'
C9	25.00'	39.27'	90°00'00"	S 87°39'24" W	35.36'
C19	175.00'	118.75'	38°52'47"	N 23°13'01" E	116.49'
C25	150.00'	101.79'	38°52'47"	N 23°13'01" E	99.85'
C26	200.00'	135.72'	38°52'47"	N 23°13'01" E	133.13'
C42	150.00'	80.54'	30°45'45"	N 19°09'29" E	79.57'
C43	150.00'	21.25'	8°07'02"	N 38°35'53" E	21.23'
C44	200.00'	2.91'	0°50'03"	N 42°14'23" E	2.91'
C45	200.00'	132.80'	38°02'44"	N 22°47'59" E	130.38'
C46	325.00'	8.20'	1°28'45"	N 03°03'14" E	8.20'
C64	448.80'	207.68'	26°30'48"	N 09°32'12" W	205.83'
C68	448.80'	8.87'	1°07'58"	N 03°09'13" E	8.87'
C69	25.00'	18.10'	41°29'16"	S 20°13'22" W	17.71'
C70	25.00'	5.04'	11°32'55"	N 35°11'32" E	5.03'

LINE DATA TABLE

NO.	BEARING	LENGTH
L7	N 64°19'25" W	26.82'
L8	N 80°32'16" W	54.93'
L9	N 37°30'09" W	70.50'
L10	N 09°27'37" W	58.15'
L11	N 32°54'12" W	47.48'
L12	N 08°00'01" W	52.89'

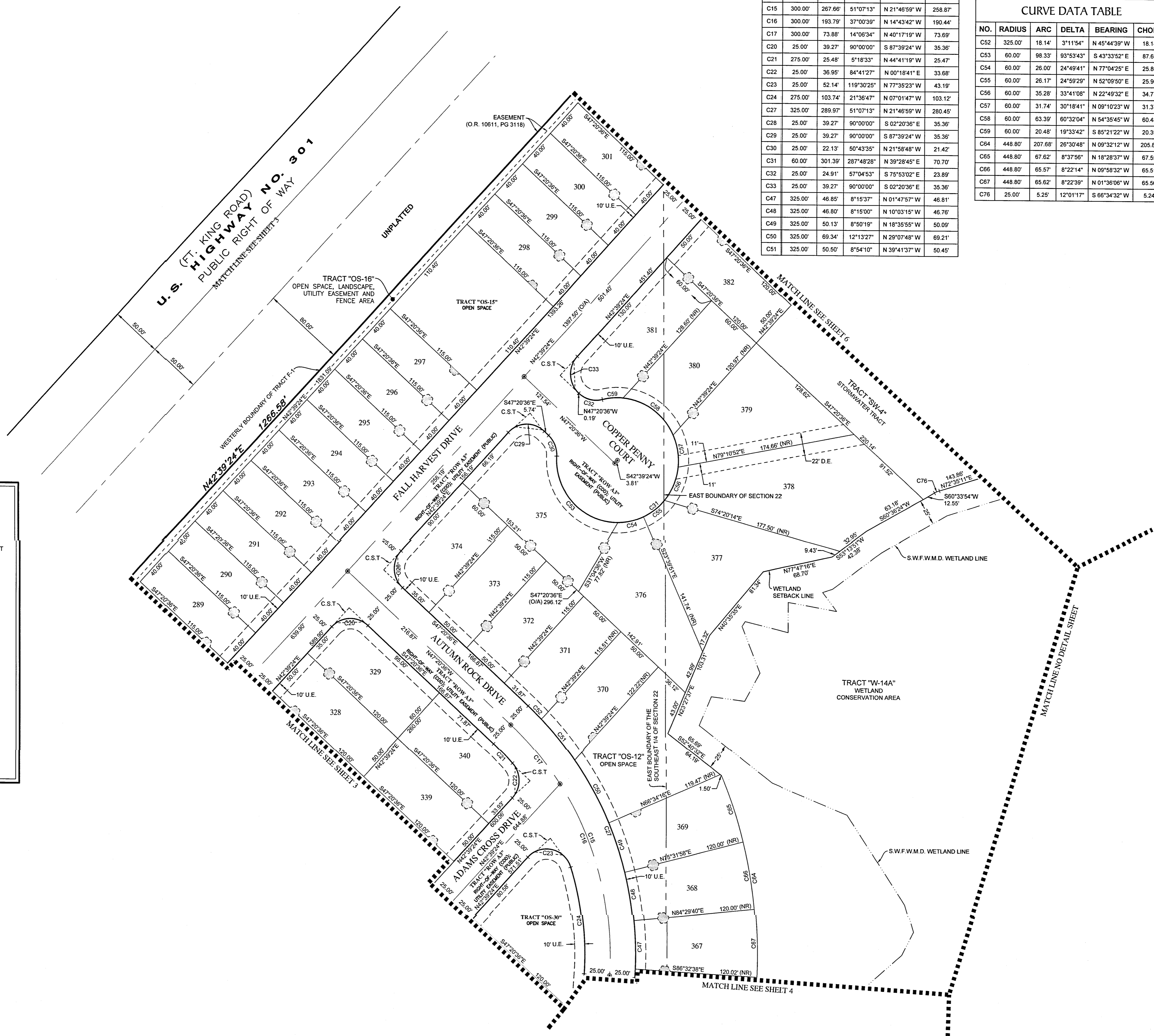
COBBLESTONE PHASE 2
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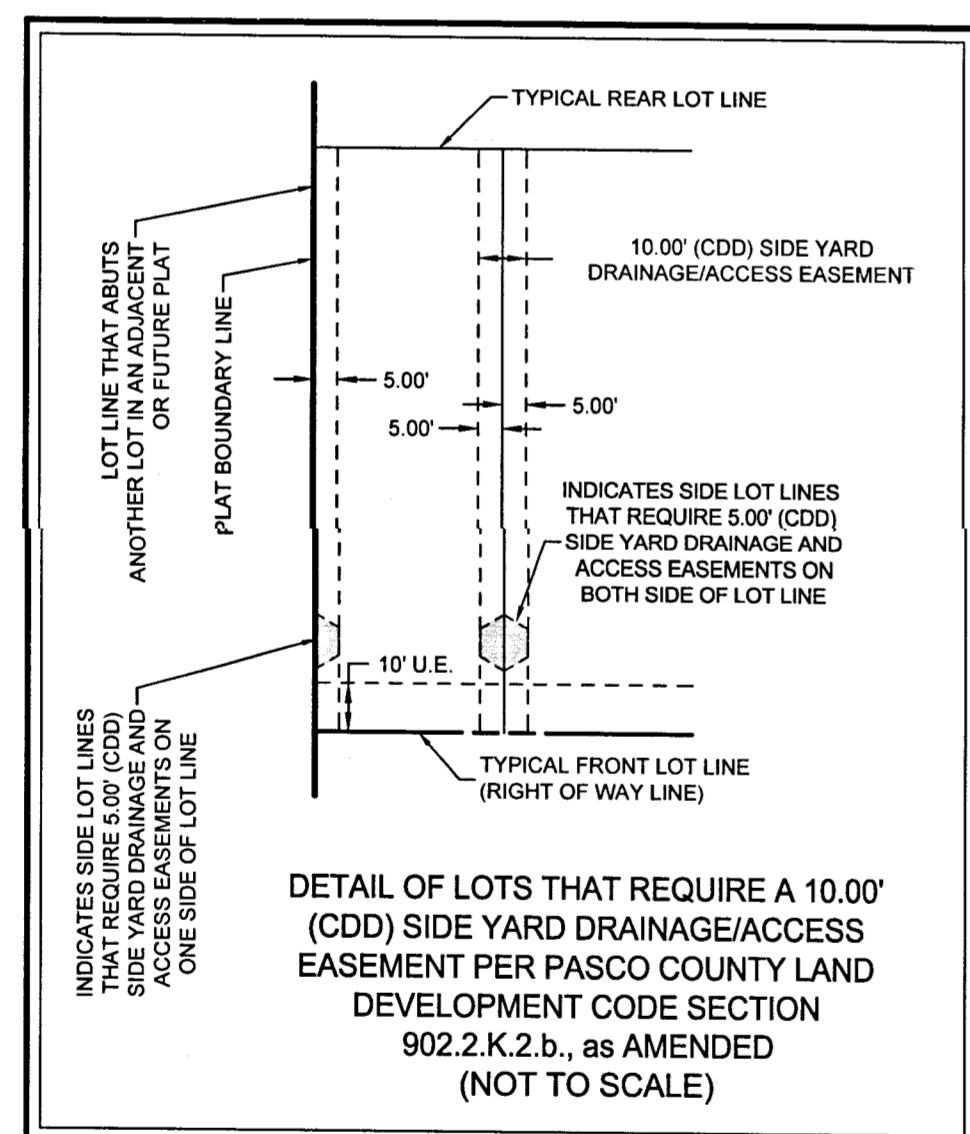
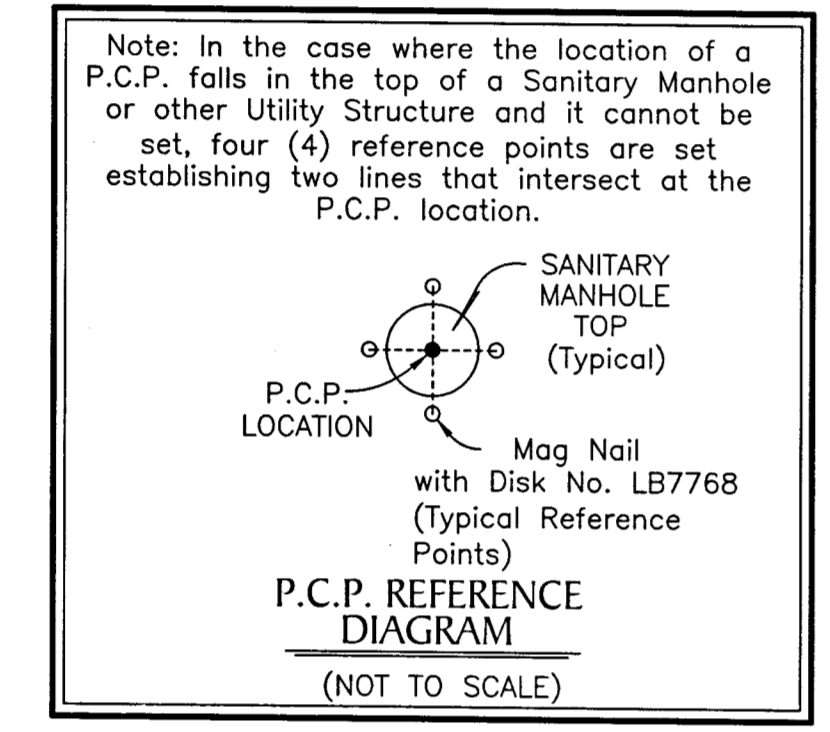
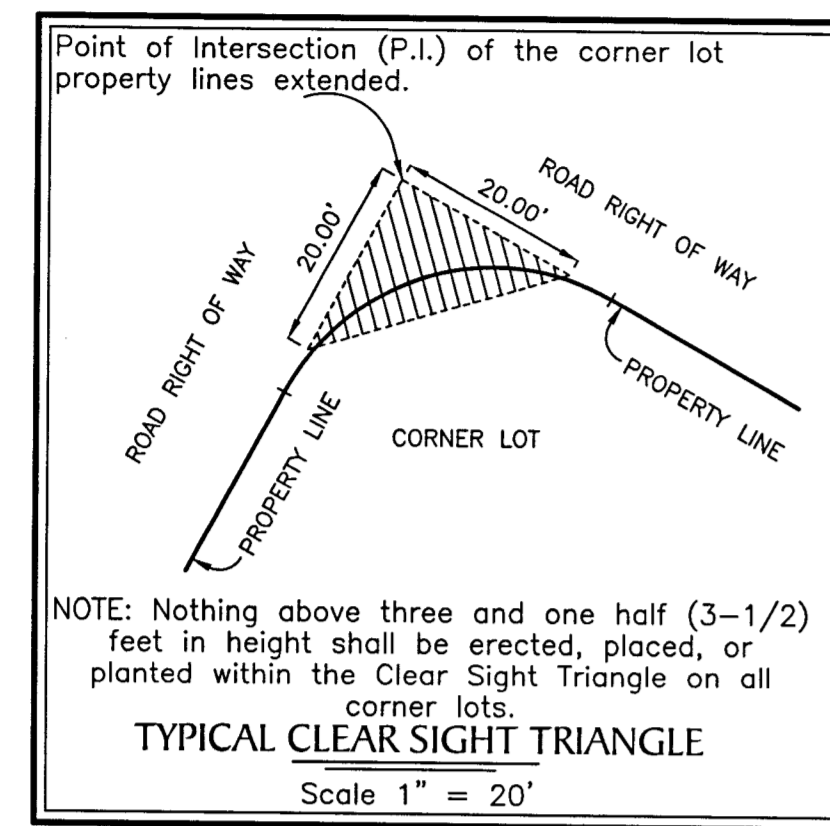
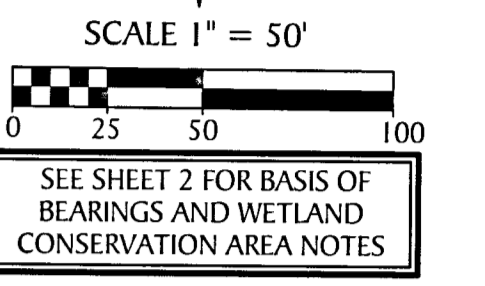
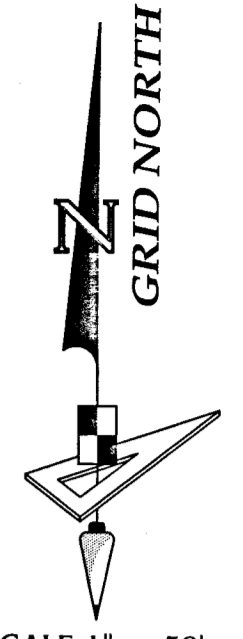
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CURVE DATA TABLE					
NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C15	300.00'	267.66'	51°07'13"	N 21°46'59" W	258.87'
C16	300.00'	193.79'	37°00'39"	N 14°43'42" W	190.44'
C17	300.00'	73.88'	14°06'34"	N 40°17'19" W	73.69'
C20	25.00'	39.27'	90°00'00"	S 87°39'24" W	35.36'
C21	275.00'	25.48'	5°18'33"	N 44°41'19" W	25.47'
C22	25.00'	36.95'	84°41'27"	N 00°18'41" E	33.68'
C23	25.00'	52.14'	119°30'25"	N 77°35'23" W	43.19'
C24	275.00'	103.74'	21°56'47"	N 07°01'47" W	103.12'
C27	325.00'	289.97'	51°07'13"	N 21°46'59" W	280.45'
C28	25.00'	39.27'	90°00'00"	S 02°20'36" E	35.36'
C29	25.00'	39.27'	90°00'00"	S 87°39'24" W	35.36'
C30	25.00'	22.13'	50°43'35"	N 21°58'48" W	21.42'
C31	60.00'	301.39'	287°48'28"	N 39°28'45" E	70.70'
C32	25.00'	24.91'	57°04'53"	S 75°53'02" E	23.89'
C33	25.00'	39.27'	90°00'00"	S 02°20'36" E	35.36'
C47	325.00'	46.85'	8°15'37"	N 01°47'57" W	46.81'
C48	325.00'	46.80'	8°15'00"	N 10°03'15" W	46.76'
C49	325.00'	50.13'	8°50'19"	N 18°35'55" W	50.09'
C50	325.00'	69.34'	12°13'27"	N 29°07'48" W	69.21'
C51	325.00'	50.50'	8°54'10"	N 39°41'37" W	50.45'

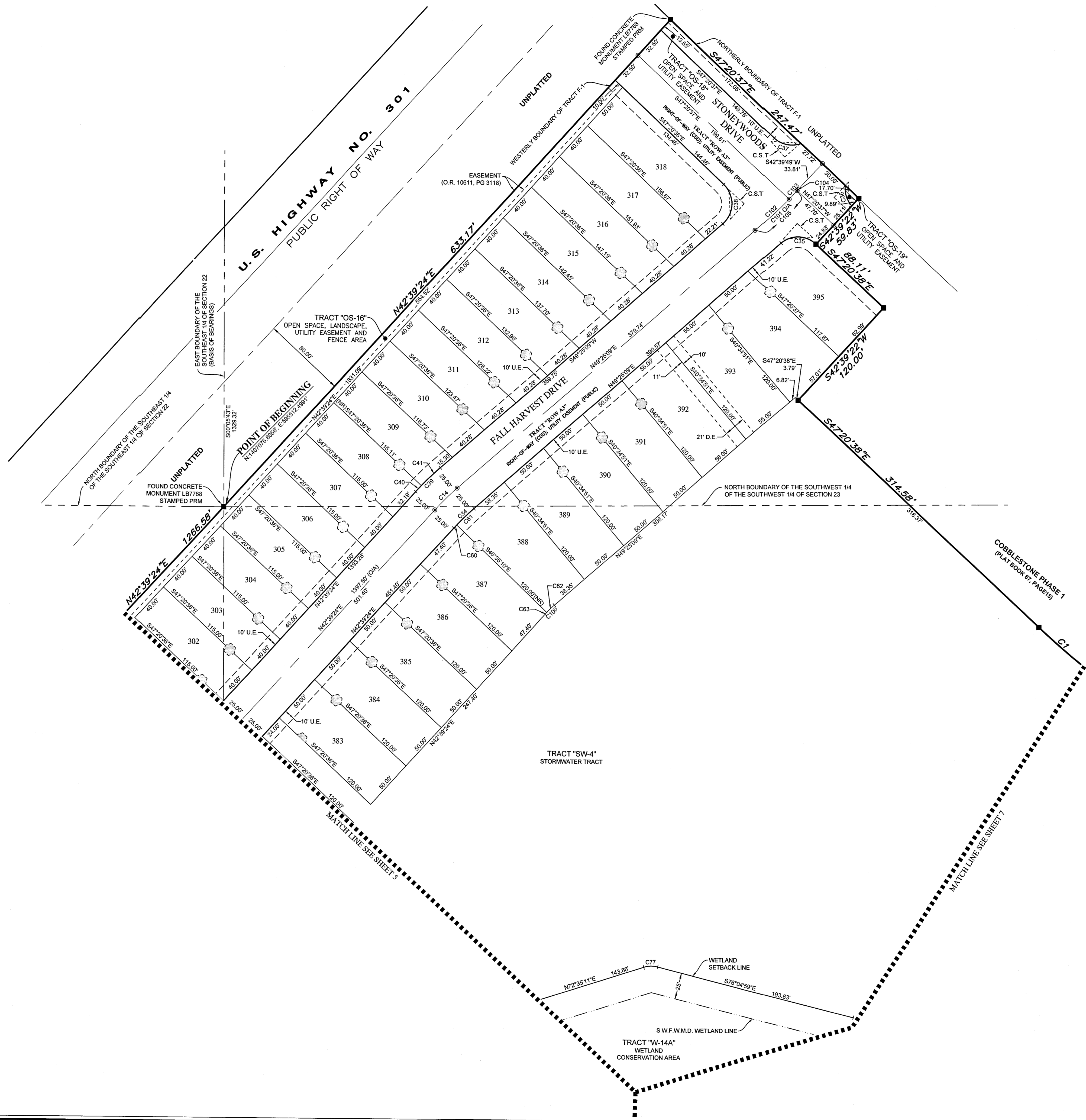
CURVE DATA TABLE					
NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C52	325.00'	18.14'	3°11'54"	N 45°44'39" W	18.14'
C53	60.00'	98.33'	83°53'43"	S 43°33'52" E	87.69'
C54	60.00'	26.00'	24°49'41"	N 77°04'25" E	25.80'
C55	60.00'	26.17'	24°59'29"	N 52°09'50" E	25.96'
C56	60.00'	35.28'	33°41'08"	N 22°49'32" E	34.77'
C57	60.00'	31.74'	30°18'41"	N 09°10'23" W	31.37'
C58	60.00'	63.39'	60°32'04"	N 54°35'45" W	60.48'
C59	60.00'	20.48'	19°33'42"	S 85°21'22" W	20.39'
C64	448.80'	207.68'	26°30'48"	N 09°32'12" W	205.83'
C65	448.80'	67.62'	8°37'58"	N 18°28'37" W	67.55'
C66	448.80'	65.57'	8°22'14"	N 09°58'32" W	65.51'
C67	448.80'	65.62'	8°22'39"	N 01°36'06" W	65.56'
C76	25.00'	5.25'	12°01'17"	S 66°34'32" W	5.24'



COBBLESTONE PHASE 2
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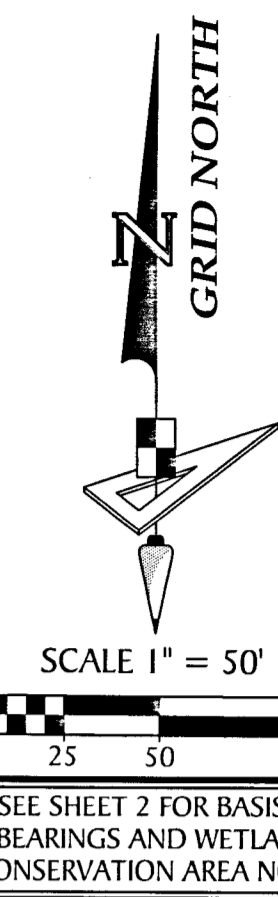


CURVE DATA TABLE

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C1	630.00'	469.16'	42°40'05"	S 68°40'41" E	458.39'
C14	252.00'	29.74'	6°45'45"	S 46°02'15" W	29.73'
C34	227.00'	26.79'	6°45'45"	S 46°02'17" W	26.78'
C35	25.00'	36.32'	83°14'13"	N 88°57'45" W	33.21'
C36	25.00'	20.87'	47°50'29"	S 18°07'58" E	20.27'
C37	25.00'	27.49'	63°00'01"	S 78°50'37" E	26.13'
C38	25.00'	42.22'	96°45'45"	N 01°02'16" E	37.38'
C39	277.00'	32.69'	6°45'45"	S 46°02'17" W	32.67'
C40	277.00'	7.81'	1°36'58"	S 43°27'53" W	7.81'
C41	277.00'	24.86'	5°08'46"	S 46°50'46" W	24.87'
C60	227.00'	4.01'	1°00'40"	S 43°09'44" W	4.01'
C61	227.00'	22.79'	5°45'05"	S 46°32'36" W	22.78'
C62	107.00'	10.21'	5°28'01"	S 46°41'09" W	10.21'
C63	107.00'	2.42'	1°17'44"	S 43°18'16" W	2.42'
C77	25.00'	13.67'	31°19'51"	S 88°15'06" W	13.50'
C100	107.00'	12.63'	6°45'45"	S 46°02'17" W	12.62'
C101	475.00'	56.01'	6°45'22"	N 46°02'26" E	55.98'
C102	475.00'	43.67'	5°16'03"	N 46°47'06" E	43.65'
C103	475.00'	12.34'	1°29'19"	N 43°24'25" E	12.34'
C104	475.00'	1.19'	0°08'37"	N 42°44'04" E	1.19'
C105	475.00'	43.67'	5°16'03"	N 46°47'06" E	43.65'

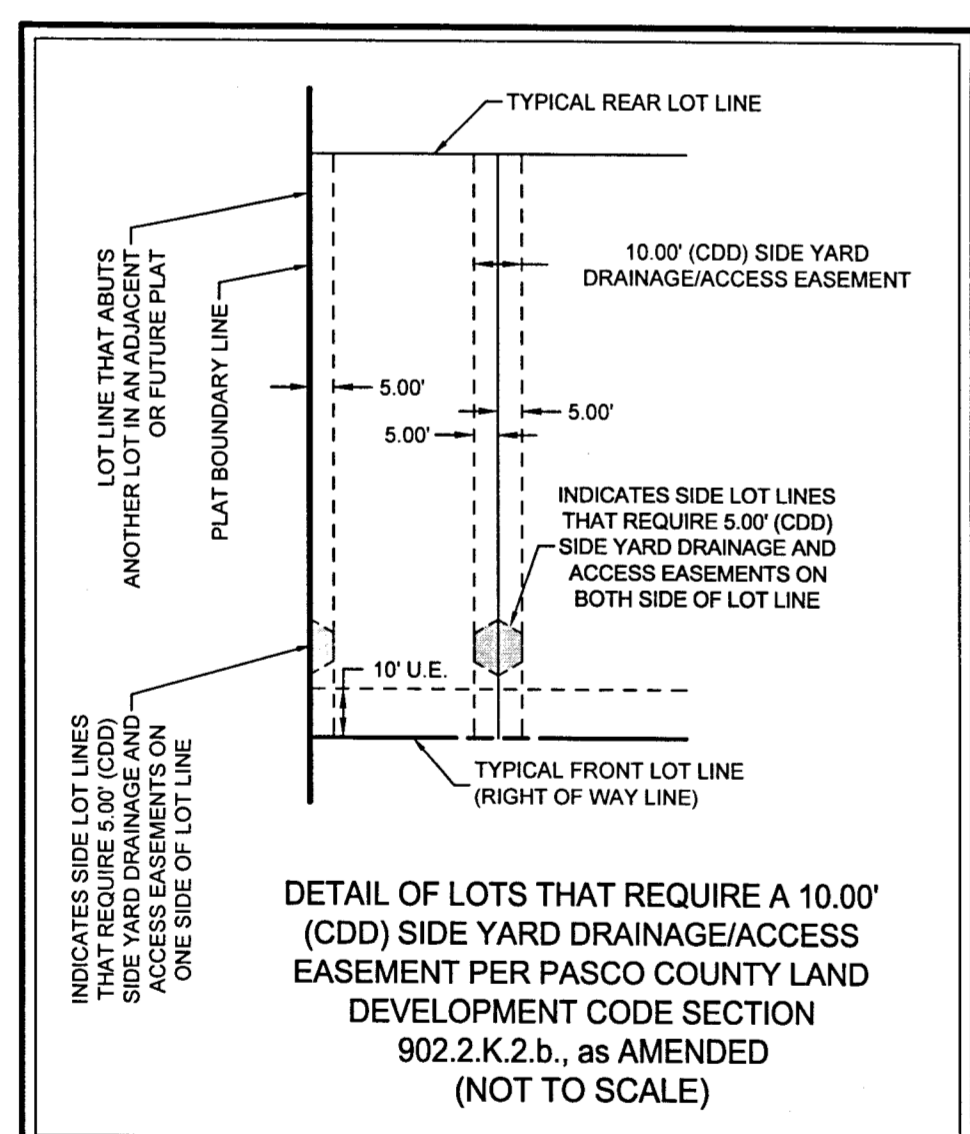
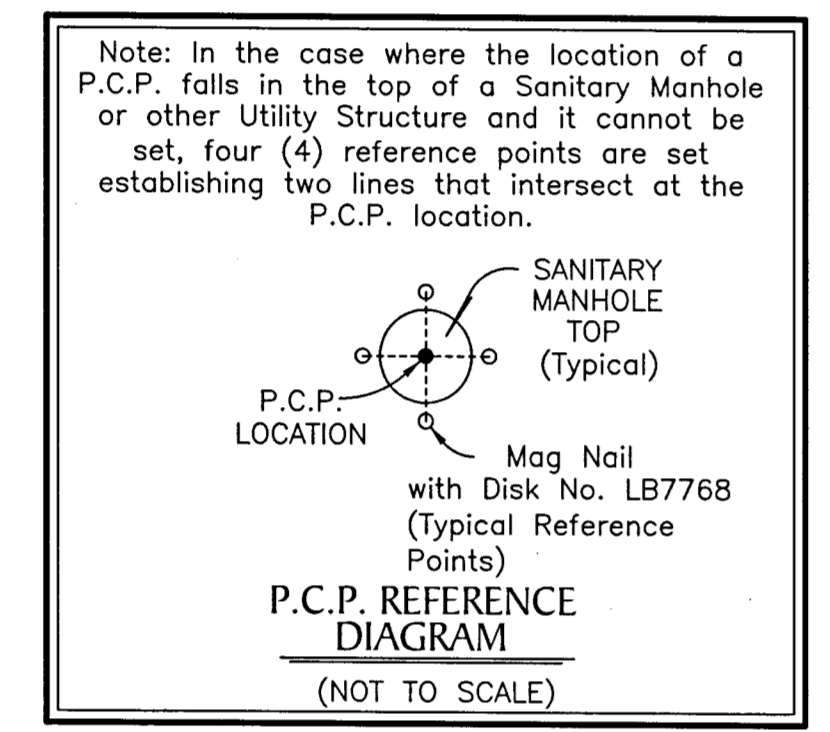
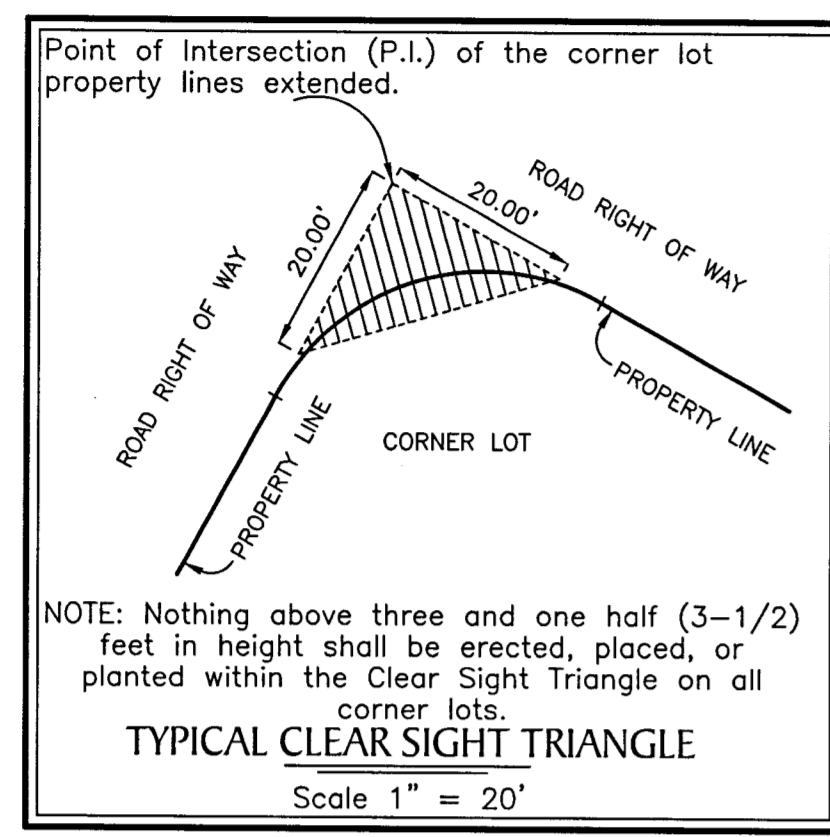
COBBLESTONE PHASE 2

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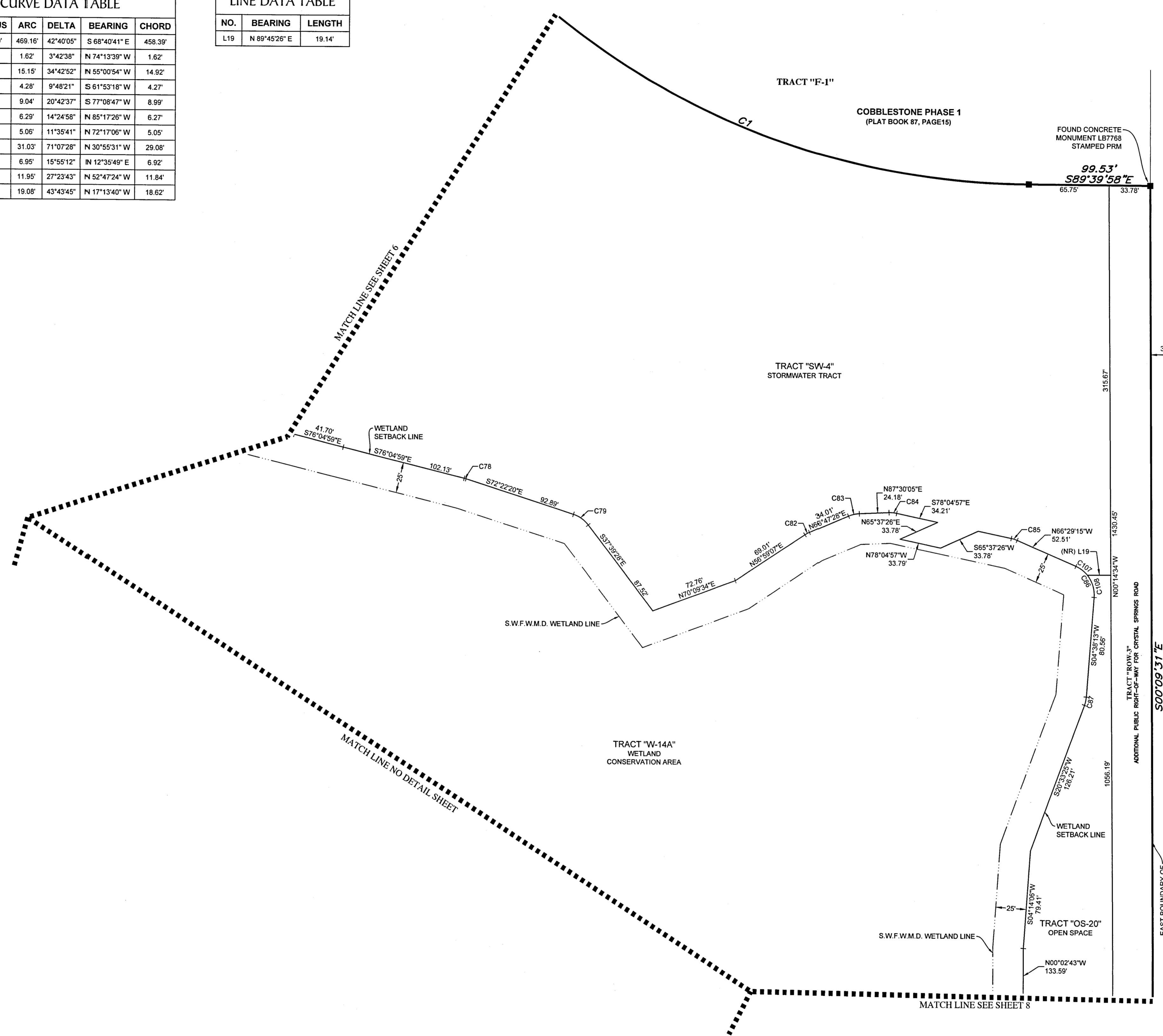


CURVE DATA TABLE					
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C1	630.00'	489.16'	42°40'05"	S 68°40'41" E	458.39'
C78	25.00'	1.62'	3°42'38"	N 74°13'39" W	1.62'
C79	25.00'	15.15'	34°42'52"	N 55°00'54" W	14.92'
C82	25.00'	4.28'	9°46'21"	S 61°53'18" W	4.27'
C83	25.00'	9.04'	20°42'37"	S 77°08'47" W	8.99'
C84	25.00'	6.29'	14°24'58"	N 85°17'26" W	6.27'
C85	25.00'	5.06'	11°35'41"	N 72°17'06" W	5.05'
C86	25.00'	31.03'	71°07'28"	N 30°55'31" W	29.08'
C87	25.00'	6.95'	15°55'12"	N 12°35'49" E	6.92'
C107	25.00'	11.95'	27°23'43"	N 52°47'24" W	11.84'
C108	25.00'	19.08'	43°43'45"	N 17°13'40" W	18.62'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L19	N 89°45'26" E	19.14'



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 - ⊕ — Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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 - U.E. — Utility Easement
 - PLS — Professional Licensed Surveyor
 - LB — Licensed Business
 - D.E. — Drainage Easement
 - L.F.E. — Landscape and Fence Easement
 - CCR — Certified Corner Record
 - P.B. — Plat Book
 - PG. — Page
 - O.R. — Official Records
 - (O/A) — Overall
 - SWFWMD — Southwest Florida Water Management District
 - A.D.U.E. — Access, Drainage and Utility Easement



CRYSTAL SPRINGS ROAD
(RIGHT - OF - WAY WIDTH VARIES)

CRYSTAL SPRINGS COLONY FARMS (PLAT BOOK 2, PAGE 24)

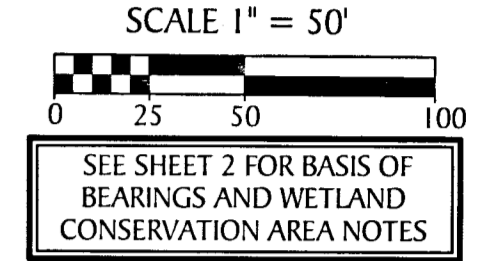
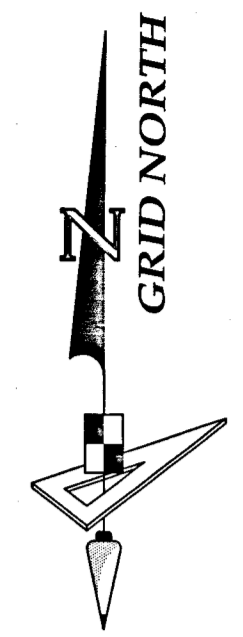
GeoPoint
Surveying, Inc.

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

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

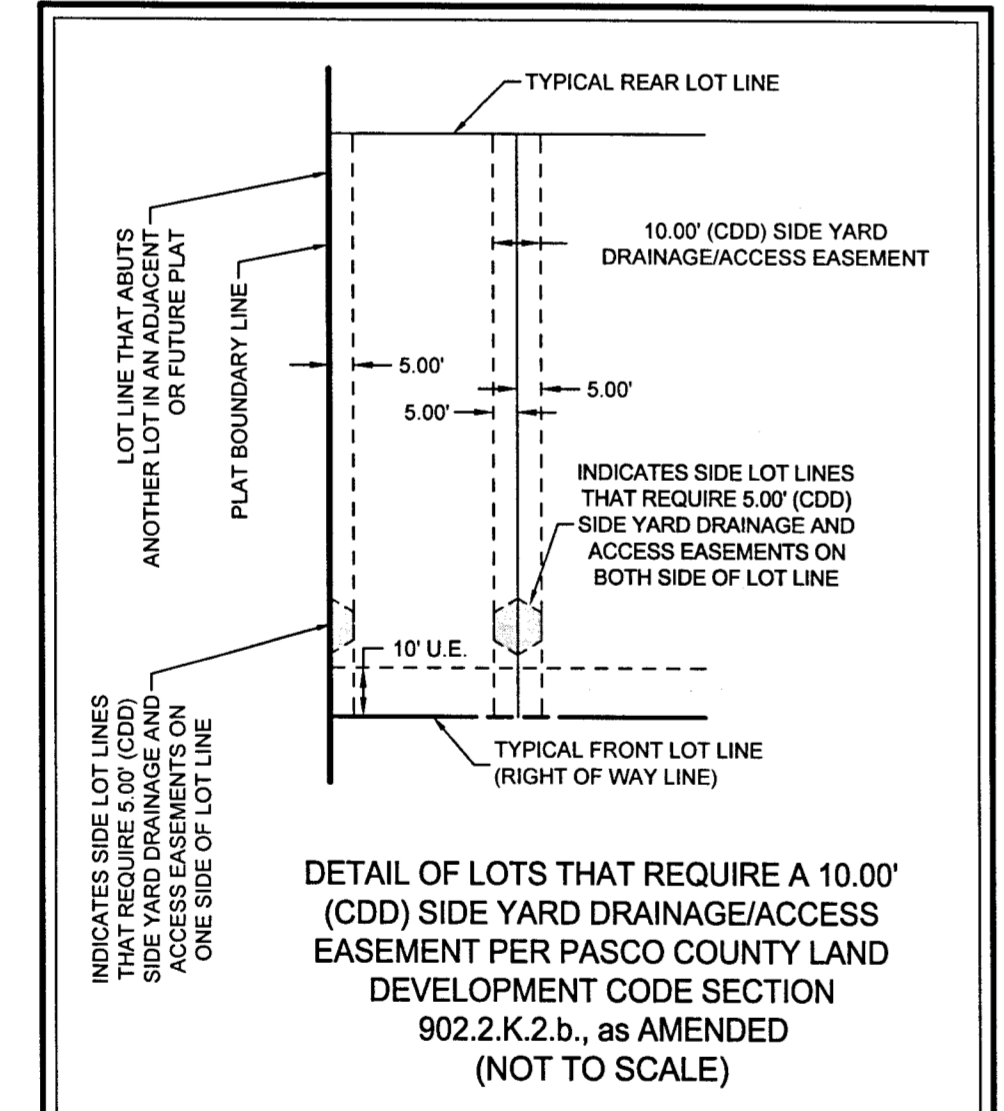
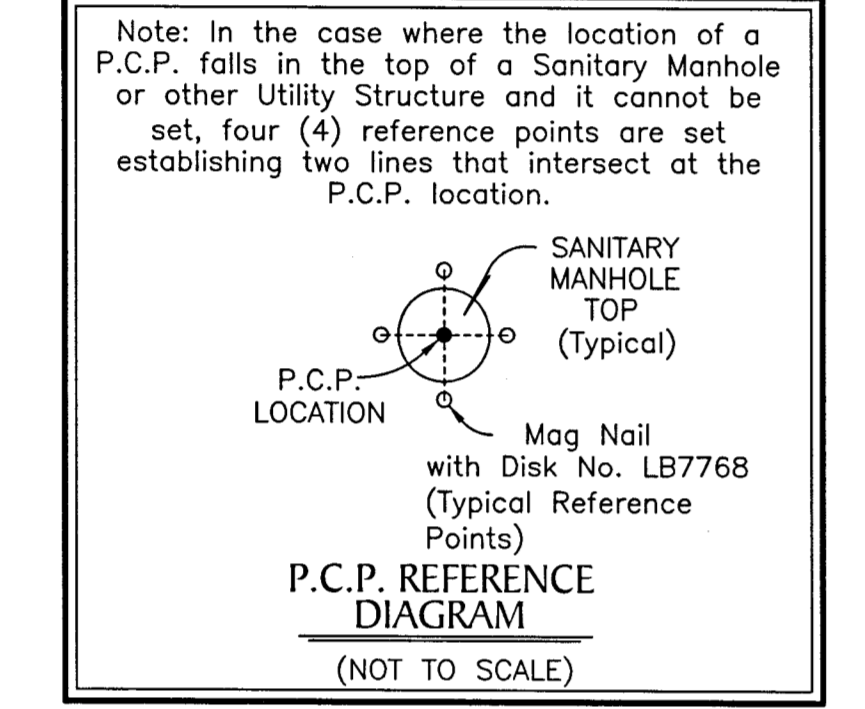
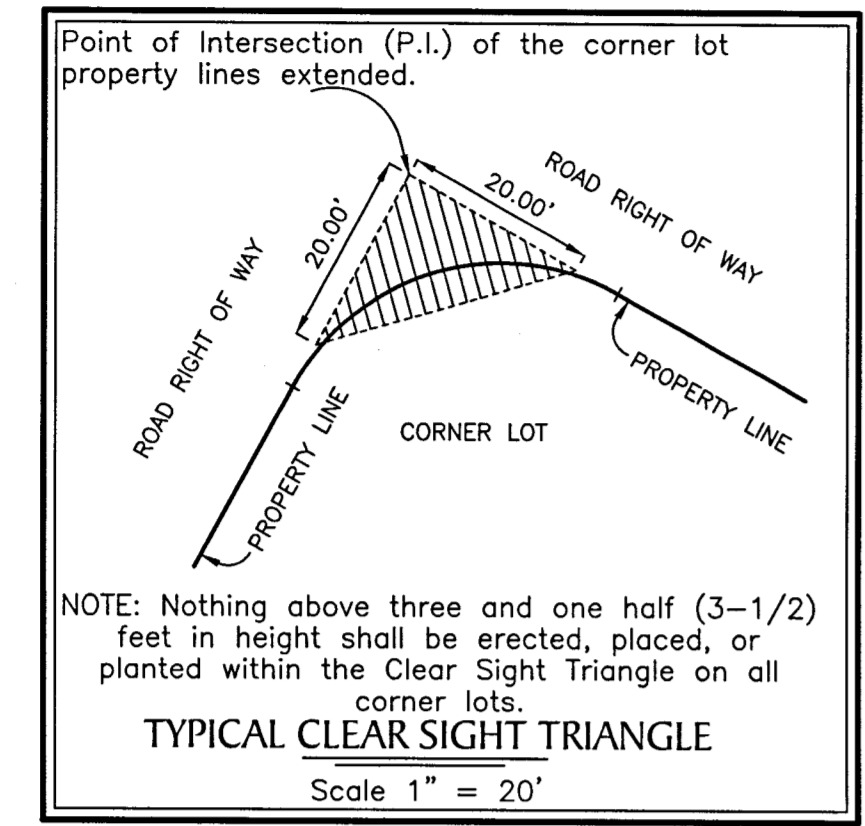
SHEET 7 OF 8 SHEETS

COBBLESTONE PHASE 2
 BEING A REPLAT OF A PORTION OF TRACT F-1 OF COBBLESTONE PHASE 1, AS
 RECORDED IN PLAT BOOK 87, PAGE 15, AND LYING IN SECTIONS 22, 23, 26
 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

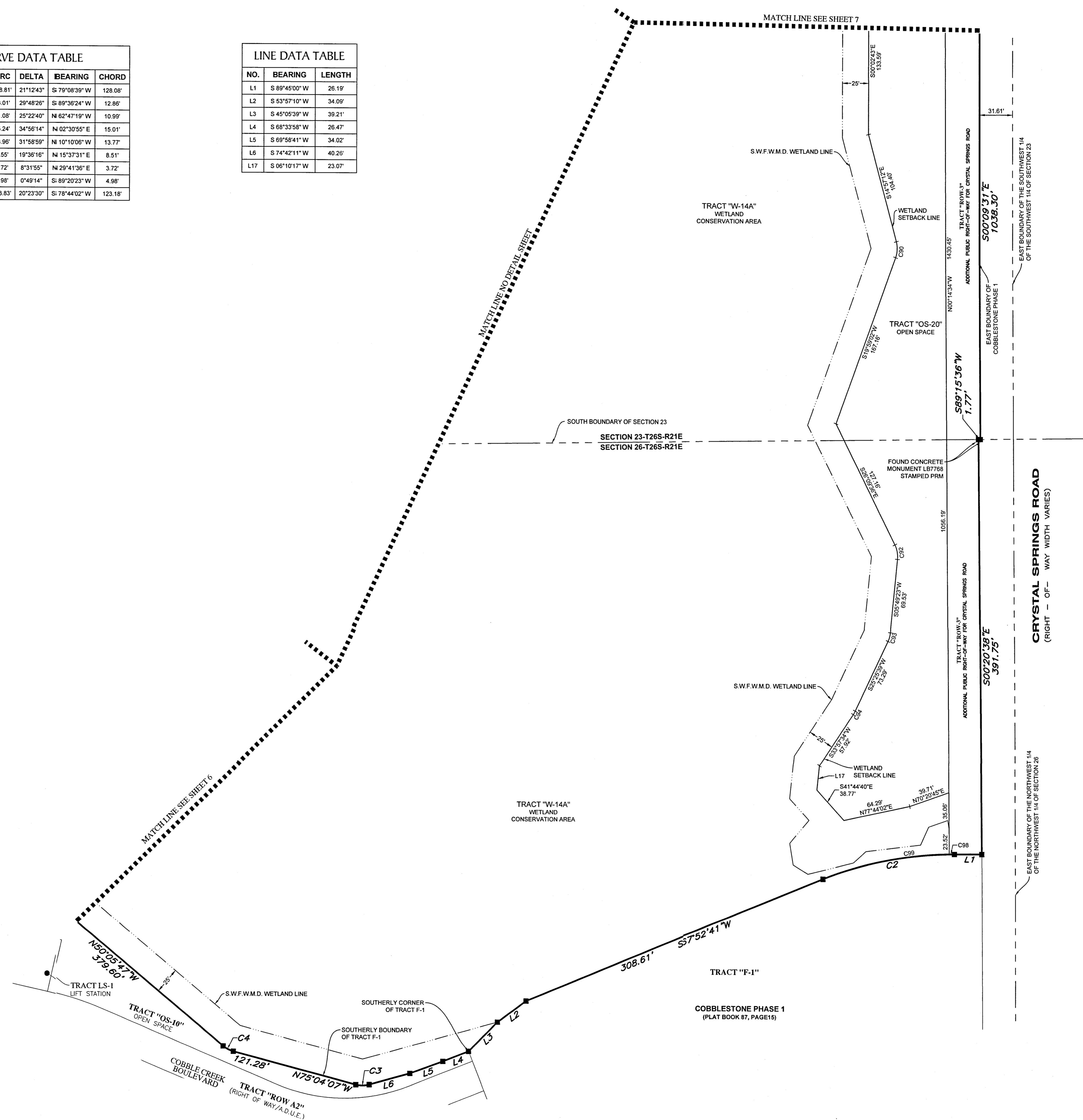


CURVE DATA TABLE					
NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C2	347.94'	128.81'	21°12'43"	S 79°08'39" W	128.08'
C3	25.00'	13.01'	29°48'26"	S 89°36'24" W	12.86'
C4	25.01'	11.08'	25°22'40"	N 62°47'19" W	10.99'
C90	25.00'	15.24'	34°56'14"	N 02°30'55" E	15.01'
C92	25.00'	13.96'	31°58'59"	N 10°10'08" W	13.77'
C93	25.00'	8.55'	19°36'16"	N 15°37'31" E	8.51'
C94	25.00'	3.72'	8°31'55"	N 29°41'36" E	3.72'
C98	347.94'	4.88'	0°49'14"	S 89°20'23" W	4.98'
C99	347.94'	123.83'	20°23'30"	S 78°44'02" W	123.18'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°45'00" W	26.19'
L2	S 53°57'10" W	34.09'
L3	S 45°05'39" W	39.21'
L4	S 68°33'58" W	26.47'
L5	S 69°58'41" W	34.02'
L6	S 74°42'11" W	40.26'
L17	S 06°10'17" W	23.07'



- LEGEND:**
- — Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, 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
 - ⬢ — Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)
 - (NR) — Non-Radial
 - C/A — Central Angle
 - C.S.T. — Clear Sight Triangle
 - Co. — County
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