

**TWO RIVERS PARCEL E VILLAS**  
LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A parcel of land lying in Sections 29 and 32, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 29, run thence along the South boundary of the Southeast 1/4 of said Section 29, N.89°39'32"W., 1107.09 feet to the **POINT OF BEGINNING**, thence S.37°00'00"E., 382.70 feet; thence S.37°00'00"W., 709.25 feet to a point on a curve to the Northerly boundary of the Temporary Access Easement for COLTON AVENUE, as recorded in Official Records Book 10960, Page 103, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of the Temporary Access Easement for COLTON AVENUE, Westerly, 1924.42 feet along the arc of a curve to the left having a radius of 2160.00 feet and a central angle of 51°02'48" (chord bearing N.78°31'24"W., 1861.40 feet) to a point on the Easterly boundary of TWO RIVERS PARCEL C1A, according to the plat thereof as recorded in Plat Book 94, Pages 81 through 91 inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of TWO RIVERS PARCEL C1A, the following two (2) courses: 1) N.04°00'00"W., 418.14 feet; 2) N.50°00'00"E., 508.10 feet; thence continue N.50°00'00"E., 177.50 feet to a point of curvature; thence Easterly, 228.15 feet along the arc of a curve to the right having a radius of 344.00 feet and a central angle of 38°00'00" (chord bearing N.69°00'00"E., 223.99 feet) to a point of tangency; thence N.88°00'00"E., 835.00 feet to a point of curvature; thence Southeasterly, 234.22 feet along the arc of a curve to the right having a radius of 244.00 feet and a central angle of 55°00'00" (chord bearing S.64°30'00"E., 225.33 feet) to a point of tangency; thence S.37°00'00"E., 461.42 feet to the **POINT OF BEGINNING**.

Containing 43.318 acres, more or less.

**OWNER: DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida**  
By: DRP Holdco 3, LLC, a Delaware limited liability company, its sole member  
By: DW General Partner, LLC, a Delaware limited liability company, its manager

By: Marc Valdes as Authorized Signatory  
Witness: Josephine Cimino  
Printed Name: Josephine Cimino


By: Meaghan Mahoney as Witness  
Printed Name: Meaghan Mahoney

ACKNOWLEDGMENT: State of New York, County of New York

I hereby certify on this 23 day of July, 2024, before me personally appeared by means of physical presence, Marc Valdes, as Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company as the manager of DRP Holdco 3, LLC, a Delaware limited liability company, as the sole member of DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, [X] personally known to me or [ ] who has produced [ ] as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at New York County, New York, the day and year aforesaid.

Notary Public: Daniel Jesse Kimmel  
My Commission expires: 01-25-2026  
Commission Number: 62616922.51



**PROPERTY INFORMATION**

STATE OF FLORIDA )  
COUNTY OF PASCO ) 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 Platting, FATIC File No. 110210850) and, based on said report find that the title of the property is vested in DRP Multistate 1, LLC, a Delaware limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, File No. 110210850.

This the 25 day of July, 2024

**First American Title Insurance Company**

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

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

DRP MULTISTATE 1 LLC, a Delaware limited liability company, authorized to do business in the State of Florida, (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as TWO RIVERS PARCEL E VILLAS, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner hereby reserves fee title to Tract "A-15B", as shown and depicted hereon for conveyance by Owner to the Two Rivers Villas Community Association, Inc., a Florida not-for-profit corporation (the "Association") by separate instrument, subsequent to the recording of this plat. Tract "A-15B" shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
- Owner hereby reserves fee title to TRACTS "A-15A", "B-11", "B-11A", "B-12A", "B-12B", "P-32A", "P-32B" and "P-32C", as shown and depicted hereon for conveyance by Owner to the Two Rivers West Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District" or "CDD") by separate instrument subsequent to the recording of this plat. TRACTS "A-15A", "B-11", "B-11A", "B-12A", "B-12B", "P-32A", "P-32B" and "P-32C", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Drainage and Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
- Owner hereby grants, conveys and dedicates to Pasco County, Florida (the "County"), a perpetual easement for ingress and egress over and across TRACTS "A-15A" [(CDD) Right-of-way] and "A-15B" [HOA] Ingress-Egress Easement) as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- Owner hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the Emergency Access Easement as shown hereon for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of an emergency services provider, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
- Owner hereby grants, conveys and dedicates to the County and all appropriate utility entities a non-exclusive utility easement for the installation, maintenance, and operation of street lights, telephone, electric, water, sewer, natural gas, cable television and utility purposes and other purposes incidental thereto, over and across TRACTS "A-15A" and "A-15B" as shown hereon.
- Owner hereby grants, conveys and dedicates to the public in general, and the District, the (Public) Pedestrian Access Easements as shown hereon for pedestrian ingress and egress purposes (which may include a multi-purpose path/sidewalk). The District accepts this dedication and agrees to maintain the foregoing easement for the purposes it is intended.
- Owner hereby grants, conveys, and dedicates to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner hereby grants, conveys and dedicates to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
- Owner further does 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 Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for itself and its respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
- Owner hereby grants and reserves unto the District, title to any lands or improvements dedicated to the public or to the County for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

**CERTIFICATE OF ACCEPTANCE**

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

The dedication to Two Rivers West 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 Two Rivers West Community Development District by their Board of Supervisors this 24 day of July, 2024, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Nicholas J. Dister, Vice Chairperson  
Witness: Stephanie Rosenzweig  
Printed Name: Stephanie Rosenzweig

Witness: Connor Smith  
Printed Name: Connor Smith

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 24 day of July, 2024, before me personally appeared by means of physical presence, Nicholas J. Dister, as Vice Chairperson of Two Rivers West Community Development District, [X] personally known to me or [ ] who has produced [ ] as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Notary Public: Tiffany Brodbeck  
State of Florida at Large  
My Commission expires: 09/27/24  
Commission Number: HH 046899



**CERTIFICATE OF ACCEPTANCE**

of the **TWO RIVERS VILLAS COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation

**TWO RIVERS VILLAS COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Allison Martin, President  
Witness: Heather Meyer  
Printed Name: Heather Meyer

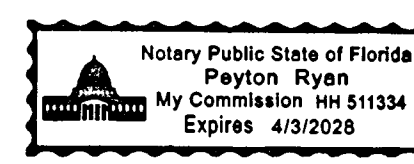
Witness: Alexandra Matey  
Printed Name: Alexandra Matey

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

I hereby certify on this 22 day of JULY, 2024 before me personally appeared by means of physical presence, Allison Martin, President of TWO RIVERS VILLAS COMMUNITY ASSOCIATION, INC., [X] personally known to me or [ ] who has produced N/A 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.

Notary Public: Payton Ryan  
State of Florida at Large  
My Commission expires: 4/13/28  
Commission Number: HH 511334



**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 30th day of July, 2024

By: Alex W. Parhes  
Alex W. Parhes, 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 6th day of August, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

By: Ronald E. Walker  
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 7th day of August, 2024, in Plat Book 95, Page(s) 133-140.

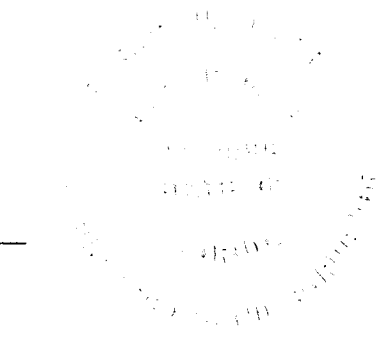
By: Nikki Alvarez-Sowles, Clerk  
Nikki Alvarez-Sowles, Clerk  
Pasco County Clerk & Comptroller

**SURVEYOR'S CERTIFICATE**

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 27th day of June, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 25th day of July, 2024

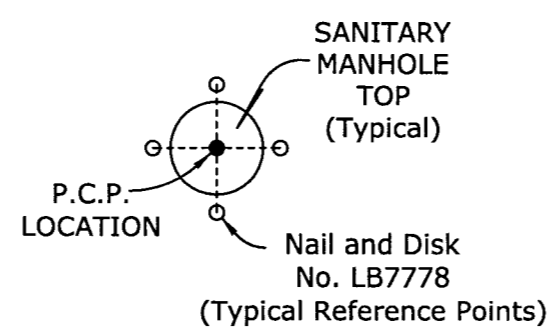
By: Arthur W. Merritt  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778



**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azelle Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No. AM-HBWB-TR-014  
File: P1Two Rivers Parcel E Villas Plat2Rivers-Par-E-Villas-01

**TWO RIVERS PARCEL E VILLAS**  
 LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**P.C.P. REFERENCE DIAGRAM**  
(NOT TO SCALE)

The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

**NOTE:**

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

**NOTICE:**

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**NOTE:**

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

**NOTE:**

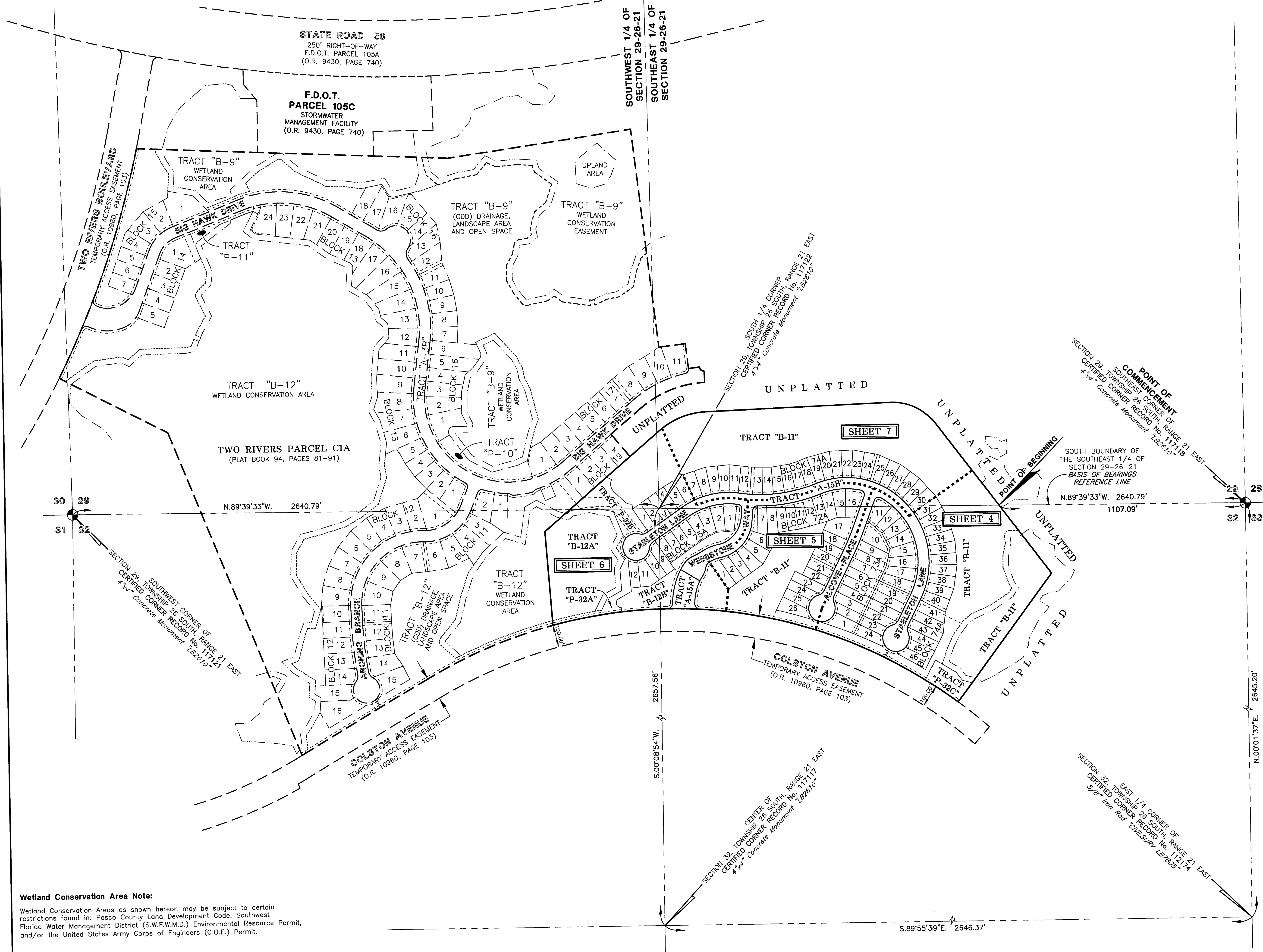
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-15A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.359 Ac.±
TRACT "A-15B"	(HOA) INGRESS - EGRESS EASEMENT; (CDD) DRAINAGE AND EASEMENT; (PUBLIC) UTILITY EASEMENT	4.092 Ac.±
TRACT "B-11"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT; EMERGENCY ACCESS EASEMENT; WETLAND CONSERVATION AREA	18.052 Ac.±
TRACT "B-11A"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.061 Ac.±
TRACT "B-12A"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (PUBLIC) PEDESTRIAN ACCESS EASEMENT; WETLAND CONSERVATION AREA	3.382 Ac.±
TRACT "B-12B"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	1.009 Ac.±
TRACT "P-32A"	(CDD) PARK AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	0.271 Ac.±
TRACT "P-32B"	(CDD) PARK AREA	0.709 Ac.±
TRACT "P-32C"	(CDD) PARK AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	0.416 Ac.±

# TWO RIVERS PARCEL E VILLAS

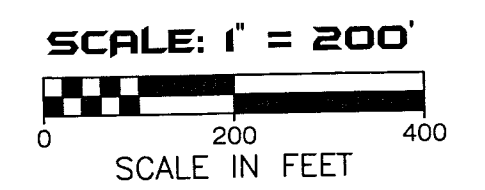
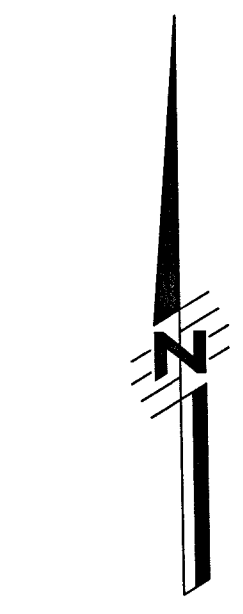
LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



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

- LEGEND**
1. O.R. - Official Records Book
  2. (CDD) - Two Rivers West Community Development District
  3. F.D.O.T. - Florida Department of Transportation

**BASIS OF BEARINGS**  
 The South boundary of the Southeast 1/4 of Section 29, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°39'33\"/>



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

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

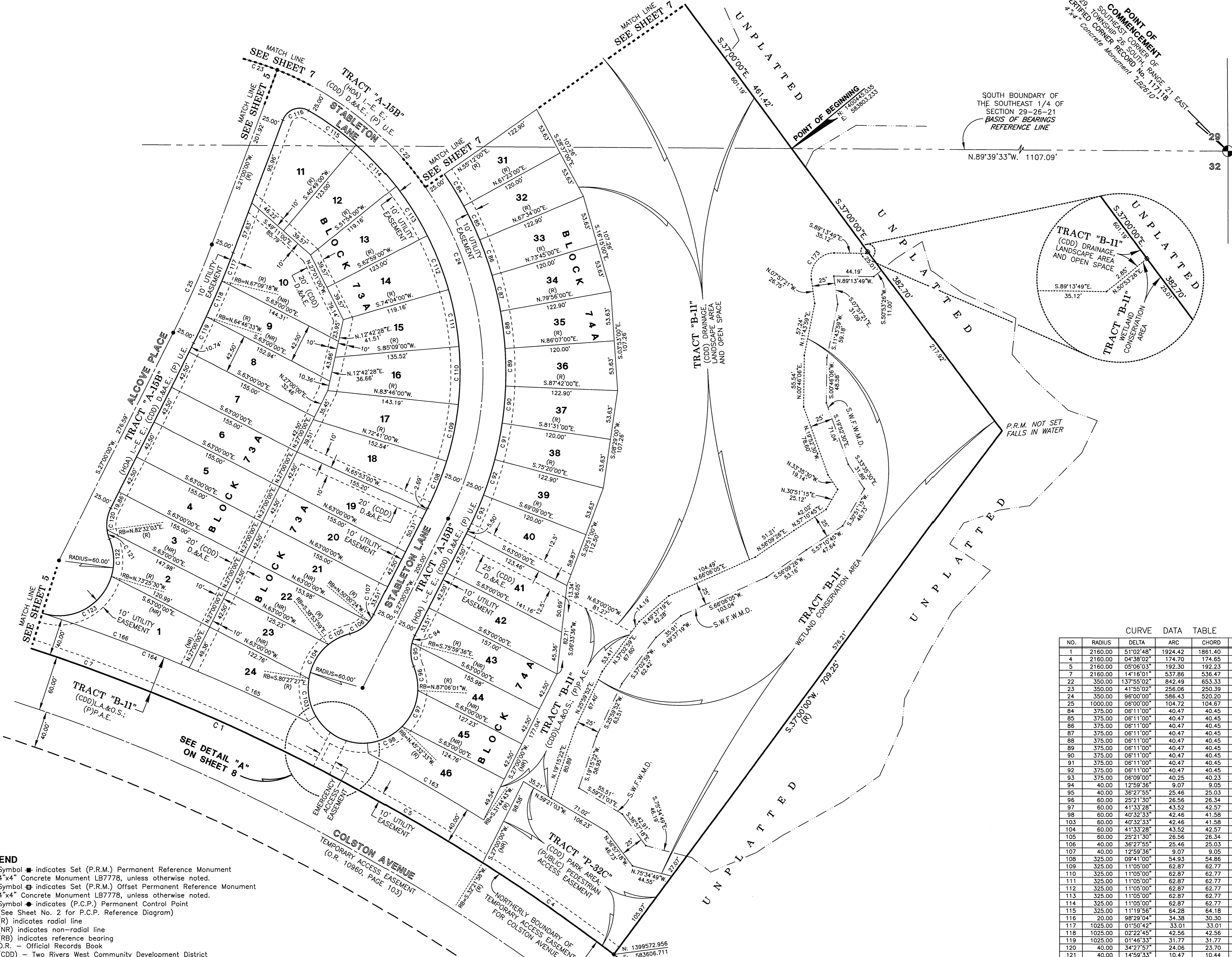
# TWO RIVERS PARCEL E VILLAS

LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

SECTION 29  
TOWNSHIP 26 SOUTH, RANGE 21 EAST  
4"x4" Concrete Monument 122670

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF  
SECTION 29-26-21  
BASIS OF BEARINGS  
REFERENCE LINE

SOUTH BOUNDARY OF  
THE SOUTHWEST 1/4 OF  
SECTION 29-26-21  
BASIS OF BEARINGS  
REFERENCE LINE



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	ANG
1	2160.00	51°02'48"	1924.42	1861.40	N.78°31'24"W.
4	2160.00	04°38'02"	174.70	174.65	N.60°11'04"W.
5	2160.00	05°06'03"	192.30	192.23	N.60°11'04"W.
7	2160.00	14°16'01"	537.86	536.47	N.41°23'56"W.
22	350.00	137°55'02"	842.49	653.33	S.41°57'31"E.
23	350.00	41°55'02"	256.06	250.39	S.89°57'31"E.
24	350.00	96°00'00"	586.43	520.20	S.21°00'00"E.
25	1000.00	06°00'00"	104.72	104.67	S.24°00'00"W.
94	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
95	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
96	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
97	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
98	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
99	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
100	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
101	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
102	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
103	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
104	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
105	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
106	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
107	375.00	06°11'00"	40.47	40.45	S.11°54'30"W.
108	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
109	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
110	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
111	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
112	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
113	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
114	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
115	325.00	11°05'00"	62.87	62.77	N.102°33'30"W.
116	20.00	98°23'04"	34.38	30.30	S.70°14'32"W.
117	1025.00	01°50'42"	33.01	33.01	S.21°55'21"W.
118	1025.00	02°22'45"	42.56	42.56	S.24°02'05"W.
119	1025.00	01°46'33"	31.77	31.77	S.26°06'43"W.
120	40.00	34°27'57"	24.06	23.70	S.09°46'01"W.
121	40.00	14°59'33"	10.47	10.44	S.14°57'44"E.
122	60.00	39°02'01"	40.88	40.09	S.02°56'30"E.
123	60.00	91°15'33"	95.57	65.78	S.62°12'17"W.
163	2200.00	03°45'40"	144.51	144.49	N.60°08'11"W.
164	2200.00	13°16'51"	509.94	508.80	N.70°37'20"W.
165	2200.00	03°42'41"	142.51	142.48	N.65°50'15"W.
166	2200.00	04°28'22"	171.74	171.70	N.69°55'46"W.
173	25.00	98°43'33"	43.08	37.94	N.41°24'25"E.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Two Rivers West Community Development District
  - (HOA) - Homeowners Association
  - D.&A.E. - Drainage and Access Easement
  - I.-E. E. - Ingress-Egress Easement
  - (P)U.E. - (Public) Utility Easement
  - (P)P.A.E. - (Public) Pedestrian Access Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

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

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 8  
FOR BASIS OF BEARINGS

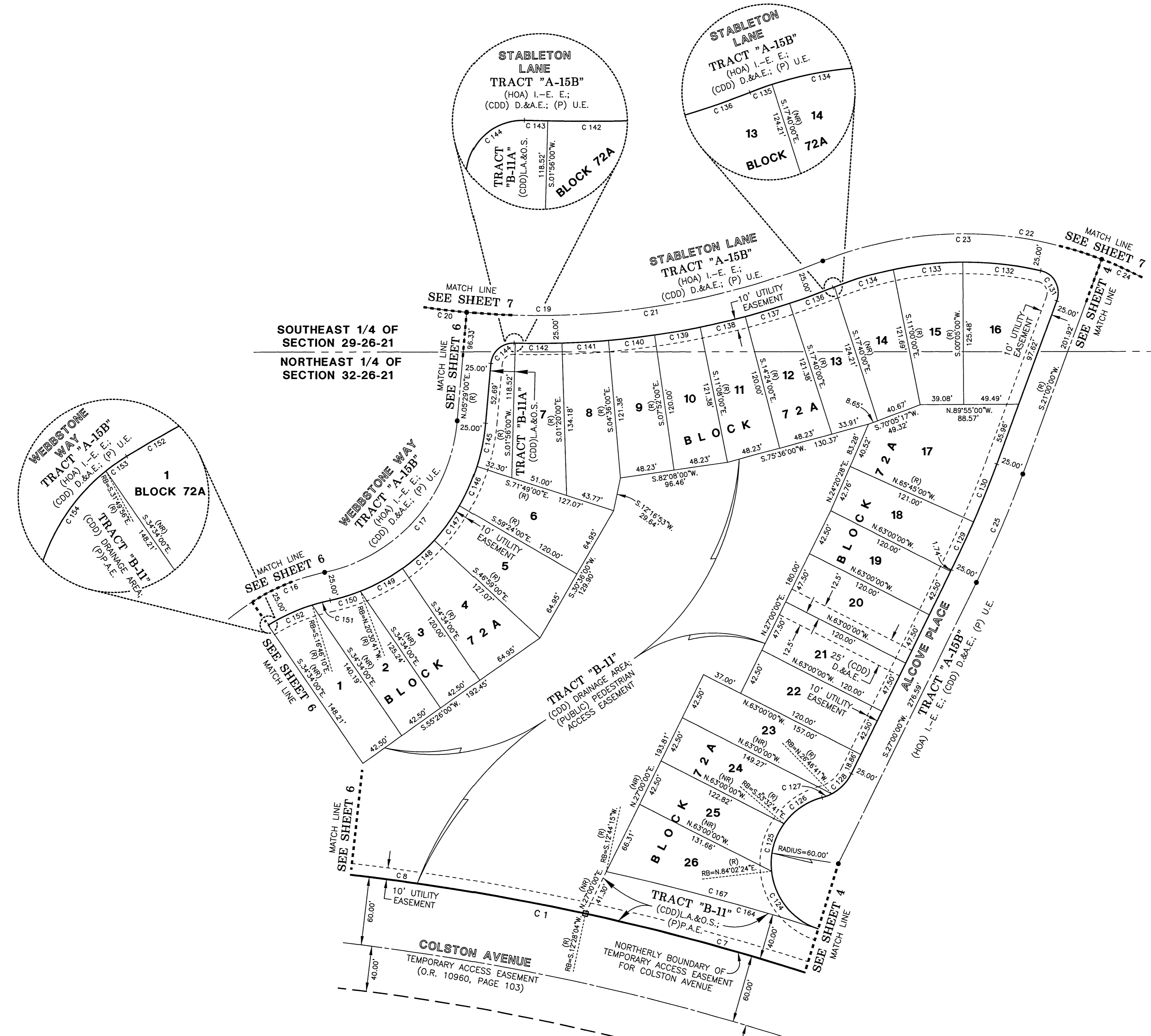
SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-9200

**SHEET 4 OF 8 SHEETS**

# TWO RIVERS PARCEL E VILLAS

LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

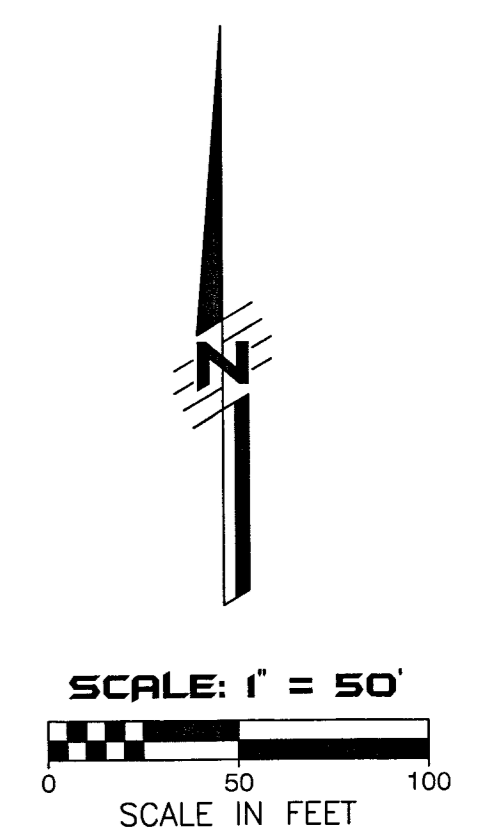


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2160.00	51°02'48"	1924.42	1861.40	N.78°31'24"W.
7	2160.00	14°16'01"	537.86	536.47	N.70°23'56"W.
8	2160.00	08°45'02"	329.89	329.57	N.81°54'27"W.
16	200.00	50°58'07"	177.91	172.11	N.53°15'27"E.
17	150.00	73°15'30"	191.79	178.99	N.42°06'45"E.
19	700.00	29°35'18"	361.49	357.49	N.83°52'37"E.
20	700.00	03°11'16"	38.95	38.94	S.82°55'22"E.
21	700.00	26°24'02"	322.54	319.70	N.82°16'59"E.
22	350.00	137°55'02"	842.49	653.33	S.41°57'31"E.
23	350.00	41°55'02"	256.06	250.39	S.89°57'31"E.
24	350.00	96°00'00"	586.43	520.20	S.24°00'00"W.
124	1000.00	08°00'00"	104.72	104.67	S.24°00'00"W.
124	80.00	66°12'21"	69.33	65.54	N.39°03'46"W.
125	60.00	42°24'55"	44.42	43.41	N.15°14'52"E.
126	60.00	40°00'11"	41.89	41.05	N.56°27'25"E.
127	40.00	13°14'11"	9.24	9.22	N.69°50'25"E.
128	40.00	36°13'19"	25.29	24.87	N.45°06'40"E.
129	975.00	02°45'00"	46.80	46.79	N.23°37'30"W.
130	975.00	03°15'00"	55.31	55.30	N.22°37'30"W.
131	20.00	98°29'04"	34.38	30.30	N.28°14'32"W.
132	325.00	12°25'56"	70.52	70.38	N.83°42'02"W.
133	325.00	11°05'00"	62.87	62.77	S.84°32'30"W.
134	325.00	09°40'19"	54.86	54.80	S.74°09'51"W.
134	325.00	09°40'19"	54.86	54.80	S.74°09'51"W.
135	325.00	00°14'43"	1.39	1.39	S.69°12'19"W.
136	725.00	03°15'00"	41.13	41.13	S.87°02'00"W.
136	725.00	03°15'02"	41.13	41.13	S.70°42'29"W.
137	725.00	03°16'00"	41.34	41.33	S.73°58'00"W.
138	725.00	03°16'00"	41.34	41.33	S.77°14'00"W.
139	725.00	03°16'00"	41.34	41.33	S.80°30'00"W.
140	725.00	03°16'00"	41.34	41.33	S.83°46'00"W.
141	725.00	03°16'00"	41.34	41.33	S.87°02'00"W.
142	725.00	03°15'00"	41.13	41.13	S.89°42'00"W.
142	725.00	03°16'00"	41.34	41.33	S.89°42'00"W.
143	725.00	00°05'13"	1.10	1.10	N.88°01'23"W.
144	20.00	86°32'13"	30.21	27.42	S.48°45'07"W.
145	175.00	12°42'00"	38.79	38.71	S.11°50'00"W.
146	175.00	12°25'00"	37.92	37.85	S.24°23'30"W.
147	175.00	12°25'00"	37.92	37.85	S.36°48'30"W.
148	175.00	12°25'00"	37.92	37.85	S.49°13'30"W.
149	175.00	14°03'19"	42.93	42.82	S.62°27'39"W.
150	175.00	09°15'12"	28.26	28.23	S.74°05'55"W.
151	175.00	05°30'41"	16.83	16.83	S.75°59'10"W.
152	175.00	13°58'50"	42.70	42.60	S.66°14'25"W.
153	35.00	01°04'56"	0.66	0.66	S.58°42'32"W.
154	35.00	46°15'42"	29.48	28.62	S.34°02'13"W.
164	2200.00	13°15'51"	509.94	508.80	N.70°37'20"W.
167	2200.00	05°05'48"	195.70	195.63	N.74°42'51"W.

- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol  $\bullet$  indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Two Rivers West Community Development District
  - (HOA) - Homeowners Association
  - D.&A.E. - Drainage and Access Easement
  - I.-E. E. - Ingress-Egress Easement
  - (P)U.E. - (Public) Utility Easement
  - (P)P.A.E. - (Public) Pedestrian Access Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

**Wetland Conservation Area Note:**  
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SEE SHEET 3 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE.

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE.

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**TWO RIVERS PARCEL E VILLAS**  
 LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

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

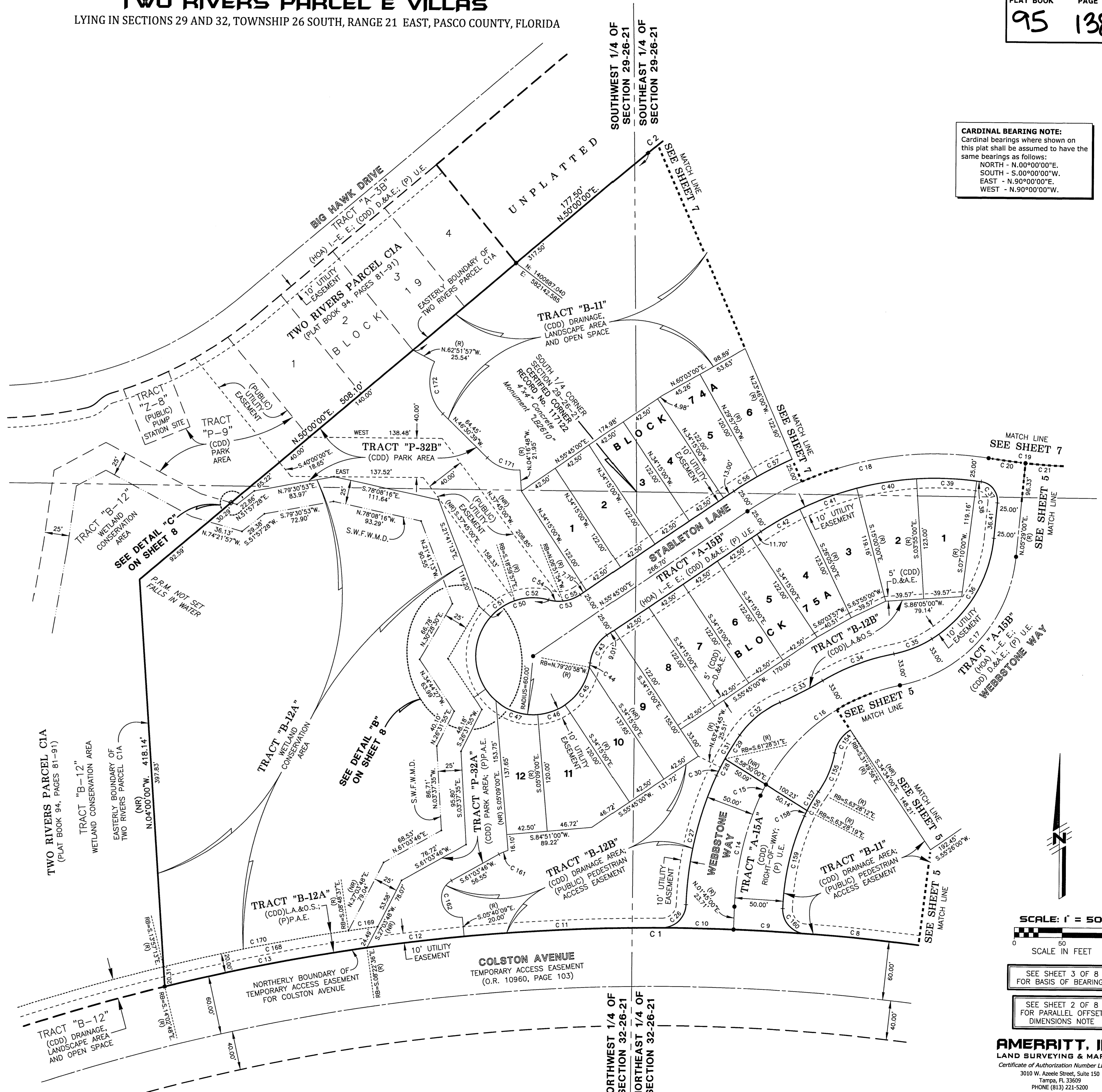
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2160.00	51°02'48"	1924.42	1861.40	N.78°31'24"W.
2	344.00	38°00'00"	228.15	223.99	N.89°00'00"E.
8	2160.00	08°45'02"	329.89	329.57	N.81°54'27"W.
9	2160.00	01°58'01"	74.16	74.15	N.87°15'59"W.
10	2160.00	01°58'01"	74.16	74.15	N.89°14'01"W.
11	2160.00	05°27'08"	205.54	205.47	S.87°03'25"W.
12	2160.00	02°42'27"	102.07	102.06	S.82°58'37"W.
13	2160.00	05°40'12"	213.76	213.67	S.78°47'18"W.
14	300.00	22°22'55"	117.19	118.45	N.12°58'28"E.
15	200.00	03°38'28"	12.71	12.71	N.25°57'09"E.
16	200.00	50°58'07"	179.91	172.11	N.53°15'27"E.
17	150.00	73°15'30"	191.79	178.99	N.42°06'45"E.
18	350.00	42°55'16"	262.19	256.10	N.77°12'38"E.
19	700.00	29°35'18"	361.49	357.49	N.83°52'37"E.
20	700.00	03°11'15"	38.95	38.94	S.82°55'22"E.
21	700.00	28°24'02"	322.54	319.70	N.82°18'59"E.
26	25.00	88°01'59"	38.41	34.74	N.45°45'59"E.
27	350.00	22°22'55"	136.72	135.86	N.12°56'28"E.
28	250.00	04°23'14"	19.14	19.14	N.26°19'32"E.
29	250.00	06°38'06"	28.95	28.93	N.31°50'12"E.
30	250.00	02°07'20"	9.26	9.26	N.25°11'35"E.
31	250.00	08°50'11"	38.83	38.80	N.30°42'15"E.
32	89.00	31°13'43"	53.96	53.29	N.37°18'00"E.
33	397.50	07°07'57"	49.48	49.45	N.62°49'00"E.
34	233.00	19°29'28"	79.26	78.88	N.68°59'45"E.
35	117.00	20°49'27"	42.52	42.29	N.68°19'46"E.
36	137.50	52°26'03"	125.83	121.49	N.31°42'01"E.
37	20.00	87°29'02"	30.54	27.66	N.38°15'31"W.
38	325.00	00°49'58"	4.72	4.72	N.82°25'01"W.
39	325.00	11°05'00"	62.87	62.77	N.88°22'30"W.
40	325.00	11°05'00"	62.87	62.77	S.80°23'30"W.
41	325.00	11°05'00"	62.87	62.77	S.69°27'30"W.
42	325.00	08°10'00"	46.32	46.28	S.59°50'00"W.
43	40.00	49°27'30"	34.53	33.47	S.31°01'15"W.
44	60.00	04°21'32"	4.56	4.56	S.08°28'16"W.
45	60.00	45°05'58"	47.23	46.02	S.33°12'01"W.
46	60.00	29°06'00"	30.47	30.15	S.70°18'00"W.
47	60.00	45°05'58"	47.23	46.02	N.72°36'01"W.
50	60.00	63°23'20"	66.38	63.05	N.73°30'50"E.
51	60.00	29°10'53"	30.56	30.23	N.56°24'36"E.
52	60.00	34°12'28"	35.82	35.29	N.88°06'16"E.
53	40.00	49°27'30"	34.53	33.47	N.80°28'45"E.
54	40.00	23°04'24"	15.41	15.31	S.85°49'42"E.
55	40.00	27°23'06"	19.12	18.94	N.69°26'33"E.
56	375.00	04°18'00"	28.14	28.14	N.57°54'00"E.
57	375.00	06°11'00"	40.47	40.45	N.63°08'30"E.
154	35.00	48°15'42"	29.48	28.62	S.34°02'13"W.
155	99.00	25°14'53"	43.63	43.27	S.22°31'49"W.
156	150.00	11°01'20"	28.86	28.81	S.29°38'35"W.
157	150.00	08°37'34"	22.58	22.56	S.30°50'28"W.
158	150.00	02°23'46"	6.27	6.27	S.29°19'48"W.
159	250.00	22°22'55"	97.66	97.04	S.12°56'28"W.
160	25.00	88°01'59"	38.41	34.74	S.42°15'59"E.
161	50.00	11°44'54"	10.25	10.23	S.66°56'13"W.
162	20.00	156°43'55"	54.71	39.18	S.17°18'12"E.
168	2180.00	05°57'01"	228.39	226.29	S.79°01'17"W.
169	2180.00	00°49'24"	30.70	30.70	S.81°35'35"W.
170	2180.00	05°08'36"	195.70	195.63	S.78°37'05"W.
171	45.00	47°46'09"	37.52	38.44	N.70°23'43"W.
172	45.00	73°38'42"	57.84	53.94	N.09°41'18"W.

**Wetland Conservation Area Note:**

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**LEGEND**

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ⊠ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
- (R) indicates radial line
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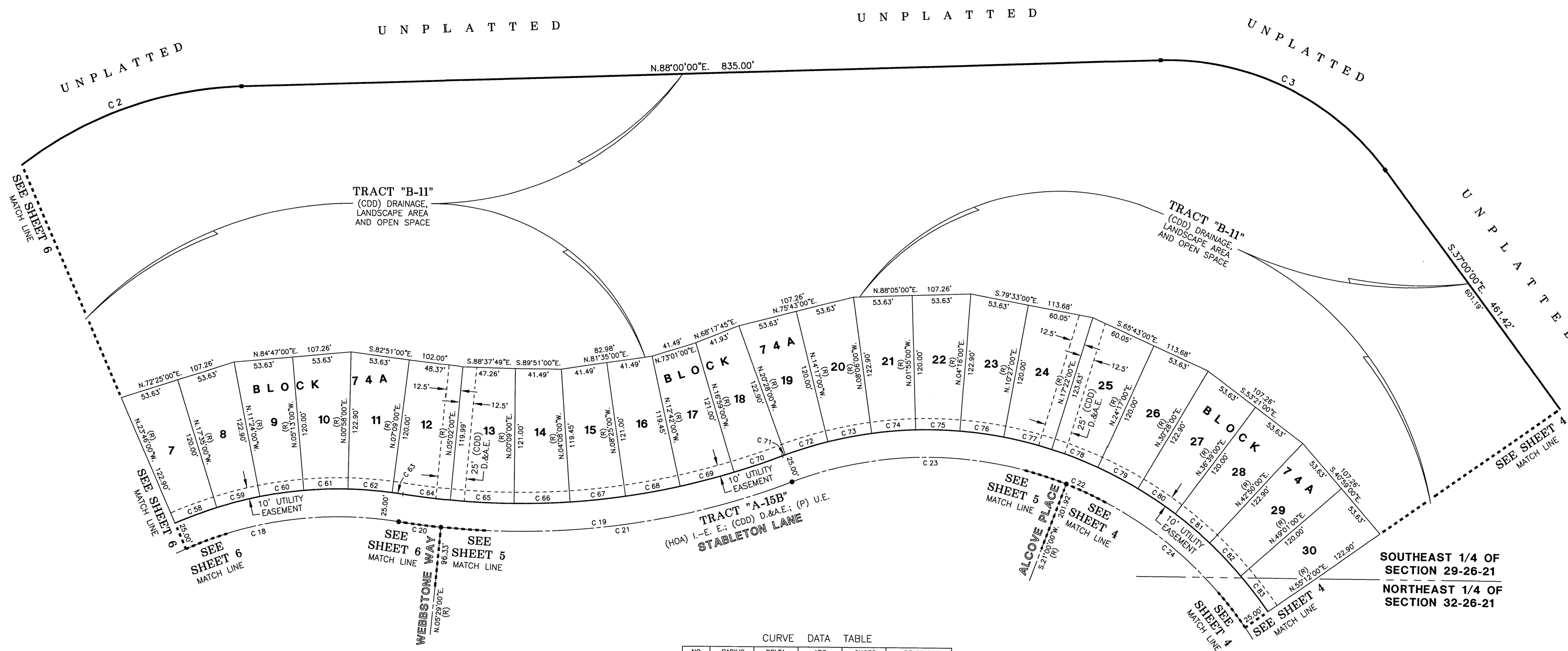
**SCALE: 1" = 50'**  
 SCALE IN FEET

SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

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**TWO RIVERS PARCEL E VILLAS**  
 LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



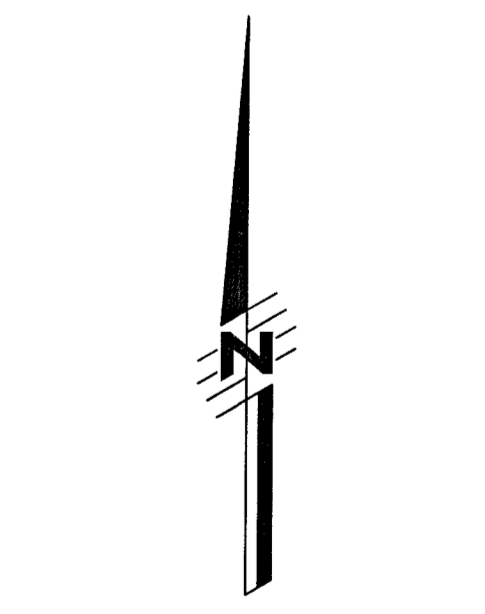
**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	344.00	38°00'00"	228.15	223.99	N.69°00'00"E.
3	244.00	55°00'00"	234.22	225.33	S.64°30'00"E.
18	350.00	42°55'16"	262.19	256.10	N.77°12'38"E.
19	700.00	29°35'18"	361.49	357.49	N.83°52'37"E.
20	700.00	03°11'16"	38.95	38.94	S.82°55'22"E.
21	700.00	26°24'02"	322.54	319.70	N.82°16'59"E.
22	350.00	137°55'02"	842.49	653.33	S.41°57'31"E.
23	350.00	41°55'02"	256.06	250.39	S.89°57'31"E.
24	350.00	68°00'00"	586.43	520.20	S.21°00'00"E.
58	375.00	06°11'00"	40.47	40.45	N.68°19'30"E.
59	375.00	06°11'00"	40.47	40.45	N.75°30'30"E.
60	375.00	06°11'00"	40.47	40.45	N.81°41'30"E.
61	375.00	06°11'00"	40.47	40.45	N.87°52'30"E.
62	375.00	06°11'00"	40.47	40.45	S.85°56'30"E.
63	375.00	01°31'16"	9.98	9.98	S.82°05'22"E.
64	675.00	03°38'16"	42.86	42.85	S.83°08'52"E.
65	675.00	04°53'00"	57.53	57.51	S.87°24'30"E.
66	675.00	04°17'00"	50.46	50.45	N.88°00'30"E.
67	675.00	04°17'00"	50.46	50.45	N.83°43'30"E.
68	675.00	04°17'00"	50.46	50.45	N.79°26'30"E.
69	675.00	04°17'00"	50.46	50.45	N.75°09'30"E.
70	675.00	03°55'00"	46.35	46.34	N.71°02'59"E.
71	375.00	00°27'02"	2.96	2.95	N.69°18'29"E.
72	375.00	06°11'00"	40.47	40.45	N.72°37'30"E.
73	375.00	06°11'00"	40.47	40.45	N.78°48'30"E.
74	375.00	06°11'00"	40.47	40.45	N.84°59'30"E.
75	375.00	06°11'00"	40.47	40.45	S.88°49'30"E.
76	375.00	06°11'00"	40.47	40.45	S.82°38'30"E.
77	375.00	06°55'00"	45.27	45.24	S.76°05'30"E.
78	375.00	06°55'00"	45.27	45.24	N.69°18'29"E.
79	375.00	06°11'00"	40.47	40.45	S.62°37'30"E.
80	375.00	06°11'00"	40.47	40.45	S.56°26'30"E.
81	375.00	06°11'00"	40.47	40.45	S.50°15'30"E.
82	375.00	06°11'00"	40.47	40.45	S.44°04'30"E.
83	375.00	06°11'00"	40.47	40.45	S.37°53'30"E.

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

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
 4"x4" Concrete Monument LB7778, unless otherwise noted.
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 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point  
 (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
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  - (RB) indicates reference bearing
  - O.R. - Official Records Book
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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

SOUTHEAST 1/4 OF SECTION 29-26-21  
 NORTHEAST 1/4 OF SECTION 32-26-21



SCALE: 1" = 50'  
 0 50 100  
 SCALE IN FEET

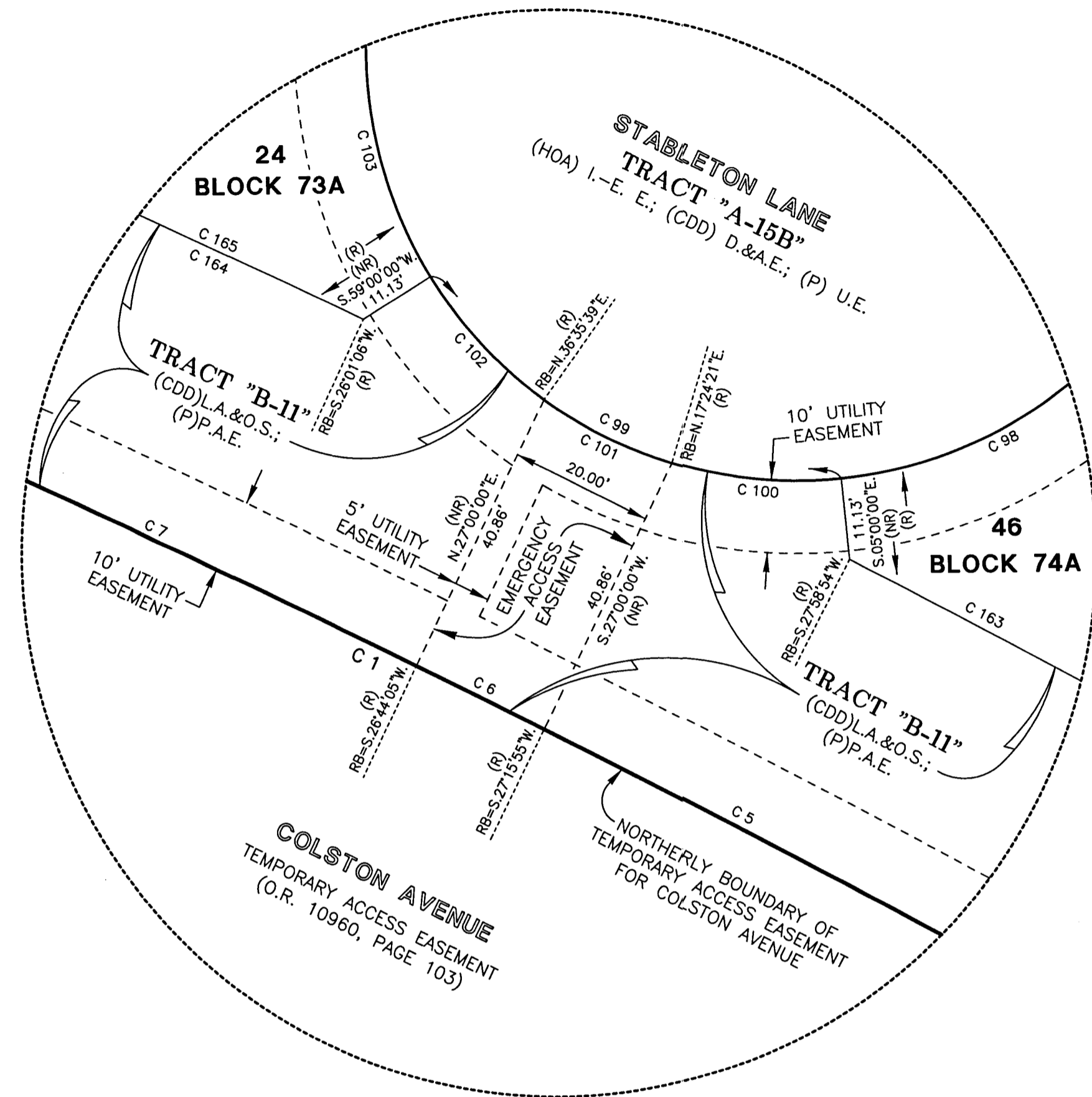
SEE SHEET 3 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

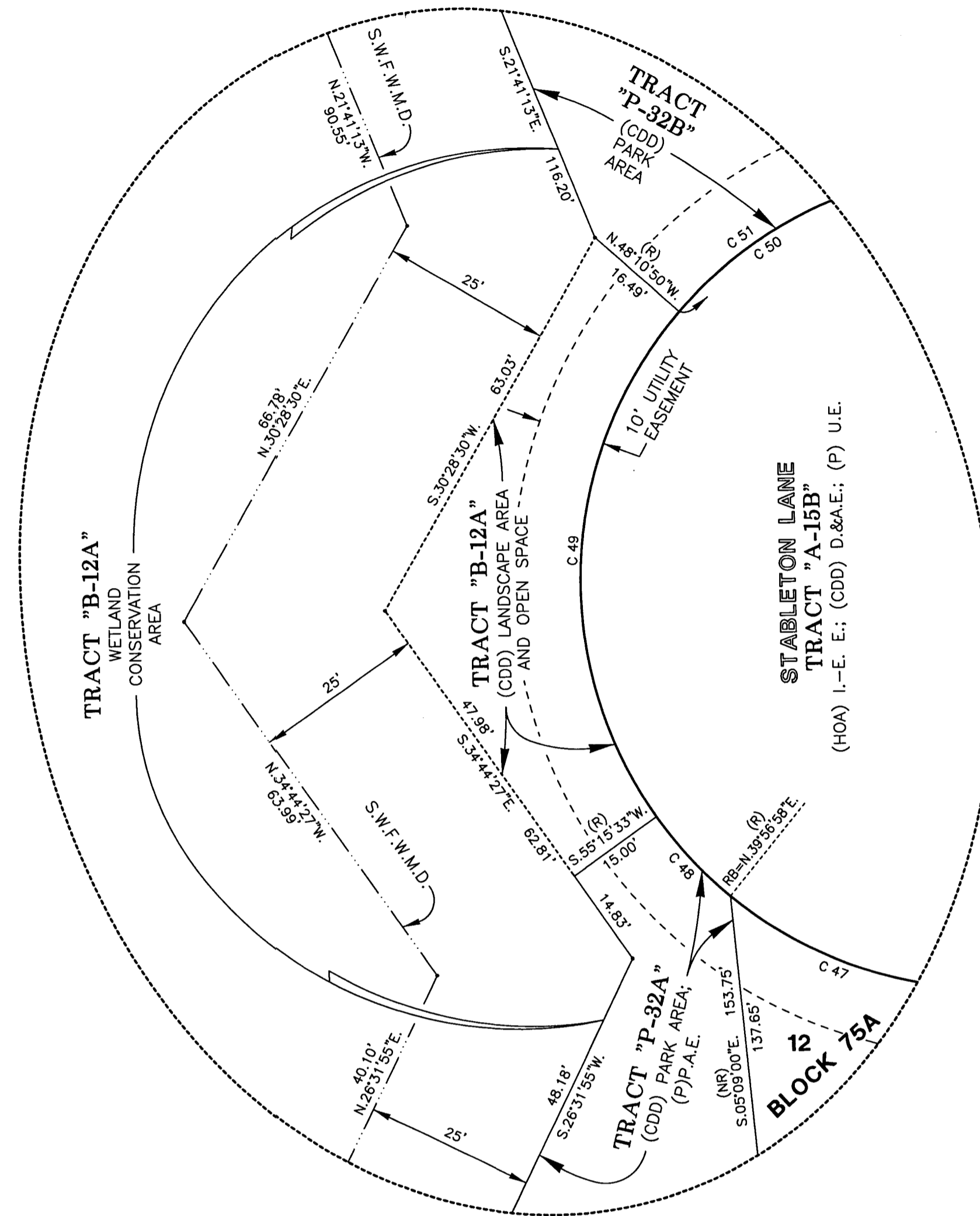
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# TWO RIVERS PARCEL E VILLAS

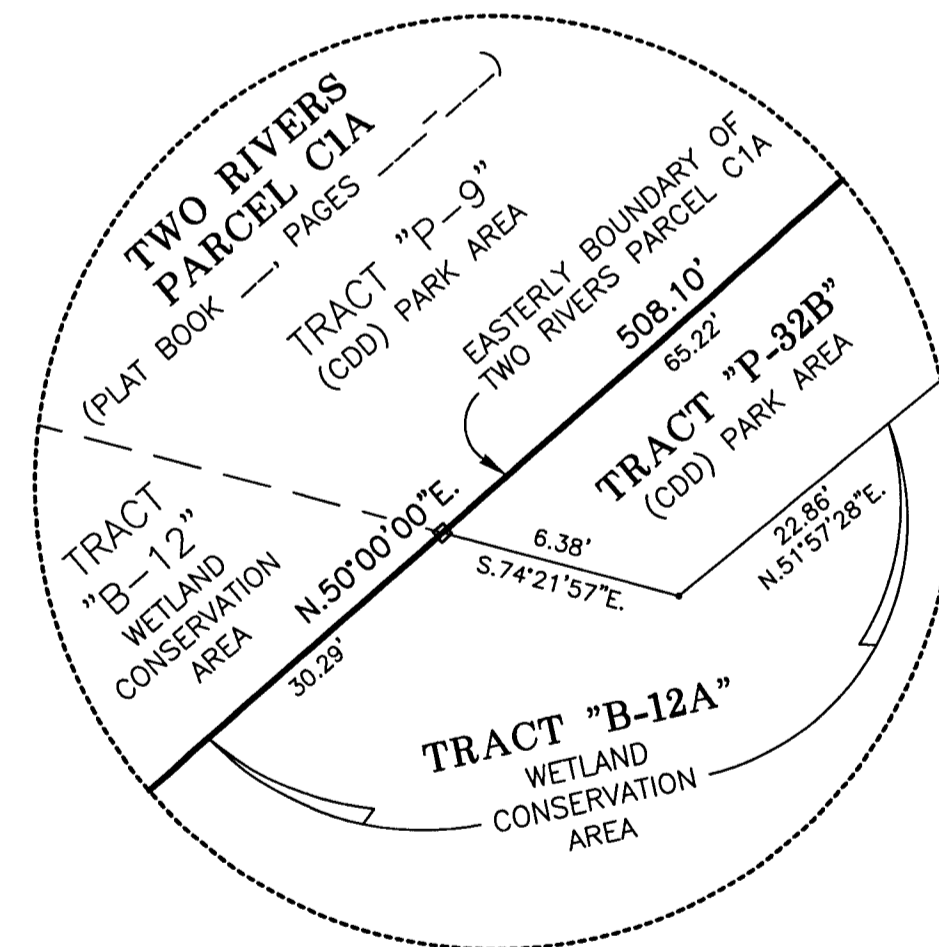
LYING IN SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 4)



**DETAIL "B"**  
NOT TO SCALE  
(SEE SHEET 6)



**DETAIL "C"**  
NOT TO SCALE  
(SEE SHEET 6)

**LEGEND**

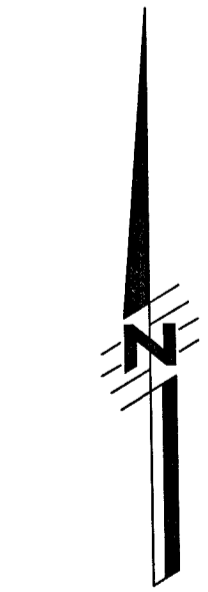
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1	2160.00	51°02'48"	1924.42	1861.40	N.78°31'24"W.
5	2160.00	05°08'03"	192.30	192.23	N.60°11'04"W.
6	2160.00	00°31'50"	20.00	20.00	N.63°00'00"W.
7	2160.00	14°16'01"	537.86	536.47	N.70°23'56"W.
47	60.00	45°05'58"	47.23	46.02	N.72°36'01"W.
48	60.00	15°18'35"	16.03	15.98	N.42°23'44"W.
49	60.00	76°33'36"	80.17	74.34	N.03°32'22"E.
50	60.00	63°23'20"	66.39	63.05	N.73°30'50"E.
51	60.00	29°10'53"	30.56	30.23	N.56°24'36"E.
98	60.00	40°32'33"	42.46	41.58	S.64°43'44"W.
99	60.00	64°00'00"	67.02	63.59	N.63°00'00"W.
100	60.00	22°24'21"	23.46	23.31	N.83°47'49"W.
101	60.00	19°11'17"	20.09	20.00	N.63°00'00"W.
102	60.00	22°24'21"	23.46	23.31	N.42°12'11"W.
103	60.00	40°32'33"	42.46	41.58	N.10°43'44"W.
163	2200.00	03°45'49"	144.51	144.49	N.60°08'11"W.
164	2200.00	13°16'51"	509.94	508.80	N.70°37'20"W.
165	2200.00	03°42'41"	142.51	142.48	N.65°50'15"W.



SEE SHEET 3 OF 8  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

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