

COBBLESTONE LOT 1, TRACT OS-15 AND LOTS 278 THROUGH 318

BEING A REPLAT OF LOT 1, LOTS 278 THROUGH 318, TRACT OS-15 OF COBBLESTONE PHASE 2, AS RECORDED IN PLAT BOOK 94, PAGES 22 THROUGH 29, LYING IN SECTIONS 22 & 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

Lots 1, 278 through 318, and Tract "OS-15", of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 94, Page 22 of the Public Records of Pasco County, Florida, lying in Sections 22 & 23, 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 of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1344.05 feet to the **POINT OF BEGINNING**; thence N.42°39'24"E., a distance of 565.33 feet to the 1/4 of Right-of-way of STONEYWOODS DRIVE of COBBLESTONE PHASE 2, according to the plat thereof, as recorded in Plat Book 94, Page 22 of the Public Records of Pasco County, Florida; thence along said Southerly Right-of-way, S.47°20'36"E., a distance of 134.46 feet; thence Southerly, 42.22 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 96°45'45" (chord bearing S.01°02'16"W., 37.38 feet) to a point on the Westerly Right-of-way of FALL HARVEST DRIVE of aforesaid COBBLESTONE PHASE 2; thence along said Westerly Right-of-way the following three (3) courses: 1) S.49°25'09"W., a distance of 359.75 feet; 2) Southwesterly, 32.69 feet along the arc of a tangent curve to the left having a radius of 277.00 feet and a central angle of 06°45'45" (chord bearing S.46°02'17"W., 32.67 feet); 3) S.42°39'24"W., a distance of 1392.59 feet; thence departing said Westerly Right-of-Way, N.47°20'36"W., a distance of 115.00 feet; thence N.42°39'24"E., a distance of 1245.07 feet to the **POINT OF BEGINNING**.

Containing 4.995 acres, more or less.

OWNER
MI HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Marshall Gray (VICE PRESIDENT)
Mark Roscoe (WITNESS SIGNATURE)
Christopher Ward (WITNESS SIGNATURE)
Mark Roscoe (WITNESS NAME-PRINTED)
Christopher Ward (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 17th DAY OF December, 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MARSHALL GRAY, VICE PRESIDENT OF MI HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED Mark Roscoe AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Nicole M Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 11/08/2025
COMMISSION NUMBER: HH253411
NICOLE M. HALL
Notary Public-State of Florida
Commission # HH 253411
My Commission Expires
November 08, 2025

CERTIFICATE OF ACCEPTANCE

OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

THE FUTURE MAINTENANCE RESPONSIBILITIES OF COBBLESTONE COMMUNITY DEVELOPMENT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WERE ACCEPTED AT AN OPEN MEETING OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 17th DAY OF December 2024 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON ONCE CONVEYANCE OCCURS.

Tatiana Pagan (CHAIRMAN)
WITNESS: Mark Roscoe
WITNESS: Christopher Ward
TATIANA PAGAN, CHAIRMAN
PRINT NAME: Mark Roscoe
PRINT NAME: Christopher Ward

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 17th DAY OF December 2024 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE TATIANA PAGAN, CHAIRMAN OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED Mark Roscoe 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
MY COMMISSION EXPIRES: 11/08/2025
COMMISSION NUMBER: HH 253411
NICOLE M. HALL
Notary Public-State of Florida
Commission # HH 253411
My Commission Expires
November 08, 2025

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 Pasco

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 FATIC FILE NO. 110366227 AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN MI 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 FATIC FILE NO. 110366227.

THIS THE 19 DAY OF December, 2024

FIRST AMERICAN TITLE INSURANCE COMPANY

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

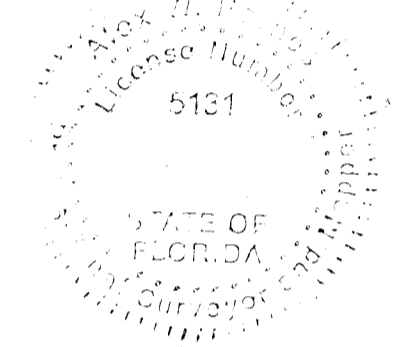
REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF Pasco

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 8th DAY OF January, 2025

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 16th DAY OF January, 2025 THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Kathleen Stark
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 15th DAY OF January, 2025 IN PLAT BOOK 97, PAGES 99-103.

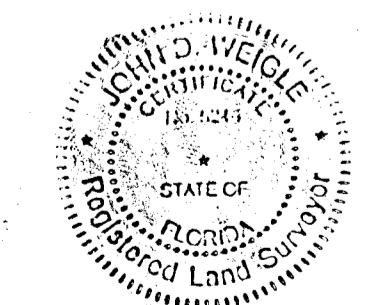
Nikk Alvarez-Sowles
NIKK ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 19th DAY OF NOVEMBER, 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.

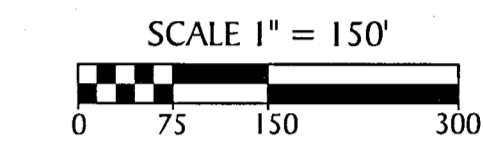
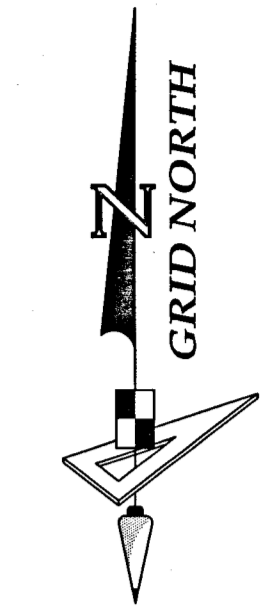
SIGNED AND SEALED THIS 16th DAY OF DECEMBER 2024

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



COBBLESTONE LOT 1, TRACT OS-15 AND LOTS 278 THROUGH 318

BEING A REPLAT OF LOT 1, LOTS 278 THROUGH 318, TRACT OS-15 OF COBBLESTONE PHASE 2, AS RECORDED IN PLAT BOOK 94, PAGES 22 THROUGH 29, LYING IN SECTIONS 22 & 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



KEY SHEET

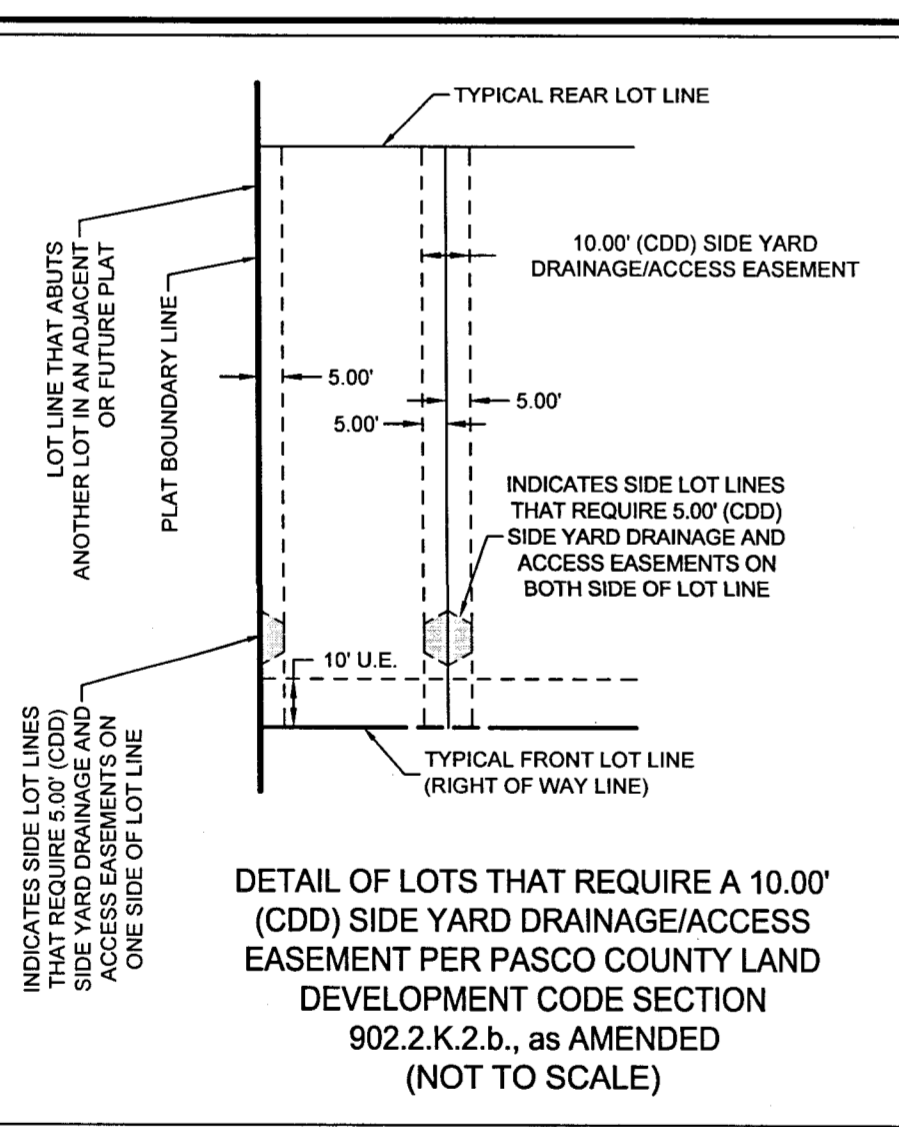
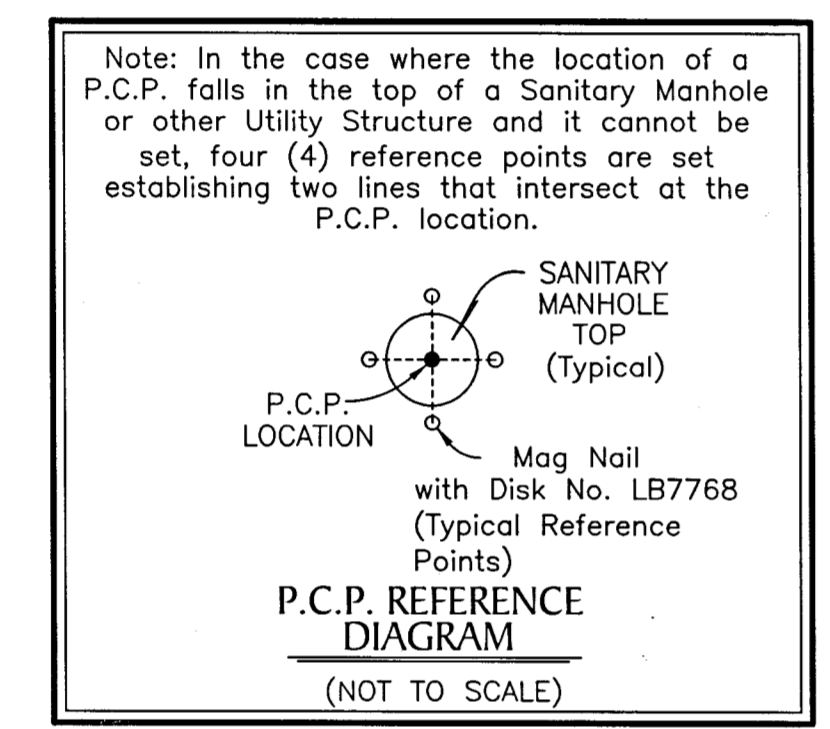
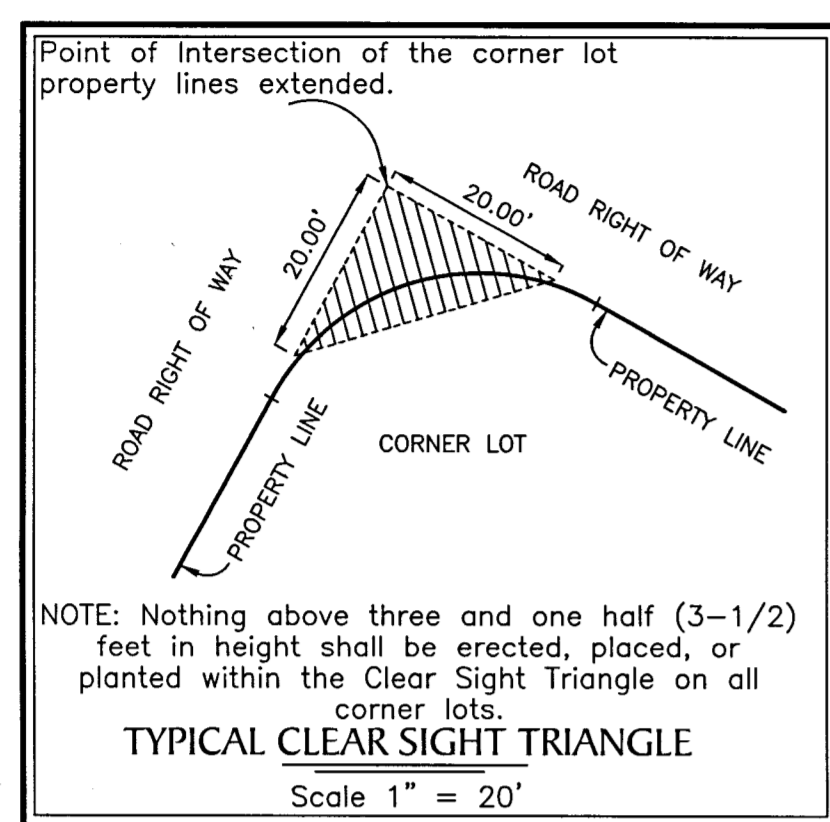
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

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	25.00'	42.22'	96°45'45"	S 01°02'16" W	37.38'
C2	277.00'	32.69'	6°45'45"	S 46°02'17" W	32.67'

TRACT DESIGNATION TABLE

TRACT "OS-15"	0.279 ACRES	OPEN SPACE
TRACT "OS-16A"	0.208 ACRES	OPEN SPACE, LANDSCAPE, UTILITY EASEMENT AND FENCE AREA



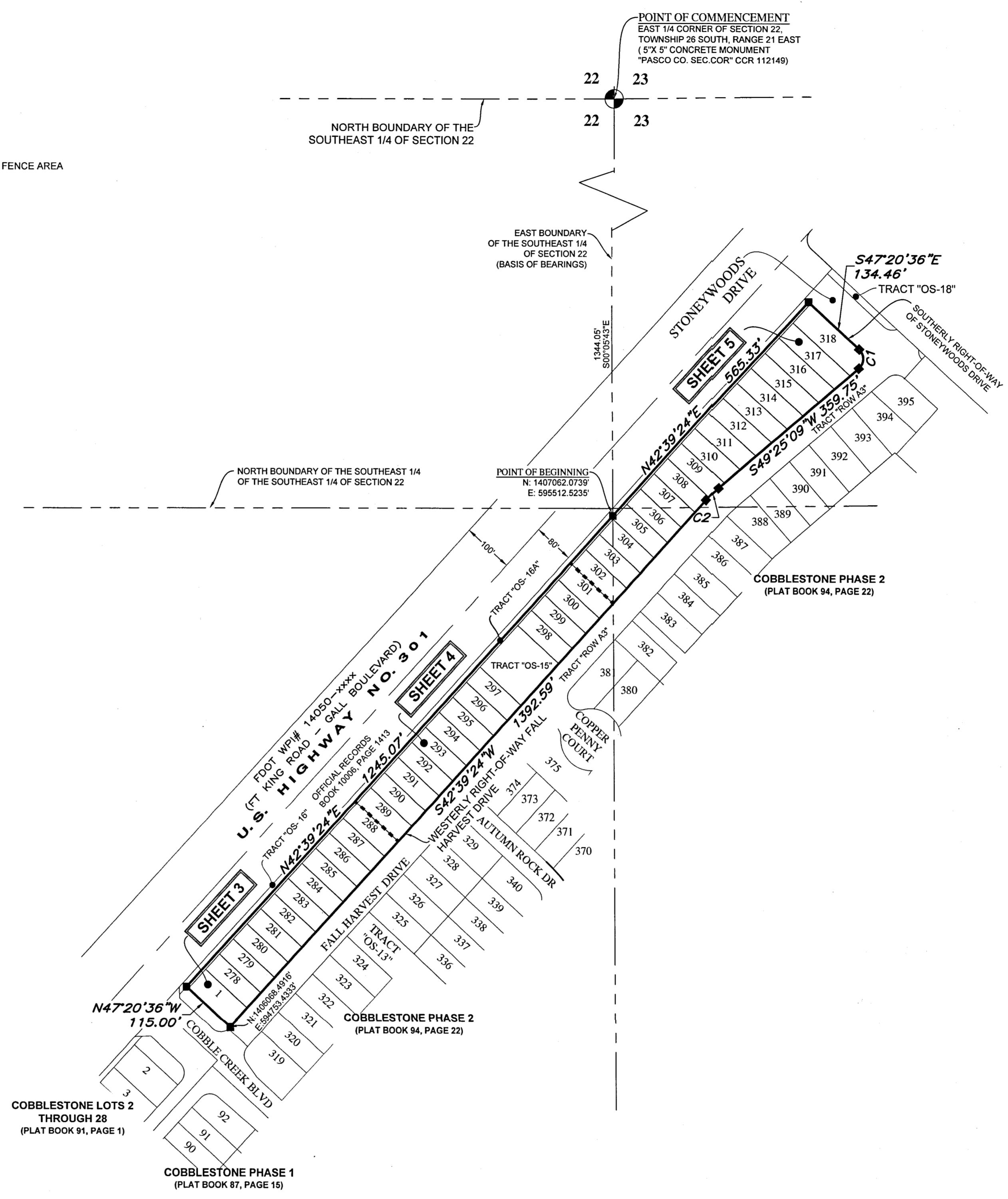
- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
 - Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)
 - (NR) Non-Radial
 - CA 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
 - CCR Certified Corner Record
 - P.B. Plat Book
 - P.G. Page
 - O.R. Official Records
 - (O/A) Overall
 - 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.

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

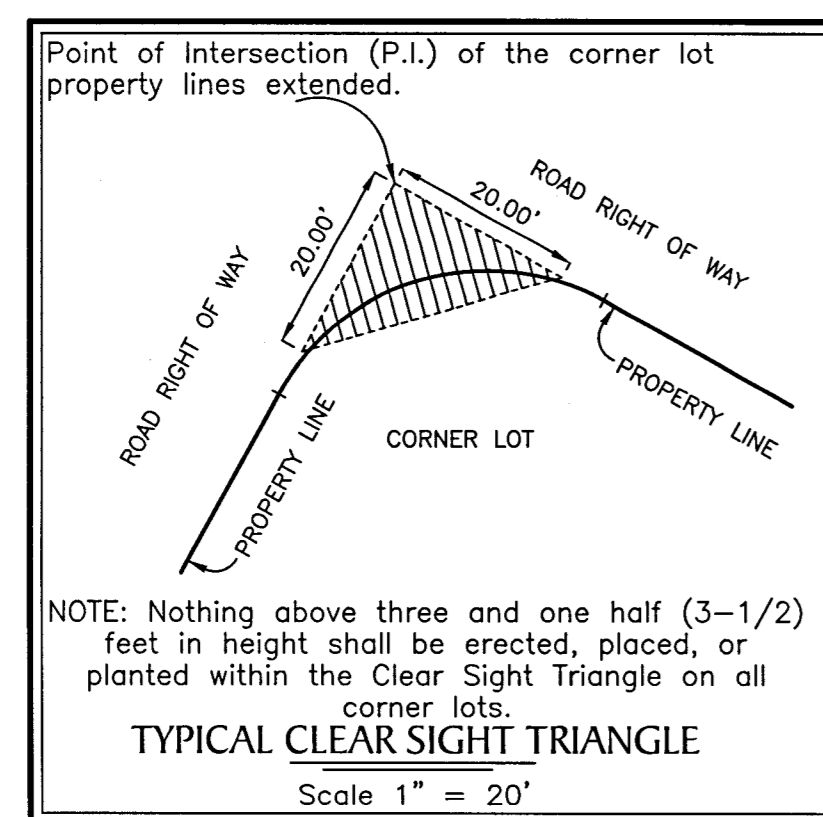
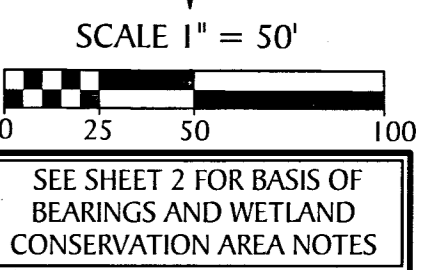
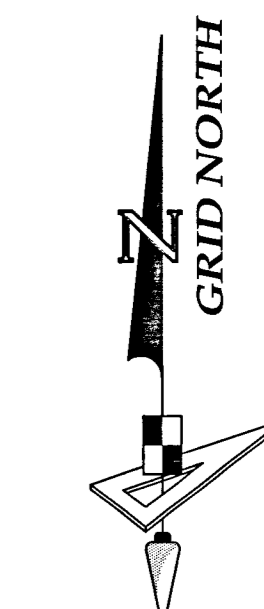
NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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

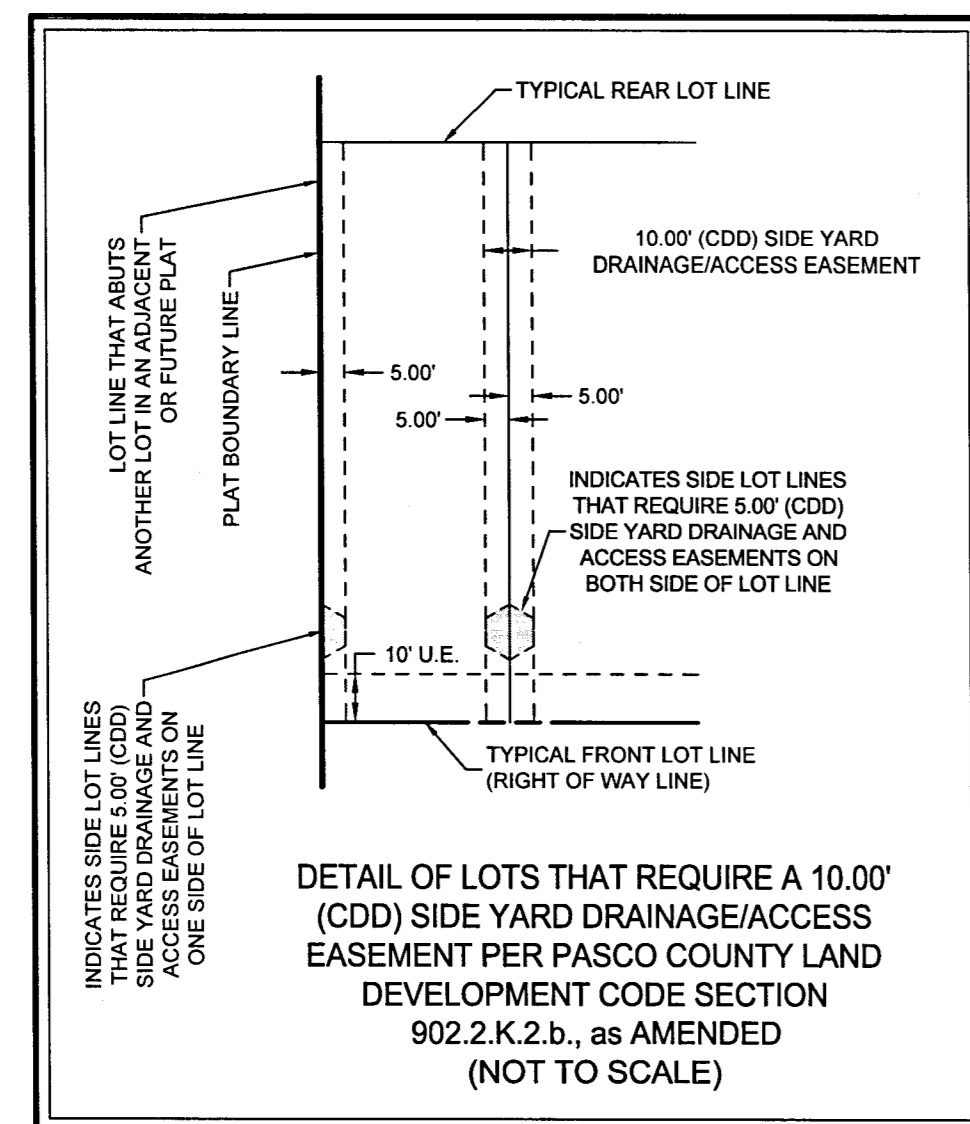
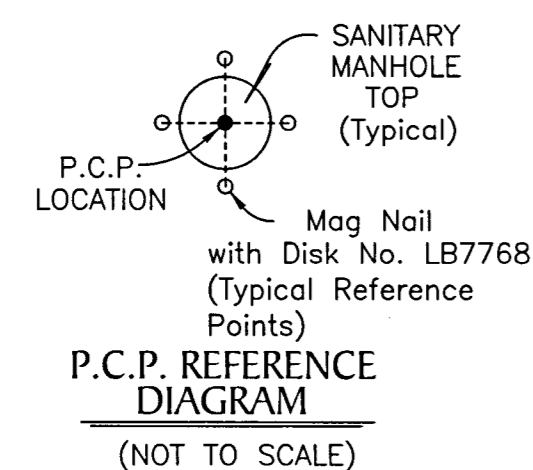


COBBLESTONE LOT 1, TRACT OS-15 AND LOTS 278 THROUGH 318

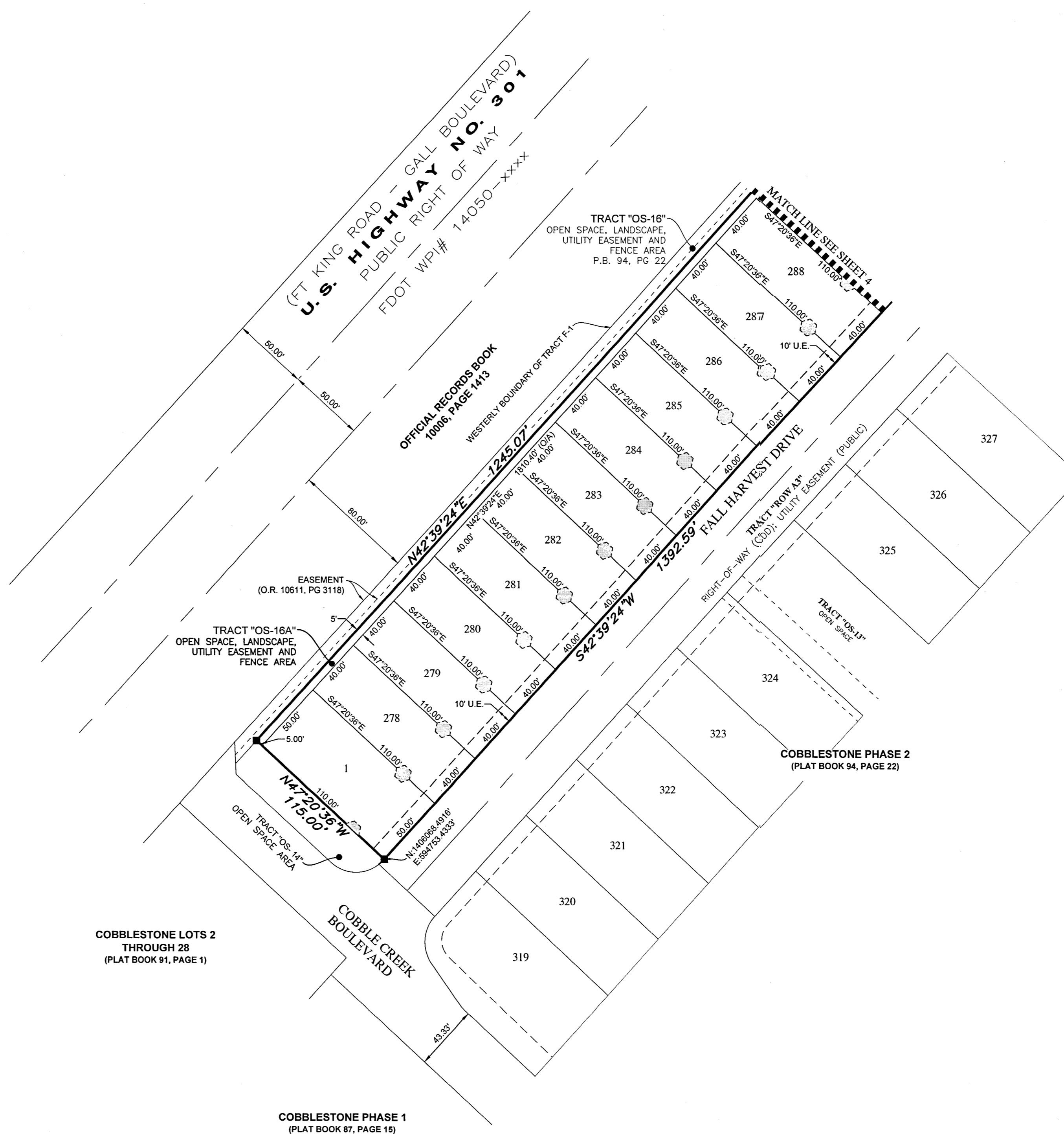
BEING A REPLAT OF LOT 1, LOTS 278 THROUGH 318, TRACT OS-15 OF COBBLESTONE PHASE 2, AS RECORDED IN PLAT BOOK 94, PAGES 22 THROUGH 29, LYING IN SECTIONS 22 & 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



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.



- 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
 - CCR Certified Corner Record
 - P.B. Plat Book
 - P.G. Page
 - O.R. Official Records
 - (O/A) Overall
 - A.D.U.E. Access, Drainage and Utility Easement

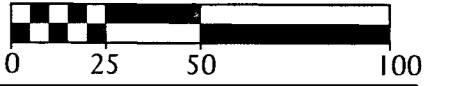


COBBLESTONE LOT 1, TRACT OS-15 AND LOTS 278 THROUGH 318

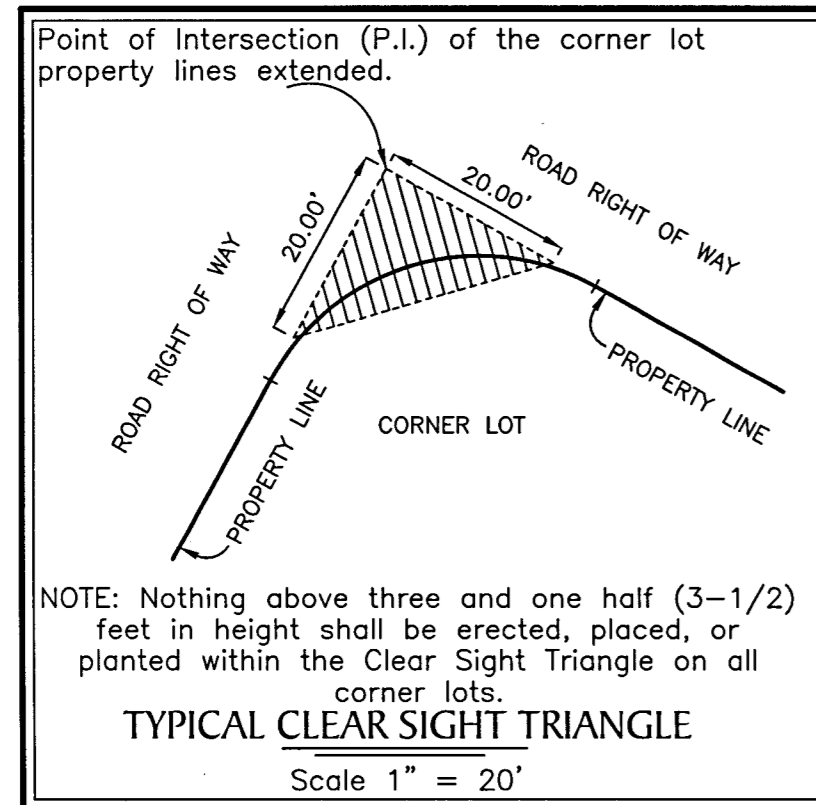
BEING A REPLAT OF LOT 1, LOTS 278 THROUGH 318, TRACT OS-15 OF COBBLESTONE PHASE 2, AS RECORDED IN PLAT BOOK 94, PAGES 22 THROUGH 29, LYING IN SECTIONS 22 & 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



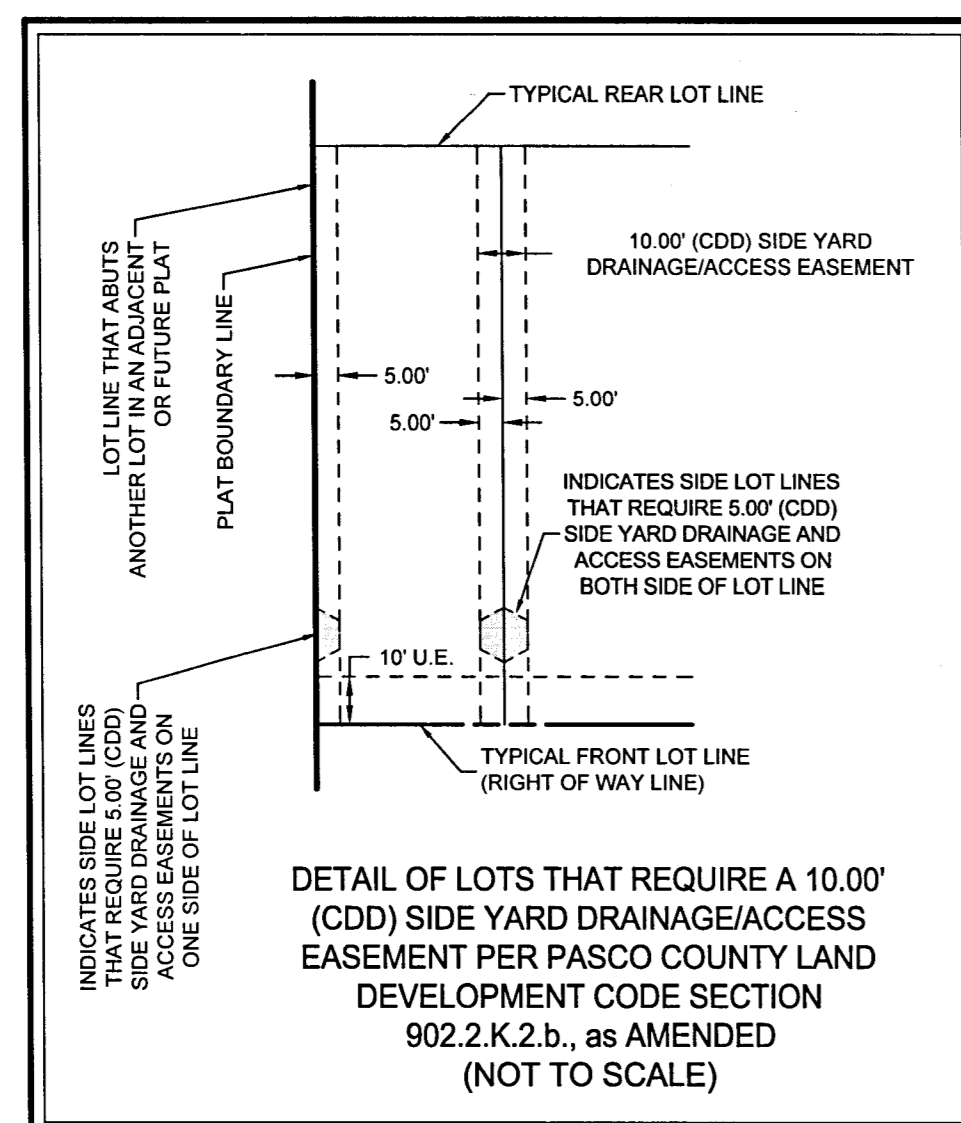
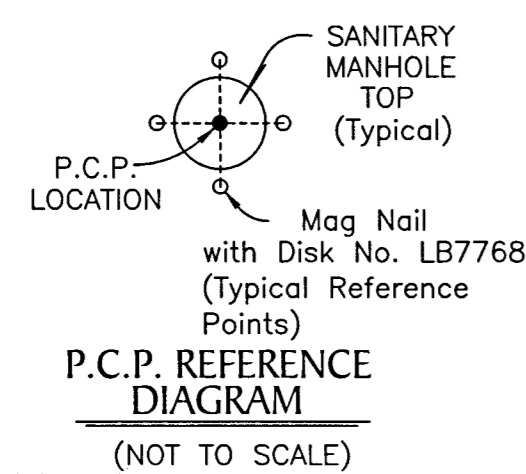
SCALE 1" = 50'



SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

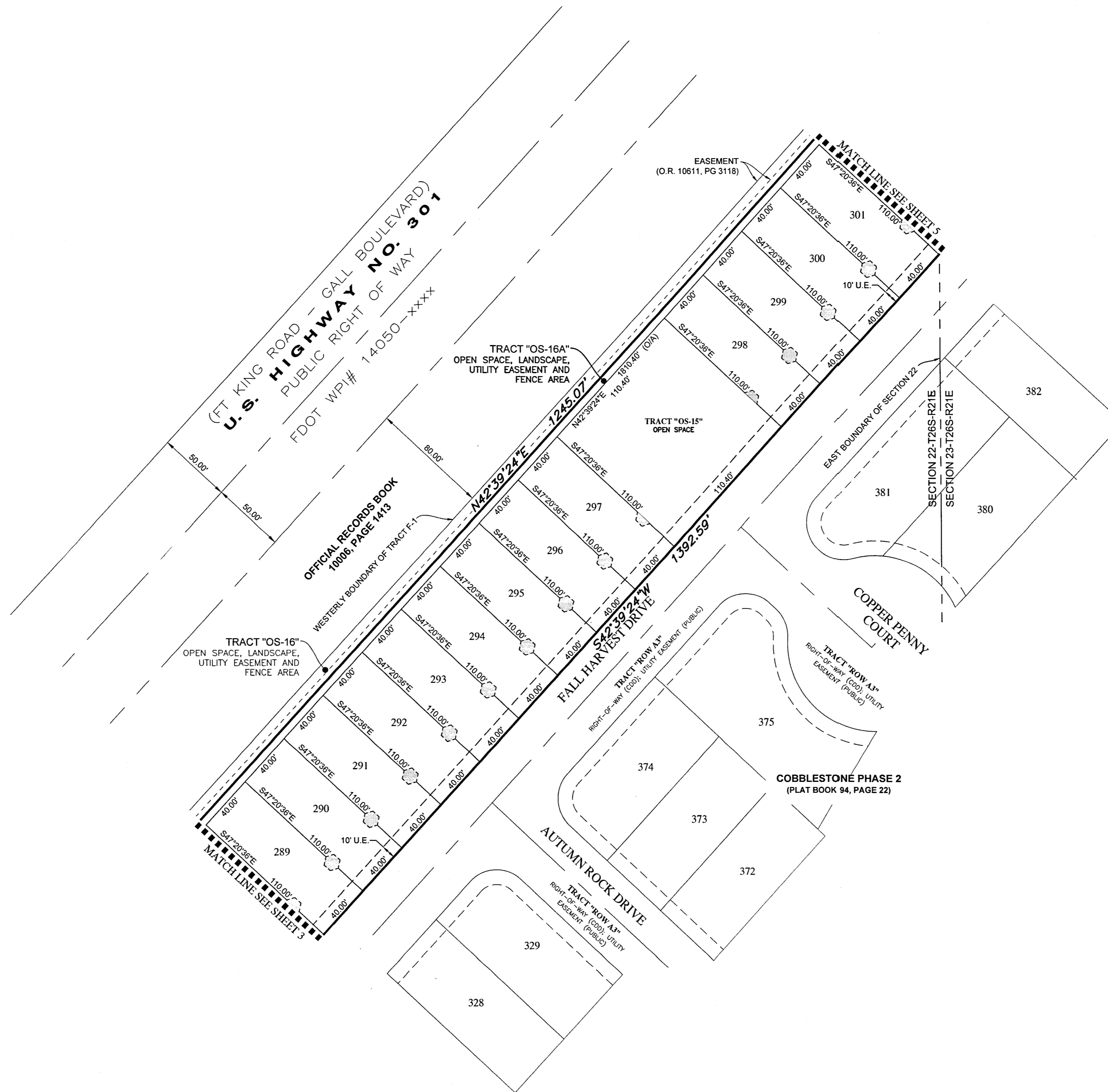


Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



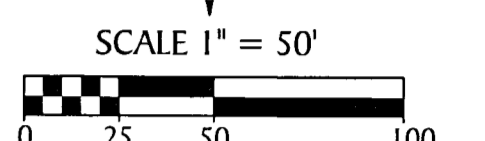
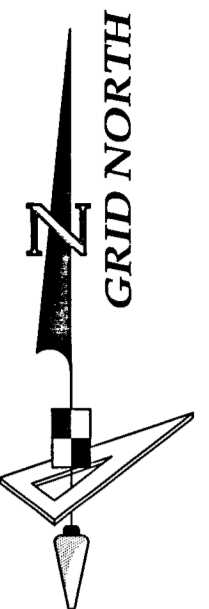
LEGEND:

- — 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
- C.C.R. — Certified Corner Record
- P.B. — Plat Book
- P.G. — Page
- O.R. — Official Records
- (O/A) — Overall
- A.D.U.E. — Access, Drainage and Utility Easement



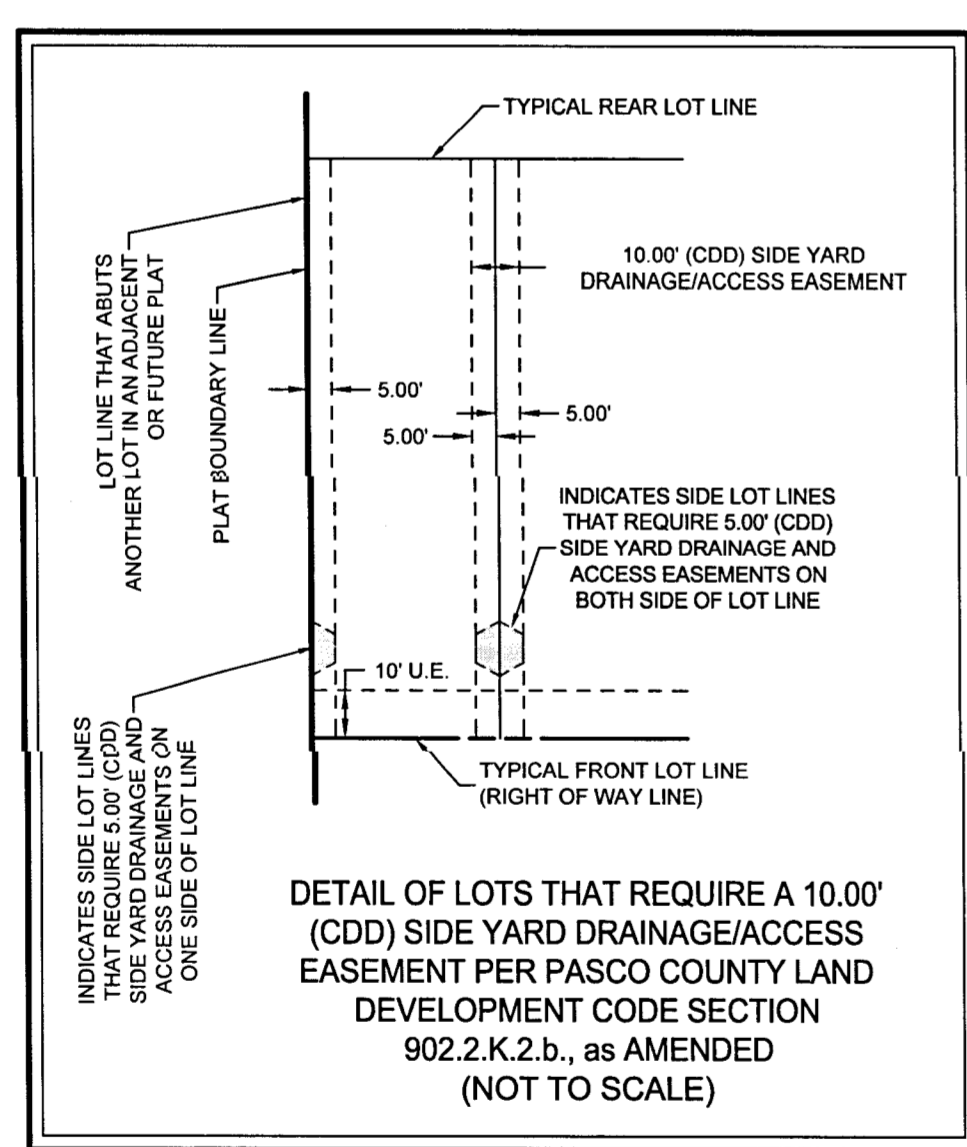
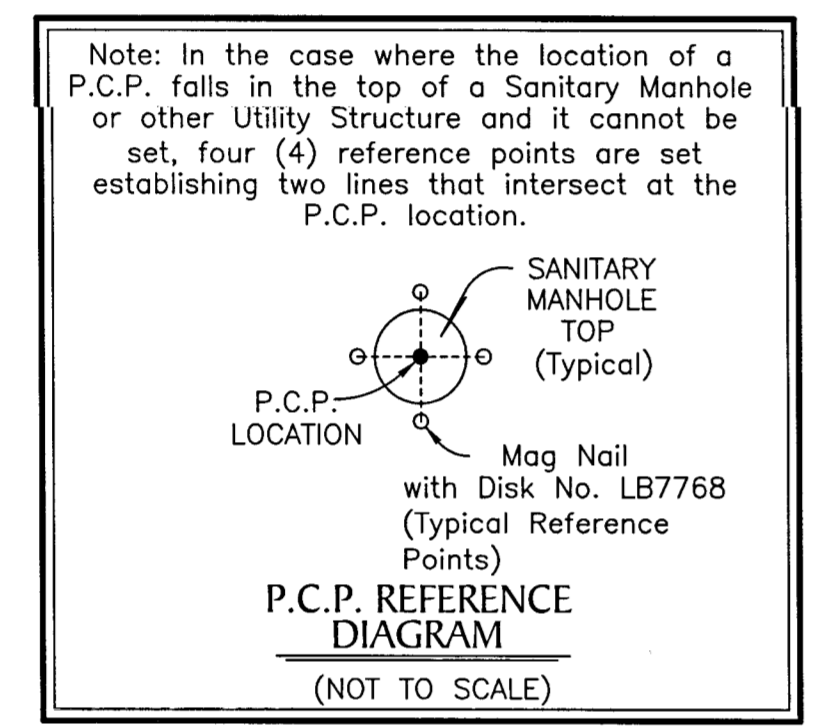
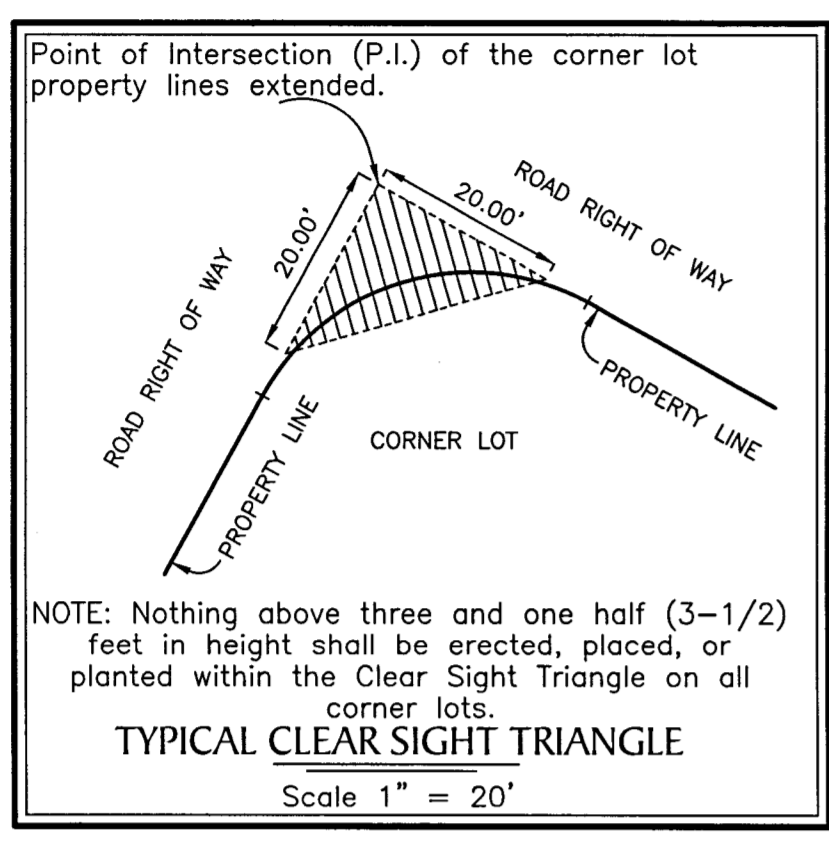
COBBLESTONE LOT 1, TRACT OS-15 AND LOTS 278 THROUGH 318

BEING A REPLAT OF LOT 1, LOTS 278 THROUGH 318, TRACT OS-15 OF COBBLESTONE PHASE 2, AS RECORDED IN PLAT BOOK 94, PAGES 22 THROUGH 29, LYING IN SECTIONS 22 & 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

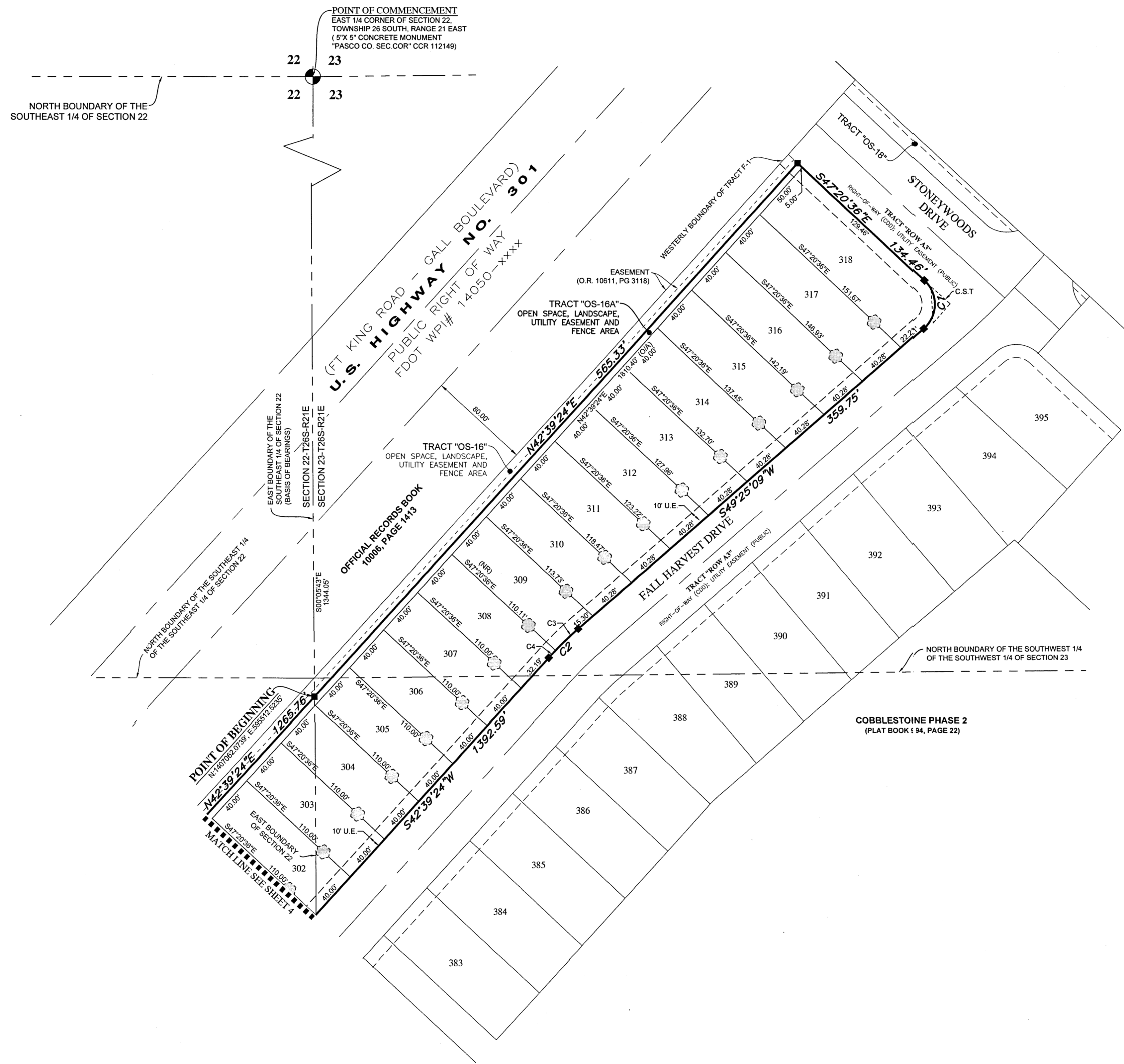


SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

CURVE DATA TABLE					
NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C1	25.00'	42.22'	96°45'45"	S 01°02'16" W	37.38'
C2	277.00'	32.69'	6°45'45"	S 46°02'17" W	32.67'
C3	277.00'	24.88'	5°08'46"	S 46°50'46" W	24.87'
C4	277.00'	7.81'	1°36'58"	S 43°27'53" W	7.81'



- 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
 - CCR Certified Corner Record
 - P.B. Plat Book
 - P.G. Page
 - O.R. Official Records
 - (O/A) Overall
 - A.D.U.E. Access, Drainage and Utility Easement



COBBLESTONE PHASE 2
(PLAT BOOK 1 94, PAGE 22)