

TWO RIVERS PARCEL C1B  
LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.  
98 106

LEGAL DESCRIPTION:

A parcel of land lying in Sections 28, 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 for a POINT OF BEGINNING, run thence S.30°00'00"W., 629.20 feet; thence N.37°00'00"W., 773.27 feet; thence S.53°00'00"W., 170.00 feet; thence N.37°00'00"W., 18.50 feet; thence S.53°00'00"W., 131.00 feet to point on the Northerly boundary of TWO RIVERS PARCEL E VILLAS, according to the plat thereof, as recorded in Plat Book 95, Pages 133 through 140 inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of TWO RIVERS PARCEL E VILLAS, the following five (5) courses: 1) N.37°00'00"W., 587.00 feet to a point of curvature; 2) Northwesterly, 234.22 feet along the arc of a curve to the left having a radius of 244.00 feet and a central angle of 55°00'00" (chord bearing N.64°30'00"W., 225.33 feet) to a point of tangency; 3) S.88°00'00"W., 835.00 feet to a point of curvature; 4) Westerly, 228.15 feet along the arc of a curve to the left having a radius of 344.00 feet and a central angle of 38°00'00" (chord bearing S.69°00'00"W., 223.99 feet) to a point of tangency; 5) S.50°00'00"W., 177.50 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 ten (10) courses: 1) N.40°00'00"W., 131.00 feet; 2) N.50°00'00"E., 177.50 feet to a point of curvature; 3) Easterly, 315.03 feet along the arc of said curve to the right having a radius of 475.00 feet and a central angle of 38°00'00" (chord bearing N.69°00'00"E., 309.29 feet) to a point of tangency; 4) N.88°00'00"E., 1.77 feet; 5) N.02°00'00"W., 50.00 feet to a point on a curve; 6) Northwesterly, 29.83 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 85°27'00" (chord bearing N.49°16'30"W., 27.14 feet); 7) S.83°26'48"W., 50.00 feet; 8) N.06°32'00"W., 111.78 feet; 9) S.83°27'00"W., 120.00 feet; 10) N.06°33'00"W., 976.99 feet to the Northeast corner of said TWO RIVERS PARCEL C1A; thence N.82°00'00"E., 581.53 feet; thence S.42°00'00"E., 473.07 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 1365.20 feet; thence S.30°00'00"W., 302.91 feet to the POINT OF BEGINNING.

Containing 71.064 acres, more or less.

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 C1B, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) Owner hereby reserves fee title to TRACTS "A-3B" and "A-3D", as shown and depicted hereon for conveyance by Owner to the Two Rivers Parcel C Community Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association") by separate instrument, subsequent to the recording of this plat. TRACTS "A-3B" and "A-3D" 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.
- 2) Owner hereby reserves fee title to TRACT "B-9", 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. TRACT "B-9" 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.
- 3) Owner hereby grants, conveys and dedicates to the District all (CDD) Drainage and Access Easements, (CDD) Drainage Easements, (CDD) Access Easements, (CDD) Wall Easements and (CDD) Side Yard Drainage/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.
- 4) Owner further does:
  - a) hereby grant, convey and dedicate to Pasco County, Florida (the "County"), the Wetland Conservation Easement, as shown hereon and shall also be conveyed in its entirety by separate instrument.
  - b) hereby grant, convey and dedicate to Pasco County, Florida (the "County"), a perpetual easement for ingress and egress over and across TRACTS "A-3B" and "A-3D" (HOA) Ingress-Egress Easement, [CDD] Drainage Easement and [Public] Utility Easement), as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
  - c) hereby grant, convey, and dedicate 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.
  - d) hereby grant, convey and dedicate 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 respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
  - e) 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.
- 5) Owner hereby reserves for themselves and their 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.
- 6) Owner hereby grants and reserves unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

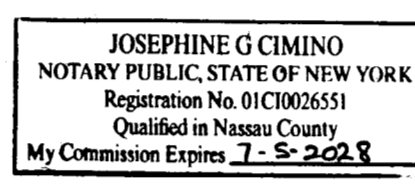
OWNER: DRP MULTISTATE 1, LLC, a Delaware limited liability company, authorized to do business in the State of Florida  
By: DRP Holdco 3, LLC, a Delaware limited liability company, its sole member  
By: DW General Partner, LLC, a Delaware limited liability company, its manager

By: Houdin Honarvar (Signature) Witness  
Houdin Honarvar, as Authorized Signatory  
Deborah Brazier (Signature) Witness  
Deborah Brazier  
Gabriella Cennella (Signature) Witness  
Gabriella Cennella

ACKNOWLEDGMENT: State of New York, County of New York  
I hereby certify on this 6<sup>th</sup> day of May, 2025, before me personally appeared by means of physical presence, Houdin Honarvar, 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.

Josephine G. Cimino (Signature) My Commission expires: 7-5-2028  
Notary Public  
Josephine G. Cimino (Printed Name of Notary) Commission Number: 01230026551



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, First American File Number: 110476334) 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, First American File Number: 110176334.

This the 7 day of May, 2025.

First American Title Insurance Company  
By: Michael Cullinan (Signature)  
Name: Michael Cullinan, Authorized Signatory

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 7 day of MAY, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Carlos de la Ossa (Signature) Witness  
Carlos de la Ossa, Chairperson  
Loa Pabs (Signature) Witness  
Loa Pabs  
Stephanne Flynn (Signature) Witness  
Stephanne Flynn  
Hea Poulos (Signature) Witness  
Hea Poulos

ACKNOWLEDGMENT: State of Florida, County of Hillsborough  
I hereby certify on this 7 day of MAY, 2025, before me personally appeared by means of physical presence, Carlos de la Ossa, as 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.

Denmige (Signature) My Commission expires: 09/27/28  
Notary Public, State of Florida at Large  
TIFFANY JENNINGS (Printed Name of Notary) Commission Number: HH641324



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 8<sup>th</sup> day of May, 2025.

Alex W. Parnes (Signature)  
Alex W. Parnes, 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 20<sup>th</sup> day of May, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Stephen Slark (Signature)  
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 21<sup>st</sup> day of May, 2025, in Plat Book 98, Page(s) 106-114.

By: Nikki Alvarez-Sowles (Signature)  
Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

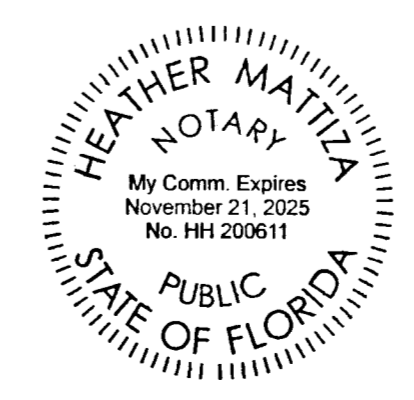
SURVEYOR'S CERTIFICATE

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 23rd day of October, 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 7<sup>th</sup> day of May, 2025.

AMERRITT, INC.  
3010 W. Azele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt (Signature)  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778



CERTIFICATE OF ACCEPTANCE

of the Two Rivers Parcel C Community Association, Inc., a Florida not-for-profit corporation

Two Rivers Parcel C Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Allison Martin (Signature) Witness  
Allison Martin, as President  
Christopher Le (Signature) Witness  
Christopher Le  
Linda Ali (Signature) Witness  
Linda Ali

ACKNOWLEDGMENT: State of Florida, County of Hillsborough  
I hereby certify on this 7 day of May, 2025, before me personally appeared by means of physical presence, Allison Martin, as President of Two Rivers Parcel C Community Association, Inc., [X] personally 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.

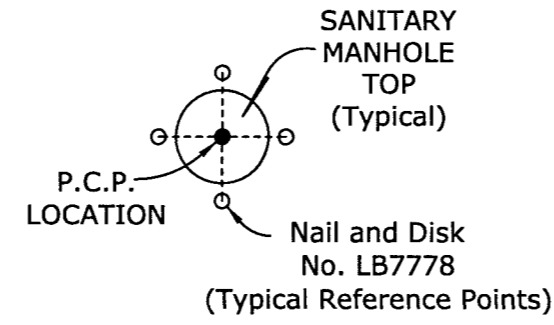
Heather Mattiza (Signature) My Commission expires: NOVEMBER 21, 2025  
Notary Public, State of Florida at Large  
HEATHER MATTIZA (Printed Name of Notary) Commission Number: HH 200611

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No. AM-HBWB-TR-018  
File: P:\Two Rivers\Parcel C1B\2025\Parcel C1B\Plat2025\Par-C1B-01

# TWO RIVERS PARCEL C1B

LYING IN SECTIONS 28, 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.

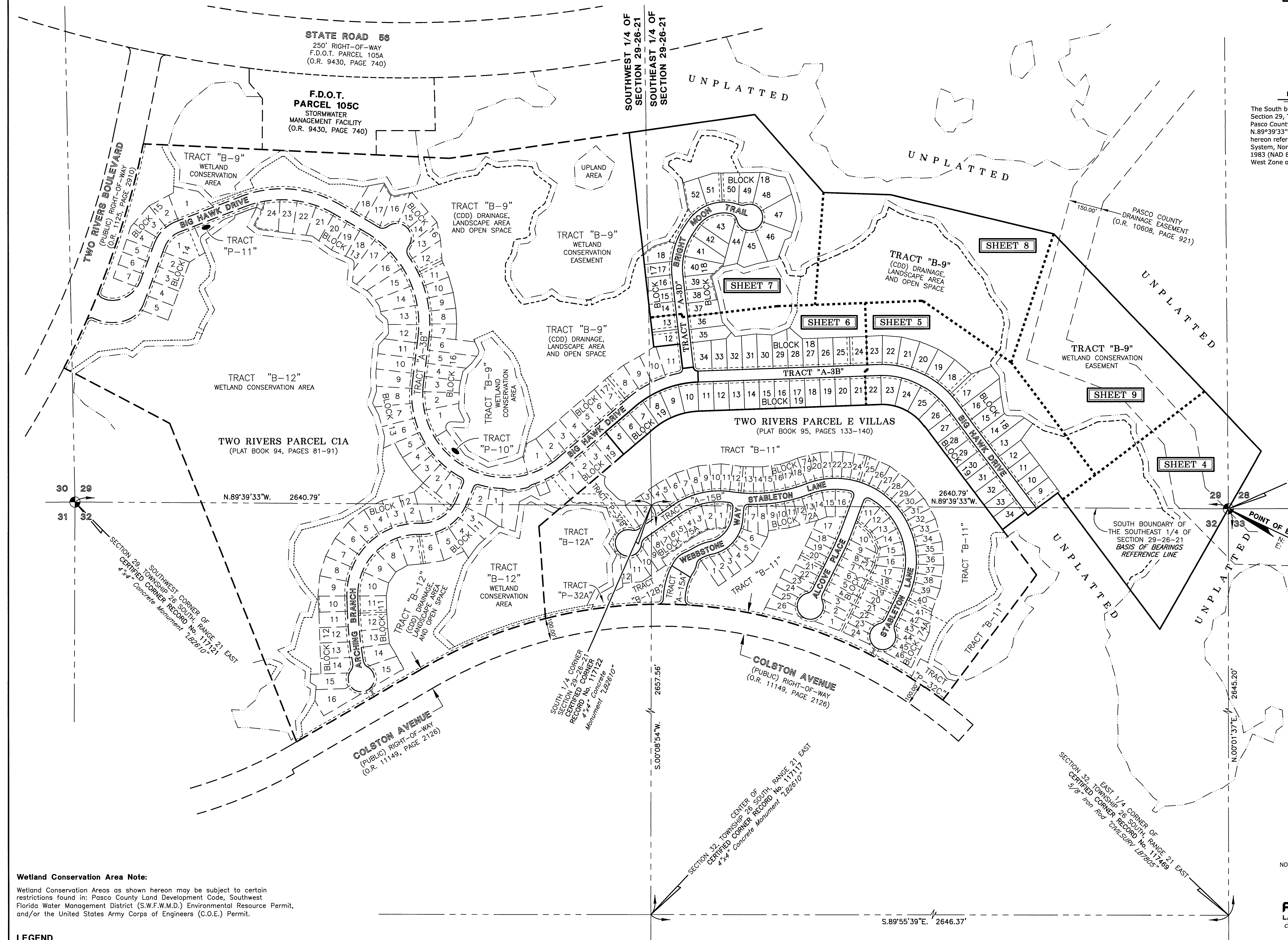
**NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')**

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-3B"	(HOA) INGRESS - EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	2.092 Ac.±
TRACT "A-3D"	(HOA) INGRESS - EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	1.308 Ac.±
TRACT "B-9"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA; WETLAND CONSERVATION EASEMENT	48.285 Ac.±

**TWO RIVERS PARCEL C1B**  
 LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

**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"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.



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

**POINT OF COMMENCEMENT**  
 SOUTHEAST CORNER OF SECTION 29-26-21  
 CERTIFIED CORNER  
 RECORD No. 117118  
 4"x4" Concrete Monument "LB2610"

**POINT OF BEGINNING**  
 N: 1400438.450  
 E: 564910.300

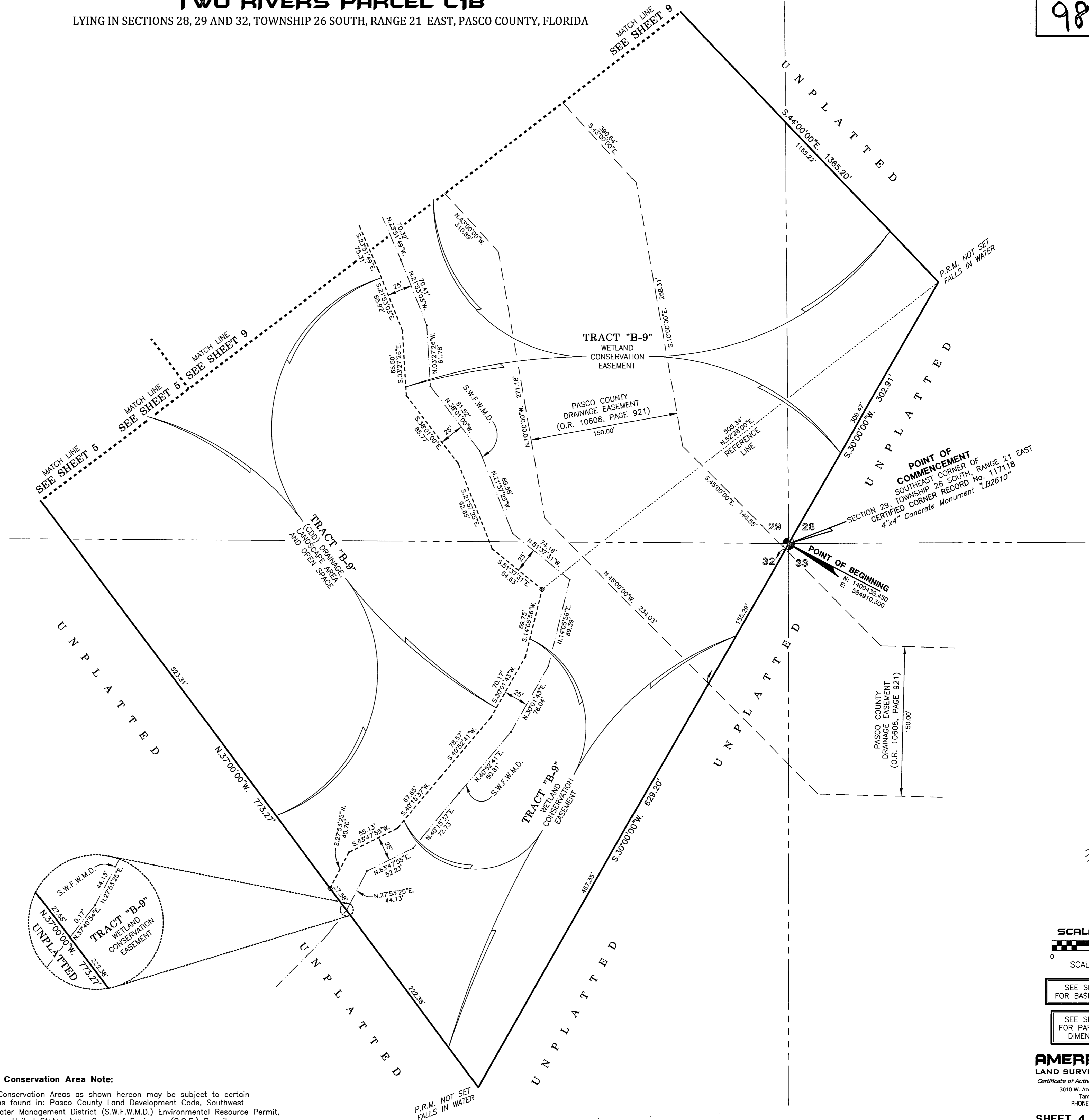


**KEY SHEET**  
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

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

**SHEET 3 OF 9 SHEETS**

**TWO RIVERS PARCEL C1B**  
 LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

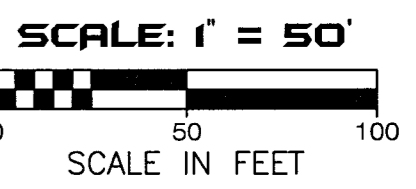


**LEGEND**

1. Symbol ■ indicates Set (P.R.M.) Permanent Monument
2. Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
3. Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. (RB) indicates reference bearing
7. O.R. - Official Records Book
8. (CDD) - Two Rivers West Community Development District
9. (HOA) - Homeowners Association
10. D.&A.E. - Drainage and Access Easement
11. I.-E.E. - Ingress-Egress Easement
12. D.E. - Drainage Easement
13. (P)U.E. - (Public) Utility Easement
14. (P)P.A.E. - (Public) Pedestrian Access Easement
15. L.A.&O.S. - Landscape Area and Open Space
16. 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.



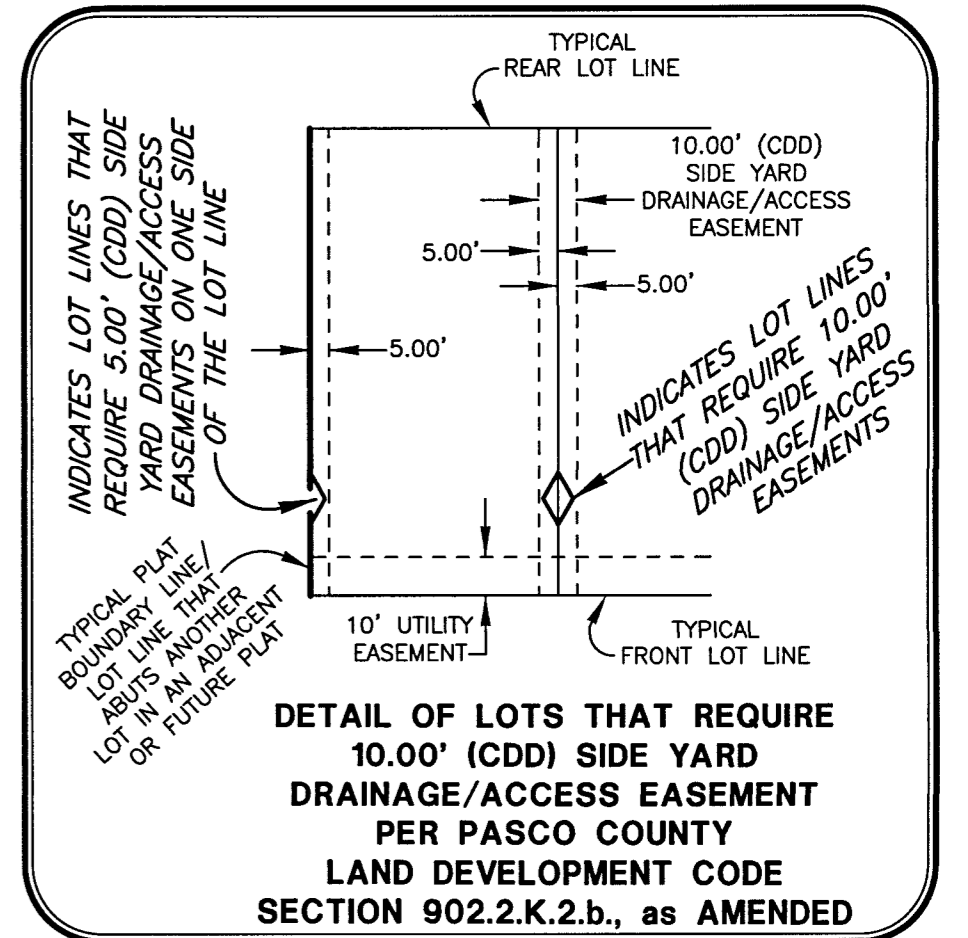
SEE SHEET 3 OF 9 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
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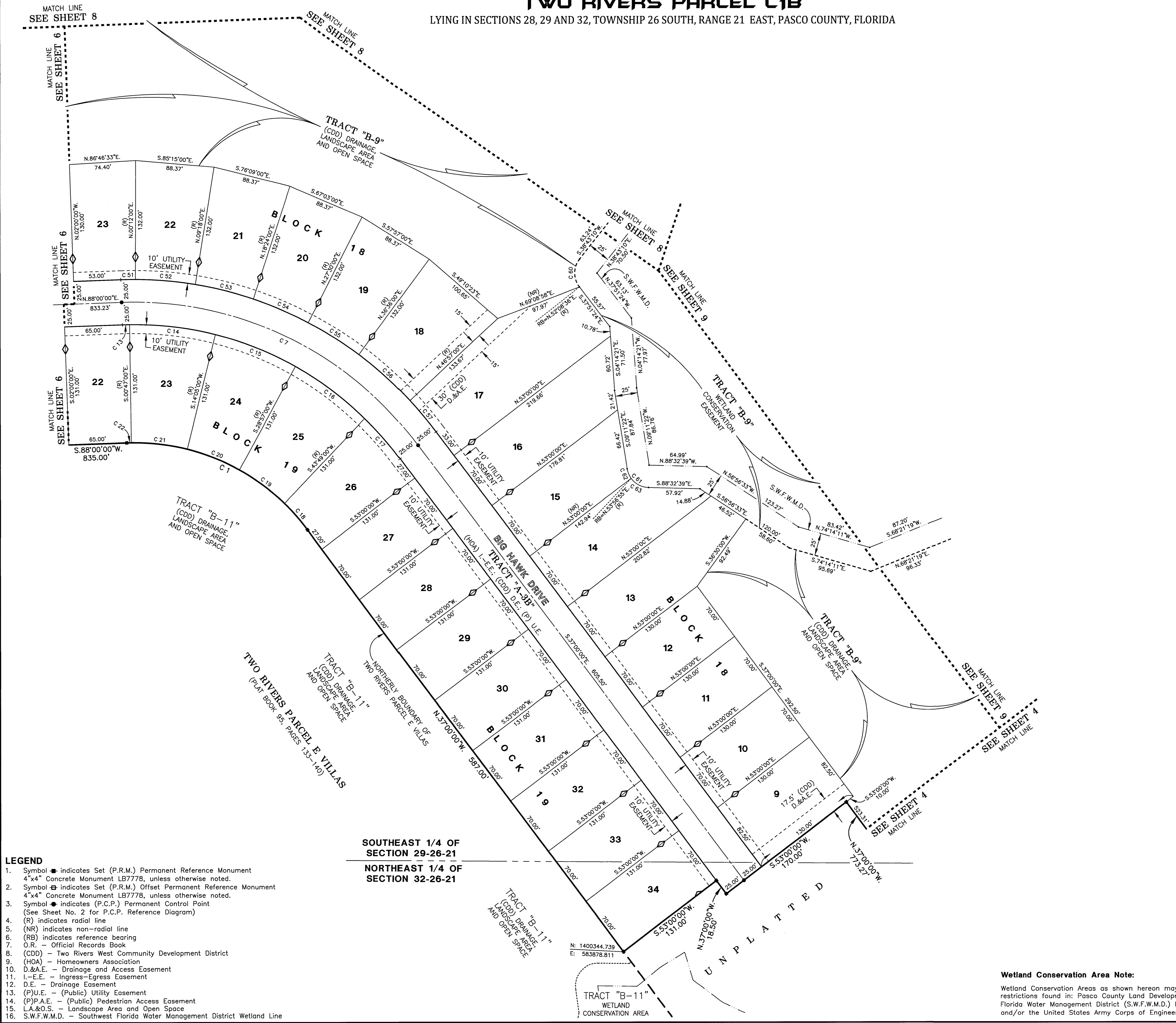
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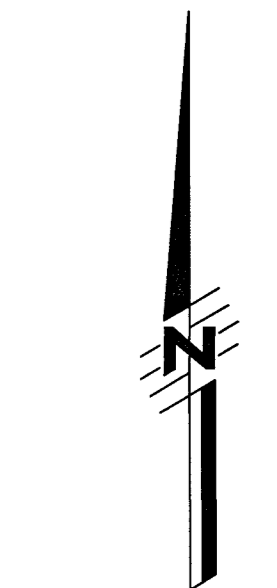
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	244.00	55°00'00"	234.22	225.33	N.64°30'00"W.
7	400.00	55°00'00"	383.97	369.40	S.64°30'00"E.
13	375.00	01°13'00"	7.96	7.96	N.88°36'30"E.
14	375.00	14°52'00"	97.30	97.03	S.83°21'00"E.
15	375.00	14°52'00"	97.30	97.03	S.68°29'00"E.
16	375.00	14°52'00"	97.30	97.03	S.53°37'00"E.
17	375.00	09°11'00"	60.10	60.04	S.41°35'30"E.
18	244.00	09°11'00"	39.11	39.07	N.41°35'30"W.
19	244.00	14°52'00"	63.31	63.13	N.53°37'00"W.
20	244.00	14°52'00"	63.31	63.13	N.68°29'00"W.
21	244.00	14°52'00"	63.31	63.13	N.83°21'00"W.
22	244.00	01°13'00"	5.18	5.18	S.88°36'30"W.
51	425.00	02°12'00"	16.32	16.32	N.89°06'00"E.
52	425.00	09°06'00"	67.50	67.43	S.85°15'00"E.
53	425.00	09°06'00"	67.50	67.43	S.76°09'00"E.
54	425.00	09°06'00"	67.50	67.43	S.67°03'00"E.
55	425.00	09°06'00"	67.50	67.43	S.57°57'00"E.
56	425.00	10°21'00"	76.77	76.67	S.48°13'30"E.
57	425.00	06°03'00"	44.88	44.86	S.40°01'30"E.
60	25.00	76°34'34"	33.41	30.98	S.00°25'53"W.
61	25.00	79°21'17"	34.63	31.92	S.48°52'01"E.
62	25.00	26°51'43"	11.72	11.61	S.22°37'13"E.
63	25.00	52°29'34"	22.90	22.11	S.62°17'52"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)
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  - L.A.&O.S. - Landscape Area and Open Space
  - 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'  
SCALE IN FEET

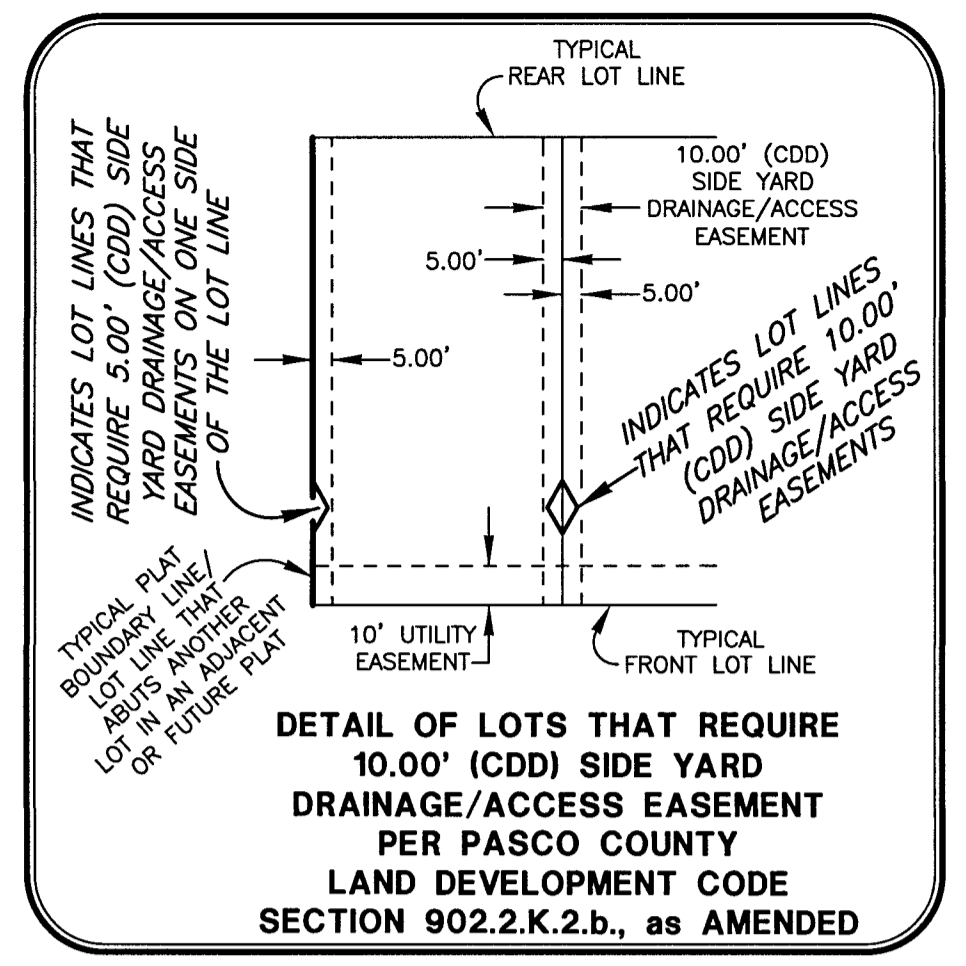
SEE SHEET 3 OF 9 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9 FOR PARALLEL OFFSET DIMENSIONS NOTE

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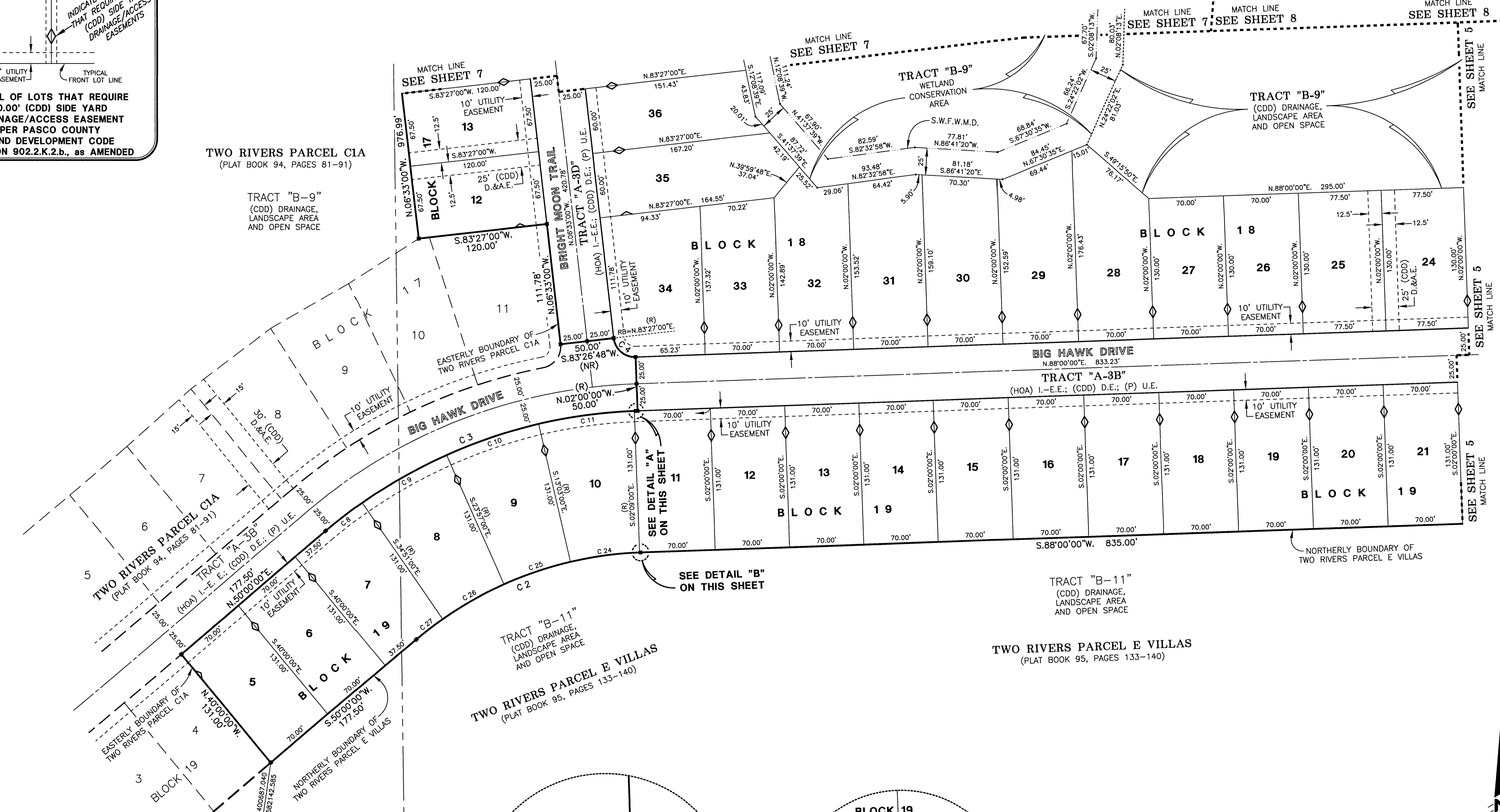
**TWO RIVERS PARCEL C1B**  
 LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



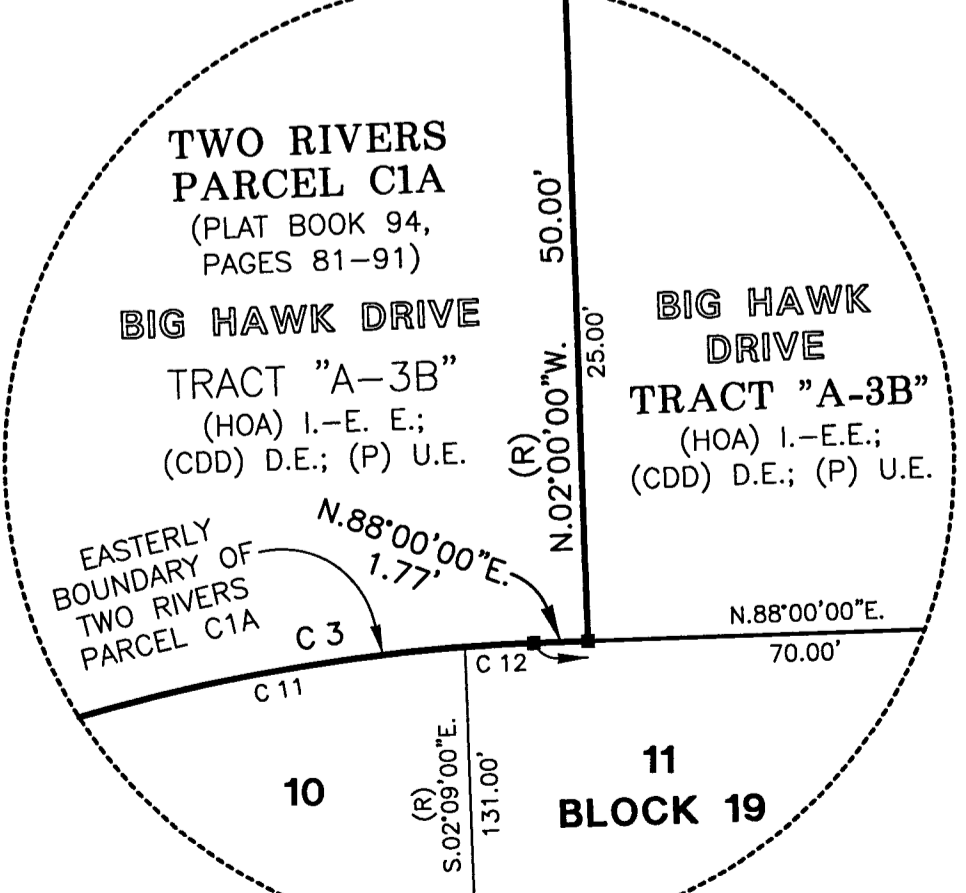
**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**

**TWO RIVERS PARCEL C1A**  
 (PLAT BOOK 94, PAGES 81-91)

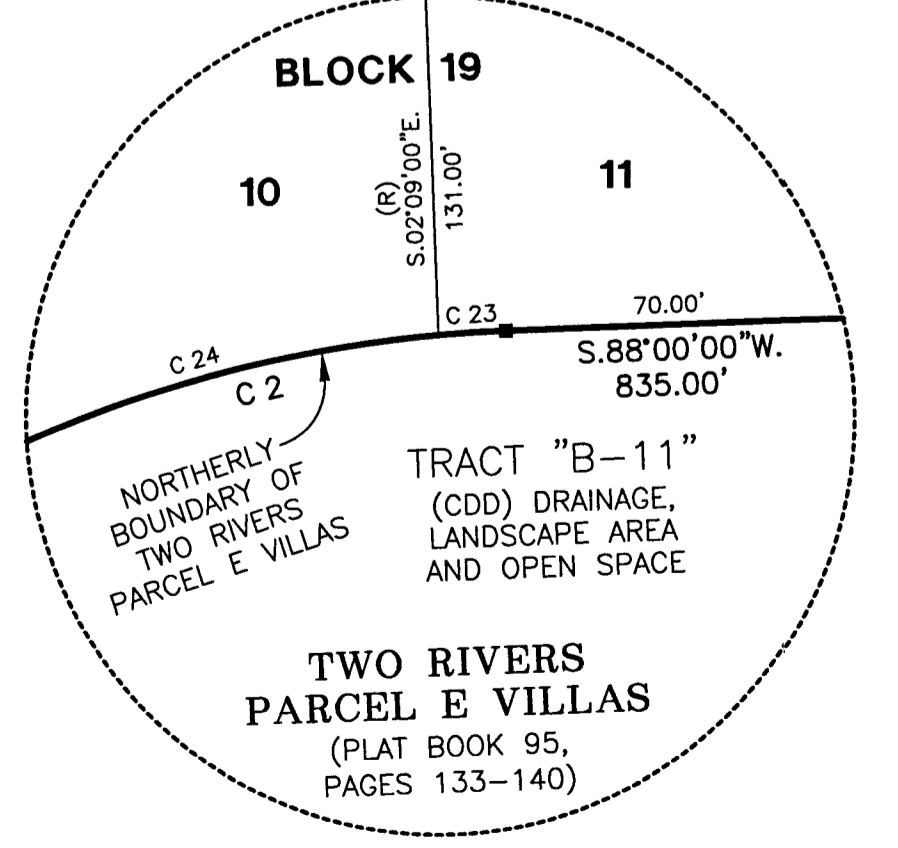
TRACT "B-9"  
 (CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE



- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\bullet$  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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  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



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

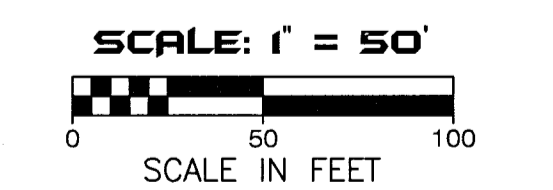


**DETAIL "B"**  
 NOT TO SCALE  
 (SEE THIS SHEET)

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	344.00	38°00'00"	228.15	223.99	S.69°00'00"W.
3	475.00	38°00'00"	315.03	309.29	N.69°00'00"E.
4	20.00	85°27'00"	29.83	27.14	N.49°16'30"W.
8	475.00	05°09'00"	42.70	42.68	N.52°34'30"E.
9	475.00	10°54'00"	90.36	90.23	N.60°36'00"E.
10	475.00	10°54'00"	90.36	90.23	N.71°30'00"E.
11	475.00	10°54'00"	90.36	90.23	N.82°24'00"E.
12	475.00	00°09'00"	1.24	1.24	N.87°55'30"E.
23	344.00	00°09'00"	0.90	0.90	S.87°55'30"W.
24	344.00	10°54'00"	65.44	65.34	S.82°24'00"W.
25	344.00	10°54'00"	65.44	65.34	S.71°30'00"W.
26	344.00	10°54'00"	65.44	65.34	S.60°36'00"W.
27	344.00	05°09'00"	30.92	30.91	S.52°34'30"W.

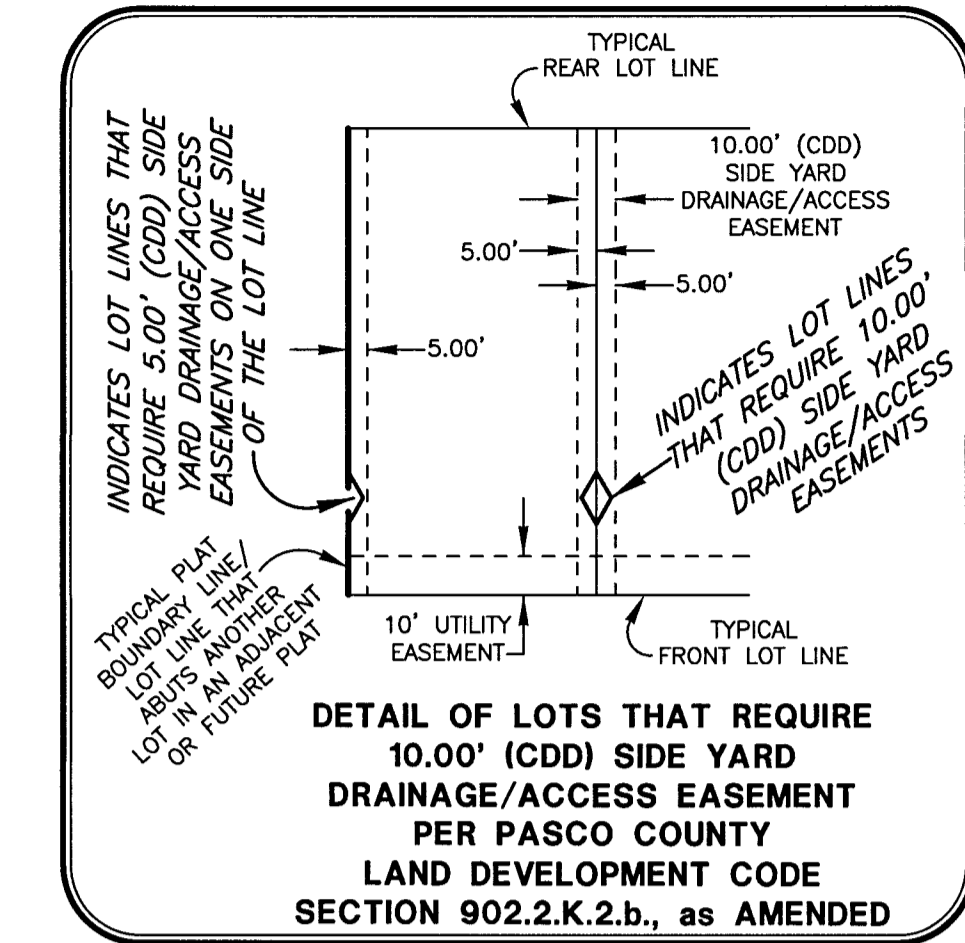
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SEE SHEET 3 OF 9 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9 FOR PARALLEL OFFSET DIMENSIONS NOTE

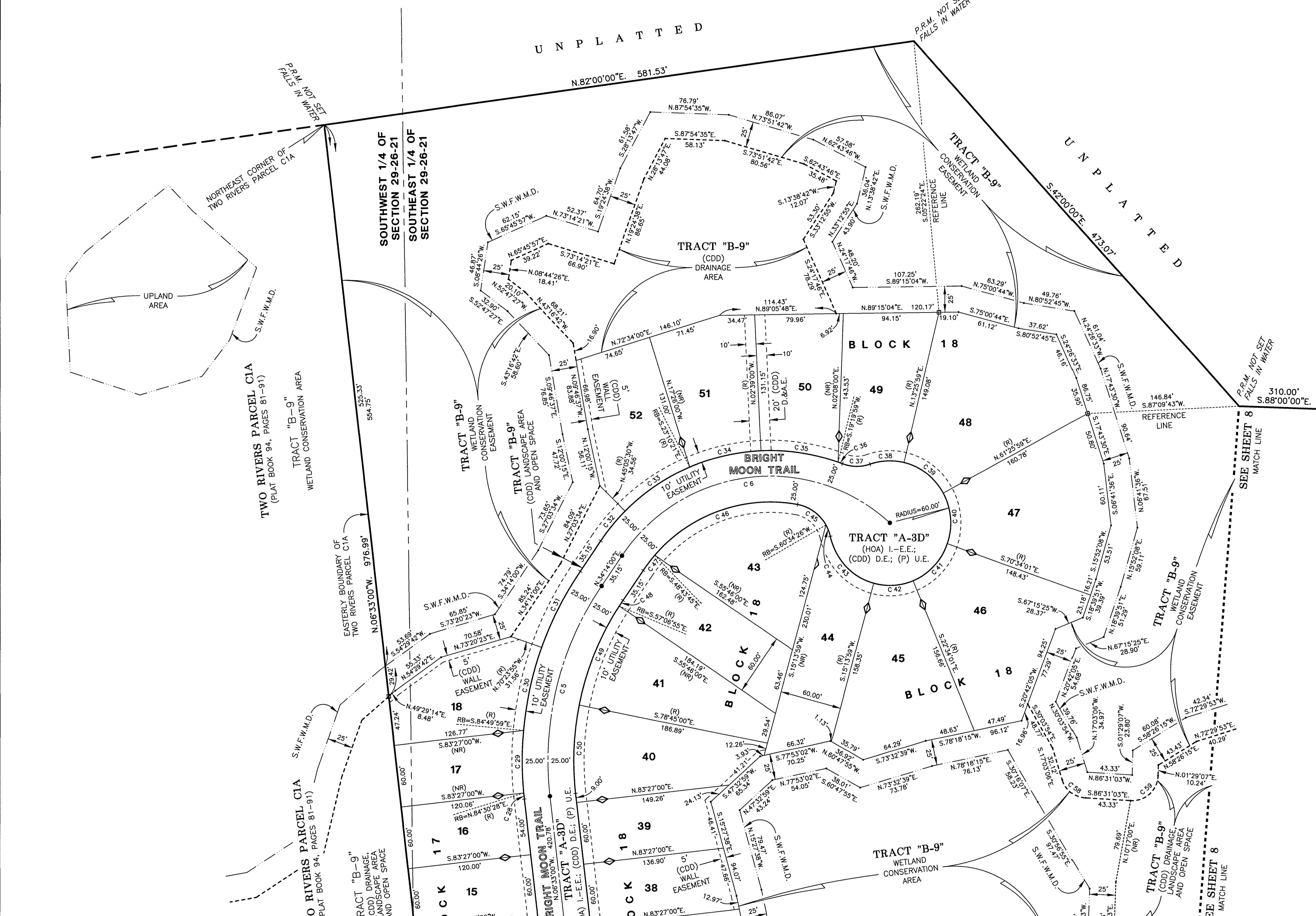
**TWO RIVERS PARCEL C1B**  
 LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



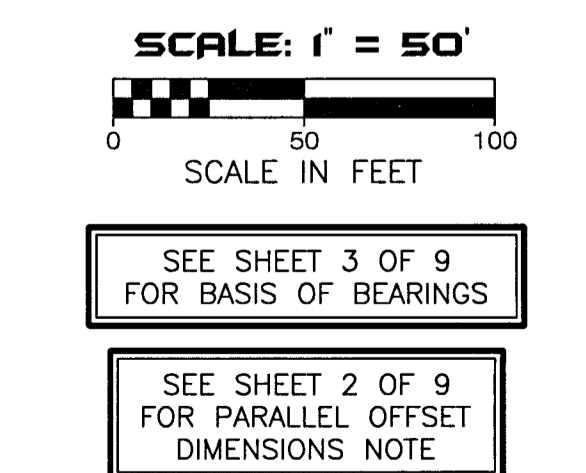
**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	300.00	40°47'00"	213.54	209.06	N.13°50'30"E
6	175.00	97°46'47"	298.65	263.71	N.83°07'23"E
28	325.00	01°03'28"	6.00	6.00	N.00°01'16"W
29	325.00	10°39'33"	60.46	60.37	N.00°09'45"W
30	325.00	14°26'04"	81.88	81.66	N.12°23'03"E
31	325.00	14°37'55"	83.00	82.77	N.26°55'02"E
32	325.00	10°40'31"	37.26	37.21	N.39°34'15"E
33	200.00	21°55'09"	76.51	76.05	N.55°52'05"E
34	200.00	20°31'21"	71.64	71.25	N.77°05'19"E
35	200.00	21°58'59"	76.74	76.27	S.81°39'30"E
36	200.00	01°18'38"	4.57	4.57	S.70°00'42"E
37	40.00	39°37'05"	27.66	27.11	S.89°09'56"E
38	60.00	32°24'27"	33.94	33.49	N.87°13'46"E
39	60.00	48°00'00"	50.27	48.81	S.52°34'01"E
40	60.00	48°00'00"	50.27	48.81	S.04°34'00"E
41	60.00	48°00'00"	50.27	48.81	S.43°26'00"W
42	60.00	37°48'00"	39.58	38.87	S.86°26'00"W
43	60.00	62°11'33"	65.13	61.98	N.43°40'14"W
44	40.00	16°51'07"	11.76	11.72	N.21°00'01"W
45	40.00	50°20'57"	35.15	34.03	N.94°36'03"W
46	150.00	58°57'14"	154.34	147.62	S.70°44'52"W
47	150.00	07°02'16"	18.42	18.41	S.37°45'08"W
48	275.00	01°20'55"	6.47	6.47	S.33°33'32"W
49	275.00	21°38'05"	103.84	103.22	S.22°04'03"W
50	275.00	17°48'00"	85.43	85.09	S.02°21'00"W
58	25.00	69°27'57"	30.31	28.49	S.51°47'04"E
59	25.00	91°59'50"	40.14	35.97	N.47°29'02"E

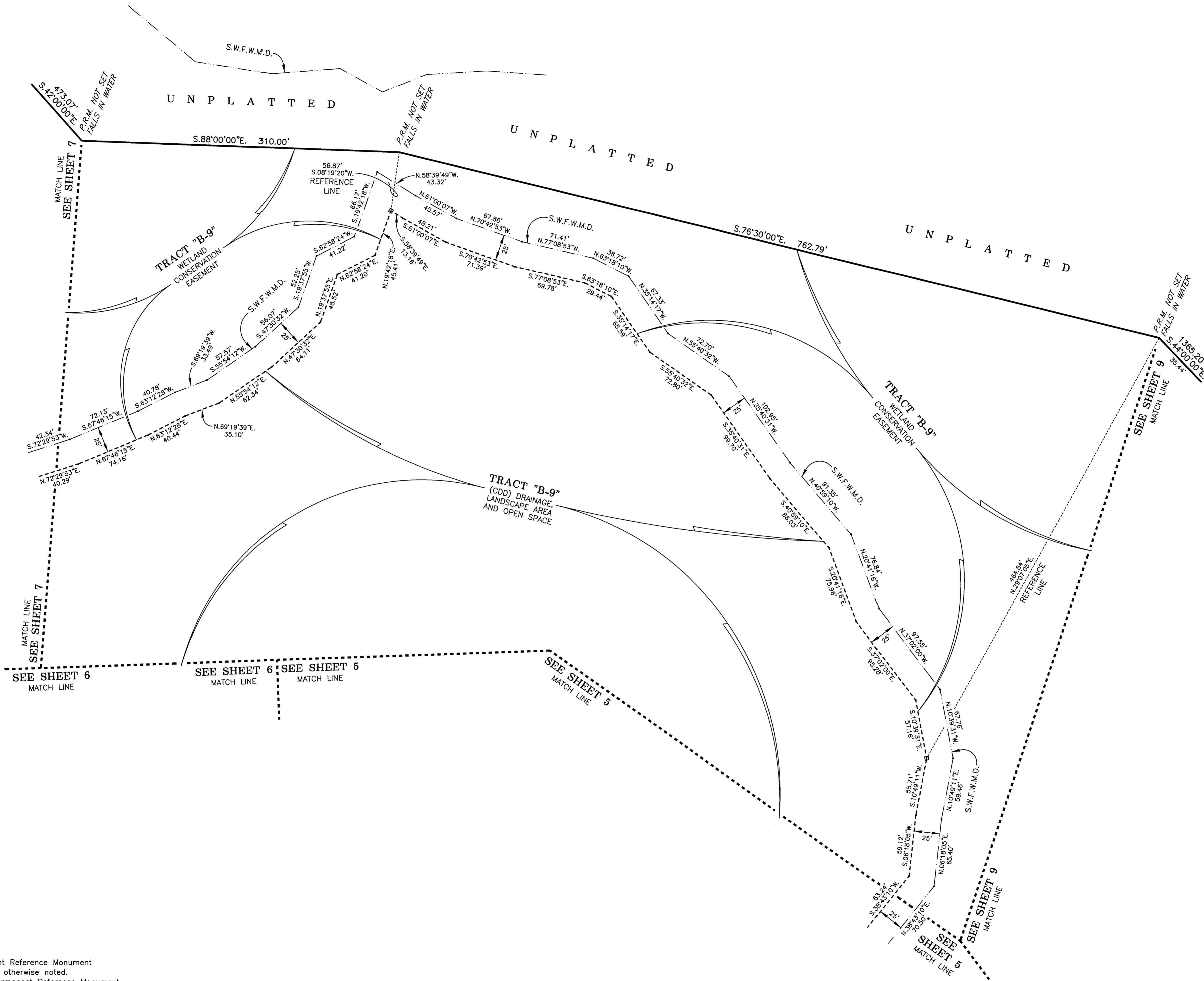
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**TWO RIVERS PARCEL C1B**  
 LYING IN SECTIONS 28, 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



**LEGEND**

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 4"x4" Concrete Monument LB7778, unless otherwise noted.
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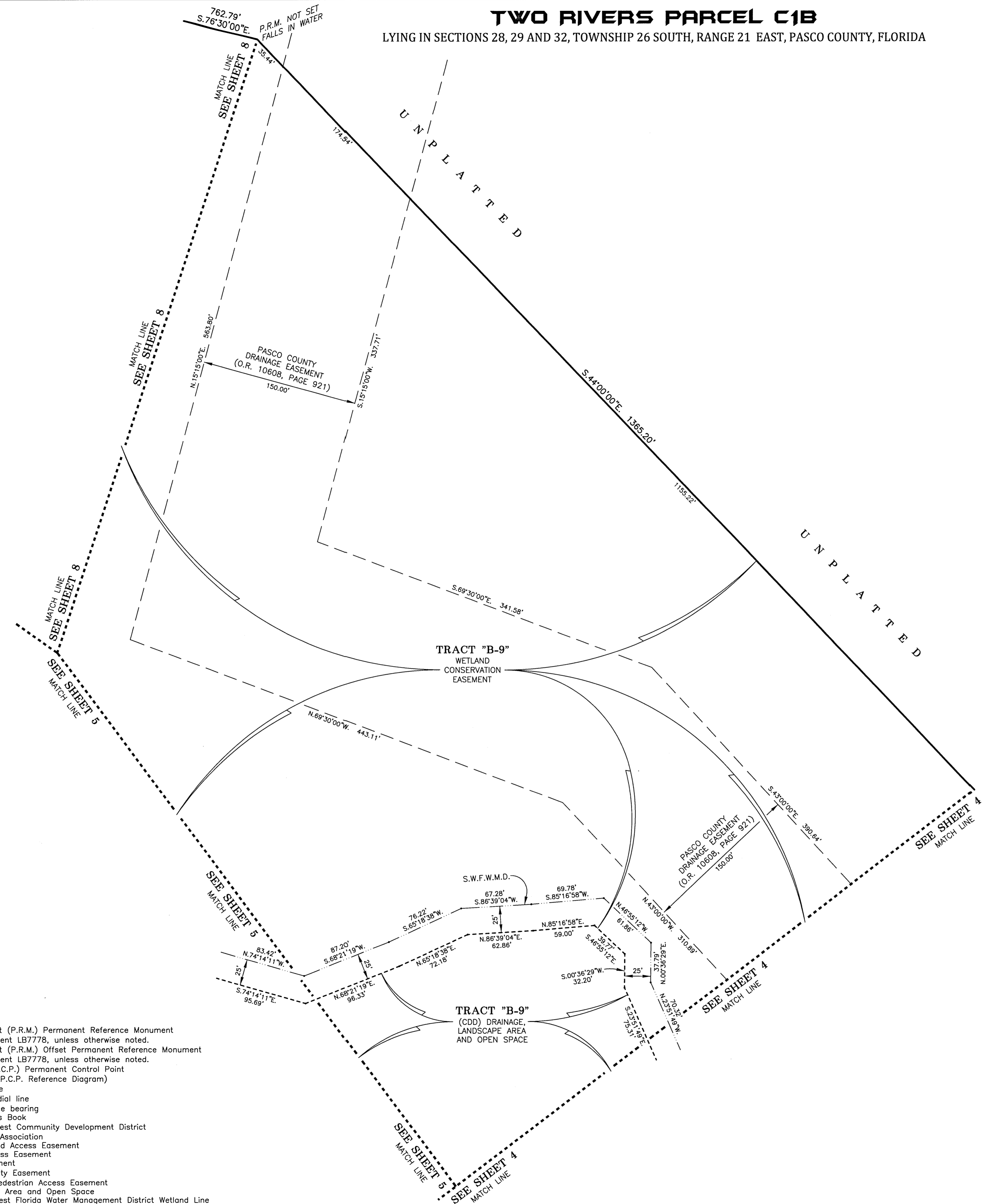
SCALE: 1" = 50'  
 0 50 100  
 SCALE IN FEET

SEE SHEET 3 OF 9  
 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 9  
 FOR PARALLEL OFFSET  
 DIMENSIONS NOTE

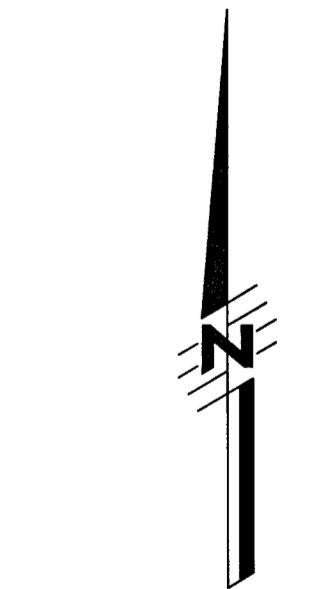
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SCALE: 1" = 50'  
 0 50 100  
 SCALE IN FEET

SEE SHEET 3 OF 9  
 FOR BASIS OF BEARINGS

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**SHEET 9 OF 9 SHEETS**