

MAGNOLIA ISLAND PHASES 1A AND 1B
LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Section 24, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 24, run thence along the North boundary of the Northwest 1/4 of said Section 24, the following two (2) courses: 1) S.89°58'27"E., 1218.64 feet to the POINT OF BEGINNING; 2) continue, S.89°58'27"E., 1321.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°01'33"W., 35.36 feet) to a point of tangency; thence S.00°01'33"W., 222.04 feet to a point of curvature; thence Southeasterly, 48.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 112°01'13" (chord bearing S.55°59'13"E., 41.46 feet) to a point of tangency; thence N.68°00'00"E., 27.49 feet; thence S.22°00'00"E., 50.00 feet; thence S.68°00'00"W., 14.53 feet to a point of curvature; thence Southerly, 109.65 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 104°42'20" (chord bearing S.15°38'50"W., 95.01 feet) to a point of compound curvature; thence Southeasterly, 150.82 feet along the arc of a curve to the left having a radius of 565.00 feet and a central angle of 15°17'40" (chord bearing S.44°21'10"E., 150.37 feet) to a point of tangency; thence S.52°00'00"E., 856.40 feet to a point of curvature; thence Southeasterly, 174.88 feet along the arc of a curve to the right having a radius of 835.00 feet and a central angle of 12°00'00" (chord bearing S.46°00'00"E., 174.56 feet); thence N.50°00'00"E., 155.00 feet; thence N.64°00'00"E., 127.00 feet; thence N.38°00'00"E., 103.00 feet; thence N.25°00'00"E., 147.00 feet; thence S.50°00'00"E., 233.70 feet; thence S.73°00'00"E., 254.47 feet; thence S.10°00'00"W., 464.97 feet; thence S.22°00'00"E., 150.00 feet; thence S.16°00'00"W., 187.00 feet to a point on the North boundary of the South 2185.07 feet of the North 3/4 of said Section 24; thence along said North boundary of the South 2185.07 feet of the North 3/4 of Section 24, S.89°51'31"W., 479.89 feet to a point on the West boundary of the East 1600.00 feet of said Section 24; thence along said West boundary of the East 1600.00 feet of Section 24, S.00°19'41"W., 1746.08 feet; thence WEST, 308.85 feet; thence N.35°00'00"W., 370.26 feet; thence S.55°00'00"W., 267.65 feet to a point of curvature; thence Southwesterly, 530.08 feet along the arc of a curve to the left having a radius of 565.00 feet and a central angle of 53°45'17" (chord bearing S.28°07'22"W., 510.85 feet) to a point of compound curvature; thence Southeasterly, 39.49 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°30'43" (chord bearing S.44°00'38"E., 35.51 feet) to a point of cusp on the Northerly boundary of the Additional (Public) Right-of-Way Parcel 107A for Kiefer Road, as recorded in Official Records Book 11266, Page 2707, as recorded in the Public Records of Pasco County, Florida; thence along said Northerly boundary of Parcel 107A, N.89°16'00"W., 94.91 feet to the Northwest corner of said Parcel 107A, also being a point on the East boundary of the West 1/2 of the aforesaid Section 24; thence along said East boundary of the West 1/2 of Section 24, N.00°23'17"E., 1296.53 feet; thence N.31°29'17"W., 343.97 feet; thence N.03°30'00"W., 194.00 feet; thence N.04°00'00"E., 33.10 feet; thence N.35°20'00"W., 17.79 feet; thence N.70°00'00"W., 182.00 feet; thence N.30°20'00"W., 340.00 feet; thence N.62°05'00"W., 355.00 feet; thence N.60°30'00"W., 325.00 feet; thence N.48°50'00"W., 375.00 feet to a point on the East boundary of the West 1218.64 feet of the aforesaid Northwest 1/4 of Section 24; thence along said East boundary of the West 1218.64 feet of the Northwest 1/4 of Section 24, N.00°24'29"E., 1104.00 feet to the POINT OF BEGINNING.

Containing 126.785 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

HOMES BY WEST BAY, LLC, a Florida limited liability company ("HBWB"), hereby states and declares that it is the fee simple owner of all lands LESS AND EXCEPT BLOCKS 1, 2, 9 and 10, and CF GTIS III MAGNOLIA ISLAND, LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("CF GTIS"), hereby states and declares that it is the fee simple owner of Blocks 1, 2, 9 and 10, collectively the "Owners", of the lands referenced to as MAGNOLIA ISLAND PHASES 1A AND 1B, as described in the legal description which is a part of this plat and make the following dedications:

- 1) HBWB hereby grants, conveys and dedicates TRACT "A-1" [(CDD) Right-of-Way; (Public) Utility Easement], as shown hereon, to the Magnolia Island Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District" or "CDD"). As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
- 2) HBWB hereby grants, conveys and dedicates TRACTS "B-1", "B-2", "B-3", "B-4", "B-5", "B-6" and "P-1", as shown and depicted hereon to the District. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- 3) HBWB hereby reserves fee title to TRACT "V-2" and shall be maintained by HBWB.
- 4) Owners do hereby dedicate to the District all (CDD) Drainage and 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.
- 5) HBWB hereby grants, conveys and dedicates MAGNOLIA ISLAND BOULEVARD, as shown and depicted on this plat to Pasco County, Florida (the "County"), for the perpetual use of the general public for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
- 6) HBWB hereby grants, conveys and dedicates to the County, a perpetual easement for ingress and egress over and across TRACT "A-1" [(CDD) Right-of-Way; (Public) Utility Easement] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
- 7) HBWB hereby grants, conveys and dedicates to the County TRACT "Z" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. HBWB hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
- 8) HBWB 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 for purposes it is intended.
- 9) HBWB hereby grants, conveys and dedicates to Pasco County, Florida (the "County") the (Public) Sanitary Sewer Easement as shown hereon for purposes incidental thereto.
- 10) Owners do 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.
- 11) Owners do 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 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.
- 12) Owners do further 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 District fail 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.
- 13) Owners do hereby reserve 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.
- 14) Owners do hereby grant and reserve 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: HOMES BY WEST BAY, LLC, a Florida limited liability company

By: Elizabeth Bradburn, as Vice President
Witness: Dylan Nezer
Witness: Benjamin Viola

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 7 day of OCTOBER, 2025, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Vice President of Homes by West Bay, LLC, a Florida limited liability company, [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 Hillsborough County, Florida, the day and year aforesaid.
Notary Public, State of Florida at Large
My Commission expires: NOVEMBER 21, 2025
Commission Number: HH 200611

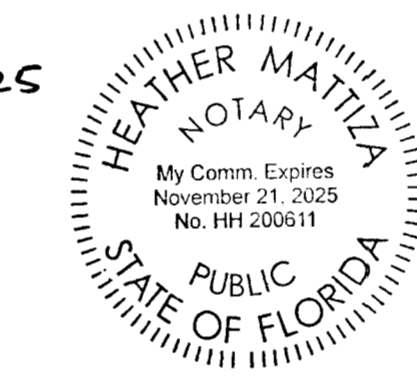


OWNER: CF GTIS III MAGNOLIA ISLAND, LLC, a Delaware limited liability company (as the owner of Blocks 1, 2, 9 and 10)

By: Elizabeth Bradburn, Chief Financial Officer
Witness: Dylan Nezer
Witness: Benjamin Viola

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 7 day of OCTOBER, 2025, before me personally appeared by means of physical presence, Elizabeth Bradburn, as Chief Financial Officer of CF GTIS III MAGNOLIA ISLAND, 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 theirself 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.
Notary Public, State of Florida at Large
My Commission expires: NOVEMBER 21, 2025
Commission Number: HH 200611



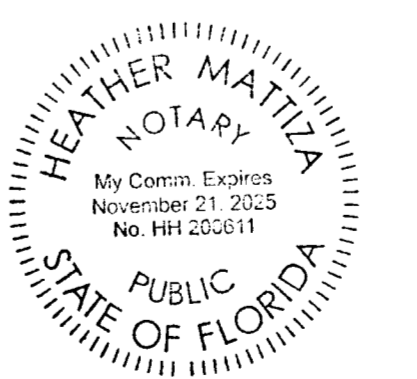
CERTIFICATE OF ACCEPTANCE

of MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
The dedications to Magnolia Island Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, were accepted at an open meeting of Magnolia Island Community Development District by their Board of Supervisors this 7 day of OCTOBER, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Allison Martin, as Vice Chair
Witness: Benjamin Viola
Witness: Pierce Skidmore

ACKNOWLEDGMENT: State of Florida, County of Hillsborough
I hereby certify on this 7 day of OCTOBER, 2025 before me personally appeared by means of physical presence, Allison Martin, as Vice Chair of Magnolia Island Community Development District, [X] personally known to me or [] who has produced [] as identification, who has identified theirself 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, State of Florida at Large
My Commission expires: NOVEMBER 21, 2025
Commission Number: HH 200611



PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO)
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 the Filing of a Subdivision Plat, FATIC File No. 110599627) and, based on said report find that the title of the property is vested in Homes by West Bay, LLC, a Florida limited liability company and CF GTIS III Magnolia Island, 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, FATIC File No. 110599627.

This the 8 day of October, 2025.
First American Title Insurance Company
By: David H. Roberts, Authorized Signatory

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

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part I, 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 10th day of October, 2025.
Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the 24th day of October, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E., Assistant County Administrator Development Services

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing has been filed in the Public Records of Pasco County, Florida on this the 27 day of October, 2025, in Plat Book 99, Page(s) 114-124.

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 26th day of March, 2025, 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 8th day of October, 2025.

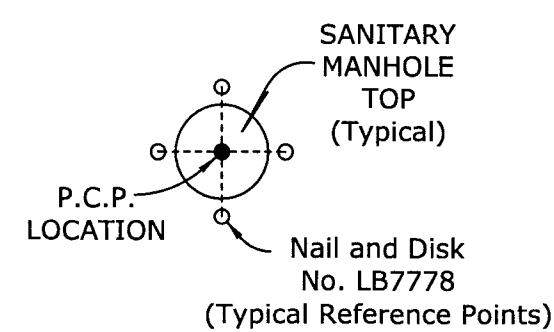
AMERRITT, INC.

3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 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.



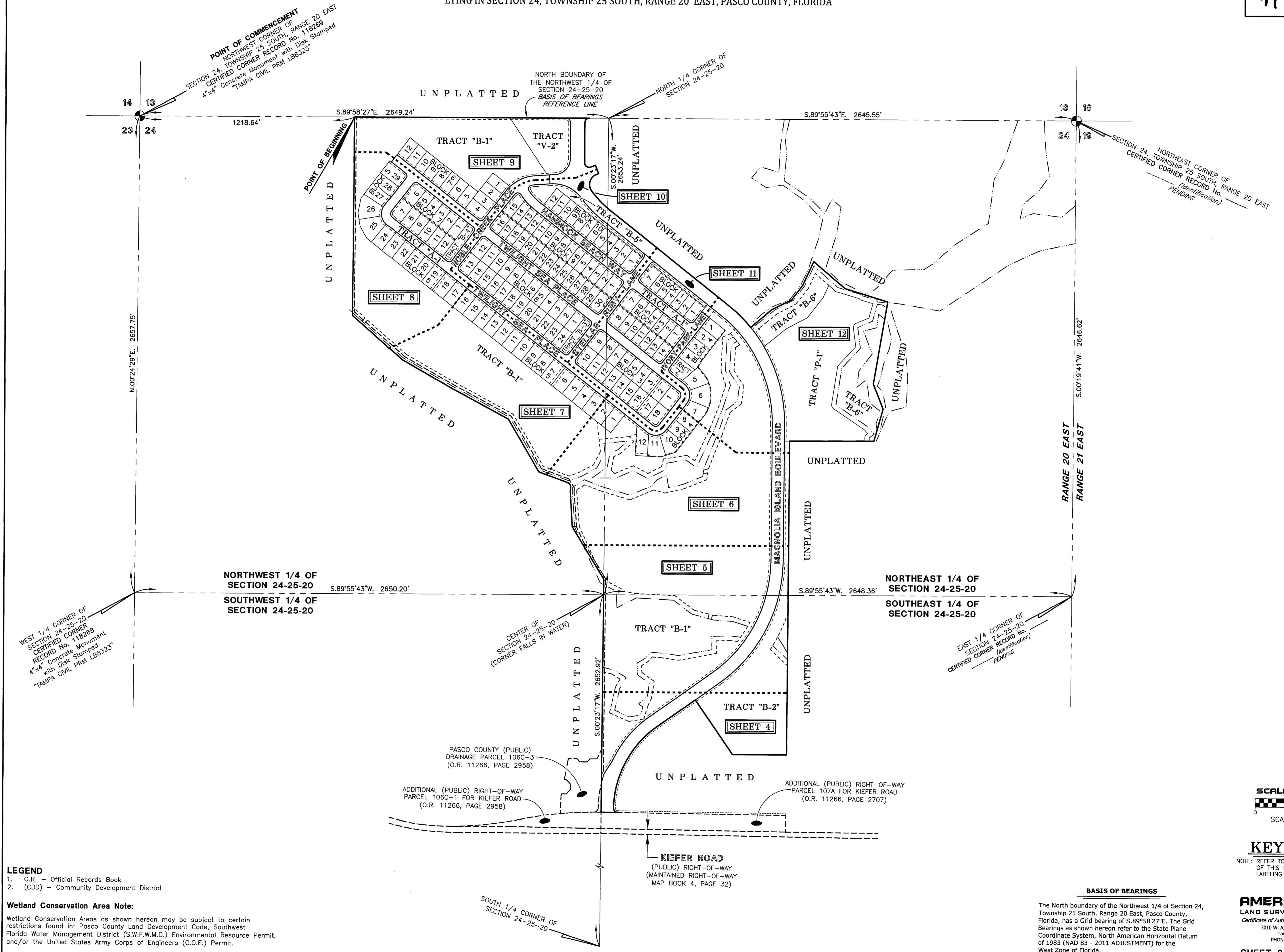
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	8.678 Ac.±
TRACT "B-1"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT; (PUBLIC) SANITARY SEWER EASEMENT	58.622 Ac.±
TRACT "B-2"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	6.488 Ac.±
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.299 Ac.±
TRACT "B-4"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.299 Ac.±
TRACT "B-5"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	0.669 Ac.±
TRACT "B-6"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	4.964 Ac.±
TRACT "P-1"	(CDD) PARK AREA; (PUBLIC) PEDESTRIAN ACCESS EASEMENT	6.910 Ac.±
TRACT "V-2"	(FUTURE DEVELOPMENT)	1.655 Ac.±
TRACT "Z"	(PUBLIC) PUMP STATION SITE	0.251 Ac.±

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



POINT OF COMMENCEMENT
 NORTHWEST CORNER OF
 SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST
 CERTIFIED CORNER RECORD No. 118289
 4"x4" Concrete Monument with Disk Stamped
 "TAMPA CIVIL PRM LB8323"

NORTH BOUNDARY OF
 THE NORTHWEST 1/4 OF
 SECTION 24-25-20
 BASIS OF BEARINGS
 REFERENCE LINE

NORTHEAST CORNER OF
 SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST
 CERTIFIED CORNER RECORD No. 118289
 (Identification)
 PENDING

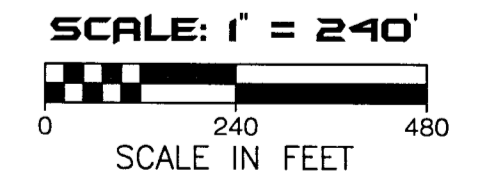
WEST 1/4 CORNER OF
 SECTION 24-25-20
 CERTIFIED CORNER
 RECORD No. 118288
 4"x4" Concrete Monument
 with Disk Stamped
 "TAMPA CIVIL PRM LB8323"

EAST 1/4 CORNER OF
 SECTION 24-25-20
 CERTIFIED CORNER RECORD No. 118289
 (Identification)
 PENDING

- LEGEND**
- O.R. - Official Records Book
 - (CDD) - Community Development District

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.

BASIS OF BEARINGS
 The North boundary of the Northwest 1/4 of Section 24, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.89°58'27"E. 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.

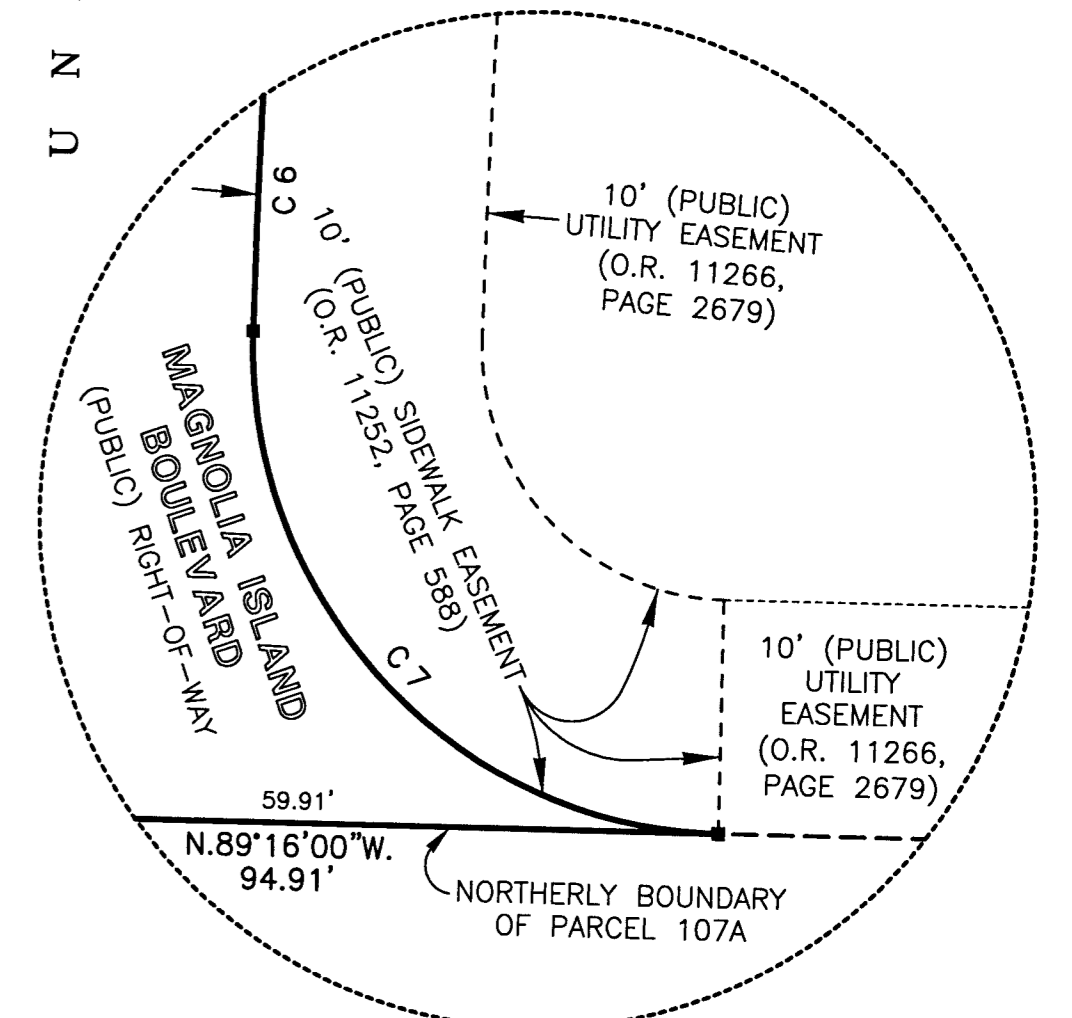
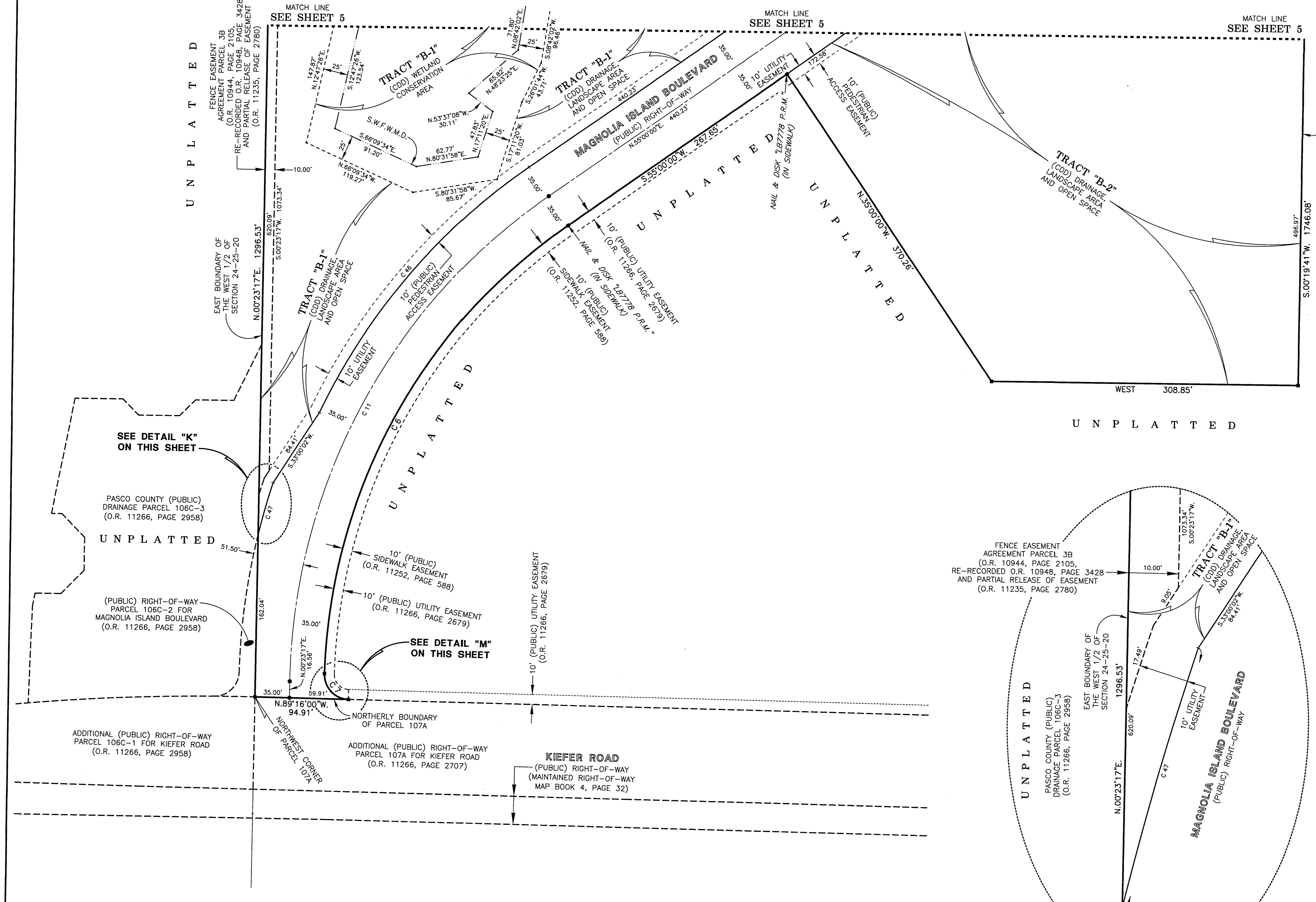


KEY SHEET
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

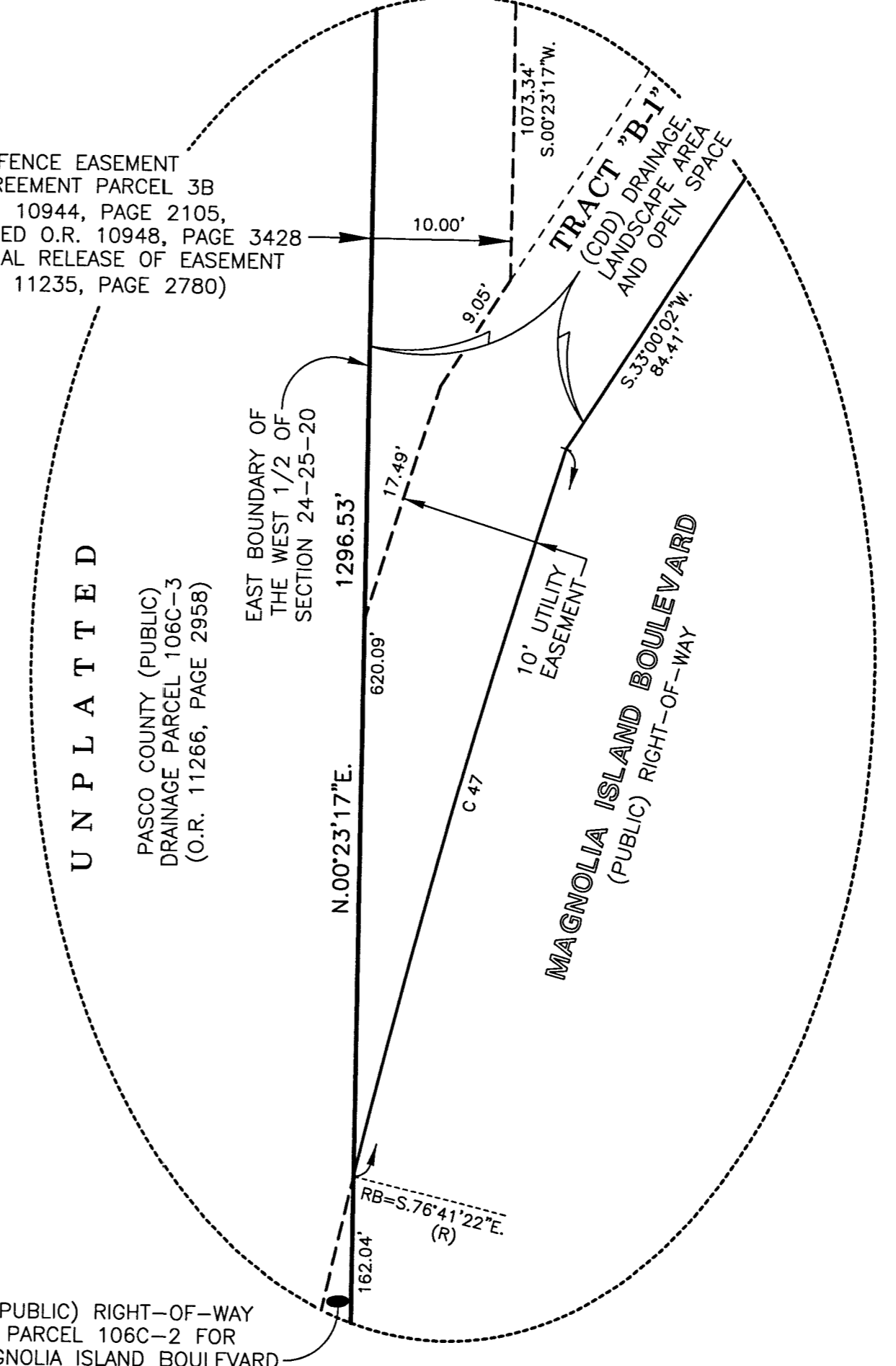
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Ashley Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



DETAIL "M"
NOT TO SCALE
(SEE THIS SHEET)



DETAIL "K"
NOT TO SCALE
(SEE THIS SHEET)

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.



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
 - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
 - 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) - Community Development District
 - D.&A.E. - Drainage and Access Easement
 - R/W - Right-of-way
 - (P)U.E. - (Public) Utility Easement
 - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

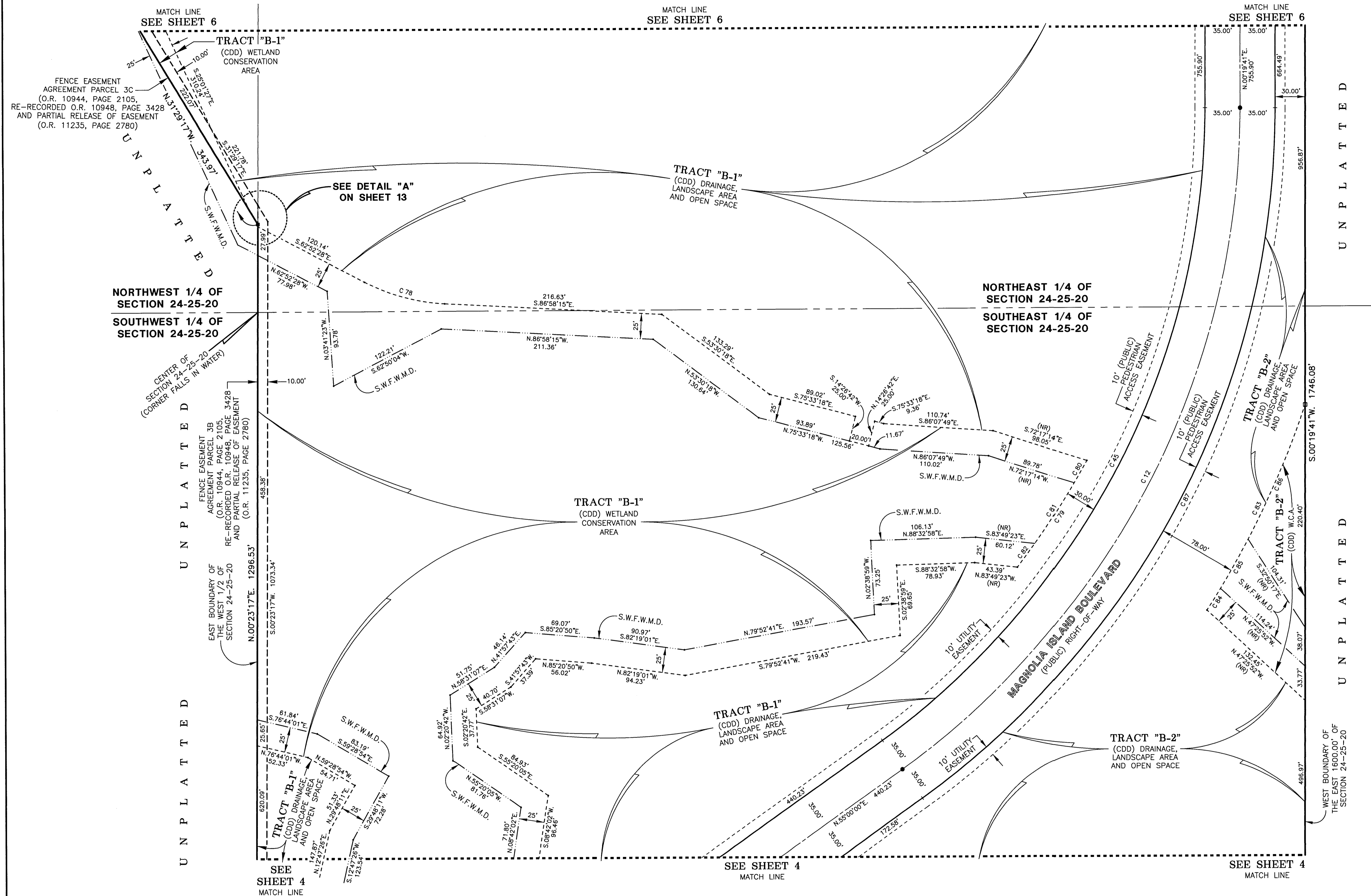
Wetland Conservation Area Note:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.)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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	565.00	53°45'17"	530.08	510.85	S.28°07'22"W.
7	25.00	90°30'43"	39.49	35.51	S.44°00'38"E.
11	600.00	54°36'43"	571.90	550.49	N.27°41'38"E.
46	635.00	29°33'33"	327.60	323.98	S.40°13'13"W.
47	651.50	04°45'05"	54.03	54.01	S.15°41'10"W.

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

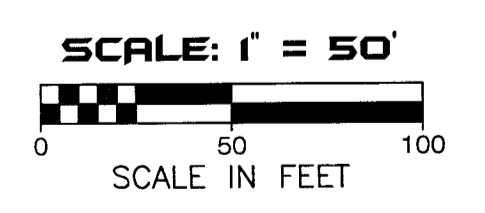


- LEGEND**
1. Symbol \blacksquare indicates Set (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 2. Symbol \boxtimes indicates Set (P.R.M.) Offset Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
 3. Symbol \bullet indicates (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) - Community Development District
 9. D.&A.E. - Drainage and Access Easement
 10. R/W - Right-of-way
 11. (P)U.E. - (Public) Utility Easement
 12. W.C.A. - Wetland Conservation Area
 13. 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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	800.00	54°40'19"	763.36	734.73	N.27°39'51"E.
45	765.00	54°40'19"	729.97	702.59	S.27°39'51"W.
78	200.00	24°05'47"	84.11	83.49	S.74°55'21"E.
79	735.00	09°50'11"	126.18	126.03	S.33°28'13"W.
80	735.00	01°59'29"	25.54	25.54	S.29°32'51"W.
81	735.00	05°34'10"	71.45	71.42	S.33°19'41"W.
82	735.00	02°16'32"	29.19	29.19	S.37°15'02"W.
83	913.00	14°11'44"	226.20	225.63	N.26°05'14"E.
84	913.00	01°35'39"	25.40	25.40	N.32°23'17"E.
85	913.00	03°30'17"	55.85	55.84	N.29°50'19"E.
86	913.00	09°05'49"	144.96	144.80	N.23°32'17"E.
87	835.00	54°40'19"	796.76	766.87	N.27°39'51"E.



SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

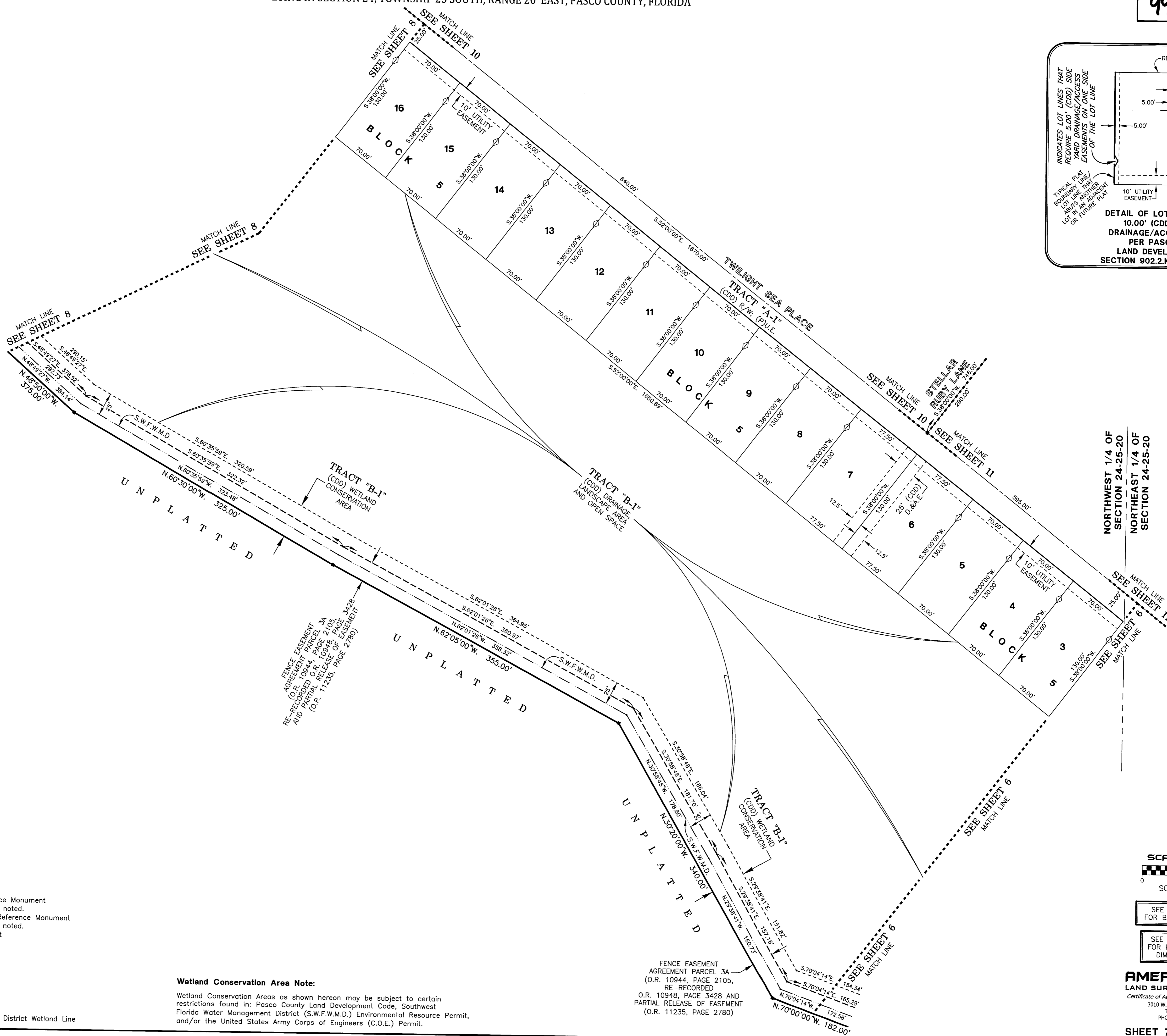
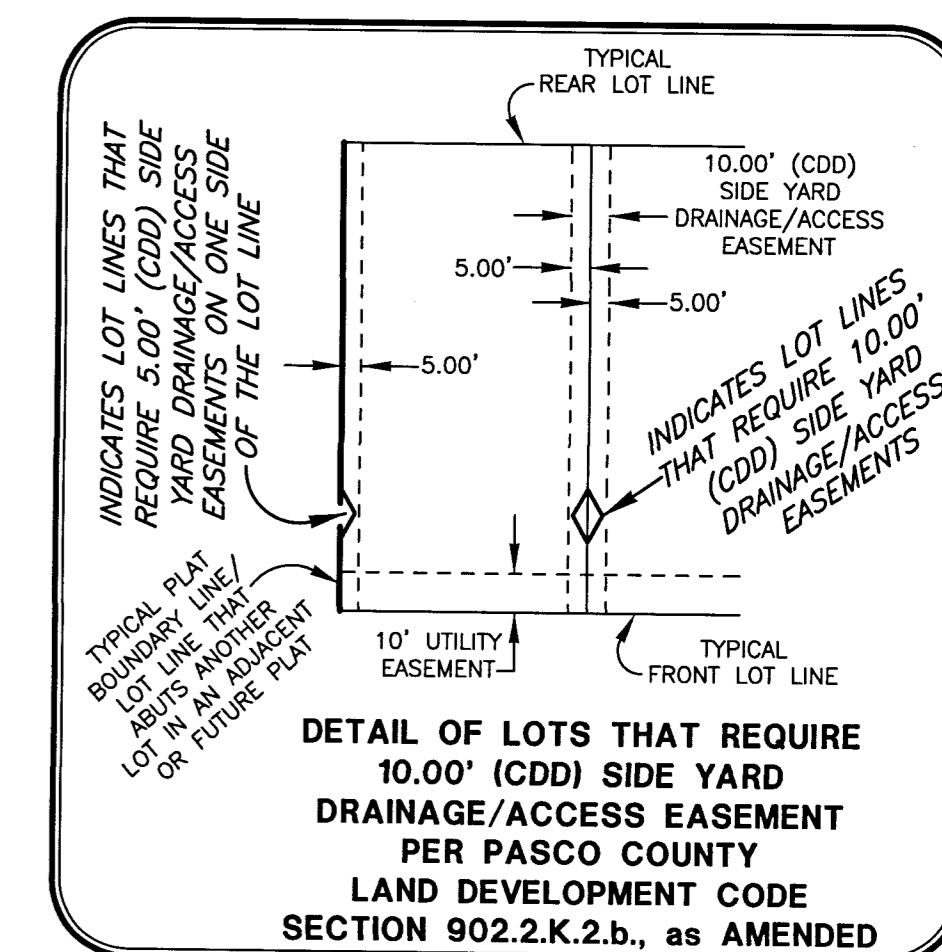
SHEET 5 OF 13 SHEETS

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

99 120



NORTHWEST 1/4 OF SECTION 24-25-20
NORTHEAST 1/4 OF SECTION 24-25-20



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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SHEET 7 OF 13 SHEETS

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.
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(See Sheet No. 2 for P.C.P. Reference Diagram)
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- (NR) indicates non-radial line
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- R/W - Right-of-way
- (P)U.E. - (Public) Utility Easement
- 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.

FENCE EASEMENT AGREEMENT PARCEL 3A
(O.R. 10944, PAGE 2105, RE-RECORDED
O.R. 10948, PAGE 3428 AND PARTIAL RELEASE OF EASEMENT
(O.R. 11235, PAGE 2780)

FENCE EASEMENT AGREEMENT PARCEL 3A
(O.R. 10944, PAGE 2105, RE-RECORDED
(O.R. 11235, PAGE 2780)

MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

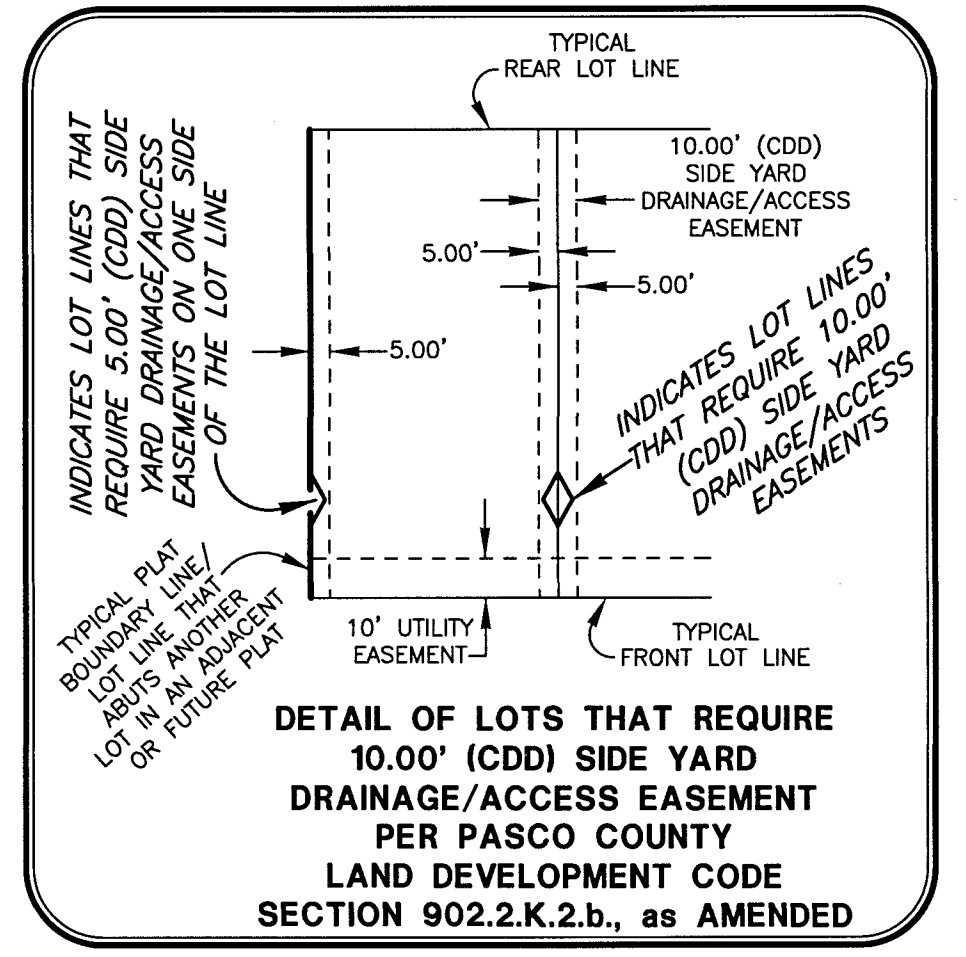
FENCE EASEMENT AGREEMENT PARCEL 3A (O.R. 10944, PAGE 2105, RE-RECORDED O.R. 10948, PAGE 3428 AND PARTIAL RELEASE OF EASEMENT (O.R. 11235, PAGE 2780))

UNPLATTED UNPLATTED UNPLATTED UNPLATTED UNPLATTED

EAST BOUNDARY OF THE WEST 1/4 OF SECTION 24-25-20



FENCE EASEMENT AGREEMENT PARCEL 3A (O.R. 10944, PAGE 2105, RE-RECORDED O.R. 10948, PAGE 3428 AND PARTIAL RELEASE OF EASEMENT (O.R. 11235, PAGE 2780))

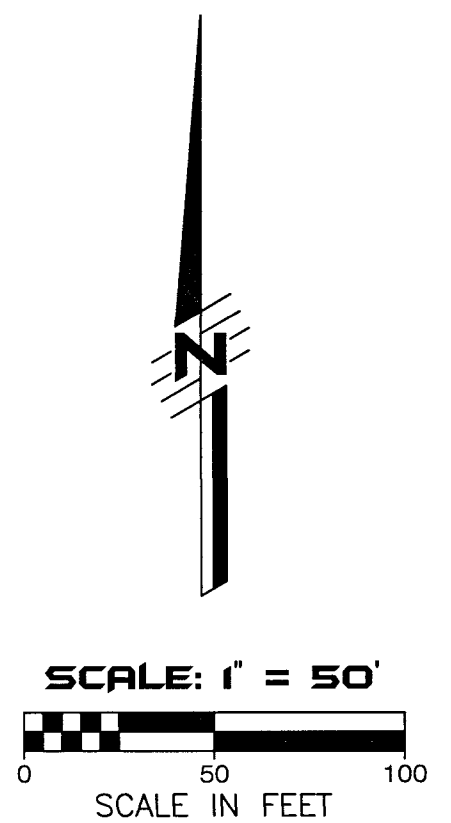


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	50.00	90°00'00"	78.54	70.71	S.07°00'00"E
27	20.00	90°00'00"	31.42	28.28	S.07°00'00"E
28	75.00	06°06'00"	7.98	7.98	S.34°57'00"W
29	75.00	41°00'00"	53.67	52.53	S.11°24'00"W
30	75.00	41°00'00"	53.67	52.53	S.29°36'00"E
31	75.00	01°54'00"	2.49	2.49	S.51°03'00"E
66	20.00	90°00'00"	31.42	28.28	N.83°00'00"E
67	20.00	90°00'00"	31.42	28.28	S.07°00'00"E
68	20.00	90°00'00"	31.42	28.28	S.83°00'00"W
69	25.00	90°00'00"	39.27	35.36	N.07°00'00"W

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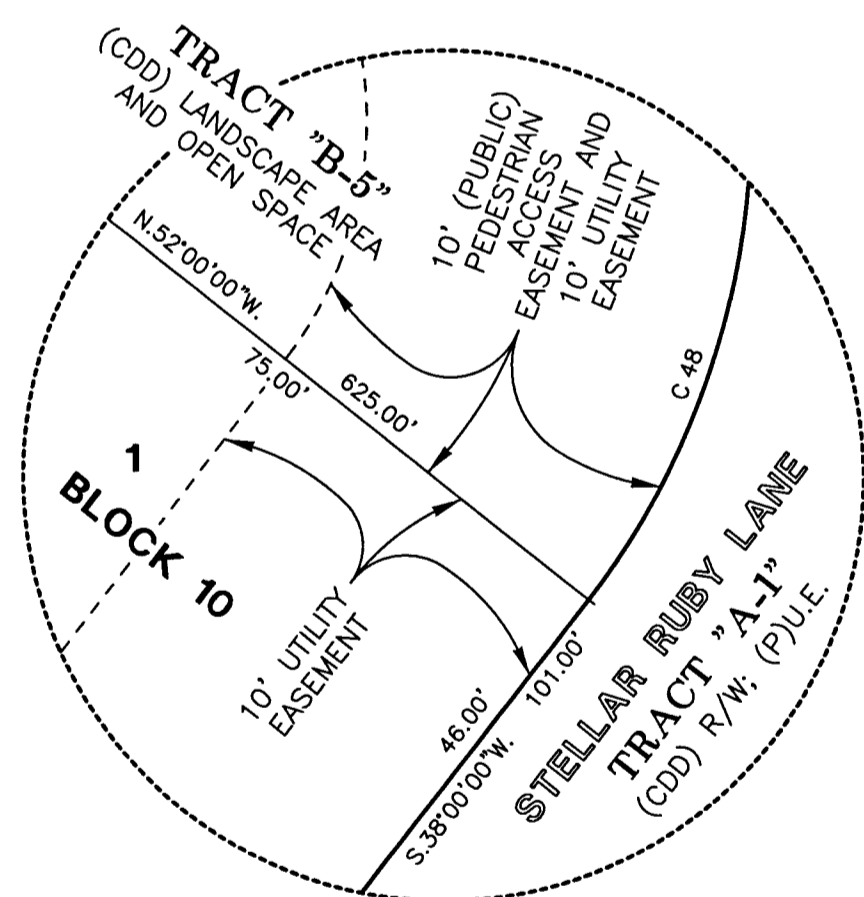
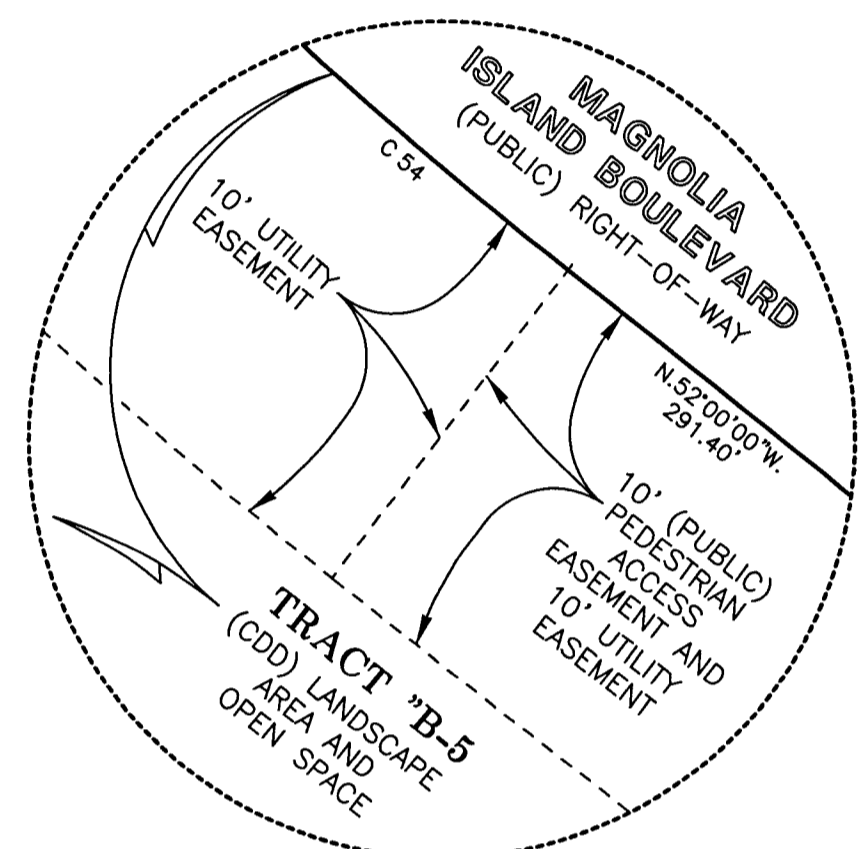
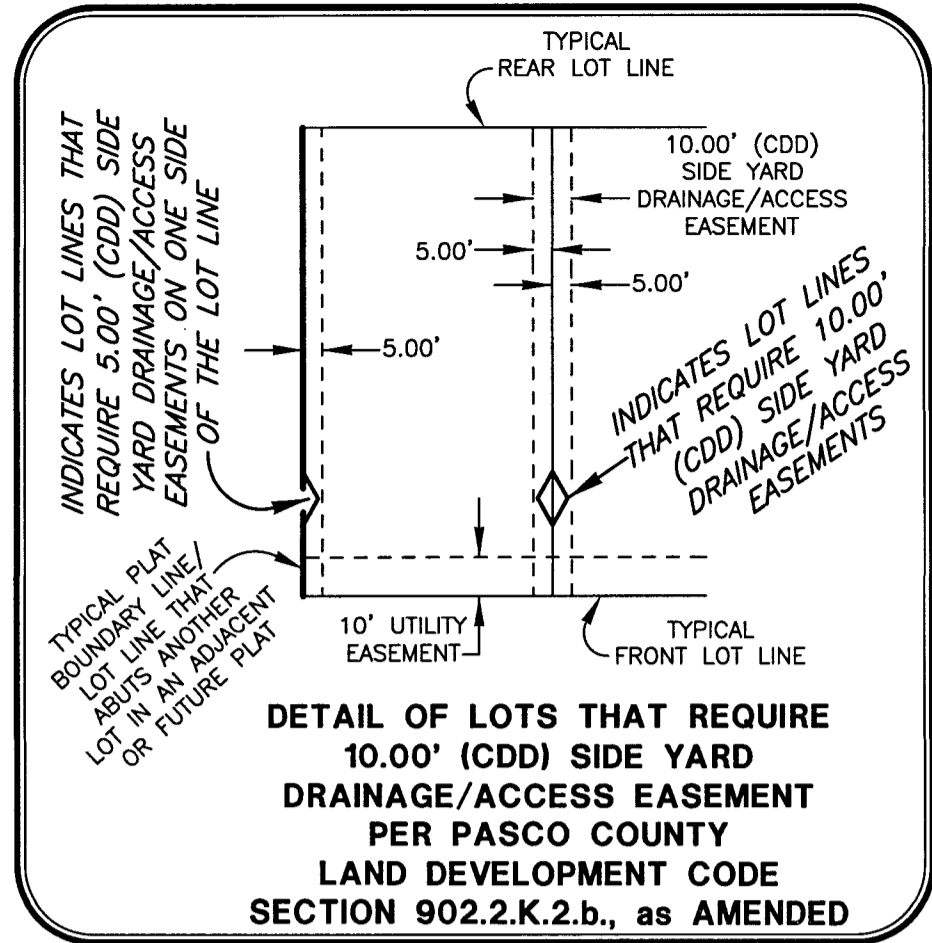
SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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MAGNOLIA ISLAND PHASES 1A AND 1B

LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

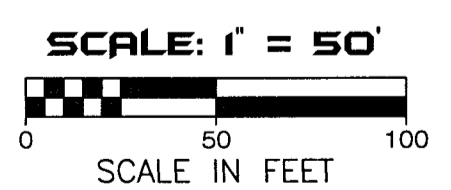
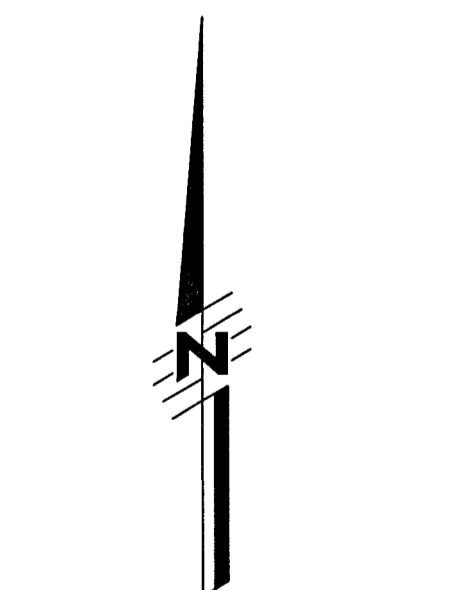
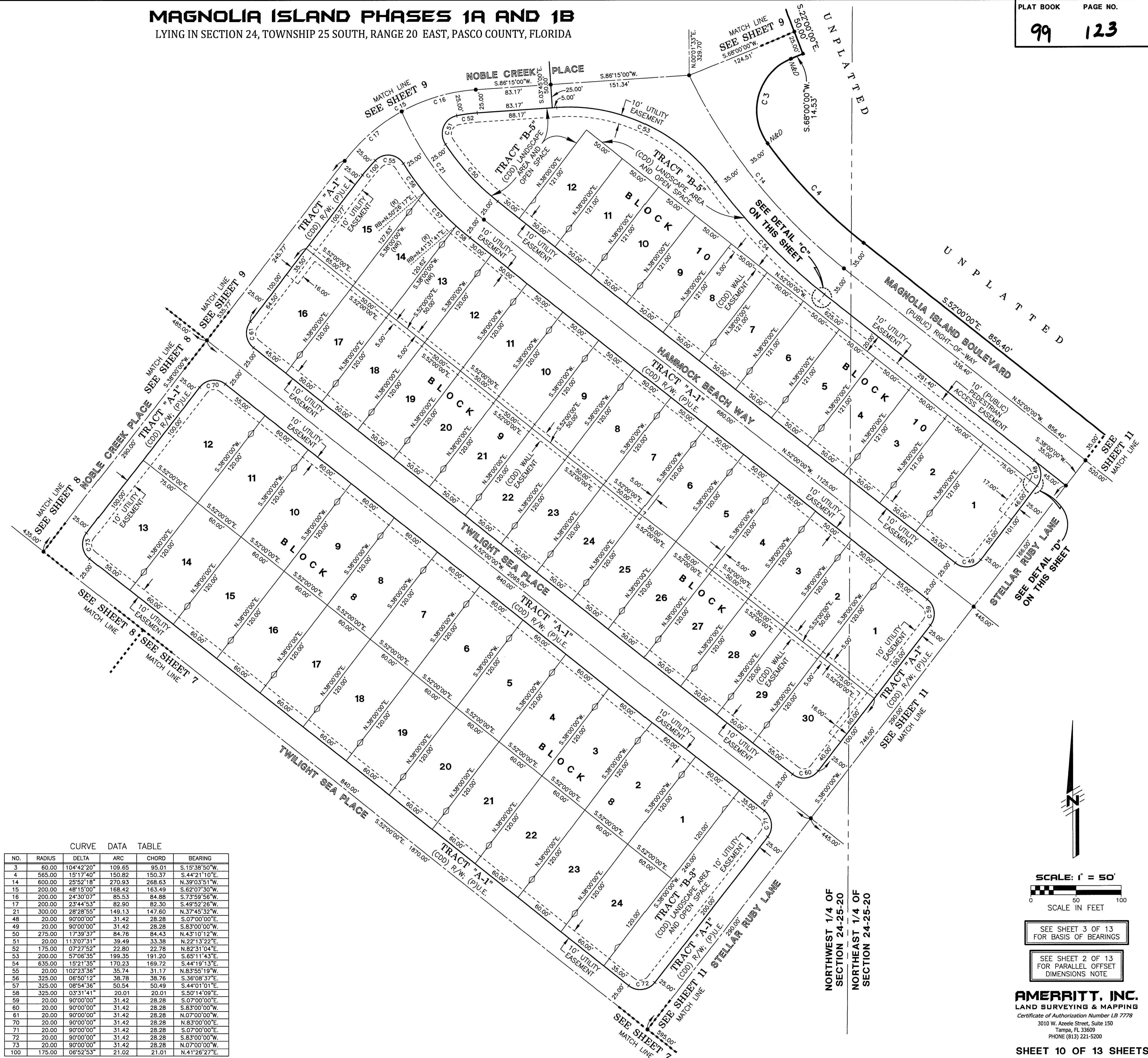


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
3	60.00	104°42'20"	109.65	95.01	S.15°38'50"W.
4	565.00	15°17'40"	150.82	150.37	S.44°21'10"E.
14	600.00	25°52'18"	270.93	268.63	N.39°03'51"W.
15	200.00	48°15'00"	168.42	163.49	S.62°07'30"W.
16	200.00	24°30'00"	85.53	84.88	S.73°59'56"W.
17	200.00	23°44'53"	82.90	82.30	S.49°52'26"W.
21	300.00	28°28'55"	149.13	147.60	N.37°45'32"W.
48	20.00	90°00'00"	31.42	28.28	S.07°00'00"E.
49	20.00	90°00'00"	31.42	28.28	S.83°00'00"E.
50	275.00	17°39'37"	84.76	84.43	N.43°10'12"W.
51	20.00	113°07'31"	39.49	33.38	N.22°13'22"E.
52	175.00	07°21'52"	22.80	22.78	N.82°31'04"E.
53	200.00	57°06'35"	199.35	191.20	S.65°11'43"E.
54	635.00	15°21'35"	170.23	169.72	S.44°19'13"E.
55	20.00	102°23'36"	35.74	31.17	N.83°55'19"W.
56	325.00	06°50'12"	38.78	38.76	S.36°08'37"E.
57	325.00	08°54'36"	50.54	50.49	S.44°01'01"E.
58	325.00	03°31'41"	20.01	20.01	S.50°14'09"E.
59	20.00	90°00'00"	31.42	28.28	S.07°00'00"E.
60	20.00	90°00'00"	31.42	28.28	S.83°00'00"W.
61	20.00	90°00'00"	31.42	28.28	N.07°00'00"W.
70	20.00	90°00'00"	31.42	28.28	N.83°00'00"E.
71	20.00	90°00'00"	31.42	28.28	S.07°00'00"E.
72	20.00	90°00'00"	31.42	28.28	S.83°00'00"W.
73	20.00	90°00'00"	31.42	28.28	N.07°00'00"W.
100	175.00	06°52'53"	21.02	21.01	N.41°26'27"E.

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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)
 - N&D - Nail and Disk "LB7778 P.R.M." (in back edge if sidewalk)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
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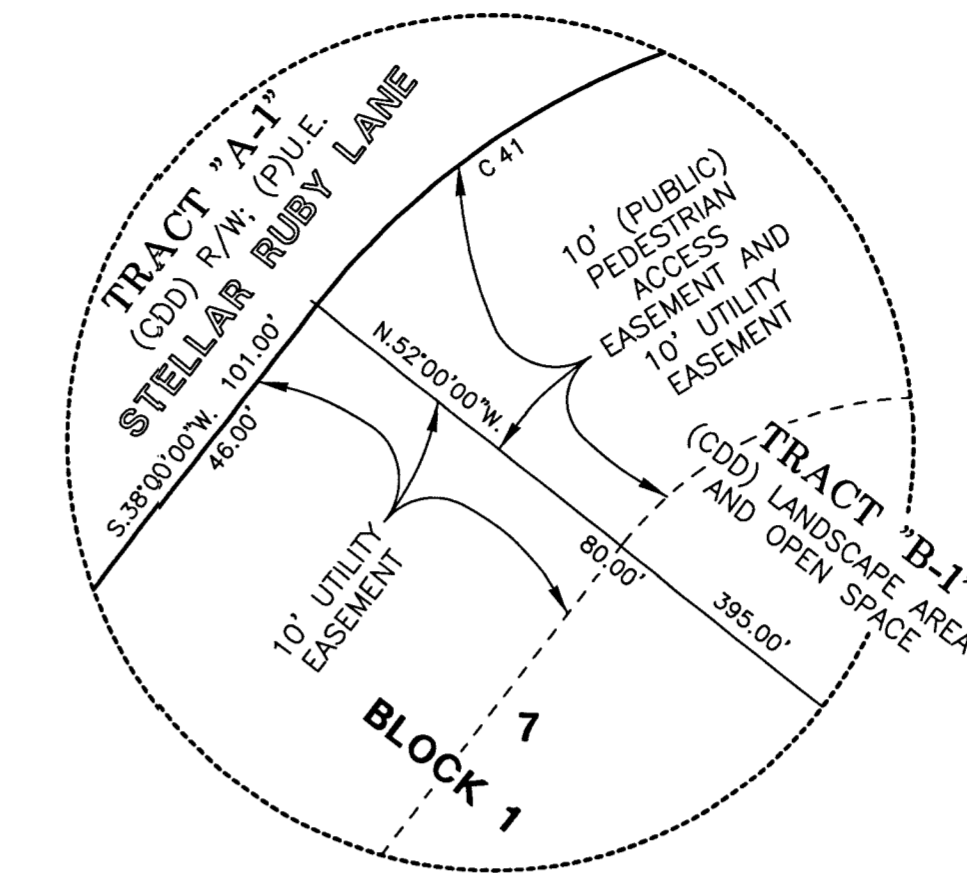
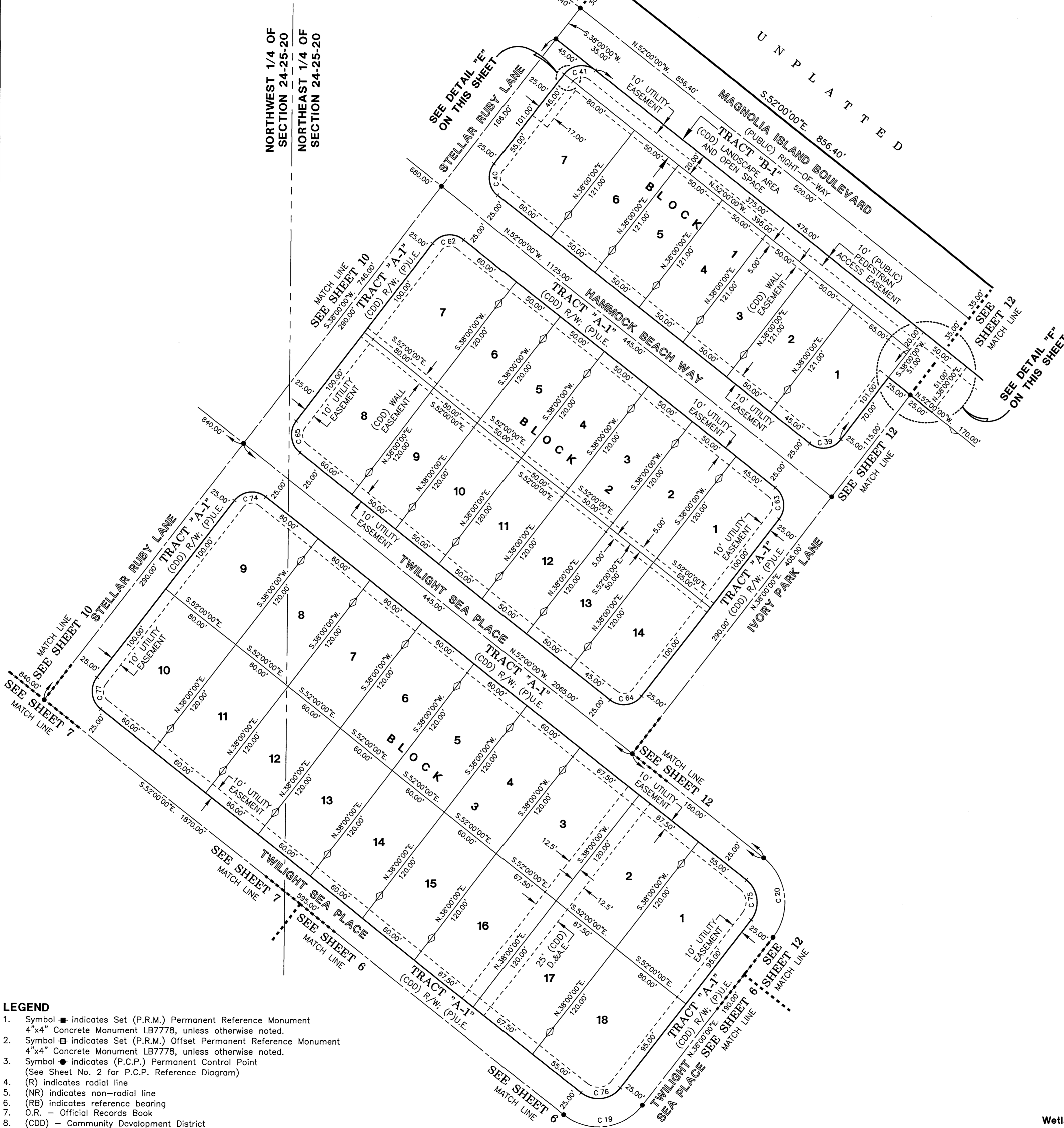


SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

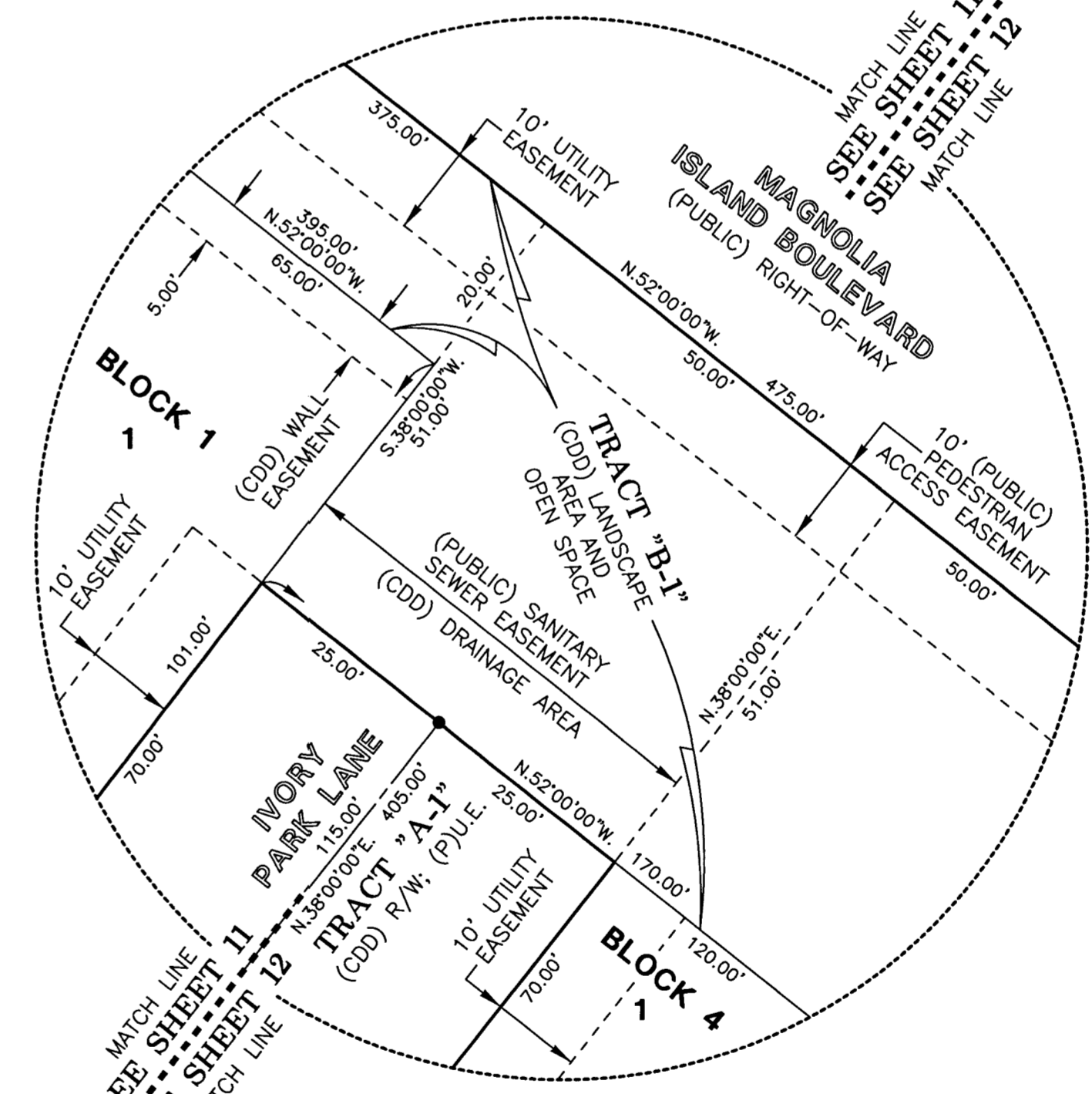
SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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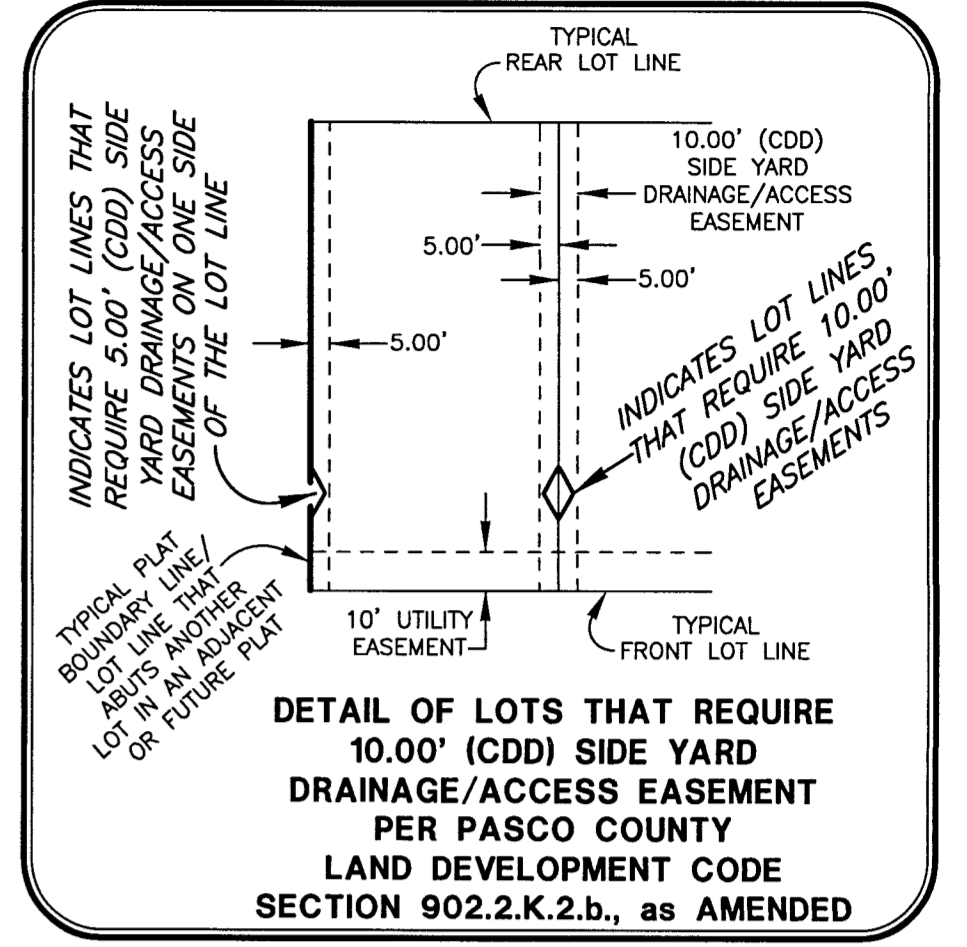
MAGNOLIA ISLAND PHASES 1A AND 1B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



DETAIL "E"
 NOT TO SCALE
 (SEE THIS SHEET)



DETAIL "F"
 NOT TO SCALE
 (SEE THIS SHEET)

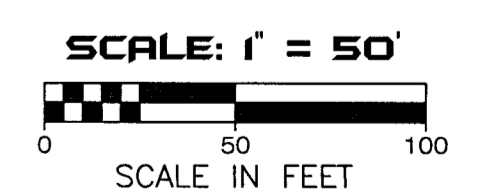
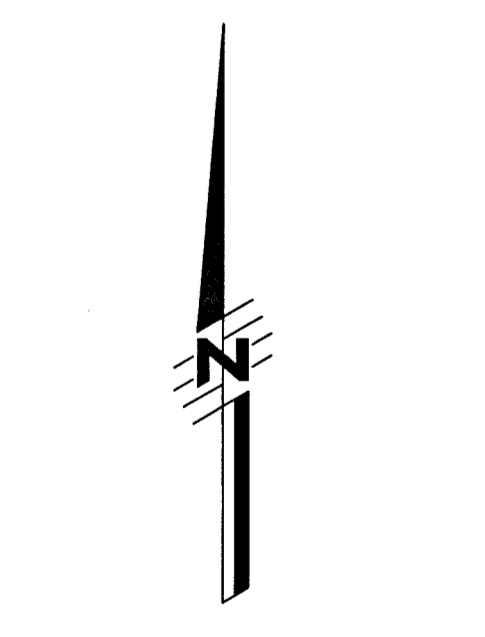


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
19	50.00	90°00'00"	78.54	70.71	N.83°00'00"E
20	50.00	90°00'00"	78.54	70.71	N.07°00'00"W
39	20.00	90°00'00"	31.42	28.28	S.83°00'00"W
40	20.00	90°00'00"	31.42	28.28	N.07°00'00"W
41	20.00	90°00'00"	31.42	28.28	N.83°00'00"E
62	20.00	90°00'00"	31.42	28.28	N.83°00'00"E
63	20.00	90°00'00"	31.42	28.28	S.07°00'00"E
64	20.00	90°00'00"	31.42	28.28	S.83°00'00"W
65	20.00	90°00'00"	31.42	28.28	N.07°00'00"W
74	20.00	90°00'00"	31.42	28.28	N.83°00'00"E
75	25.00	90°00'00"	39.27	35.36	S.07°00'00"E
76	25.00	90°00'00"	39.27	35.36	S.83°00'00"W
77	20.00	90°00'00"	31.42	28.28	N.07°00'00"W

- LEGEND**
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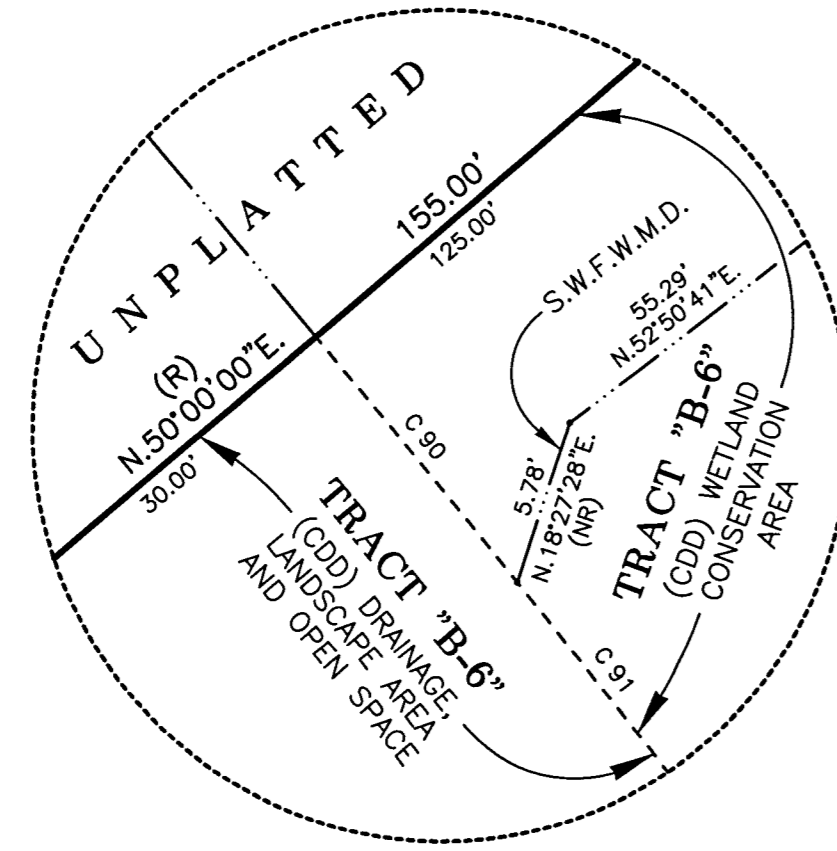


SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

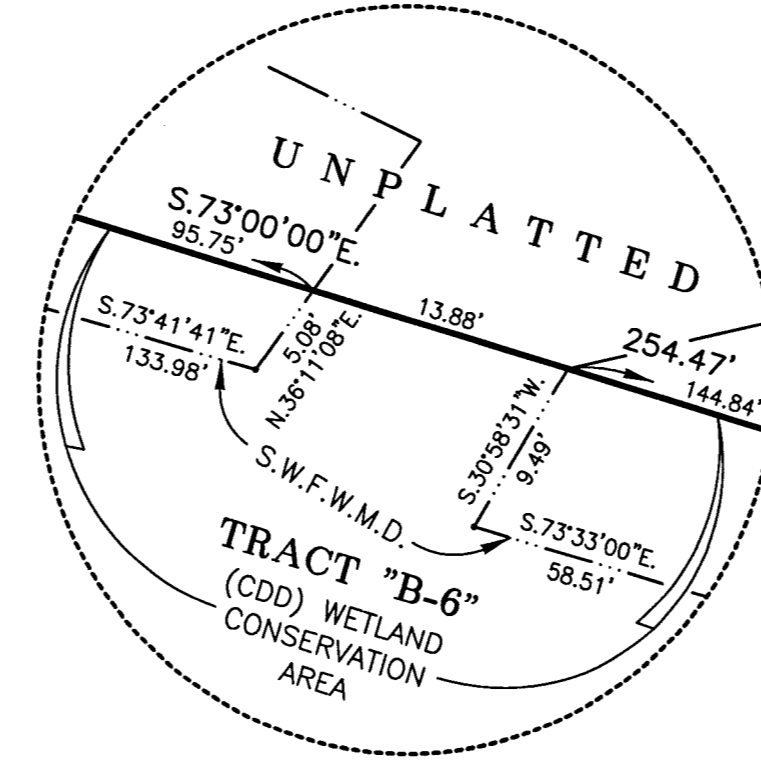
SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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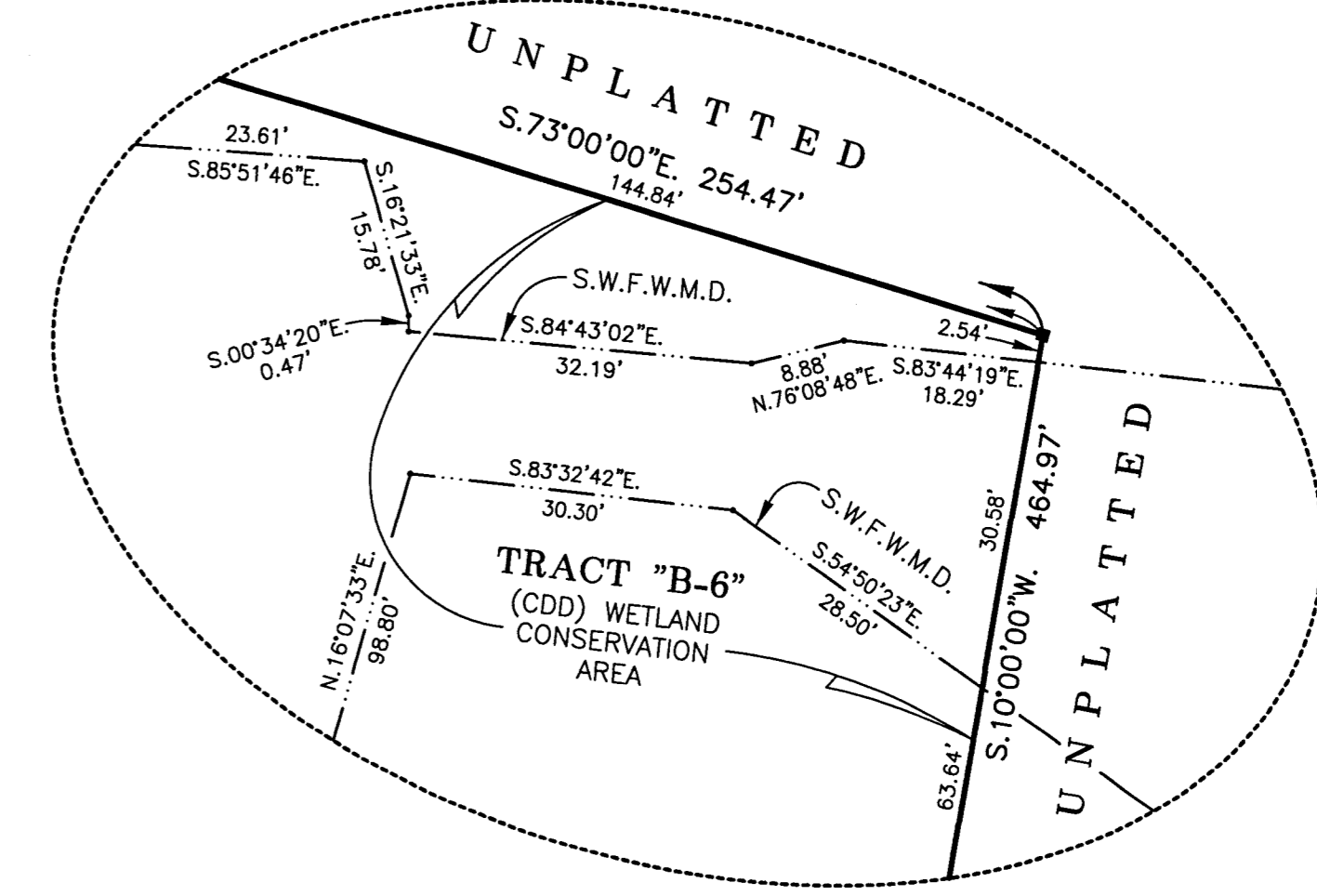
MAGNOLIA ISLAND PHASES 1A AND 1B
 LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



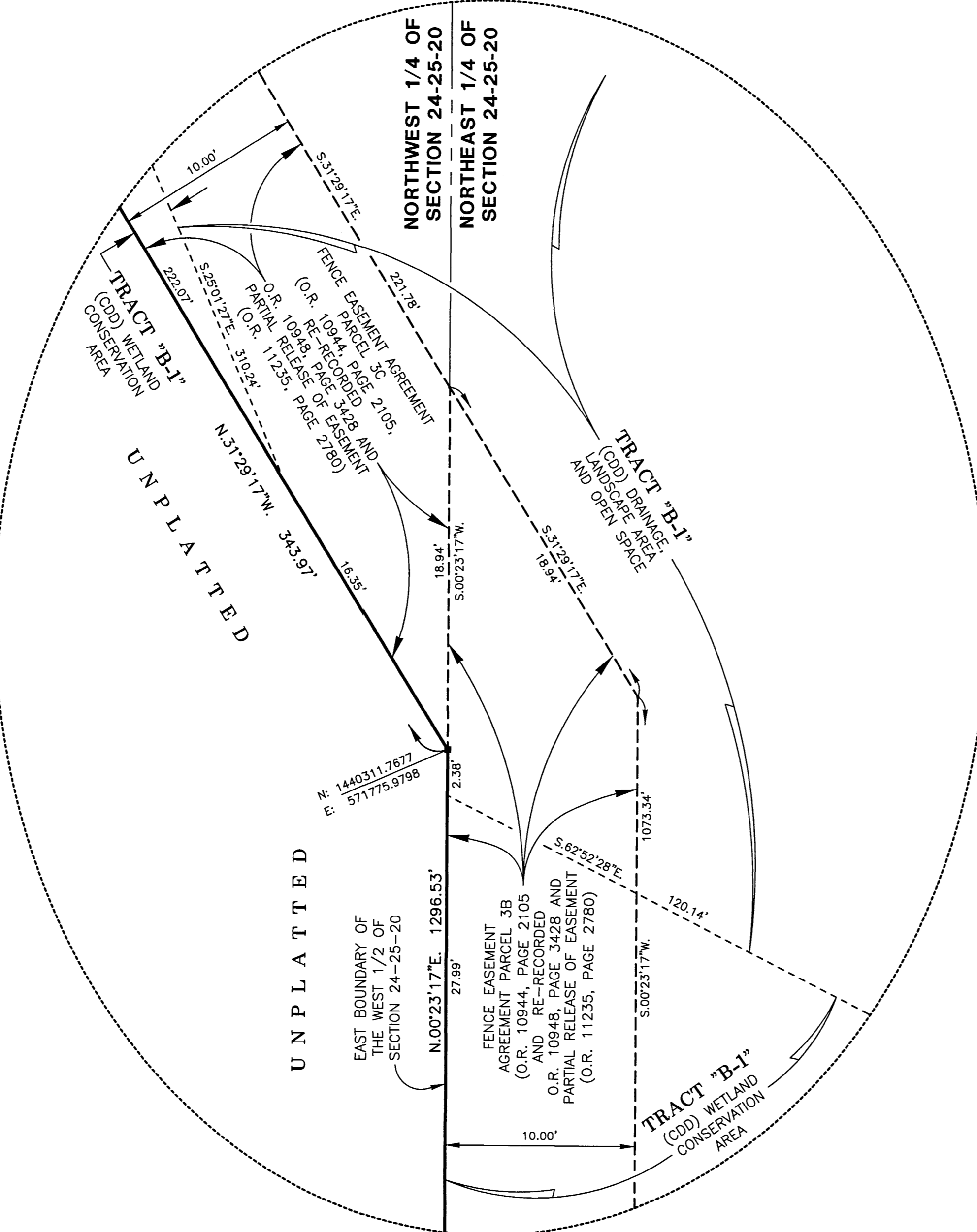
DETAIL "G"
 NOT TO SCALE
 (SEE SHEET 12)



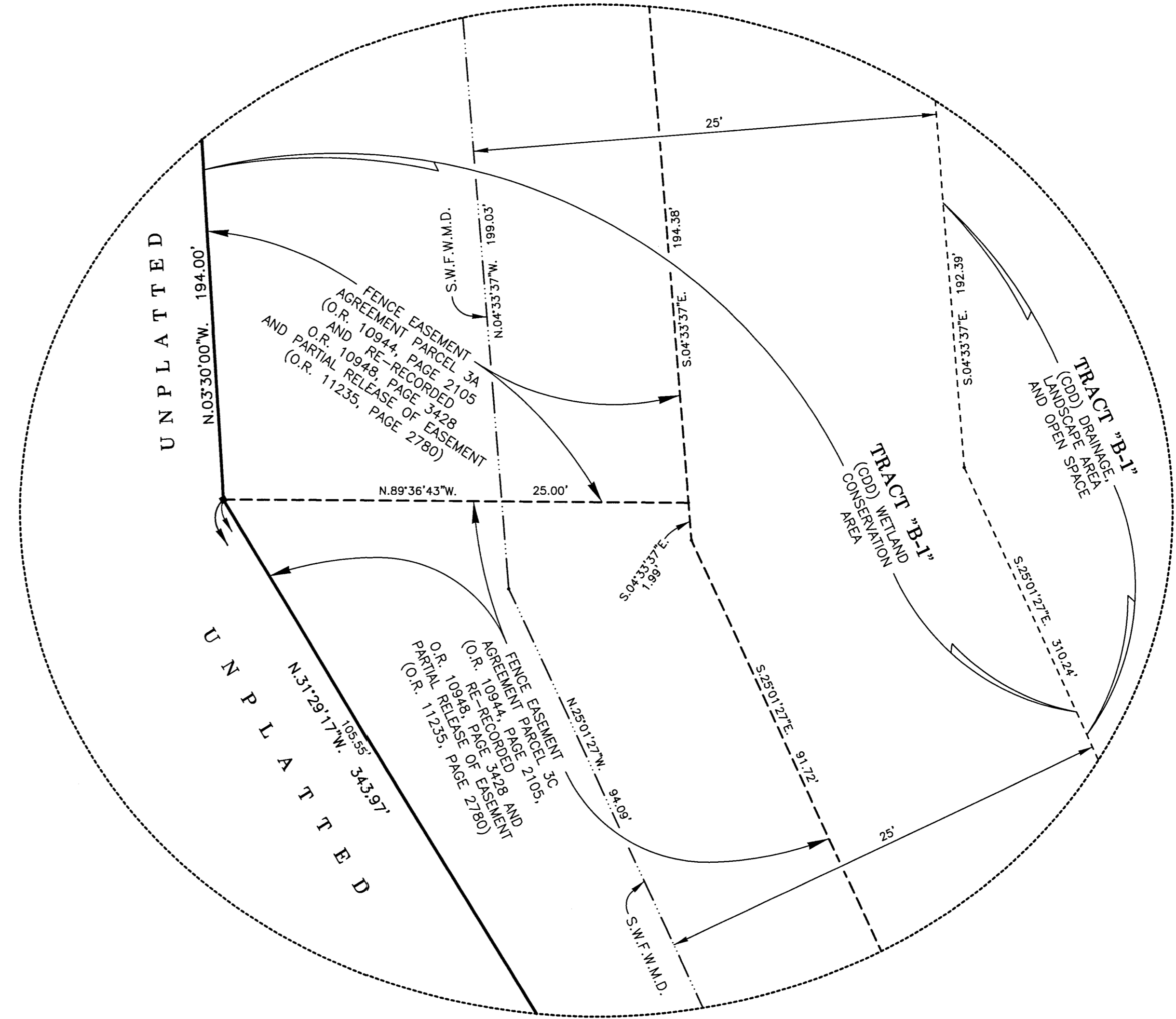
DETAIL "H"
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 (SEE SHEET 12)



DETAIL "J"
 NOT TO SCALE
 (SEE SHEET 12)



DETAIL "A"
 NOT TO SCALE
 (SEE SHEET 5)



DETAIL "L"
 NOT TO SCALE
 (SEE SHEET 6)

LEGEND

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CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
90	865.00	00°43'37"	10.97	10.97
91	865.00	01°58'50"	29.90	29.90

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

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