

TWIN OAKS
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 31,
TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT 5:

BOGER SUBDIVISION, AN APPROVED CLASS III, PRELIMINARY PLAN AND IN ACCORDANCE WITH PASCO COUNTY, REQUIREMENTS RECORDED IN OFFICIAL RECORDS BOOK 3866, PAGE 1628, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

THE SOUTH 341.60 FEET OF THE NORTH 1034.40 FEET OF THE SOUTH 1376.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR HANDCART ROAD, AND LESS THE EAST 1313.50 FEET THEREOF, SAID TRACT 5 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°55'59" EAST, A DISTANCE OF 35.00 FEET TO THE EASTERLY RW LINE OF HANDCART ROAD; THENCE NORTH 00°14'34" EAST, ALONG SAID RW A DISTANCE OF 341.60 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'34" EAST, ALONG SAID RW A DISTANCE OF 341.60 FEET; THENCE SOUTH 89°55'59" EAST, A DISTANCE OF 1314.48 FEET; THENCE SOUTH 00°10'31" WEST, A DISTANCE OF 341.60 FEET; THENCE NORTH 89°55'59" WEST, A DISTANCE OF 1314.87 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4640, PAGE 311 AND OFFICIAL RECORDS BOOK 4640, PAGE 314, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TRACT 7:

BOGER SUBDIVISION, AN APPROVED CLASS III, PRELIMINARY PLAN AND IN ACCORDANCE WITH PASCO COUNTY, REQUIREMENTS RECORDED IN OFFICIAL RECORDS BOOK 3866, PAGE 1628, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

THE SOUTH 341.60 FEET OF THE SOUTH 1376.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR HANDCART ROAD, AND LESS THE EAST 1313.50 FEET THEREOF, SAID TRACT 7 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°55'59" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE EASTERLY RW LINE OF HANDCART ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00°14'34" EAST, ALONG SAID RW A DISTANCE OF 341.60 FEET; THENCE SOUTH 89°55'59" EAST, A DISTANCE OF 1314.87 FEET; THENCE SOUTH 00°10'31" WEST, A DISTANCE OF 341.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 89°55'59" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1315.28 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 4608, PAGE 883 AND OFFICIAL RECORDS BOOK 4608, PAGE 885, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ALL OF THE ABOVE ALSO DESCRIBED AS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE COINCIDENT WITH THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 31, S 89°56'20" E, A DISTANCE OF 62.58 FEET TO A POINT COINCIDENT WITH THE EAST RIGHT-OF-WAY BOUNDARY OF HANDCART ROAD PER OFFICIAL RECORDS BOOK 4608, PAGE 885, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, COINCIDENT WITH SAID EAST RIGHT-OF-WAY BOUNDARY, N 00°14'57" E A DISTANCE OF 683.19 FEET TO A POINT COINCIDENT WITH THE NORTH BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 4162, PAGE 1728 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE DEPARTING THE EAST RIGHT-OF-WAY BOUNDARY OF HANDCART ROAD PER OFFICIAL RECORDS BOOK 4640, PAGE 311, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, COINCIDENT WITH SAID NORTH BOUNDARY, S 89°56'16" E A DISTANCE OF 1286.45 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF THE EAST 1313.50 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH BOUNDARY, COINCIDENT WITH SAID WEST BOUNDARY, S 00°08'59" W A DISTANCE OF 683.16 FEET TO A POINT COINCIDENT WITH THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST BOUNDARY, COINCIDENT WITH SAID SOUTH BOUNDARY, N 89°56'20" W FOR A DISTANCE OF 1287.65 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

DRB GROUP FLORIDA, 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 REFERRED TO AS TWIN OAKS, 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 TRACT "A-1" (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND (PUBLIC) UTILITY EASEMENT); TRACTS "D-1" AND "D-2" (DRAINAGE AREAS); TRACT "L-1" (COMMON, LANDSCAPE, FENCE AND WALL AREA); TRACTS "L-2", "L-4", "L-5", "L-6", AND "L-7" (COMMON, LANDSCAPE, AND FENCE AREAS); TRACT "L-3" (COMMON, LANDSCAPE, DRAINAGE, AND FENCE AREA); TRACTS "W-1", "W-2", AND "W-3" (WETLAND CONSERVATION AREAS); AND TRACT "P-1" (NEIGHBORHOOD PARK), AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY OWNER BY SEPARATE INSTRUMENT TO TWIN OAKS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A-1" (ACCESS, DRAINAGE & UTILITY EASEMENT); TRACT "L-1" (COMMON, LANDSCAPE, FENCE AND WALL AREA); TRACTS "L-2", "L-4", "L-5", "L-6", AND "L-7" (COMMON, LANDSCAPE, AND FENCE AREAS); TRACT "L-3" (COMMON, LANDSCAPE, DRAINAGE, AND FENCE AREA); TRACTS "D-1" AND "D-2" (DRAINAGE AREAS); TRACTS "W-1", "W-2", AND "W-3" (WETLAND CONSERVATION AREAS); AND TRACT "P-1" (NEIGHBORHOOD PARK), 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 DOES FURTHER:
- a. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "LS-1" (LIFT STATION (PUBLIC)), SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "LS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "LS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY PASCO COUNTY, FLORIDA.
- b. GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY ALL UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITY 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.
- c. GRANT AND CONVEY TO THE ASSOCIATION A NON-EXCLUSIVE EASEMENT OVER ALL DRAINAGE AND ACCESS EASEMENTS, AS SHOWN HEREON, FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
- d. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY"), TRACT "A-3" (ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD) AS SHOWN AND DEPICTED HEREON 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.
- e. RESERVES FOR THE BENEFIT OF, AND GRANTS TO THE ASSOCIATION, TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1), FLORIDA STATUTES.
- f. RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, 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 S. 177.091(28), FLORIDA STATUTES.
- g. 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 ASSOCIATION 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.
- h. GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF WATER, SEWER, STREET LIGHTS, TELEPHONE UTILITY, ELECTRIC POWER UTILITY, NATURAL GAS UTILITY, AND CABLE TELEVISION UTILITY AND FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, OVER AND ACROSS TRACT "A-1" (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND (PUBLIC) UTILITY EASEMENT) AS SHOWN HEREON.
- i. GRANTS TO DUKE ENERGY FLORIDA, LLC, ITS PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), ITS RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES AND ITS SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENT OVER ALL UTILITY EASEMENTS SHOWN AND DESIGNATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE DISTRIBUTION OF ELECTRICITY, SUCH CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT EXPRESSLY INCLUDES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS RIGHTS-OF-WAY NECESSARY TO ACCESS THEIR EASEMENTS.
- j. GRANT, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A-1" (HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT, AND (PUBLIC) UTILITY EASEMENT), AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND ANY EMERGENCY MEDICAL SERVICES.
- k. 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 UTILITY 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 UTILITY.

OWNER:

DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ROBERT ZOPP, DIVISION PRESIDENT
ROBERT ZOPP
PRINT NAME

REBECCA JUSOVIC
REBECCA JUSOVIC
PRINT NAME

ALICE HOWARD
ALICE HOWARD
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA,

COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 13th DAY OF October, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ROBERT ZOPP, AS DIVISION PRESIDENT OF DRB GROUP FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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.

MAJIA BARNAT, PRESIDENT
MAJIA BARNAT, STATE OF FLORIDA AT LARGE
TIFFANY COUZ
(PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: July 10, 2027
COMMISSION NUMBER: 144419246



CERTIFICATE OF ACCEPTANCE:

OF THE TWIN OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

TWIN OAKS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

MAJIA BARNAT, PRESIDENT

REBECCA JUSOVIC
REBECCA JUSOVIC
PRINTED NAME

ALICE HOWARD
ALICE HOWARD
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA,
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS THE 13th DAY OF October, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MAJIA BARNAT, AS PRESIDENT OF TWIN OAKS HOMEOWNERS' ASSOCIATION, INC., PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED THEMSELVES 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.

MAJIA BARNAT, PRESIDENT
MAJIA BARNAT, STATE OF FLORIDA AT LARGE
TIFFANY COUZ
(PRINTED NAME OF NOTARY)



SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, USING AN ASSUMED BEARING OF NORTH 89°56'20" EAST WAS USED ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.
- 2. 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.
- 3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- 4. 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 (FS177.091).
- 5. CURVILINEAR LOT LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (N/R).
- 6. A 1/2" IRON ROD INSCRIBED WITH "LB 8323" SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).

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 PASCO COUNTY, FLORIDA.

WETLAND CONSERVATION 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 (SWFPWD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS:

WE, OLD REPUBLIC NATIONAL 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 IN PASCO COUNTY, FLORIDA, ORT # 25046872) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN DRB GROUP FLORIDA, LLC, 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 FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ORT # 25046872.

THIS THE 14th DAY OF October, 2025

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

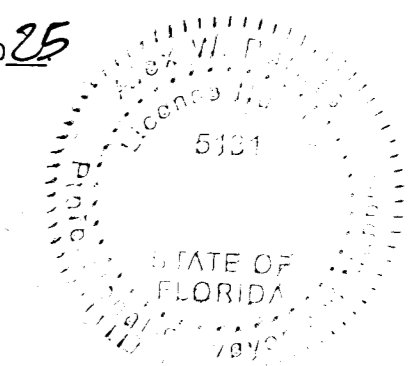
BY: SERGIO OSORIO,
MID-FLORIDA OPERATIONS MANAGER

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 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 THE 20th DAY OF October, 2025

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5131



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 29th DAY OF October, 2025 IN PLAT BOOK 99, PAGE(S) 99-102

NIKOLA WAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

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.

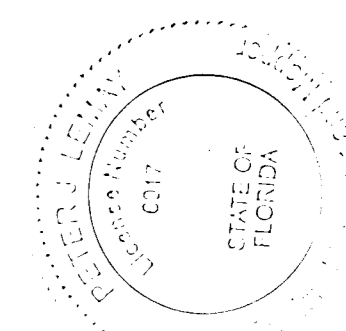
DAVID F. ALLEN, P.E.,
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

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 31ST 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 (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 13th DAY OF October, 2025

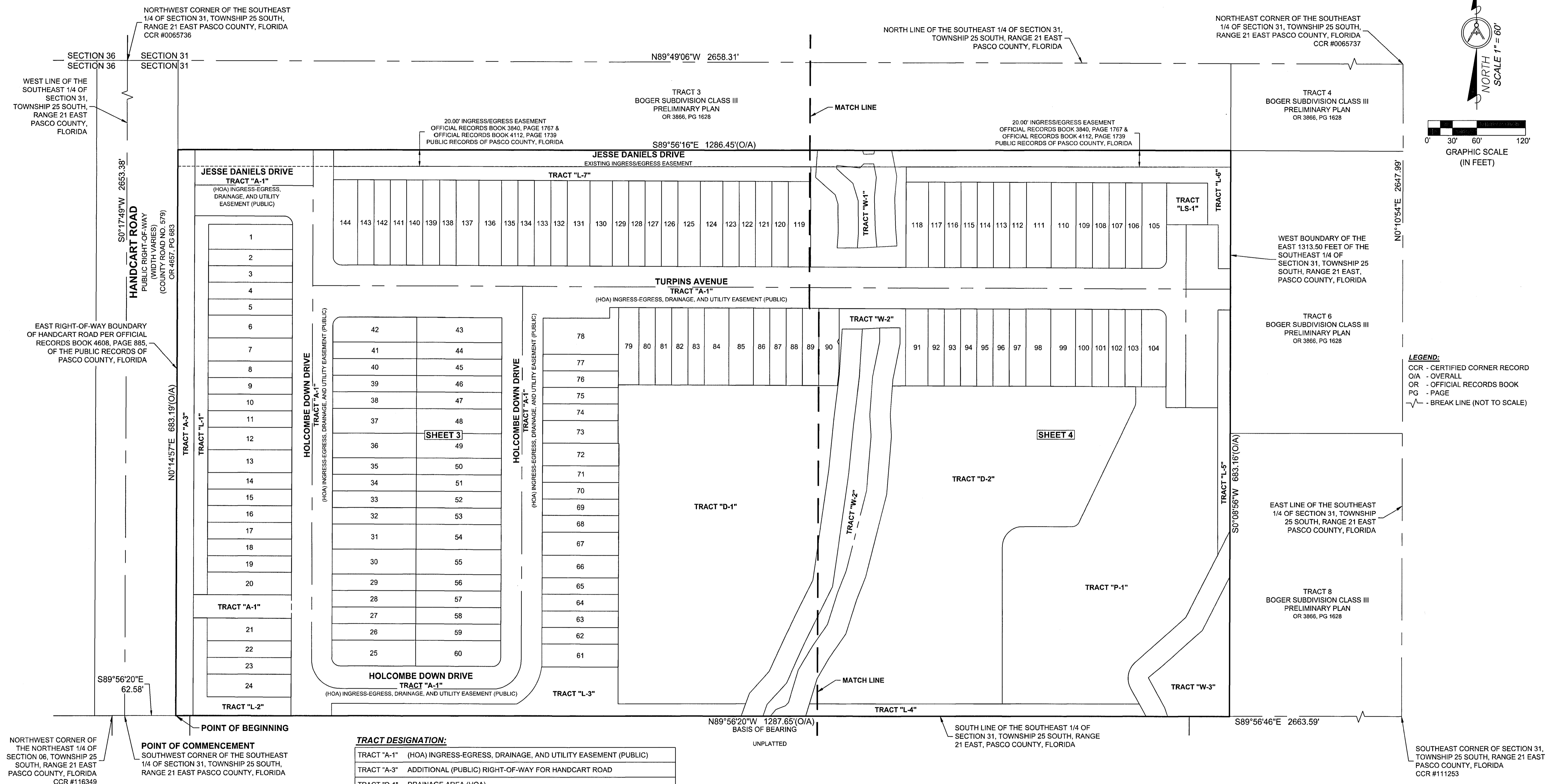
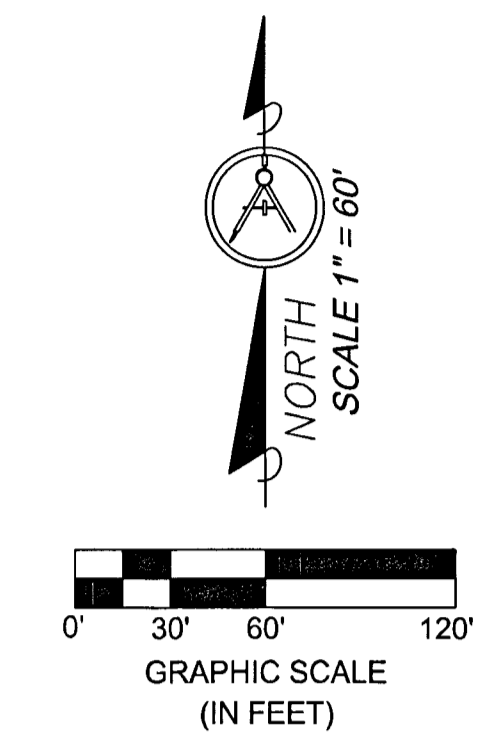
PETER J. LEMAY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS6017
CERTIFICATE OF AUTHORIZATION NUMBER LB8323
TAMPA CIVIL DESIGN, LLC,
17937 HUNTING BOW CIRCLE, SUITE 102
LUTZ, FLORIDA 33558



TWIN OAKS

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 31,
TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

KEY MAP



LEGEND:
 CCR - CERTIFIED CORNER RECORD
 O/A - OVERALL
 OR - OFFICIAL RECORDS BOOK
 PG - PAGE
 --- - BREAK LINE (NOT TO SCALE)

TRACT DESIGNATION:

TRACT "A-1"	(HOA) INGRESS-EGRESS, DRAINAGE, AND UTILITY EASEMENT (PUBLIC)
TRACT "A-3"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HANDCART ROAD
TRACT "D-1"	DRAINAGE AREA (HOA)
TRACT "D-2"	DRAINAGE AREA (HOA)
TRACT "W-1"	WETLAND CONSERVATION AREA (HOA)
TRACT "W-2"	WETLAND CONSERVATION AREA (HOA)
TRACT "W-3"	WETLAND CONSERVATION AREA (HOA)
TRACT "L-1"	COMMON, LANDSCAPE, AND FENCE AND WALL AREA (HOA)
TRACT "L-2"	COMMON, LANDSCAPE, AND FENCE AREA (HOA)
TRACT "L-3"	COMMON, LANDSCAPE, DRAINAGE, AND FENCE AREA (HOA)
TRACT "L-4"	COMMON, LANDSCAPE, AND FENCE AREA (HOA)
TRACT "L-5"	COMMON, LANDSCAPE, AND FENCE AREA (HOA)
TRACT "L-6"	COMMON, LANDSCAPE, AND FENCE AREA (HOA)
TRACT "L-7"	COMMON, LANDSCAPE, AND FENCE AREA (HOA)
TRACT "P-1"	NEIGHBORHOOD PARK (HOA)
TRACT "LS-1"	LIFT STATION (PUBLIC)

WETLAND CONSERVATION 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 (SWFWMD), ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

TWIN OAKS

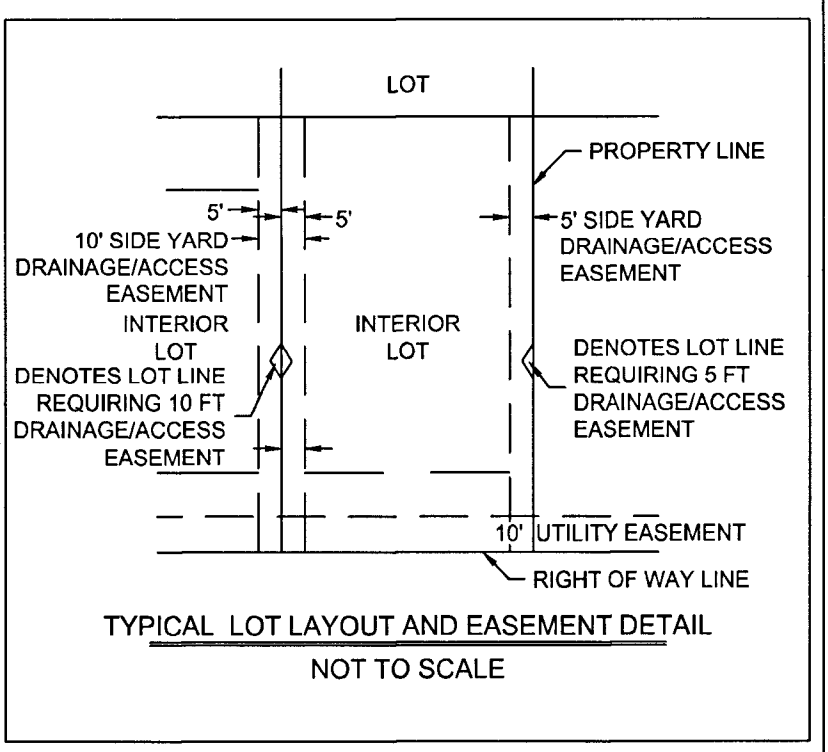
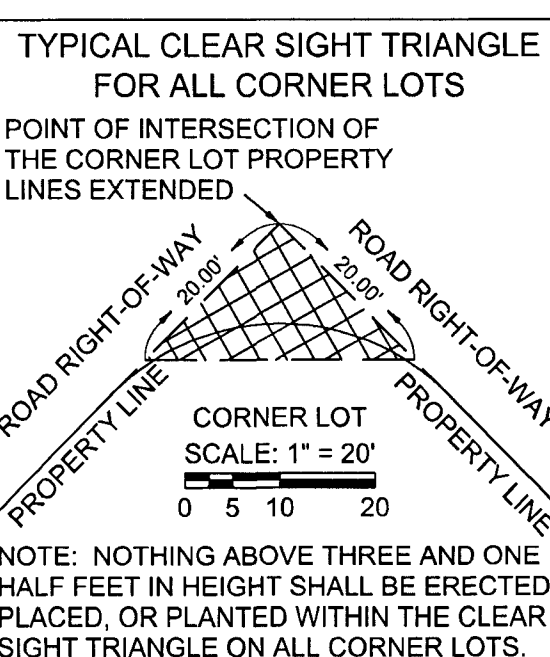
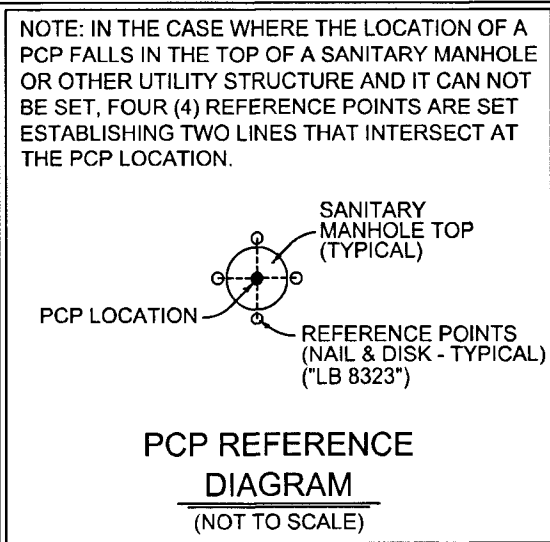
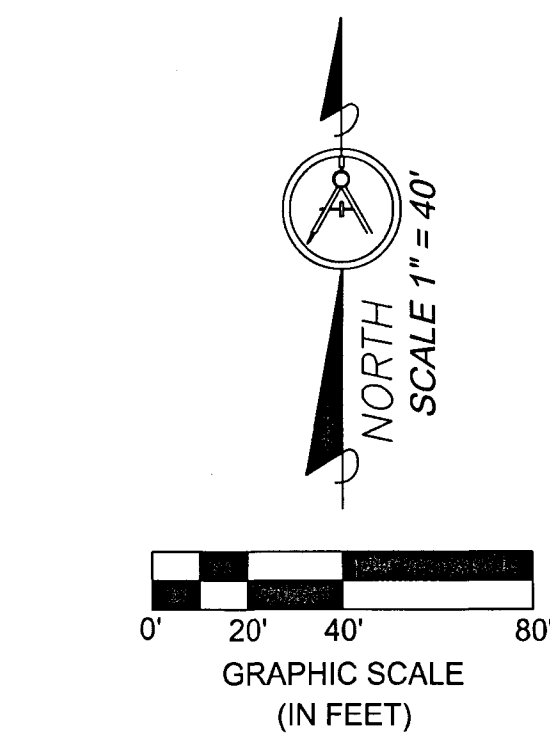
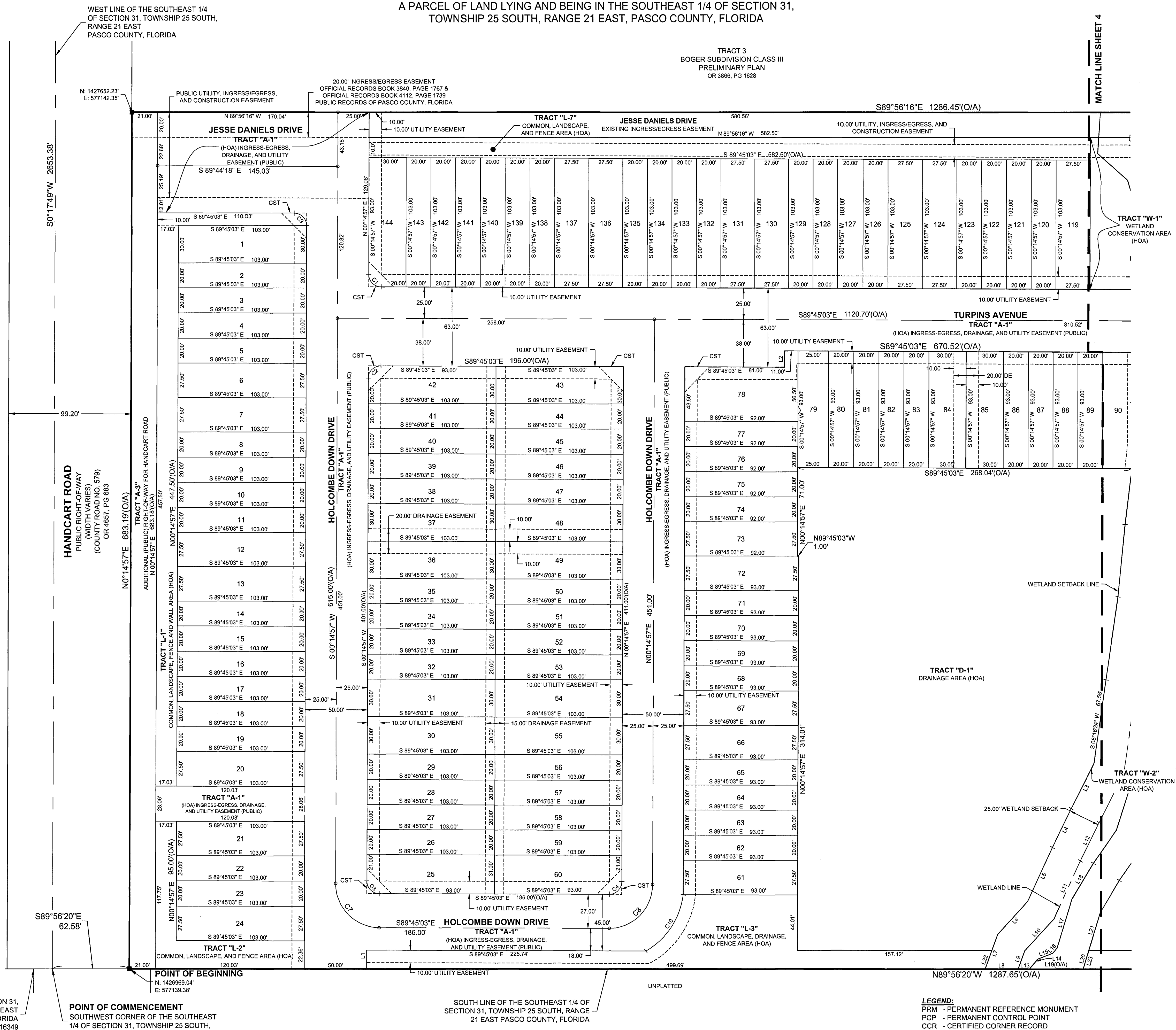
A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

TRACT 3
BOGER SUBDIVISION CLASS III
PRELIMINARY PLAN
OR 3866, PG 1628

MATCH LINE SHEET 4

NO.	BEARING	LENGTH
L1	N 00°14'57" E	15.10'
L2	N 00°14'57" E	13.00'
L3	S 27°04'17" W	40.21'
L4	S 26°13'51" W	34.49'
L5	S 24°52'34" W	47.18'
L6	S 42°33'57" W	36.01'
L7	S 20°11'54" W	29.42'
L8	S 89°50'05" E	26.61'
L9	S 20°11'54" W	15.36'
L10	S 42°33'57" W	34.96'
L11	S 26°13'51" W	34.01'
L12	S 26°13'51" W	34.01'
L13	S 89°56'20" E	9.03'
L14	N 40°18'35" E	10.52'
L15	N 68°42'22" E	12.62'
L16	N 43°08'35" E	5.56'
L17	N 17°08'29" E	40.92'
L18	N 31°11'51" E	33.39'
L19	S 89°58'20" E	79.03'
L20	N 17°08'29" E	15.64'
L21	N 17°08'29" E	31.91'
L22	S 20°11'54" W	15.93'
L23	N 17°08'29" E	15.63'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	10.00'	90°00'00"	15.71'	14.14'	N 44°45'03" W
C2	10.00'	90°00'00"	15.71'	14.14'	S 45°14'57" W
C3	10.00'	90°00'00"	15.71'	14.14'	S 44°45'03" E
C4	10.00'	90°00'00"	15.71'	14.14'	S 45°14'57" W
C7	35.00'	90°00'00"	54.98'	49.50'	S 44°45'03" E
C8	35.00'	90°00'00"	54.98'	49.50'	N 45°14'57" E
C9	10.00'	90°00'00"	15.71'	14.14'	S 44°45'03" E
C10	60.00'	53°43'52"	56.27'	54.23'	N 34°10'04" E



- LEGEND:**
- PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - CCR - CERTIFIED CORNER RECORD
 - O/A - OVERALL
 - OR - OFFICIAL RECORDS BOOK
 - CST - CLEAR SIGHT TRIANGLE
 - PG - PAGE
 - DE - DRAINAGE EASEMENT
 - WME - WALL MAINTENANCE EASEMENT
 - - SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8323"
 - - SET NAIL AND DISK STAMPED "PCP LB 8323"

WETLAND CONSERVATION NOTE:
WETLAND FOUNDATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS PROVIDED IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

TAMPA CIVIL DESIGN, L.L.C.
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR, S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

