

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

February 10, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

February 3, 2021

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on February 10, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public may participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Continued Discussion/Consideration: M11-A Washout Repairs
4. Discussion: Lack of Monroe Commons Neighborhood Signage
5. Update: Roadway Ownership and Maintenance Turnover Reconciliation
6. Discussion: Alleyway Drain Inlet Repairs
7. Ratification of Plats
 - A. Parcel C2
 - B. Parcels 8 & 9, Phase 2
 - C. Phase 4
8. Acceptance of Unaudited Financial Statements as of December 31, 2020
9. Approval of January 13, 2021 Regular Meeting Minutes
10. Action Items
11. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - Update: *Long Spur ROW Conveyance*

- B. District Engineer: *Heidt Design, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- I. Discussion: Reported Incidents Within Community
- II. NEXT MEETING DATE: March 10, 2021 at 9:00 a.m.

○ QUORUM CHECK

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

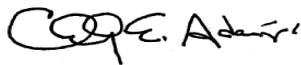
- D. Lifestyle Director & Amenity Manager: *WTS International*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

12. Supervisors' Requests

13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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To: Wrathell, Hunt & Associates, LLC	Contact: Cleo Adams
Address: 9220 Bonita Beach Road, Suite #214 Bonita Springs, FL 34135	Phone: 239-989-2939
Project Name: Starkey M11-A Washout Repair	Fax:
Project Location: Night Star Trail, Odessa, FL	Bid Number: N/A
	Bid Date: 9/2/2020

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	MOBILIZATION	1.00	LS	\$5,000.00	\$5,000.00
002	NPDES COMPLIANCE	1.00	LS	\$1,500.00	\$1,500.00
003	CONST. STAKEOUT / RECORD SURVEY	1.00	LS	\$4,000.00	\$4,000.00
004	DEMO EXISTING GEOWEB	1.00	LS	\$2,500.00	\$2,500.00
005	DEWATERING / TEMPORARY COFFERDAM (ALLOWANCE)	1.00	LS	\$13,500.00	\$13,500.00
006	CONCRETE SPILLWAY	990.00	SF	\$17.50	\$17,325.00
007	REMOVE & REPLACE SIDEWALK (ALLOWANCE)	30.00	LF	\$75.00	\$2,250.00
008	REMOVE & REPLACE CURB (ALLOWANCE)	30.00	LF	\$50.00	\$1,500.00
009	SOD - BAHIA	800.00	SY	\$3.25	\$2,600.00
010	FINAL GRADING	1.00	LS	\$2,500.00	\$2,500.00

Total Bid Price: \$52,675.00

Notes:

- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL / EXPORT FILL; LANDSCAPING / IRRIGATION; ROOT PRUNING; TREE TRIMMING; SILT FENCE.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLAN DATED 06/25/2020.
- PRICING ASSUMES CONSTRUCTION AFTER RAINY SEASON. IF WATER LEVELS BELOW 35.0 AT THE TIME OF CONSTRUCTION, THE TEMPORARY COFFERDAM ITEM CAN BE REMOVED.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p style="text-align: right;"></p> <p>Authorized Signature: _____</p> <p>Estimator: Adrian Galloway agalloway@ripaconstruction.com</p>
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To: Heidt Design, LLC	Contact: Brian Wilkes
Address: 5806-B Breckenridge Parkway Tampa, FL 33610	Phone: 813-253-5311 Fax: 813-464-7629
Project Name: Starkey M11-A Washout Repair	Bid Number: N/A
Project Location: Night Star Trail, Odessa, FL	Bid Date: 1/13/2021

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	MOBILIZATION	1.00	LS	\$5,000.00	\$5,000.00
002	NPDES COMPLIANCE	1.00	LS	\$1,500.00	\$1,500.00
003	CONST. STAKEOUT / RECORD SURVEY	1.00	LS	\$4,000.00	\$4,000.00
004	DEMO EXISTING GEOWEB / REGRADE	1.00	LS	\$2,500.00	\$2,500.00
005	DEWATERING / TEMPORARY COFFERDAM (ALLOWANCE)	1.00	LS	\$13,500.00	\$13,500.00
006	12' X 9' RIP RAP SPILLWAY	1.00	LS	\$6,150.00	\$6,150.00
007	REMOVE & REPLACE SIDEWALK (ALLOWANCE)	30.00	LF	\$75.00	\$2,250.00
008	REMOVE & REPLACE CURB (ALLOWANCE)	30.00	LF	\$50.00	\$1,500.00
009	SOD - BAHIA	800.00	SY	\$3.25	\$2,600.00
010	FINAL GRADING	1.00	LS	\$2,500.00	\$2,500.00

Total Bid Price: \$41,500.00

Notes:

- BONDING NOT INCLUDED. IF REQUIRED, PLEASE ADD 1.25%.
- PERMIT / INSPECTION FEES BY OTHERS.
- UNLESS NOTED, WE HAVE NOT INCLUDED ANY ADJUSTMENTS/REMOVAL OR RELOCATION OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED WORK.
- ITEMS NOT INCLUDED ARE: IMPORT FILL / EXPORT FILL; LANDSCAPING / IRRIGATION; ROOT PRUNING; TREE TRIMMING; SILT FENCE.
- THIS PROPOSAL IS BASED ON CONSTRUCTION PLAN DATED 06/25/2020.
- PRICING ASSUMES CONSTRUCTION AFTER RAINY SEASON. IF WATER LEVELS BELOW 35.0 AT THE TIME OF CONSTRUCTION, THE TEMPORARY COFFERDAM ITEM CAN BE REMOVED.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Ripa & Associates</p> <p style="text-align: right;"><i>Adrian Galloway</i></p> <p>Authorized Signature: _____</p> <p>Estimator: Adrian Galloway agalloway@ripaconstruction.com</p>
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M.R.I Construction Inc.

Certified General Contractors - CGC 1507963

17891 Wetstone Rd
North Fort Myers, FL 33917
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

Date

Proposal #

11/16/2020

193

Proposal

Customer

Starkey Ranch
C/O Wrathell, Hunt and Associates
220 Bonita Beach Rd #2
Bonita Springs, Fl. 34135

Scope of Work

Starkey Pond M11

Description

Cost

This Proposal is for the total cost to pull out sand and material out of the lake. To restore lake bank to elevation and installation of rip rap with fabric and 12"x9" rock. This proposal will include all material, labor and all equipment necessary for the proposed job. Restoration is not included in this proposal and is to be done by others. 9,300.00

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.

Total Cost: \$9,300.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any wet well system due to sink holes, crevases, or breeches in or around wet well. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature _____
Mike Radford President

Acceptance of Proposal
The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. I will agree to pay a 10% late fee of invoice amount if payment is not made within 30 days of invoice date. This proposal may be withdrawn if not accepted within 30 days .

Signature _____
Printed Name _____
Date of Acceptance _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

7A

STARKEY RANCH PARCEL C2

LYING IN THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of Section 17 and the Northeast 1/4 of Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Southeast 1/4 of Section 17, run thence along the South line thereof, N.88°58'20"W., a distance of 753.36 feet to a point on the Westerly line of STARKEY RANCH PARCEL C1, according to the plat thereof, as recorded in Plat Book 81, Pages 39 through 44, inclusive, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Westerly line the following four (4) courses: 1) S.07°52'13"W., a distance of 212.92 feet; 2) Westerly, 237.41 feet along the arc of a non-tangent curve to the left having a radius of 1445.00 feet and a central angle of 09°24'48" (chord bearing N.86°50'11"W., 237.14 feet); 3) S.02°32'04"E., a distance of 95.71 feet; 4) S.87°17'50"W., a distance of 50.00 feet; thence N.22°29'45"E., a distance of 206.50 feet; thence Northwesterly, 157.89 feet along the arc of a tangent curve to the left having a radius of 375.00 feet and a central angle of 24°07'21" (chord bearing N.14°35'47"W., 156.73 feet); thence N.26°37'29"W., a distance of 170.02 feet; thence Westerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.11°13'29"W., 35.36 feet); thence S.62°22'31"W., a distance of 299.51 feet to a point on the Southerly Extension of the Easterly line of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 9931, Page 1013, of the Public Records of Pasco County, Florida; thence along said Southerly extension and the Easterly line of said lands the following three (3) courses: 1) N.26°37'29"W., a distance of 170.00 feet; 2) S.62°22'31"W., a distance of 23.50 feet; 3) N.26°37'29"W., a distance of 335.54 feet; thence N.22°29'45"E., a distance of 892.32 feet; thence S.59°19'24"E., a distance of 239.09 feet; thence N.62°04'46"E., a distance of 881.14 feet to the Northwest corner of STARKEY RANCH PARCEL F PHASE 2, according to the plat thereof, as recorded in Plat Book 78, Pages 57 through 63, inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly line of said STARKEY RANCH PARCEL F PHASE 2 the following two (2) courses: 1) S.06°59'47"E., a distance of 415.14 feet; 2) S.43°51'04"E., a distance of 477.02 feet to a point on aforesaid Westerly line of STARKEY RANCH PARCEL C1, said point also being the Northernmost corner of said STARKEY RANCH PARCEL C1; thence along said Westerly line the following two (2) courses: 1) S.46°00'56"W., a distance of 927.18 feet; 2) S.07°52'13"W., a distance of 352.49 feet to the POINT OF BEGINNING.

Containing 39.33 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WS-TSR, LLC, a Delaware Limited Liability Company and M/I Homes of Tampa, LLC, a Florida limited liability company (collectively referred to as the "Owners"), hereby state and declare that they are the owners of all the lands referred to as "STARKEY RANCH PARCEL C2", as described in the legal description, which is part of this plat, and makes the following dedications:

Owners do hereby grant, convey and dedicate TATUM LOOP, AULT AVENUE and GAVIN LANE, as shown and depicted hereon to the perpetual use of the public and PASCO COUNTY, Florida (the "County") as rights-of-way and for any and all purposes incidental thereto.

Owners do further grant, convey and dedicate to the County, TRACT "S-1" Pump Station, as shown hereon, and the utility improvements and facilities located thereon incidental thereto. Owners do further reserve unto themselves, their successors and assigns, an easement on, over and under TRACT "S-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "S-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.

Owners do further 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.

Owners do further grant, convey 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, drainage areas or commonly owned property owned by the District. In the event the District fails to properly maintain any drainage easements/facilities, drainage areas or commonly owned property preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easements, drainage areas or commonly owned property, for the purpose of performing maintenance to ensure the free flow of water.

Owners do hereby grant, convey and dedicate TRACT B-1 (WETLAND CONSERVATION AREA, DRAINAGE & MITIGATION AREA, WALL, LANDSCAPE, ACCESS, & TRAIL EASEMENT) as shown and depicted thereon to the TSR Community Development, a local unit of special purpose Government, organized and existing pursuant to Chapter 190 of the Florida Statutes ("the District"). The District shall be responsible for the maintenance of these Tracts.

Owners do further grant, convey and dedicate to the District all DRAINAGE & ACCESS EASEMENTS for the purposes of installation, repair, and maintenance of the stormwater maintenance systems. The District shall be responsible for the maintenance of such facilities and areas.

Owners do further grant and reserve to the District, its successors and assigns, the title to any lands and/or improvements dedicated to the public or the County, if for any reason such dedications shall either be voluntarily vacated, voided, or invalidated to the extent consistent with Florida Statutes, Section 177.065(1).

Owners do further reserve unto themselves, their respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located in the Utility Easement areas over and across the front of all lots on the Plat for the installation, operation and maintenance and/or replacement of communication lines including, but not limited to cable television, Internet access, telecommunications and bulk telecommunications services to the extent consistent with Florida Statutes, Section 177.091 (2)(b) and provided that no such service interferes with the facilities of electric, telephone, gas or other public utility.

OWNER: M/I HOMES OF TAMPA, LIMITED LIABILITY COMPANY

By: Marshall Gray
Name: MARSHALL GRAY
Title: VICE PRESIDENT
Witness: Michael Liquiri
Witness: Steven Umarsky
Printed Name: Michael Liquiri
Printed Name: Steven Umarsky

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Hillsborough } SS

I hereby certify on this 2 day of December, 2020, before me personally appeared by means of physical presence MARSHALL GRAY, as VICE PRESIDENT of M/I HOMES OF TAMPA, LLC, known to me or who 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.
My commission expires: 12/31/2022

Michael Liquiri
Notary Public, State of Florida at Large

OWNER: WS-TSR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Reed Berlinsky
Name: REED BERLINSKY
Title: AUTHORIZED SIGNATORY
Witness: Michael Liquiri
Witness: Chancy Summers
Printed Name: Michael Liquiri
Printed Name: Chancy Summers

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Pasco } SS

I hereby certify on this 3 day of DEC, 2020 before me personally appeared REED BERLINSKY, Authorized signatory of WS-TSR, LLC, a Delaware Limited Liability Company, known to me or who 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 Pasco County, Florida, the day and year aforesaid.
My commission expires: _____

Chancy Summers
Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE

TSR Community Development District
The dedication to the TSR Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the TSR Community Development District by the Board of Supervisors this 3RD day of DECEMBER, 2020, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: Mike Liquiri
Name: MIKE LIQUIRI
Title: CHAIRMAN, BOARD OF SUPERVISORS
Witness: Reed Berlinsky
Witness: Chancy Summers
Printed Name: Mike Liquiri
Printed Name: Reed Berlinsky
Printed Name: Chancy Summers

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Pasco } SS

I hereby certify on this 3 day of DEC, 2020, before me personally appeared by means of physical presence MICHAEL LIQUIRI, Chairman of TSR Community Development District, known to me or who 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 Pasco County, Florida, the day and year aforesaid.
My commission expires: _____

Chancy Summers
Notary Public, State of Florida at Large



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 the Filing of A Subdivision Plat, FATIC File No. 2061-4887900) and, based on said report find that the title to the property is vested in M/I Homes of Tampa, LLC and WS-TSR, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown on the Property Information Report for the Filing of A Subdivision Plat, FATIC File No. 2061-4887900.

This the 2 day of December, 2020.

First American Title Insurance Company

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

REVIEW OF PLAT BY REGISTERED SURVEYOR

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 11th day of December, 2020.

Alex W. Farnes
Alex W. Farnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on this the 18 day of January, 2021, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald S. Dalby
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 14 day of January, 2021, in Plat Book 83, Pages 143-147.

Nikki Alvarez-Soule
NIKKI ALVAREZ-SOULE, ESSO
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

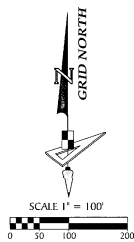
The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes, Chapter 177, Part 1.

Signed and Sealed this 1ST day of DECEMBER, 2020.

Charles M. Armit
Charles M. Armit
Professional Land Surveyor No. LS6884
Certificate of Authorization No. LB7788

STARKEY RANCH PARCEL C2

LYING IN THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1445.00'	92°4'48"	237.41'	237.14'	N89°50'11"W
C2	375.00'	24°07'27"	157.89'	156.73'	N14°35'47"W
C3	25.00'	90°00'00"	39.27'	35.36'	N71°37'29"W

BASIS OF BEARINGS

Bearings shown here on are based on the South line of the Southeast 1/4 of Section 17, Township 26 South, Range 17 East, having a Grid bearing of N89°58'20"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

KEY SHEET

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

TRACT DESIGNATIONS

- TRACT B-1: 23.785 ACRES WETLAND CONSERVATION AREA, DRAINAGE & MITIGATION AREA, WALL, LANDSCAPE, ACCESS, & TRAIL EASEMENT
- TRACT S-1: 0.076 ACRES PUMP STATION

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 (SWFWMD) Environmental resource permit, and/or the United States Army Corps of Engineers (C.O.E.) permit.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon 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:
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (3), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

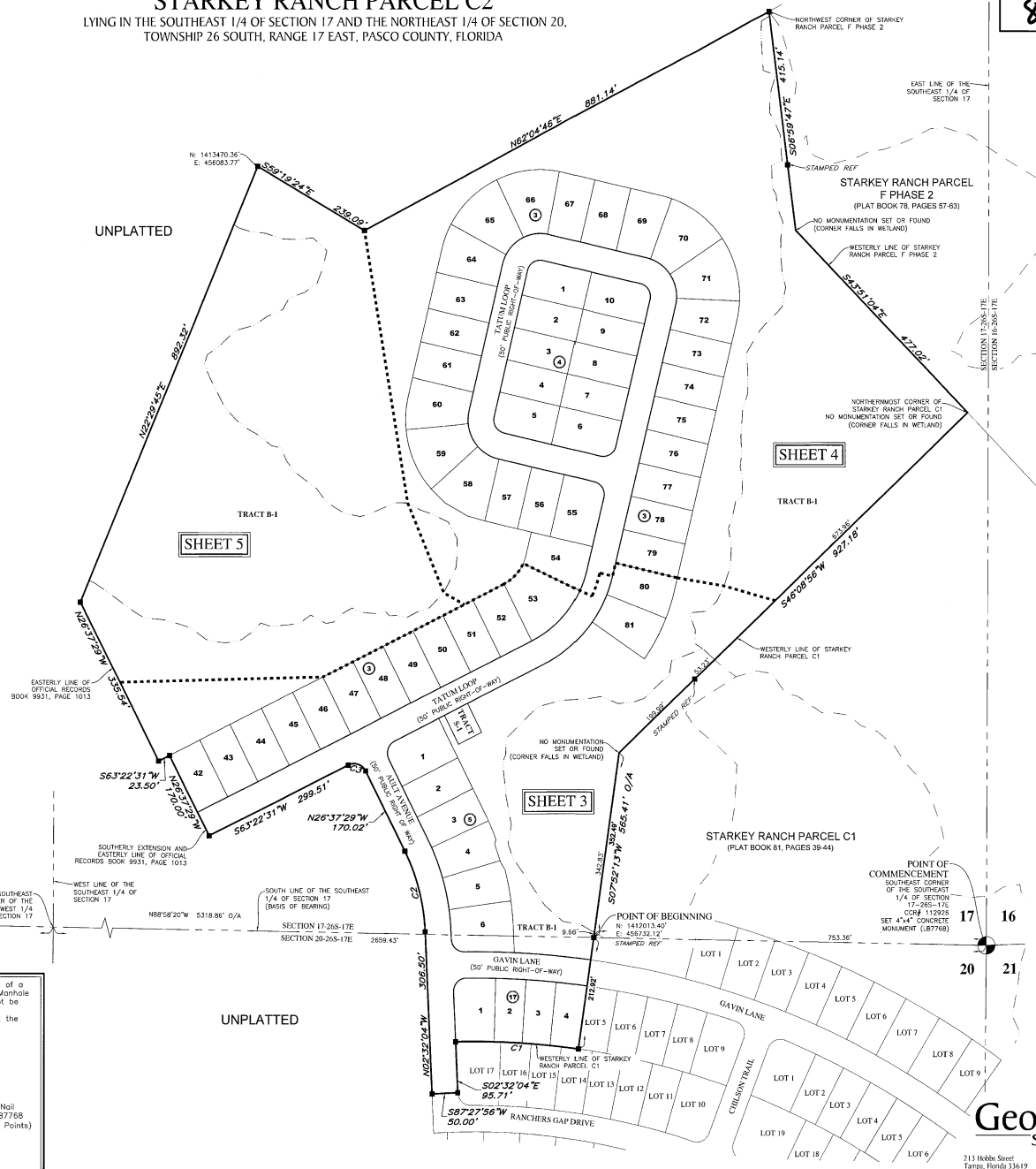
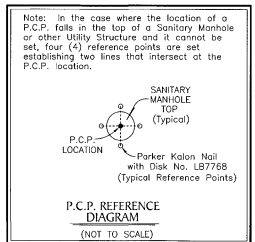
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE, 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE, 5' = 5.00')

NOTE:
All platted utility easements shall provide for construction, installation, maintenance and operation of cable television services; provided no such service interferes with the facilities of electric, telephone, gas or other public utility.

The coordinate values shown hereon are based on the National Geodetic Survey Control Points and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used:
Digitizing Coordinates: Stations "ODESSA RM 7" and "Z13 013"

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

- LEGEND:**
- ----- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ----- Indicates set iron rod LB7768 PRM
 - ⊙ ----- Indicates (P.C.P.) Permanent Control Point LB7768
 - SW.F.W.M.D. ----- Southwest Florida Water Management District
 - CCR ----- Certified Corner Reference
 - ⊙ ----- Indicates Block Number
 - REF ----- Reference



GeoPoint
Surveying, Inc.

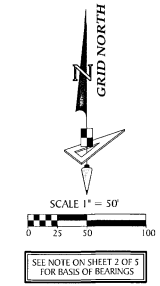
2113 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
E-mail: Business Number: LB 7768

SHEET 2 OF 5 SHEETS

STARKEY RANCH PARCEL C2

LYING IN THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 20,
 TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

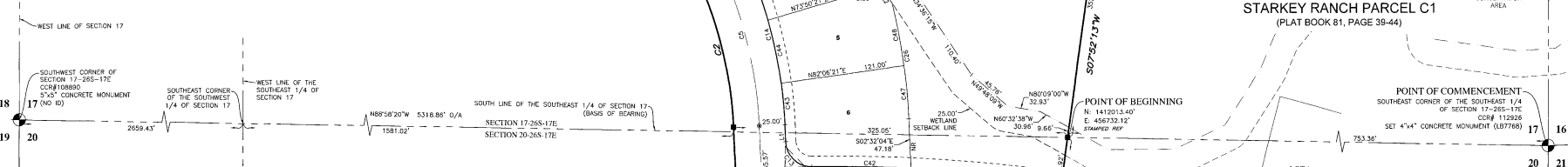


LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 02°32'04" E	16.33'
L2	N 34°36'15" W	13.41'
L3	N 09°46'27" E	10.70'
L4	S 9°56'55" W	5.36'

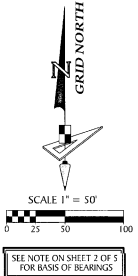
CURVE DATA TABLE					CURVE DATA TABLE						
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1445.00'	92°44'	237.41'	237.41'	N89°50'11"W	C37	1445.00'	279°07'	54.27'	54.27'	N83°12'20"W
C2	375.00'	24°07'27"	157.81'	156.73'	N14°35'47"W	C38	1445.00'	279°07'	54.27'	54.27'	N83°12'20"W
C3	25.00'	90°00'00"	39.27'	35.36'	N17°32'29"W	C39	1445.00'	279°07'	54.27'	54.27'	N83°30'33"W
C4	1560.00'	102°41'17"	288.74'	288.34'	S87°19'55"E	C40	1445.00'	273°29'	74.60'	74.59'	S89°56'09"W
C5	400.00'	24°05'25"	168.18'	166.95'	N14°34'46"W	C41	1615.00'	5°13'05"	147.28'	147.03'	N84°44'19"W
C6	325.00'	50°09'49"	196.99'	190.76'	N36°17'36"E	C42	1615.00'	326°23'	96.95'	96.64'	N89°04'03"W
C10	1615.00'	8°39'38"	244.03'	243.80'	N86°27'30"W	C43	425.00'	52°13'36"	39.76'	39.74'	N05°12'52"W
C11	1565.00'	8°32'38"	233.03'	233.16'	N86°24'06"W	C44	425.00'	81°16'00"	61.32'	61.27'	N12°01'39"W
C12	25.00'	89°15'10"	40.08'	35.97'	S43°23'45"W	C45	425.00'	81°16'00"	61.32'	61.27'	N29°17'39"W
C13	25.00'	81°15'10"	38.51'	34.81'	S46°39'39"E	C46	425.00'	271°15'	16.30'	16.30'	N29°31'34"W
C14	425.00'	24°05'25"	178.69'	177.38'	N14°34'46"W	C47	545.00'	52°13'36"	51.08'	51.06'	N09°12'52"W
C15	25.00'	90°00'00"	39.27'	35.36'	S18°22'31"W	C48	545.00'	62°15'00"	60.67'	60.64'	N11°04'39"W
C16	250.00'	50°09'49"	218.88'	211.96'	N38°17'36"E	C49	545.00'	35°55'37"	37.42'	37.41'	N22°27'51"W
C17	200.00'	50°09'49"	175.10'	169.57'	N38°17'36"E	C50	545.00'	271°15'	20.94'	20.94'	N25°31'34"W
C26	546.00'	11°43'34"	111.74'	111.55'	S08°23'51"E	C51	250.00'	28°22'32"	123.81'	122.55'	N49°11'15"E
C27	546.00'	69°07'26"	58.36'	58.33'	S23°33'46"E	C52	250.00'	13°30'08"	58.91'	58.78'	N28°14'56"E
C28	371.00'	21°47'17"	141.08'	140.23'	N24°06'20"E	C53	250.00'	8°17'11"	36.16'	36.13'	N17°21'17"E
C32	80.00'	5°09'49"	70.04'	67.83'	N38°17'36"E	C54	200.00'	38°27'24"	134.24'	131.73'	N44°08'49"E
C33	1565.00'	2°09'07"	58.78'	58.77'	N83°12'20"W	C55	371.00'	13°30'08"	87.43'	87.22'	N28°14'56"E
C34	1565.00'	2°09'07"	58.78'	58.77'	N85°21'26"W	C56	371.00'	8°17'11"	53.65'	53.61'	N17°21'17"E
C35	1565.00'	2°09'07"	58.78'	58.77'	N87°30'33"W	C58	80.00'	38°27'24"	53.70'	52.69'	N44°08'49"E
C36	1565.00'	2°05'20"	57.05'	57.05'	N89°37'46"W						

- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates set iron rod LB7768 PRM
 - indicates (P.C.P.) Permanent Control Point LB7768 S.W.F.W.M.D. - Southwest Florida Water Management District
 - TYP --- Typical
 - NR --- indicates non-radial line
 - CST --- Clear Sight Triangle
 - CCR --- Certified Corner Reference
 - O/A --- Overall
 - indicates Block Number
 - REF --- Reference
 - R --- Radius



STARKEY RANCH PARCEL C2

LYING IN THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



UNPLATTED

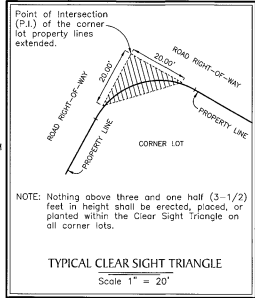
N62°04'46"E 881.14'

CURVE DATA TABLE

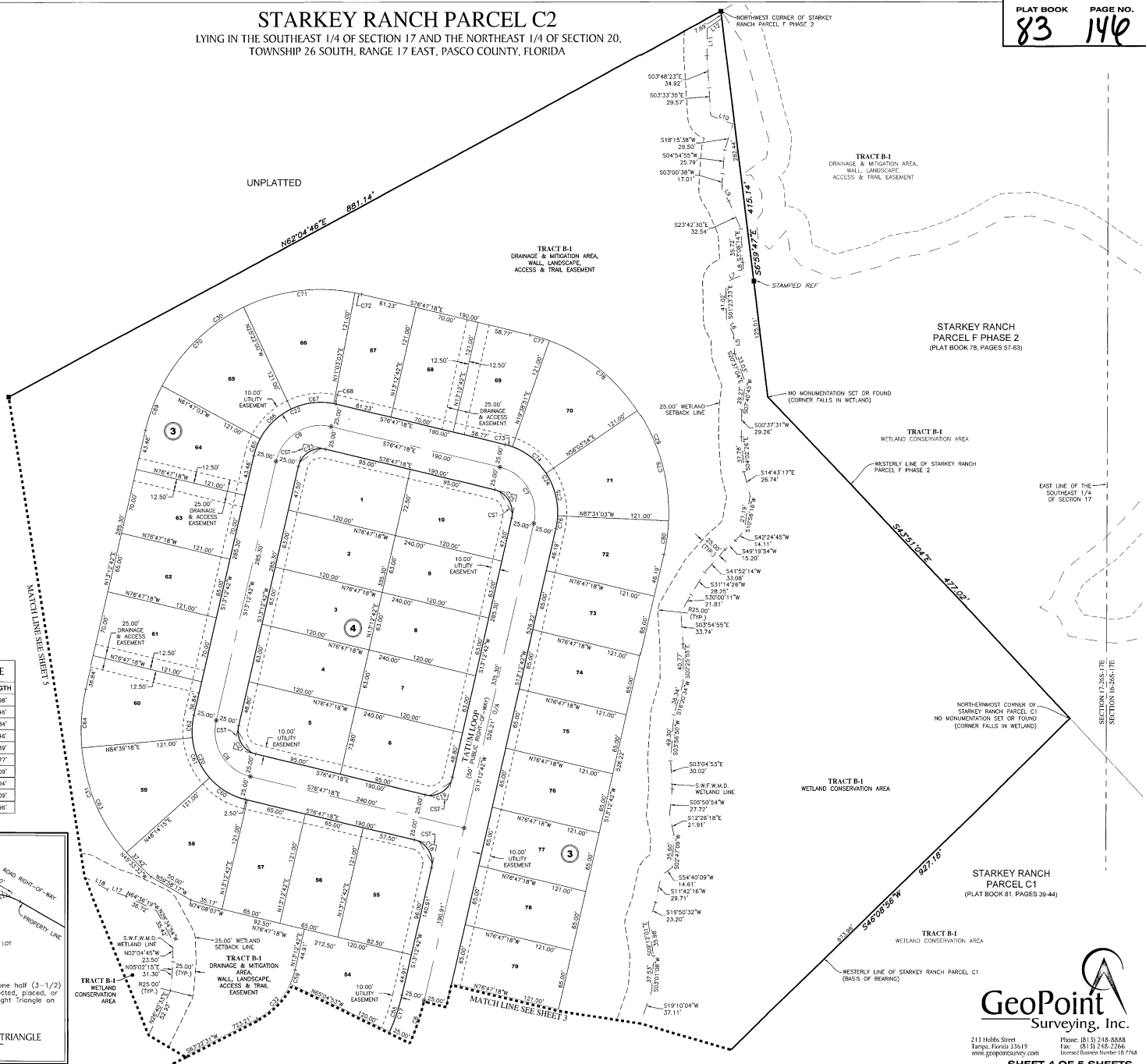
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	225.00'	50°09'49"	196.89'	190.76'	N31°17'36"E
C7	50.00'	90°00'00"	78.54'	76.71'	N31°47'18"W
C8	50.00'	90°00'00"	78.54'	76.71'	S88°12'42"W
C9	50.00'	90°00'00"	78.54'	76.71'	S31°47'18"E
C17	200.00'	50°09'49"	175.10'	169.57'	N31°17'36"E
C18	25.00'	90°00'00"	39.27'	35.36'	N31°47'18"W
C19	25.00'	90°00'00"	39.27'	35.36'	N88°12'42"E
C20	75.00'	90°00'00"	117.81'	108.07'	S31°47'18"E
C21	25.00'	90°00'00"	39.27'	35.36'	S31°47'18"E
C22	75.00'	90°00'00"	117.81'	108.07'	S88°12'42"W
C23	25.00'	90°00'00"	39.27'	35.36'	S88°12'42"W
C24	75.00'	90°00'00"	117.81'	108.07'	N31°47'18"W
C25	25.00'	90°00'00"	39.27'	35.36'	N31°47'18"W
C28	196.00'	90°00'00"	307.88'	277.19'	N31°47'18"W
C30	196.00'	90°00'00"	307.88'	277.19'	S88°12'42"W
C31	196.00'	54°58'27"	188.06'	180.93'	S14°16'32"E
C32	80.00'	50°09'49"	70.04'	67.83'	N38°17'36"E
C55	200.00'	11°42'25"	40.87'	40.79'	N19°03'54"E
C59	80.00'	11°42'25"	16.35'	16.32'	N19°03'54"E
C60	75.00'	35°01'33"	45.85'	45.14'	S59°16'32"E
C61	75.00'	36°25'03"	47.67'	46.87'	S23°33'14"E
C62	75.00'	18°33'24"	24.29'	24.18'	S03°56'00"W
C63	196.00'	36°25'03"	124.58'	122.49'	S23°33'14"E
C64	196.00'	18°33'24"	83.48'	83.20'	S03°56'00"W
C65	75.00'	15°00'15"	19.64'	19.58'	S20°42'49"W
C66	75.00'	36°25'03"	47.67'	46.87'	S49°25'28"W
C67	75.00'	36°25'03"	47.67'	46.87'	S87°50'32"W
C68	75.00'	2°09'38"	2.83'	2.83'	N17°52'07"W
C69	196.00'	15°00'15"	51.33'	51.18'	S10°42'48"W
C70	36°25'03"	124.58'	122.49'	122.49'	S46°25'28"W
C71	196.00'	36°25'03"	124.58'	122.49'	S87°50'32"W
C72	196.00'	2°09'38"	7.39'	7.39'	N17°52'07"W
C73	75.00'	6°28'09"	8.42'	8.42'	N13°34'14"W
C74	75.00'	36°25'03"	47.67'	46.87'	N20°28'38"W
C75	75.00'	36°25'03"	47.67'	46.87'	N15°43'54"W
C76	75.00'	10°43'44"	14.04'	14.00'	N07°50'50"E
C77	196.00'	6°28'09"	22.02'	22.00'	N13°34'14"W
C78	196.00'	36°25'03"	124.58'	122.49'	N52°08'58"W
C79	196.00'	36°25'03"	124.58'	122.49'	N15°43'54"W
C80	196.00'	10°43'44"	36.70'	36.65'	N07°50'50"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	S 02°56'37" E	20.98'
L6	S 27°51'45" E	16.40'
L7	S 85°52'18" W	21.84'
L8	S 0°16'51" E	12.45'
L9	S 31°47'40" E	14.39'
L10	S 70°17'10" L	25.77'
L11	S 01°43'32" W	28.09'
L12	N 55°19'19" E	10.04'
L17	N 71°24'41" W	21.09'
L18	N 62°04'46" W	28.86'



- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted, indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted, indicates set iron rod LB7768 PRM
 - indicates (P.C.P.) Permanent Control Point LB7765
 - S.W.F.W.M.D. --- Southwest Florida Water Management District
 - indicates non-federal line
 - CST ----- Clear Sight Triangle
 - CR ----- Certified Corner Reference
 - O/A ----- Offset
 - ----- Typical
 - ⊙ ----- Indicates Block Number
 - REF ----- Reference
 - R ----- Radius

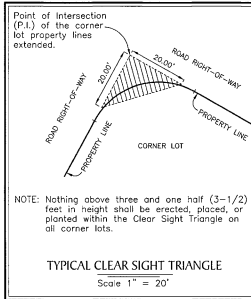
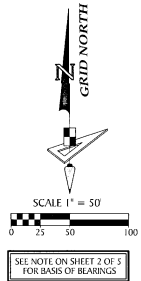


STARKEY RANCH PARCEL C1 (PLAT BOOK 81, PAGES 39-44)



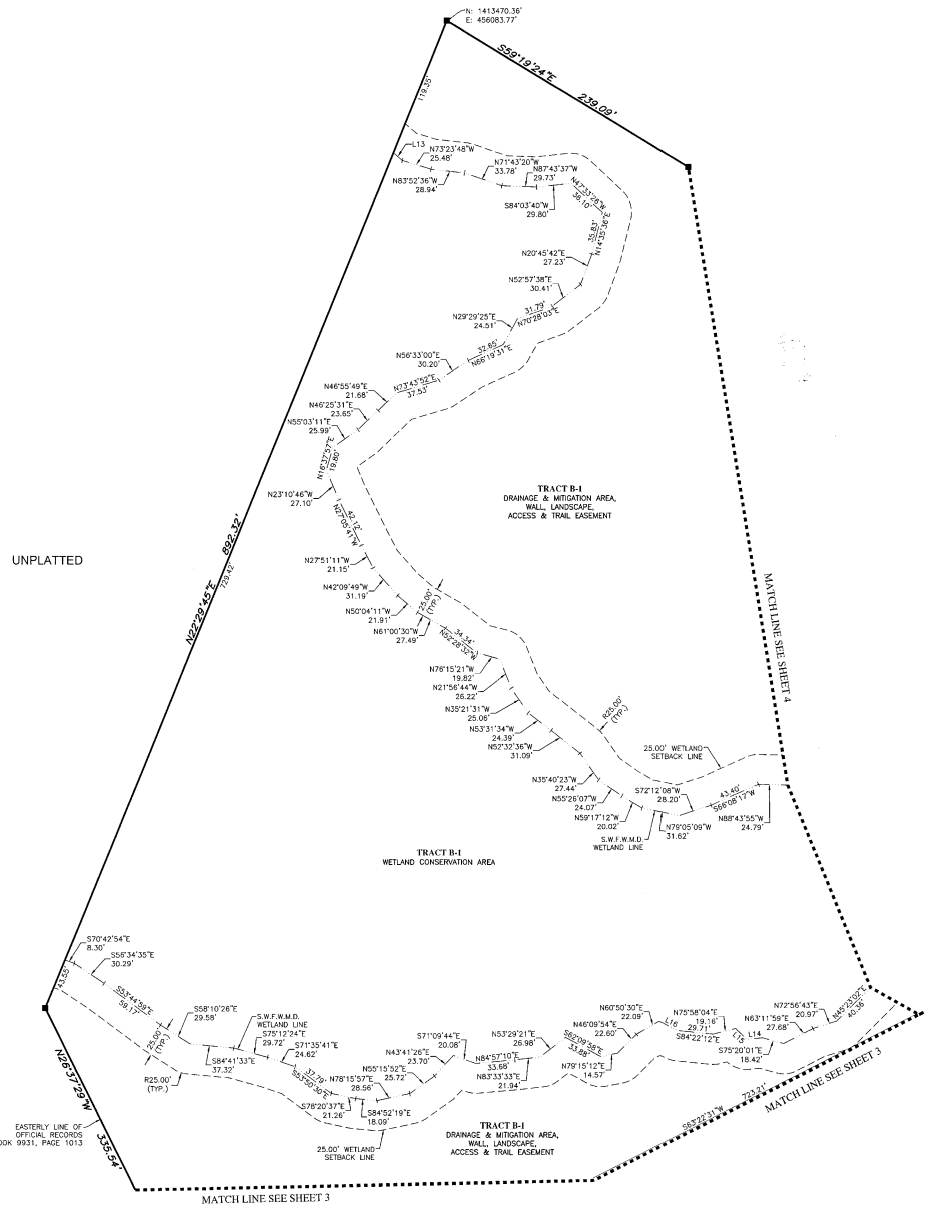
STARKEY RANCH PARCEL C2

LYING IN THE SOUTHEAST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L13	N 50°21'20" W	9.85'
L14	N 85°28'02" E	13.54'
L15	S 46°29'00" E	12.77'
L16	S 64°02'14" E	17.52'

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ indicates (P.C.P.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates set iron rod LB7768 PRM
 - ⊙ indicates (P.C.P.) Permanent Control Point LB7768
 - S.W.F.W.M.D. --- Southwest Florida Water Management District
 - Typ. --- Typical
 - NR --- Indicates non-radial line
 - CST --- Clear Sight Triangle
 - CCR --- Certified Corner Reference
 - O/A --- Overall
 - Ⓢ --- Indicates Block Number
 - REF --- Reference
 - R --- Radius



TSR

COMMUNITY DEVELOPMENT DISTRICT

7B

STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

A portion of THE LYON COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Pasco County, Florida, together with a portion of the Southwest 1/4 of Section 22, all lying in Sections 22 and 27, Township 26 South, Range 17 East, Pasco County, Florida, and all being more particularly described as follows:

BEING of the Southwest corner of STARKEY RANCH PARCELS 8 & 9, PHASE 1, according to the plat thereof, as recorded in Plat Book 81, Pages 111 through 115, inclusive, of the Public Records of Pasco County, Florida, said point also being on the Northern boundary of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, as recorded in Plat Book 76, Pages 21 through 26, inclusive, of the Public Records of Pasco County, Florida, then along said Northern boundary the following two (2) courses: 1) Westerly, 241.58 feet along the arc of a curve to the left having a radius of 1226.00 feet and a central angle of 11°17'24" (chord bearing N.84°51'38"W, 241.19 feet); 2) S.89°29'20"W, a distance of 897.05 feet to a point on the westerly boundary of the lands described in that certain Special Warranty Deed, as recorded in Official Record Instrument number 2019167994, of the Public Records of Pasco County, Florida, thence along said westerly boundary and the Northern boundary thereof the following twenty-one (21) courses: 1) Northwesterly, 35.27 feet along the arc of a tangent curve to the right having a radius of 23.00 feet and a central angle of 90°00'00" (chord bearing N.45°30'40"W, 35.36 feet); 2) N.00°30'40"W, a distance of 2.54 feet; 3) Northwesterly, 125.18 feet along the arc of a tangent curve to the right having a radius of 143.00 feet and a central angle of 50°09'14" (chord bearing N.24°33'57"E, 121.22 feet); 4) Northerly, 296.81 feet along the arc of a reverse curve to the left having a radius of 282.00 feet and a central angle of 60°18'17" (chord bearing N.19°29'26"E, 283.30 feet); 5) N.10°35'28"W, a distance of 597.06 feet; 6) Northerly, 142.46 feet along the arc of a tangent curve to the right having a radius of 1240.00 feet and a central angle of 06°34'57" (chord bearing N.07°17'59"W, 142.30 feet); 7) Northerly, 18.62 feet along the arc of a reverse curve to the left having a radius of 125.00 feet and a central angle of 08°32'03" (chord bearing N.08°16'32"W, 18.60 feet); 8) N.12°32'35"W, a distance of 587.71 feet; 9) N.06°41'25"E, a distance of 528.76 feet; 10) S.00°01'02"W, a distance of 122.02 feet; 11) Southwesterly, 57.74 feet along the arc of a non-tangent curve to the left having a radius of 40.00 feet and a central angle of 81°50'48" (chord bearing S.39°47'10"W, 52.48 feet); 12) S.02°04'28"E, a distance of 141.85 feet; 13) S.00°00'00"E, a distance of 97.63 feet; 14) S.03°35'22"W, a distance of 72.19 feet; 15) Southeasterly, 60.26 feet along the arc of a non-tangent curve to the left having a radius of 45.00 feet and a central angle of 70°43'20" (chord bearing S.35°38'12"E, 56.46 feet); 16) S.00°00'00"W, a distance of 17.10 feet; 17) S.04°24'34"E, a distance of 312.34 feet; 18) N.52°17'27"E, a distance of 262.88 feet; 19) N.90°00'00"E, a distance of 29.81 feet; 20) Southwesterly, 59.01 feet along the arc of a non-tangent curve to the left having a radius of 65.00 feet and a central angle of 52°01'12" (chord bearing S.63°59'24"E, 57.01 feet); 21) N.90°00'00"E, a distance of 460.72 feet to a point on the westerly boundary of aforesaid STARKEY RANCH PARCELS 8 & 9, PHASE 1, thence along said westerly boundary the following thirteen (13) courses: 1) S.00°00'00"W, a distance of 455.00 feet; 2) N.90°00'00"E, a distance of 58.31 feet; 3) S.00°00'00"W, a distance of 124.29 feet; 4) Southerly, 215.63 feet along the arc of a tangent curve to the right having a radius of 955.00 feet and a central angle of 20°45'50" (chord bearing S.10°22'55"W, 214.45 feet); 5) Southerly, 53.34 feet along the arc of a reverse curve to the left having a radius of 525.00 feet and a central angle of 02°49'17" (chord bearing S.17°21'11"W, 53.32 feet); 6) S.14°56'31"W, a distance of 179.12 feet; 7) Southwesterly, 38.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 88°19'53"W, 34.79 feet; 8) Westerly, 34.79 feet; 9) Southwesterly, 59.01 feet along the arc of a reverse curve to the left having a radius of 1551.00 feet and a central angle of 07°54'02" (chord bearing N.78°49'35"W, 105.57 feet); 10) S.01°13'24"W, a distance of 55.00 feet; 11) Easterly, 37.05 feet along the arc of a non-tangent curve to the right having a radius of 1486.00 feet and a central angle of 01°28'08" (chord bearing S.80°04'02"E, 37.05 feet); 12) S.10°30'32"W, a distance of 115.00 feet; 13) S.04°31'01"W, a distance of 30.18 feet; 14) S.10°46'44"W, a distance of 125.00 feet to the POINT OF BEGINNING.

Containing 42.722 acres, more or less.

LESS & EXCEPT

The lands described in that certain WARRANTY DEED, as recorded in Official Record Instrument number 2020167983, of the Public Records of Pasco County, Florida, lying in Section 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Northwest 1/4 of Section 27, run thence along the East boundary of said Northwest 1/4, S.00°17'12"W, a distance of 1238.54 feet to a point on the Proposed Northern right-of-way of STEVENSON LANE, thence along said Proposed Northern right-of-way the following two (2) courses: 1) S.89°29'20"W, a distance of 183.86 feet to the POINT OF BEGINNING, continue, S.89°29'20"W, a distance of 50.00 feet, thence departing said Proposed Northern right-of-way, N.00°30'40"W, a distance of 60.00 feet, thence N.89°29'20"E, a distance of 50.00 feet; thence S.00°30'40"E, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 0.069 acres, more or less.

Containing a net acreage of 42.653 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DESIGNATION

Taylor Morrison of Florida, Inc. A Florida Corporation (referred to as the Owner), hereby states and declares that it is the fee simple owner of all lands referred to as STARKEY RANCH PARCELS 8 & 9, PHASE 2 as described in the legal description, which is set forth in this plat, and make the following designations:

Owner hereby grants, conveys and dedicates TRACT "R-03" (STANSLY AVENUE, CANNON DRIVE, STEVENSON LANE, SERVICE ROAD, and ULLA TRAIL), as shown and depicted hereon to the perpetual use of the public and PASCO COUNTY, Florida (the "County") as rights-of-way and for any and all purposes incidental thereto.

Owner does further grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement (UE) for telephone, electric, cable television, water, sewer, fire protection, street lights, a located within said (UE), and other utilities over and across those portions of the plat shown as "Utility Easement (UE)", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies, in the event utility improvements are constructed within such utility easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

Owner does further grant, convey 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, drainage areas or commonly owned property owned by the District. In the event the District fails to properly maintain any drainage easements/facilities, drainage areas or commonly owned property preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easements, drainage areas or commonly owned property, for the purpose of performing maintenance to ensure the free flow of water.

Owner does further grant, convey and dedicate all SANITARY SEWER EASEMENTS, as shown and depicted hereon to the County, for the purposes of installation, repair, and maintenance of the sanitary sewer maintenance systems. The County shall be responsible for the maintenance of such facilities and areas.

Owner does further grant, convey, and dedicate to the County, a perpetual easement over and across all alleys and District Rights-of-Way, as shown hereon as TRACT "R-04" for any and all governmental purposes incidental thereto.

Owner hereby grants, conveys and dedicates to the perpetual use of the public and the "County" all public utility easements, facilities and appurtenances, together with any necessary easements, lying within and across those portions of this plat, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, their right to construct, operate and maintain all utility improvements, or utilities appurtenant thereto, within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.

Owner hereby grants, conveys and dedicates TRACTS "D-02", "D-03", "D-04", "L-1", "R-04", "D-05", "D-06", "D-07", "D-08", "D-09", "D-10", "D-11", "D-12", "L-1", "R-04", "L-01" and "L-02" as shown and depicted hereon to the TSR Community Development, a local unit of special purpose Government, organized and existing pursuant to Chapter 190 of the Florida Statutes (the District) The District shall be responsible for the maintenance of these tracts.

Owner does further grant, convey, and dedicate all DRAINAGE & ACCESS EASEMENTS and all SIDE YARD DRAINAGE & ACCESS EASEMENTS, as shown and depicted hereon to the District, for the purposes of installation, repair, and maintenance of the storm water maintenance systems. The District shall be responsible for the maintenance of such facilities and areas.

Owner does further grant and reserve to the District, its successors and assigns, the title to any lands and/or improvements dedicated to the public or the County, if for any reason such dedications shall either be voluntarily vacated, voided, or invalidated to the extent consistent with Florida Statutes, Section 177.085(1).

Owner further 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 easements over all UTILITY EASEMENTS shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary facilities 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 easement.

Owner reserves unto themselves, their respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located in the Utility Easements (UE) over and across the front of all lots on the front and non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including, but not limited to, land mobile radio, cellular telephones and bulk telecommunications and/or other services to the extent consistent with Section 177.091(28), Florida Statutes, provided that no such service interferes with the facilities of electric, telephone, gas or other public utility.

PROPERTY INFORMATION

STATE OF FLORIDA } SS
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, FATC File No. 2140-2643917 and, based on said report find that the title to the property is vested in Taylor Morrison of Florida, Inc., a Florida Corporation, 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 the Property Information Report for the Filing of A Subdivision Plat, FATC File No. 2140-2643917.

OWNER: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

This the ____ day of _____, 20____

By: _____
Name: ANDREW "DREW" MILLER
Title: VICE PRESIDENT
WITNESS _____ WITNESS _____
Printed Name _____ Printed Name _____

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PASCO }

I hereby certify on this ____ day of _____, 20____ before me personally appeared by means of physical presence, ANDREW "DREW" MILLER, as VICE PRESIDENT of Taylor Morrison of Florida, Inc., known to me or who 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 _____ County, Florida, the day and year aforesaid.

My commission expires: _____

Notary Public, State of Florida at Large

PROPERTY INFORMATION

STATE OF FLORIDA } SS
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, FATC File No. 2140-2643917 and, based on said report find that the title to the property is vested in Taylor Morrison of Florida, Inc., a Florida Corporation, 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 the Property Information Report for the Filing of A Subdivision Plat, FATC File No. 2140-2643917.

This the ____ day of _____, 20____

First American Title Insurance Company
By: David H. Roberts, Authorized Signatory

REVIEW OF PLAT BY REGISTERED SURVEYOR

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 the 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 ____ day of _____, 20____

ALEX W. FARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF ACCEPTANCE

TSR Community Development District The dedication to the TSR Community Development District, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, was accepted at an open meeting of the TSR Community Development District by the Board of Supervisors this ____ day of _____, 20____, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: MICHAEL LIQUORI
CHAIRMAN, BOARD OF SUPERVISORS
WITNESS _____ WITNESS _____
Printed Name _____ Printed Name _____

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PASCO }

I hereby certify on this ____ day of _____, 20____ before me personally appeared by means of physical presence MICHAEL LIQUORI, Chairman of TSR Community Development District, known to me or who 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 _____ County, Florida, the day and year aforesaid.

My commission expires: _____

Notary Public, State of Florida at Large

BOARD OF COUNTY COMMISSIONERS

This is to certify, that on this ____ day of _____, 20____, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this ____ day of _____, 20____, in Plat Book _____, Page _____.

NKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes, Chapter 177, Part 1.

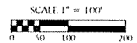
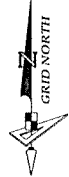
Signed and Sealed this ____ day of _____, 20____

Joseph G. Kopper
Professional Land Surveyor No. LS7205
Certificate of Authorization No. LB7708

GeoPoint Surveying, Inc.
2151846e Street Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 218-8888 Fax: (813) 218-2266

STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



BASIS OF BEARINGS
THE NORTHERLY BOUNDARY OF STARKEY RANCH DOWNTOWN INFRASTRUCTURE HAVING A GRID BEARING OF S 89° 20' 25" W, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE GRID COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83), 1000 ADJUSTMENT FOR THE WEST ZONE OF FLORIDA.

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. 18778 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.09 (9), UNLESS FROM MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

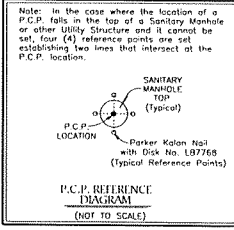
NOTE:
ALL LINES INTERSECTING A CURVE ALONG THE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 2' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 2' = 2.00) (IE: 7.5' = 7.50).

NOTE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

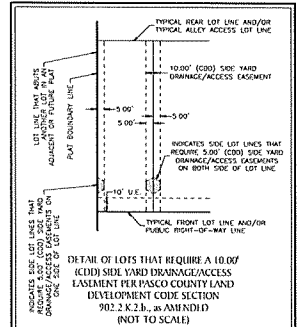
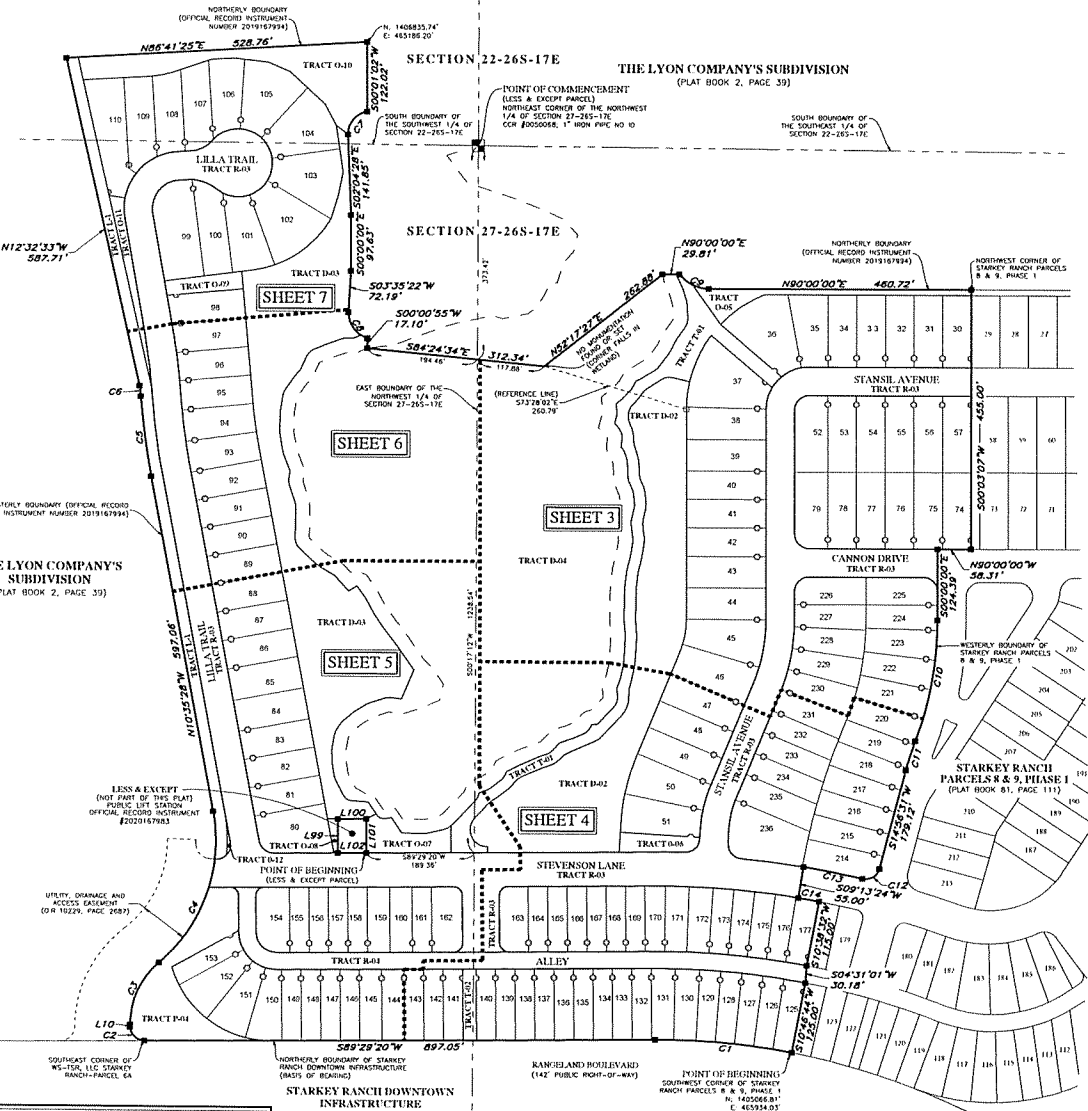
NOTE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (U.S.A.C.E.) PERMIT.



- LEGEND:**
- (P.R.#) Permanent Reference Monument - 4" x 4" Concrete Monument L87768, unless otherwise noted.
 - (P.R.#) Offset Permanent Reference Monument - 4" x 4" Concrete Monument L87768, unless otherwise noted.
 - indicates set iron and L87768 PRM
 - indicates (P.C.P.) Permanent Control Point L87768 (NR)
 - indicates non-radial line
 - Official Records Book
 - Typical
 - S.W.F.W.M.D.
 - Southwest Florida Water Management District
 - Clear Sight Triangle
 - Overall

The coordinate values shown herein are based on the National Geodetic Survey Control Points and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used:
Originating Coordinates Stations "00C55A RW 3" and "213 033"



LINE DATA TABLE

NO.	BEARING	LENGTH
L10	N 02°35'40" W	2' 54"
L99	N 02°30'40" W	60.00'
L100	N 89°29'20" E	50.00'
L101	S 02°30'40" E	60.00'
L102	S 89°29'20" W	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1236.00'	117°17'24"	241.58'	241.10'	N45°25'00" W
C2	35.00'	90°00'00"	35.27'	35.36'	N45°25'00" W
C3	143.00'	50°09'14"	125.18'	121.22'	N19°23'57" E
C4	282.00'	60°18'17"	296.61'	283.30'	N19°23'57" E
C5	1240.00'	6°34'57"	142.40'	142.38'	N07°15'31" W
C6	125.00'	83°30'	16.82'	16.60'	N08°16'32" W
C7	40.00'	81°59'48"	53.24'	52.48'	S39°42'10" W
C8	45.00'	78°43'20"	62.26'	55.80'	S25°42'21" E
C9	65.00'	52°01'12"	59.01'	57.01'	S63°59'24" E
C10	585.00'	20°45'50"	215.63'	214.45'	S10°22'55" W
C11	525.00'	9°45'18"	53.34'	53.32'	S17°51'11" W
C12	25.00'	80°18'00"	25.84'	24.99'	S59°01'30" W
C13	1253.00'	3°54'00"	145.25'	145.51'	N74°44'25" W
C14	1496.00'	1°25'00"	37.05'	37.05'	S80°04'52" E

TRACT DESIGNATIONS

- TRACT 0-2: 2.08 ACRES DRAINAGE AREA, WALL, LANDSCAPE & EASEMENT
- TRACT 0-3: 2.33 ACRES DRAINAGE AREA, WALL, LANDSCAPE & EASEMENT
- TRACT 0-4: 0.45 ACRES WETLAND CONSERVATION AREA
- TRACT 1-1: 0.95 ACRES LANDSCAPE AREA
- TRACT 0-5: 0.17 ACRES OPEN SPACE
- TRACT 0-6: 0.17 ACRES OPEN SPACE
- TRACT 0-7: 0.85 ACRES OPEN SPACE
- TRACT 0-8: 0.88 ACRES OPEN SPACE
- TRACT 0-9: 0.80 ACRES OPEN SPACE & DRAINAGE AREA
- TRACT 0-10: 0.88 ACRES OPEN SPACE
- TRACT 0-11: 0.88 ACRES OPEN SPACE
- TRACT 0-12: 0.88 ACRES OPEN SPACE
- TRACT 0-13: 0.92 ACRES PARK AREA
- TRACT 0-14: 4.88 ACRES PUBLIC RIGHT-OF-WAY
- TRACT 0-15: 0.75 ACRES ACCESS DRAINAGE & UTILITY EASEMENT
- TRACT 0-16: 0.75 ACRES WALL, LANDSCAPE, ACCESS & TRAIL EASEMENT
- TRACT 0-17: 0.88 ACRES WALL, LANDSCAPE, ACCESS & TRAIL EASEMENT

KEY SHEET

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

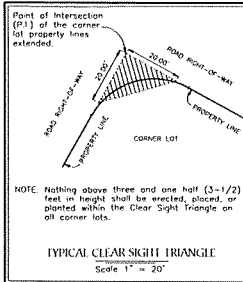
GeoPoint
Surveying, Inc.

2115 Webb Street
Tampa, FL 33604-1361
www.geopointsurvey.com

Phone: (813) 418-8888
Fax: (813) 418-2700
Email: sales@geopoint.com

STARKEY RANCH PARCELS 8 & 9, PHASE 2

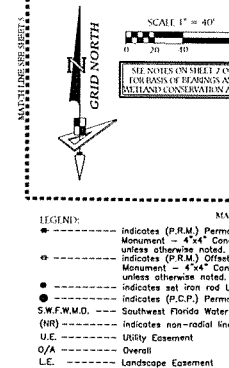
BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C206	45.00'	71°15'	5.72'	5.72'	S01°01'35"W
C234	45.00'	71°29'	5.07'	5.08'	S08°37'14"W
C255	25.00'	71°25'	3.15'	3.15'	N08°37'11"E
C260	25.00'	71°15'	3.18'	3.18'	N01°01'35"W
C261	25.00'	19°53'11"	6.93'	6.91'	N02°57'05"E
C262	25.00'	18°37'14"	8.12'	8.09'	N03°45'22"E
C263	25.00'	17°41'42"	7.72'	7.69'	N14°24'00"W
C264	25.00'	12°04'44"	5.27'	5.26'	N08°20'15"W
C265	25.00'	24°24'42"	7.01'	7.00'	N01°02'49"W
C266	25.00'	50°59'29"	22.25'	21.52'	N19°13'48"W
C267	25.00'	19°43'51"	6.61'	6.57'	N02°14'20"E
C268	25.00'	11°51'41"	5.18'	5.17'	N03°32'26"E
C269	25.00'	15°36'29"	5.94'	5.93'	N05°53'02"E
C270	25.00'	20°55'38"	6.13'	6.08'	N4°36'44"E
C271	25.00'	9°26'16"	4.12'	4.11'	N32°25'47"E
C272	25.00'	37°22'14"	17.18'	16.84'	N16°08'49"E

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C3	55.00'	52°01'12"	59.01'	57.01'	S63°29'24"E
C10	555.00'	29°43'58"	215.63'	214.42'	S12°22'55"W
C15	50.00'	90°00'01"	78.54'	78.71'	S45°00'00"W
C16	319.00'	22°59'51"	126.91'	125.22'	N11°19'00"E
C25	75.00'	90°00'01"	117.81'	105.67'	S45°00'00"W
C26	25.00'	90°00'01"	39.27'	35.35'	S45°00'00"W
C27	25.00'	90°00'01"	39.27'	35.35'	S45°00'00"W
C28	25.00'	90°00'01"	39.27'	35.35'	S45°00'00"W
C29	25.00'	90°00'01"	39.27'	35.35'	S45°00'00"W
C30	344.50'	27°28'01"	135.89'	135.97'	N11°00'00"E
C31	294.00'	22°38'01"	116.14'	115.23'	N11°00'00"E
C60	215.00'	24.48°03'	93.07'	92.34'	S50°04'13"W
C61	215.00'	27°00'14"	128.87'	126.45'	S18°50'06"W
C62	154.00'	22°38'01"	60.83'	60.44'	N11°19'00"E
C68	469.50'	22°45'54"	185.95'	185.72'	N11°24'21"E
C70	35.00'	10°25'46"	13.65'	13.63'	S84°47'07"W
C71	35.00'	29°38'24"	38.80'	38.37'	S84°43'02"W
C72	35.00'	19°11'17"	25.12'	25.00'	S40°22'19"W
C73	35.00'	29°38'24"	38.80'	38.37'	S19°55'22"W
C74	35.00'	10°56'10"	12.44'	12.44'	S00°50'37"W
C75	294.00'	20°52'14"	9.46'	9.46'	N00°00'24"E
C76	294.00'	16°23'46"	96.13'	93.25'	N00°17'12"E
C77	294.00'	6°08'50"	31.54'	31.53'	N19°33'52"E
C78	344.00'	2°05'57"	12.70'	12.70'	N01°05'28"E
C79	344.00'	6°14'18"	37.40'	37.44'	N02°14'06"E
C80	344.00'	6°14'18"	37.46'	37.44'	N11°28'25"E
C81	344.00'	6°14'18"	37.46'	37.44'	N17°42'43"E
C82	154.00'	16°23'46"	44.07'	43.92'	N00°17'12"E
C83	154.00'	6°08'50"	16.52'	16.51'	N19°33'52"E
C84	469.50'	2°05'57"	17.34'	17.34'	N01°05'28"E
C85	469.50'	6°14'18"	51.12'	51.09'	N02°14'06"E
C86	469.50'	6°14'18"	51.12'	51.09'	N11°28'25"E
C87	469.50'	6°14'18"	51.12'	51.09'	N17°42'43"E
C88	215.00'	35.54°03'	124.72'	122.52'	S19°03'12"W
C89	215.00'	1°05'10"	4.14'	4.14'	S00°33'05"W
C91	469.50'	14°23'17"	14.02'	14.01'	N02°51'18"E
C92	469.50'	5°00'31"	41.04'	41.03'	N04°15'52"E
C93	469.50'	5°00'31"	41.04'	41.03'	N09°13'24"E
C94	469.50'	5°00'31"	41.04'	41.03'	N14°13'55"E
C97	595.00'	14°23'17"	17.76'	17.76'	N02°51'18"E
C98	595.00'	5°00'31"	52.01'	52.00'	N04°15'52"E
C99	595.00'	5°00'31"	52.01'	52.00'	N09°13'24"E
C100	295.00'	5°00'31"	23.01'	23.00'	N14°13'55"E
C103	295.00'	54°48'57"	23.92'	23.92'	N01°28'33"W
C116	154.00'	0°52'24"	0.24'	0.24'	N00°02'42"E
C162	215.00'	24°08'10"	90.57'	89.93'	S24°56'04"W
C187	215.00'	12°52'04"	48.29'	48.18'	S02°20'26"E
C188	65.00'	26°00'38"	29.51'	29.25'	S50°50'06"E
C190	65.00'	26°00'38"	29.51'	29.25'	S16°54'42"E
C191	25.00'	45°53'28"	20.92'	19.49'	S81°01'19"W
C192	25.00'	28°01'13"	12.23'	12.10'	S44°03'54"W
C193	45.00'	12°29'57"	8.82'	8.80'	S39°18'18"W
C194	25.00'	39°49'35"	17.38'	17.83'	S22°29'29"W
C195	45.00'	2°43'50"	2.96'	2.86'	S04°26'33"W
C196	25.00'	39°03'37"	12.73'	12.48'	S11°32'02"W
C197	45.00'	31°27'05"	24.70'	24.33'	S15°50'18"E
C198	45.00'	24°20'19"	19.12'	18.97'	S10°16'45"E
C199	45.00'	7°58'26"	6.26'	6.26'	S18°27'50"E
C200	45.00'	12°04'44"	9.49'	9.47'	S08°26'15"E
C201	45.00'	20°51'44"	16.38'	16.29'	S12°49'25"E
C204	45.00'	20°53'35"	15.76'	15.68'	S03°02'10"W
C205	45.00'	15°53'07"	12.48'	12.44'	S09°27'09"W

NO.	BEARING	LENGTH
L1	N 16°42'55" E	15.64'
L2	N 02°02'43" E	21.30'
L29	N 82°37'02" E	26.15'
L32	N 04°40'13" E	26.29'
L33	N 02°35'55" E	35.51'
L34	N 02°16'58" E	21.14'
L35	N 02°47'26" E	30.45'
L36	N 14°54'28" E	25.10'
L38	N 08°55'51" E	24.54'
L39	N 05°59'40" E	28.17'
L40	N 19°55'29" E	25.83'
L41	N 05°33'15" E	16.64'
L42	N 25°14'52" E	19.86'
L43	N 02°23'53" E	20.00'
L44	N 14°28'37" E	11.19'
L45	N 05°55'56" E	16.00'
L46	N 4°03'35" E	7.92'
L47	N 15°06'18" E	13.11'
L48	N 04°37'35" E	14.12'
L49	N 5°10'46" E	14.42'
L50	N 42°33'17" E	19.07'
L51	N 30°41'59" E	14.70'
L52	N 71°44'13" E	2.38'
L53	N 58°04'33" E	23.75'
L54	N 37°08'59" E	29.66'
L55	N 27°42'38" E	24.22'
L56	N 35°49'26" E	25.05'
L57	N 03°32'18" E	26.74'
L58	N 15°35'43" E	23.99'
L59	N 24°43'57" E	22.31'
L60	N 10°42'58" E	25.65'

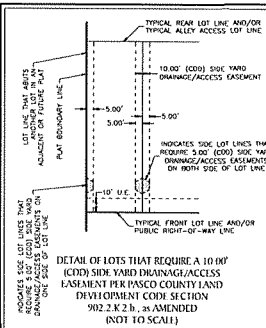
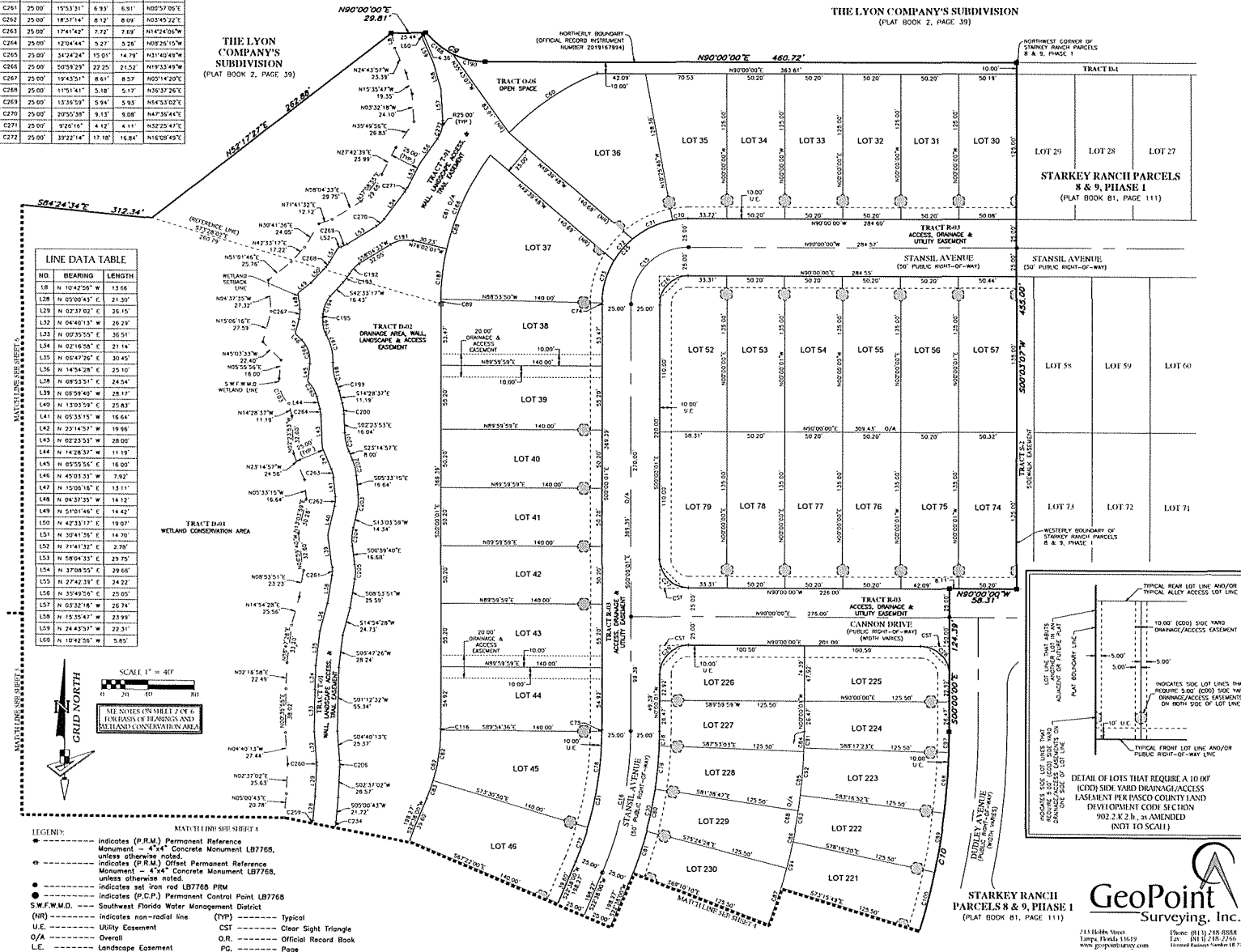


LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- - - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates iron rod LB7768 PRM
- indicates (P.C.P.) Permanent Control Point LB7768
- Southwest Florida Water Management District
- (NR) --- indicates non-radial line
- U.E. --- indicates Utility Easement
- O/A --- Overall
- L.E. --- indicates Landscape Easement
- (TYP) --- Typical
- CST --- Clear Sight Triangle
- O.R. --- Official Record Book
- P.G. --- Page

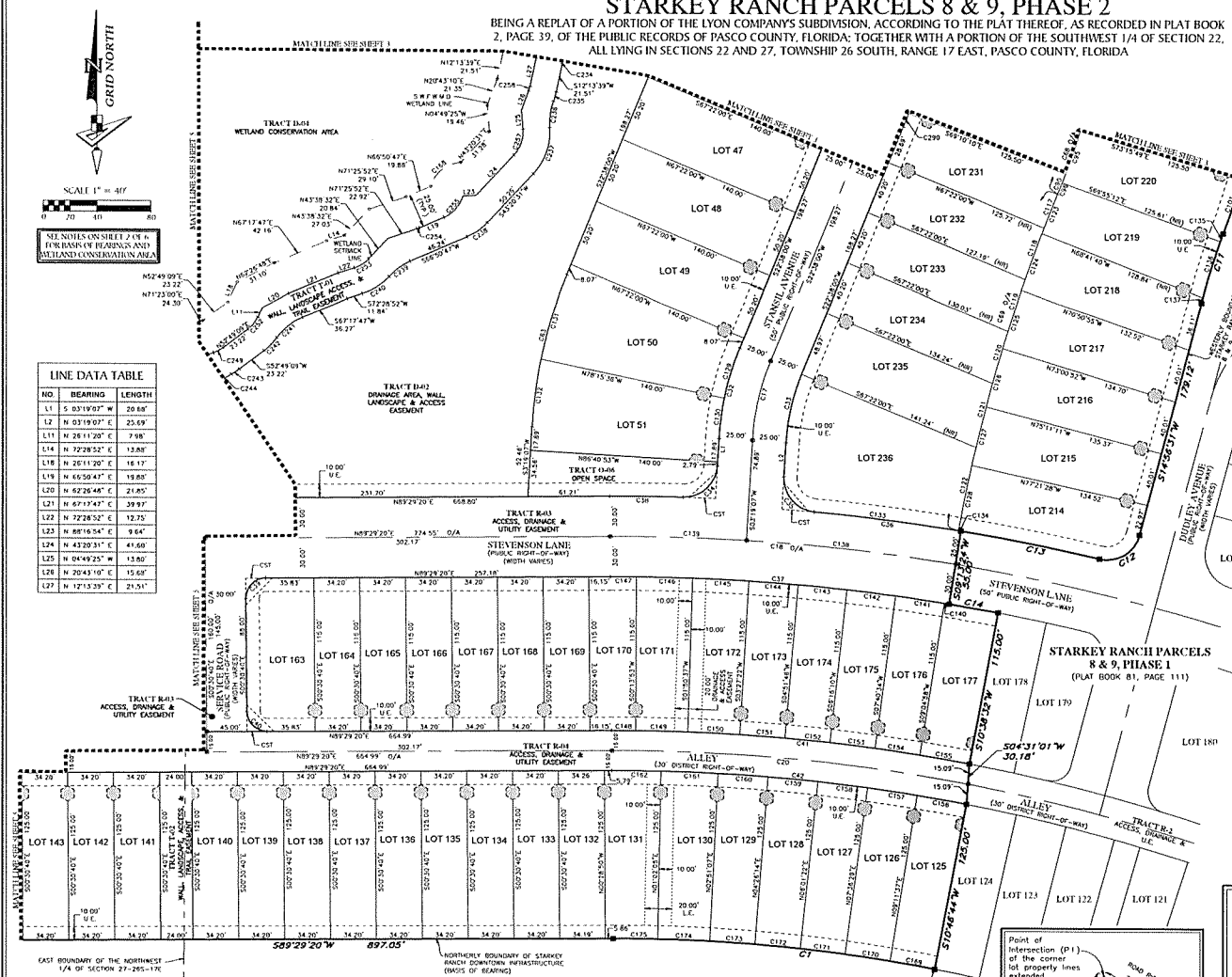
THE LYON COMPANY'S SUBDIVISION

(PLAT BOOK 2, PAGE 39)



STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANYS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



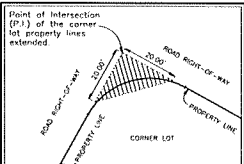
STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



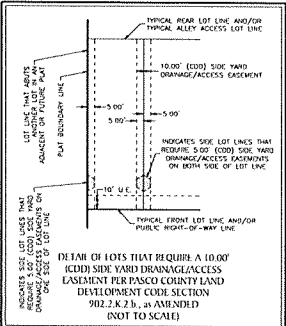
SCALE 1" = 40'

SEE ADDENDUM SHEET 7 AND 8 FOR PARTS OF BEARINGS AND DISTANCES WITHIN WETLAND CONSERVATION AREA



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or slanted within the Clear Sight Triangle on off corner lots.

TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'



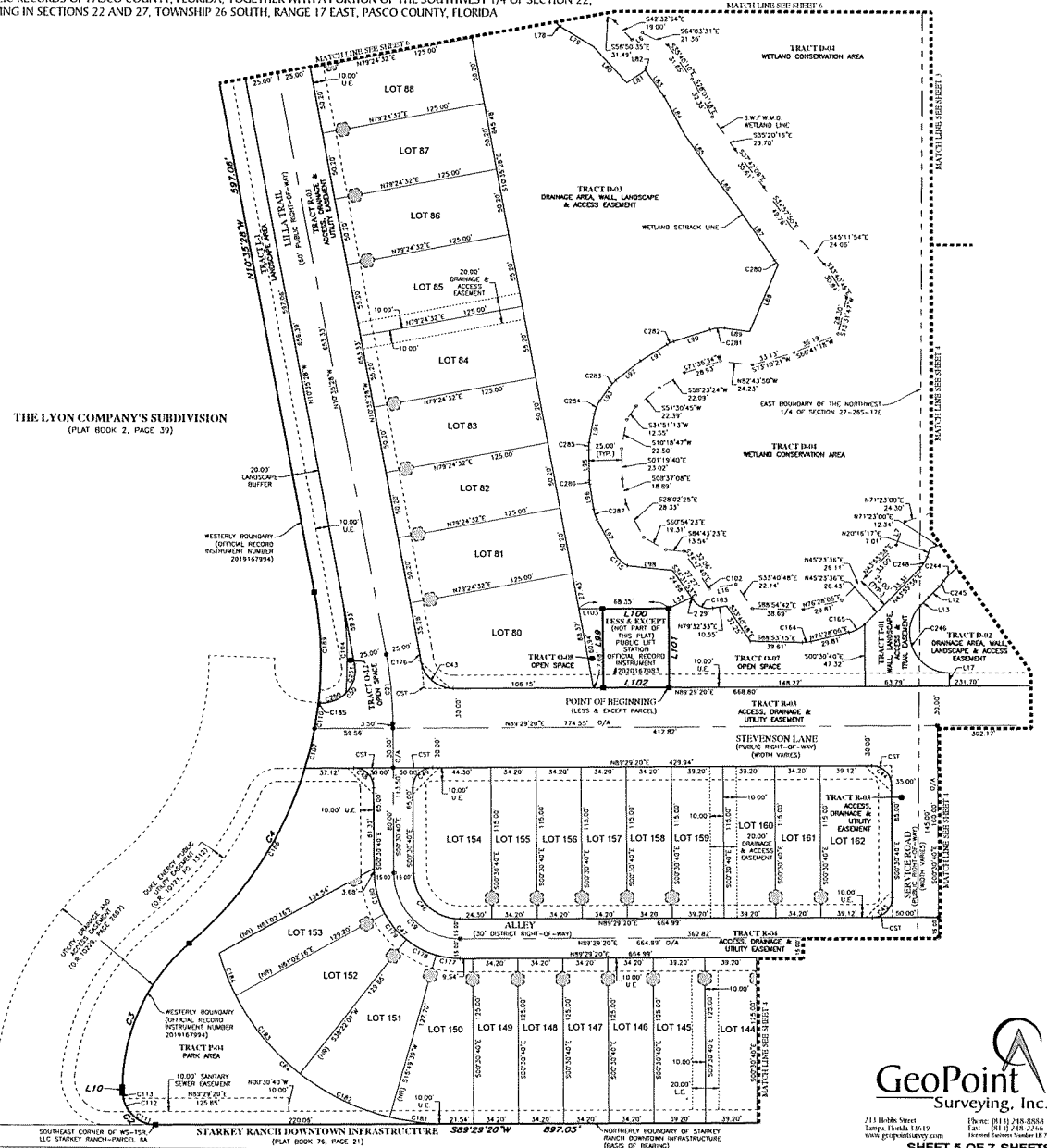
- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates set iron rod LB7768 PRM
 - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) indicates non-radial line
 - U.E. Utility Easement
 - (TYP) Typical
 - S.W.F.W.M.D. Southwest Florida Water Management District
 - CST Overall
 - O/A Clear Sight Triangle
 - L.E. Landscape Easement
 - O.R. Official Record Book
 - PG. Page

NO.	BEARING	LENGTH
L6	N 56°14'07" E	9.61'
L7	N 20°16'17" E	18.97'
L10	N 02°30'40" W	2.54'
L12	S 43°55'56" W	11.19'
L13	S 43°55'56" W	9.10'
L16	N 79°32'33" E	22.44'
L17	S 02°20'32" E	10.00'
L17	N 64°08'37" E	19.03'
L78	S 32°03'37" E	16.40'
L79	S 58°50'35" E	29.39'
L80	S 42°32'34" E	35.81'
L81	N 56°21'40" E	16.69'
L82	S 64°03'31" E	0.73'
L83	S 25°40'10" E	23.64'
L84	S 28°01'18" E	32.26'
L85	S 35°20'16" E	31.82'
L85	S 37°42'05" E	35.53'

NO.	BEARING	LENGTH
L87	S 54°57'50" E	49.16'
L88	S 23°19'05" W	35.35'
L89	N 42°43'20" W	18.89'
L90	S 71°38'34" W	28.93'
L91	S 56°22'24" W	23.55'
L92	S 51°50'45" W	23.89'
L93	S 34°54'13" W	19.55'
L94	S 10°18'47" W	22.55'
L95	S 01°19'40" E	23.02'
L96	S 08°37'08" E	18.89'
L97	S 28°02'25" E	28.33'
L98	S 84°43'23" E	34.51'
L99	N 02°30'40" E	60.00'
L100	N 89°29'20" E	50.00'
L101	S 07°30'40" E	60.00'
L102	S 89°29'20" E	50.00'
L103	S 89°29'20" E	18.55'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	23.00'	90°00'00"	29.27'	25.31'	N45°30'40"W
C3	143.00'	50°09'14"	125.18'	121.22'	N24°33'57"E
C4	282.00'	59°18'17"	298.61'	283.20'	N18°29'28"E
C18	54.00'	90°00'00"	28.54'	28.54'	S45°30'40"E
C21	300.00'	10°04'48"	52.78'	52.71'	N57°33'04"W
C43	23.00'	81°32'32"	35.58'	32.65'	S49°44'28"E
C44	15.00'	90°00'00"	23.56'	21.21'	N45°30'40"W
C45	15.00'	90°00'00"	23.56'	21.21'	N44°29'20"E
C46	35.00'	90°00'00"	54.98'	49.50'	S45°30'40"E
C47	65.00'	90°00'00"	102.10'	91.92'	S45°30'40"E
C48	15.00'	90°00'00"	23.56'	21.21'	S45°30'40"E
C49	15.00'	90°00'00"	23.56'	21.21'	S44°29'20"W
C50	25.00'	100°07'39"	46.31'	39.97'	N42°28'22"E
C54	178.00'	74°12'58"	230.57'	214.78'	S53°24'11"E
C102	23.00'	21°32'31"	3.28'	2.98'	S27°10'57"E
C104	304.33'	15°13'03"	80.74'	80.50'	N02°52'38"E
C107	282.00'	6°17'21"	30.95'	30.94'	N13°38'23"E
C110	282.00'	4°00'04"	19.63'	19.69'	N08°29'29"E
C111	25.00'	53°07'48"	23.18'	22.36'	S63°56'46"E
C112	25.00'	25°18'59"	11.05'	10.90'	S24°42'52"E
C113	25.00'	11°32'13"	5.03'	5.03'	S05°16'41"E
C115	25.00'	23°26'34"	14.16'	13.97'	S44°15'41"E
C163	15.00'	65°55'34"	17.26'	16.32'	S67°29'42"E
C164	25.00'	14°37'12"	6.38'	6.36'	N85°45'42"E
C165	25.00'	39°04'29"	13.56'	13.39'	N62°53'17"E
C176	223.00'	12°37'10"	9.91'	9.10'	N69°40'30"E
C177	65.00'	16°10'18"	18.54'	18.47'	S02°20'32"E
C178	65.00'	22°32'22"	25.52'	25.41'	S02°54'10"E
C179	65.00'	22°40'15"	25.72'	25.50'	S40°17'52"E
C180	65.00'	22°07'04"	32.28'	31.90'	S14°44'12"E
C181	178.00'	13°43'04"	42.62'	42.51'	S43°39'39"E
C182	178.00'	24°34'40"	76.36'	75.77'	S64°30'16"E
C183	178.00'	24°48'34"	79.08'	78.47'	S39°48'34"E
C184	178.00'	11°06'41"	34.52'	34.47'	S21°51'02"E
C185	205.00'	0°08'44"	0.52'	0.52'	S42°23'26"E
C186	282.00'	3°25'51"	181.72'	180.97'	N63°12'29"E
C189	282.00'	17°09'21"	84.44'	84.12'	N02°05'00"E
C244	45.00'	25°02'26"	18.71'	18.55'	S49°11'54"W
C245	45.00'	7°16'43"	5.72'	5.71'	S40°17'34"W
C246	30.00'	154°28'52"	70.29'	55.32'	S23°17'02"E
C248	25.00'	33°39'59"	10.32'	10.25'	N32°00'06"E
C250	25.00'	31°09'49"	22.32'	21.59'	N69°57'17"E
C231	25.00'	54°57'51"	23.98'	23.07'	N16°53'28"E
C280	25.00'	10°14'04"	4.47'	4.46'	S40°04'52"E
C181	25.00'	25°39'35"	11.20'	11.10'	S45°28'22"W
C282	25.00'	13°13'10"	5.77'	5.76'	S64°59'59"W
C283	25.00'	13°13'10"	5.77'	5.74'	S43°59'59"W
C284	25.00'	24°32'26"	10.71'	10.43'	S22°15'00"W
C285	25.00'	1°13'27"	5.07'	5.07'	S08°23'33"W
C285	25.00'	7°17'28"	3.18'	3.18'	S05°58'24"E
C287	25.00'	19°25'17"	8.47'	8.43'	S18°19'48"E

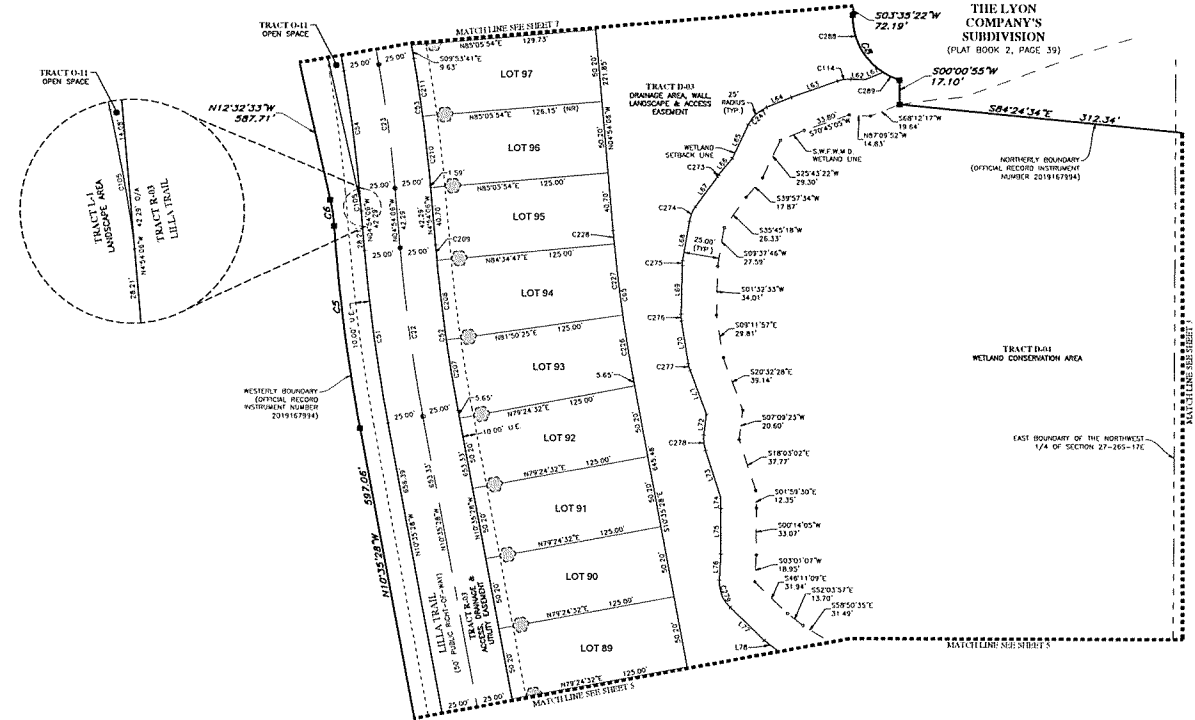
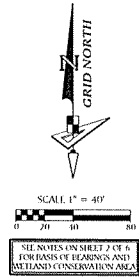
THE LYON COMPANY'S SUBDIVISION (PLAT BOOK 2, PAGE 39)



STARKEY RANCH PARCELS 8 & 9, PHASE 2

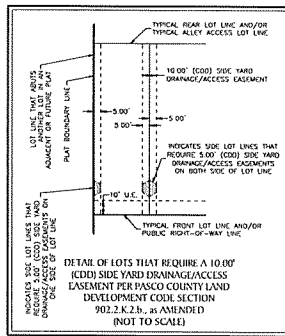
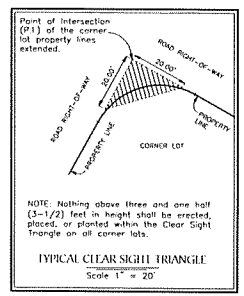
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PLAT BOOK PAGE NO.



LINE DATA TABLE		
NO.	BEARING	LENGTH
L61	S 08°12'13" W	14.18'
L62	N 07°09'52" E	9.37'
L63	S 70°45'00" E	34.50'
L64	S 67°30'34" W	18.56'
L65	S 25°43'22" E	26.17'
L66	S 39°57'34" E	14.75'
L67	S 35°45'18" E	28.33'
L68	S 09°37'42" E	27.59'
L69	S 01°32'55" E	24.00'
L70	S 09°11'50" E	29.81'
L71	S 20°32'28" E	32.97'
L72	S 07°09'23" E	14.44'
L73	S 18°03'02" E	34.24'
L74	S 01°58'30" E	8.54'
L75	S 00°14'00" E	31.97'
L76	S 03°01'07" E	18.35'
L77	S 46°11'09" E	33.22'
L78	S 52°03'53" E	16.46'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1240.00'	0°34'57"	142.40'	142.35'	N07°17'59" W
C6	125.00'	8°32'03"	18.62'	18.60'	N08°16'53" W
C8	45.00'	76°43'20"	60.26'	55.86'	S35°38'21" E
C22	1193.00'	5°41'22"	118.66'	118.61'	N07°44'47" E
C23	1000.00'	4°59'35"	87.15'	87.12'	N07°23'52" W
C31	1220.00'	5°41'22"	121.15'	121.10'	S07°44'47" E
C32	1170.00'	5°41'22"	116.18'	116.13'	S07°44'47" E
C33	1020.00'	4°59'35"	83.32'	83.30'	N07°23'52" W
C34	975.00'	4°59'35"	84.97'	84.94'	N07°23'52" W
C45	1045.00'	5°41'22"	103.73'	103.73'	S07°44'47" E
C105	145.00'	4°54'02"	12.40'	12.40'	N10°05'52" W
C114	25.00'	27°03'04"	9.64'	9.58'	S81°47'37" W
C207	1170.00'	2°25'53"	49.65'	49.64'	S09°22'31" E
C208	1170.00'	2°44'22"	55.94'	55.94'	S08°47'24" E
C209	1170.00'	0°31'07"	10.59'	10.59'	S05°09'39" E
C210	1025.00'	2°43'05"	48.62'	48.62'	N06°15'28" W
C211	1025.00'	2°16'31"	40.70'	40.70'	N09°45'25" W
C236	1045.00'	2°25'53"	44.34'	44.34'	S09°22'31" E
C237	1045.00'	2°44'22"	49.97'	49.96'	S08°47'24" E
C238	1045.00'	0°31'07"	9.46'	9.46'	S05°09'39" E
C247	25.00'	4°147'12"	18.23'	17.83'	S46°30'58" W
C273	25.00'	4°12'16"	1.83'	1.83'	S37°51'24" W
C274	25.00'	28°07'33"	11.40'	11.30'	S22°41'52" W
C275	25.00'	8°05'12"	3.53'	3.53'	S05°35'10" W
C276	25.00'	10°44'31"	4.69'	4.68'	S03°49'42" E
C277	25.00'	1°20'31"	4.95'	4.94'	S14°52'13" E
C278	25.00'	20°12'25"	11.00'	10.91'	S05°28'49" E
C279	25.00'	49°12'16"	21.47'	20.82'	S21°35'01" E
C288	45.00'	102°24'20"	47.44'	45.28'	S27°48'53" E
C289	45.00'	16°18'00"	12.81'	12.77'	S69°10'31" E



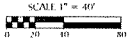
- LEGEND:
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 - indicates set iron rod LB7768 PRM
 - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) indicates non-radial line
 - U.E. Utility Easement
 - (TYP) Typical
 - S.W.F.W.M.D. Southwest Florida Water Management District
 - CS Clear Sight Triangle
 - O/A Overall
 - L.E. Landscape Easement
 - O.R. Official Record Book
 - P.O. Page

211 16th Street
 Tampa, Florida 33619
 www.geopointsurvey.com

Phone: (813) 288-8888
 Fax: (813) 288-2266
 Licensed Surveyor Number 18174

STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

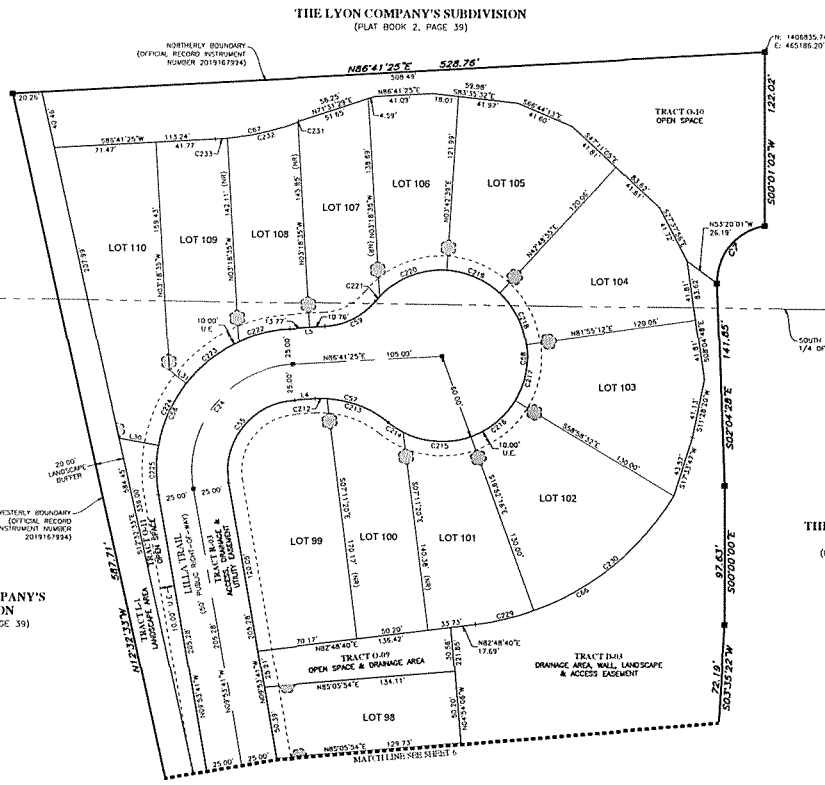


SEE NOTES ON SHEET 2 OF 6 FOR BOUNDARIES OF BEARDSLEY AND WELLSLAND CONSERVATION AREA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N 86°41'25" E	14.30'
L5	S 86°41'25" E	24.53'
L30	S 75°53'11" E	28.33'
L31	S 72°11'24" E	15.00'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING
C7	40.00'	81°32'48"	57.24'	S39°42'10"W
C24	75.00'	96°35'00"	126.43'	S32°32'52"W
C55	50.00'	96°35'00"	84.29'	S32°32'52"W
C56	100.00'	96°35'00"	168.57'	S32°32'52"W
C57	75.00'	42°12'20"	55.25'	N72°12'25"W
C58	60.00'	269°3'10"	281.53'	N09°42'51"W
C59	50.00'	47°02'51"	41.03'	N65°10'59"E
C65	180.00'	51°47'12"	171.73'	N65°55'04"E
C67	200.00'	17°20'29"	58.86'	N76°06'55"E
C112	75.00'	42°24'47"	8.31'	S69°31'49"W
C113	75.00'	35°51'31"	46.24'	N60°02'01"W
C214	60.00'	11°52'23"	12.43'	S57°02'28"E
C215	60.00'	48°53'25"	49.11'	S82°02'28"E
C216	60.00'	39°06'16"	40.95'	N50°54'35"E
C217	60.00'	39°06'16"	40.95'	N11°28'20"E
C218	60.00'	39°06'16"	40.95'	N27°37'56"W
C219	60.00'	39°06'16"	40.95'	N65°44'13"W
C220	60.00'	50°03'52"	52.53'	S68°37'43"W
C221	60.00'	33°2'13"	4.05'	S41°55'41"W
C222	100.00'	21°23'00"	37.79'	S76°00'25"W
C223	100.00'	22°50'48"	48.02'	S51°19'40"W
C224	100.00'	27°41'42"	48.34'	S23°53'42"W
C225	100.00'	20°05'50"	34.92'	S00°05'54"W
C229	180.00'	12°40'56"	42.06'	N70°26'12"E
C230	180.00'	39°06'16"	128.68'	N52°34'35"E
C231	200.00'	0°05'16"	0.36'	N89°35'24"E
C232	200.00'	14°57'51"	51.07'	N76°57'37"E
C233	200.00'	2°24'52"	8.43'	N85°28'59"E

THE LYON COMPANY'S SUBDIVISION (PLAT BOOK 2, PAGE 39)

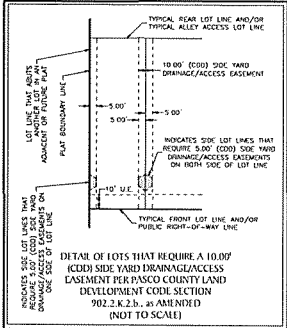
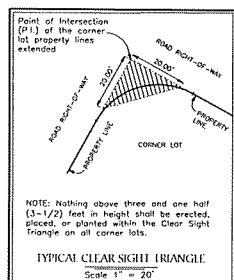


SECTION 22-26S-17E

SECTION 27-26S-17E

THE LYON COMPANY'S SUBDIVISION (PLAT BOOK 2, PAGE 39)

- LEGEND:
- - - - - - indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7765, unless otherwise noted.
 - - - - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7765, unless otherwise noted.
 - - - - - - indicates nail iron rod LB7765 PRM
 - - - - - - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) - - - - - indicates non-radial line
 - U.E. - - - - - Utility Easement
 - (TYP) - - - - - Typical
 - S.W.F.W.M.D. - - - - - Southwest Florida Water Management District
 - CS1 - - - - - Clear Sight Triangle
 - O/A - - - - - Overlaid
 - L.E. - - - - - Landscape Easement
 - O.R. - - - - - Official Record Book
 - PG. - - - - - Page



TSR

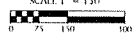
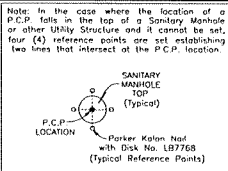
COMMUNITY DEVELOPMENT DISTRICT

7C

ESPLANADE AT STARKEY RANCH PHASE 4

LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.



TRACT DESIGNATIONS

- TRACT A-1 PRIVATE RIGHT OF WAY
- TRACT A-2 PRIVATE RIGHT OF WAY
- TRACT A-3 PRIVATE RIGHT OF WAY
- TRACT B-1 WALL, LANDSCAPE, DRAINAGE ACCESS, & TRAIL EASEMENT, WETLAND CONSERVATION AREA
- TRACT B-2 WALL, LANDSCAPE, DRAINAGE ACCESS, & TRAIL EASEMENT, WETLAND CONSERVATION AREA
- TRACT B-3 WALL, LANDSCAPE, DRAINAGE ACCESS, & TRAIL EASEMENT
- TRACT D-1 DRAINAGE & MITIGATION AREA

BASIS OF HEARINGS

THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, HAS A GRID BEARING OF S89.8907E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

The coordinate values shown herein are based on the National Geodetic Survey Control Points and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used.

Originating Coordinates Stations "0055A RM 1" and "213 033"

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

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

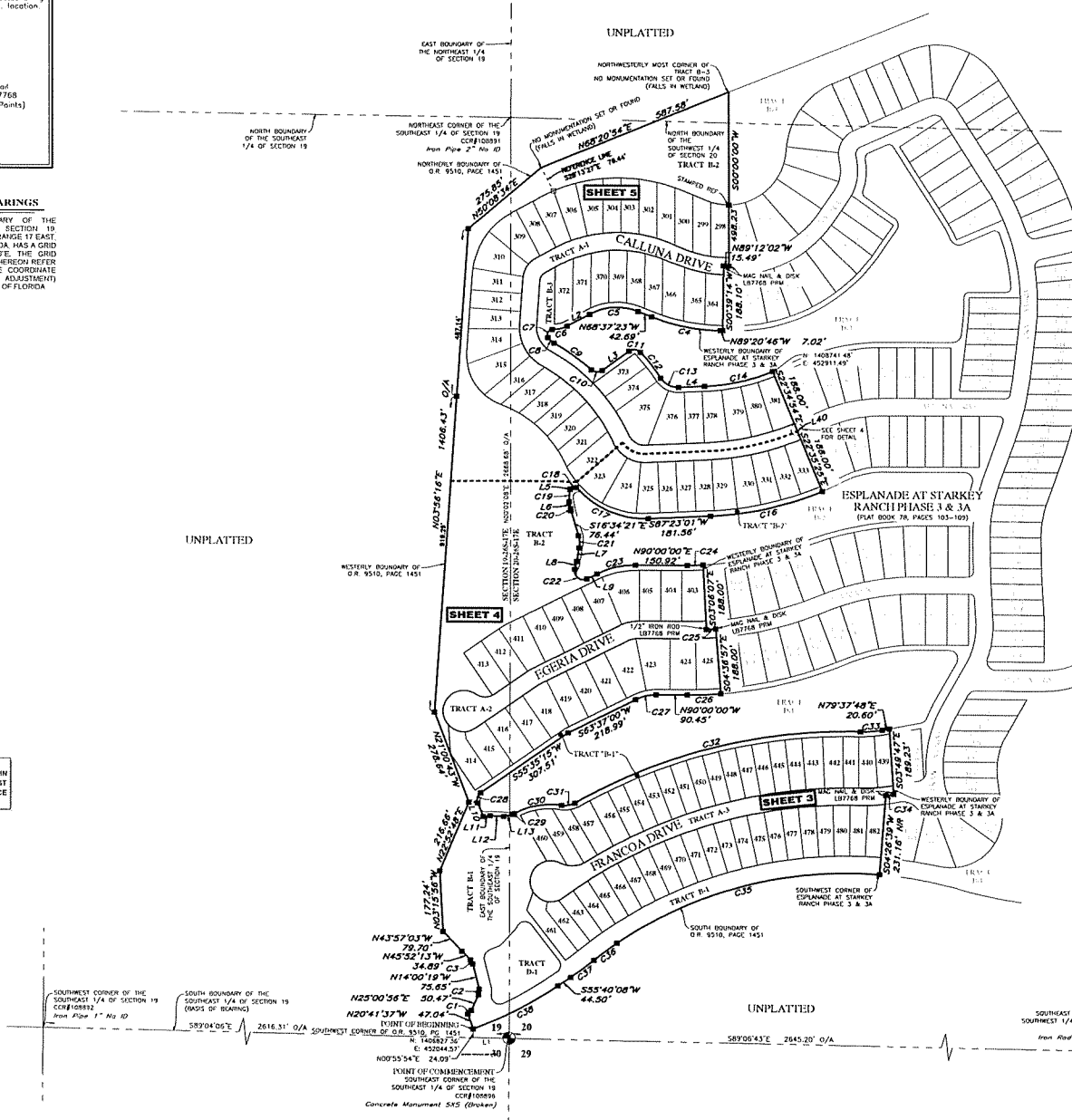
NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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

NOTE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

NOTE: 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.

- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point LB7768
 - NR Indicates non-radial line
 - O/A Overall
 - O.R. Official Records Book (Typical)
 - S.F.W.M.D. Southwest Florida Water Management District
 - CST Clear Sight Triangle
 - CCR Certified Corner Record



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	35.04.00"	15.30'	15.68'	N42.32.55"E
C2	25.00'	39.01.15"	17.03'	16.70'	N55.30.18"E
C3	25.00'	31.51.53"	13.60'	13.73'	N27.59.16"W
C4	565.00'	20.43.24"	204.25'	203.24'	N77.59.55"W
C5	168.50'	49.27.24"	145.43'	140.97'	S86.38.50"W
C6	81.26'	27.24.22"	44.84'	44.20'	S16.37.37"W
C7	14.85'	12.53.54"	32.87'	26.84'	S22.27.46"W
C8	34.34'	25.41.18"	24.30'	24.16'	S47.24.43"E
C9	672.04'	1.11.33"	132.65'	132.43'	S54.36.04"E
C10	25.63'	75.50.08"	33.83'	31.50'	S85.01.51"E
C11	25.00'	83.58.56"	35.64'	33.43'	S83.55.36"E
C12	698.01'	7.49.54"	95.41'	95.34'	S28.01.11"E
C13	60.00'	58.30.44"	41.27'	58.65'	S6.21.37"E
C14	582.00'	19.57.53"	202.80'	201.78'	N77.24.04"E
C15	958.00'	19.58.26"	333.97'	332.28'	S77.25.48"W
C17	283.00'	5.15.58"	235.23'	227.53'	N46.59.16"W
C18	19.00'	33.23.33"	21.21'	17.45'	S73.52.16"W
C19	75.00'	27.50.44"	35.47'	35.14'	S62.33.52"W
C20	50.00'	6.34.32"	5.74'	5.74'	S17.17.32"E
C21	75.00'	20.42.35"	34.96'	30.9334"E	
C22	25.00'	12.07.41"	56.85'	45.37'	S51.14.09"E
C23	253.00'	16.23.00"	116.20'	115.47'	N16.48.30"E
C24	632.00'	3.08.07"	45.04'	45.64'	N89.26.57"E
C25	1020.00'	1.30.50"	26.95'	26.95'	N68.08.28"E
C26	1208.00'	4.36.37"	47.32'	97.29'	S8.41.31"W
C27	135.00'	28.23.00"	62.16'	61.62'	S78.48.30"W
C28	25.00'	77.52.37"	33.93'	31.43'	S16.36.27"W
C29	25.00'	15.16.17"	15.85'	8.66'	N65.14.11"E
C30	223.00'	36.30.28"	142.00'	138.10'	N75.20.17"E
C31	60.00'	37.50.44"	33.41'	34.92'	N91.10.00"E
C32	1599.00'	3.10.04"	86.674'	856.45'	N75.46.43"E
C33	312.00'	11.41.03"	63.63'	63.51'	N89.28.20"E
C34	500.00'	2.39.32"	23.20'	23.20'	S15.04.03"W
C35	1188.00'	38.46.31"	803.99'	789.73'	S15.03.13"W
C36	1000.00'	4.47.42"	83.65'	85.67'	S57.16.16"W
C37	1000.00'	4.47.42"	83.65'	85.67'	S57.16.16"W
C38	1169.00'	1.38.14"	278.24'	277.58'	S52.29.15"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N87.04.56"W	104.40'
L2	S61.50.14"W	74.04'
L3	N54.04.36"E	36.85'
L4	N87.23.16"E	8.66'
L5	S17.05.59"W	2.54'
L6	S09.59.49"E	20.54'
L7	S10.08.14"W	40.92'
L8	S18.54.42"W	22.83'
L9	N63.37.00"E	32.61'
L10	S22.18.21"E	42.70'
L11	N83.18.00"E	20.62'
L12	S87.46.31"E	39.54'
L13	N67.50.20"E	23.01'
L14	N67.24.51"E	0.12'

GeoPoint
Surveying, Inc.

21518266 Street Phone: 813.918.8888
Tampa, Florida 33613 Fax: 813.918.2766
www.geopointsurveying.com Email: info@geopointsurveying.com

SHEET 2 OF 5 SHEETS

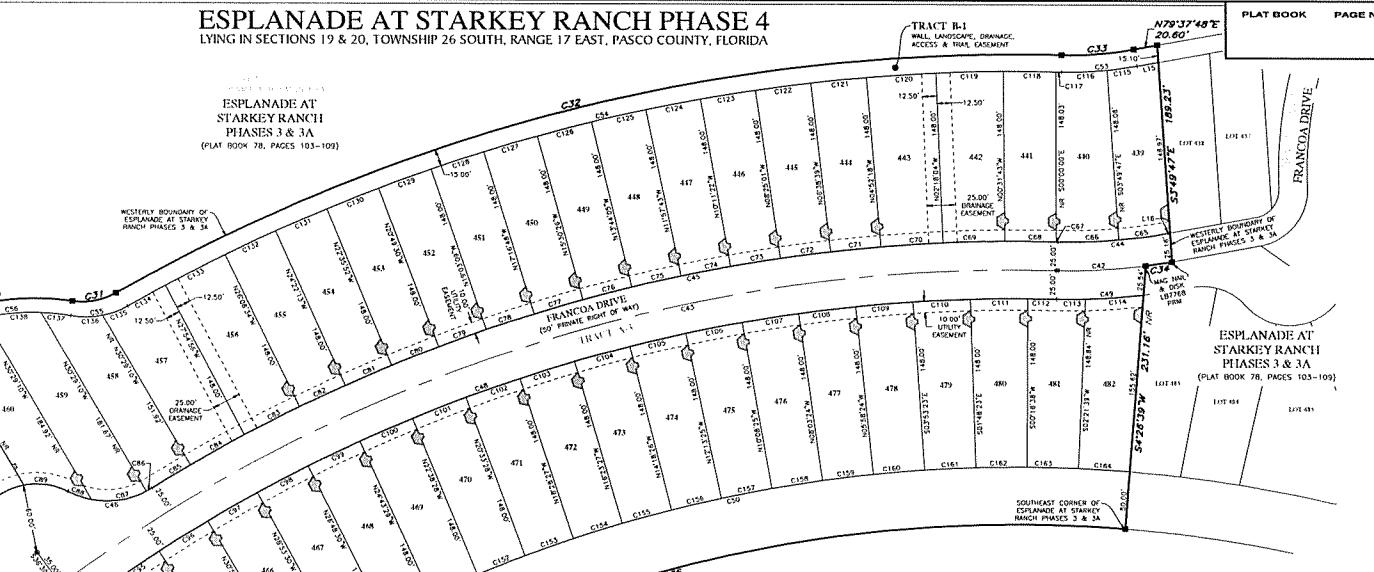
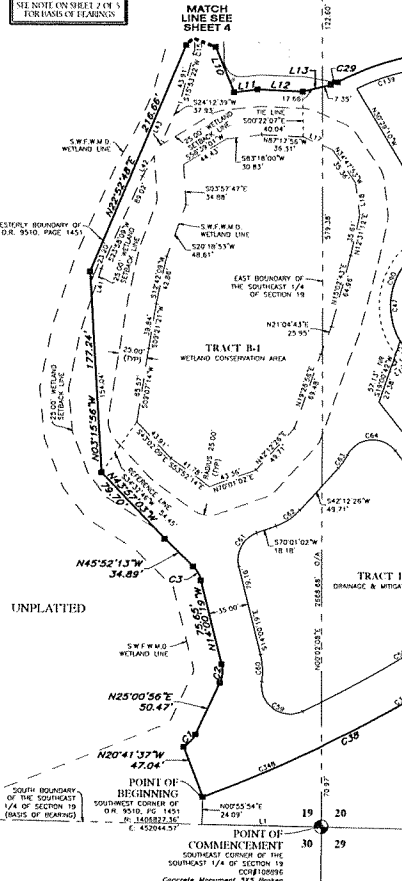
ESPLANADE AT STARKEY RANCH PHASE 4

LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(PLAT BOOK 78, PAGES 103-109)



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C107	1238.00	205°01'	45.02'	45.02'	S79°49'02"W
C108	1238.00	205°01'	45.02'	45.02'	S69°54'02"W
C109	1238.00	205°01'	45.02'	45.02'	S60°00'00"W
C110	1238.00	205°01'	45.02'	45.02'	S50°04'03"W
C161	1238.00	205°01'	45.02'	45.02'	S87°09'03"W
C162	1238.00	205°01'	45.02'	45.02'	S87°14'08"W
C163	1238.00	205°01'	45.02'	45.02'	N85°40'52"W
C164	1238.00	205°01'	45.02'	45.02'	N85°35'51"W
C348	1169.00	535°42'	113.43'	113.43'	N65°31'31"E
C349	1169.00	804°32'	164.77'	164.63'	N54°42'24"E



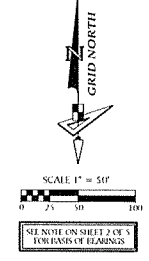
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C118	1584.00	140°34'	46.33'	46.33'	N89°41'26"W
C119	1584.00	208°04'	59.01'	59.00'	S88°24'16"W
C120	1584.00	212°32'	61.07'	61.06'	S85°13'58"W
C121	1584.00	146°21'	49.01'	49.00'	S84°14'31"W
C122	1584.00	146°21'	49.01'	49.00'	S82°28'10"W
C123	1584.00	146°21'	49.01'	49.00'	S80°44'49"W
C124	1584.00	146°21'	49.01'	49.00'	S78°55'27"W
C125	1584.00	146°21'	49.01'	49.00'	S77°09'00"W
C126	1584.00	146°21'	49.01'	49.00'	S75°22'44"W
C127	1584.00	146°21'	49.01'	49.00'	S73°36'23"W
C128	1584.00	146°21'	49.01'	49.00'	S71°50'02"W
C129	1584.00	146°21'	49.01'	49.00'	S70°03'40"W
C130	1584.00	146°21'	49.01'	49.00'	S68°17'19"W
C131	1584.00	146°21'	49.01'	49.00'	S66°30'58"W
C132	1584.00	146°21'	49.01'	49.00'	S64°44'36"W
C133	1584.00	208°04'	59.01'	59.00'	S62°58'14"W
C134	1584.00	172°52'	37.72'	37.72'	S61°02'26"W
C135	75.00	18°10'53"	23.80'	23.79'	N87°26'37"E
C136	75.00	211°51'24"	37.78'	37.82'	N07°03'03"E
C137	195.00	174°23'	28.24'	28.22'	N84°05'25"W
C138	195.00	144°42'	20.07'	20.04'	N78°40'02"W
C139	195.00	133°34'	16.16'	16.05'	S78°31'48"W
C140	60.00	185°24'	19.87'	19.78'	S64°20'01"E
C141	950.00	171°10'	19.81'	19.80'	N51°28'15"E
C142	1050.00	123°05'	25.38'	25.38'	S51°33'58"W
C143	1050.00	227°17'	44.99'	44.98'	S53°23'09"W
C144	1050.00	057°20'	17.51'	17.51'	S51°11'28"W
C145	1238.00	17°52'	27.49'	27.49'	S50°18'18"W
C146	1238.00	205°01'	45.02'	45.02'	S79°23'59"W
C147	1238.00	205°01'	45.02'	45.02'	S69°29'59"W
C148	1238.00	205°01'	45.02'	45.02'	S59°35'59"W
C149	1238.00	205°01'	45.02'	45.02'	S49°41'59"W
C150	1238.00	205°01'	45.02'	45.02'	S39°47'59"W
C151	1238.00	205°01'	45.02'	45.02'	S29°53'59"W
C152	1238.00	205°01'	45.02'	45.02'	S19°59'59"W
C153	1238.00	205°01'	45.02'	45.02'	S9°05'59"W
C154	1238.00	205°01'	45.02'	45.02'	S0°11'59"W
C155	1238.00	205°01'	45.02'	45.02'	S0°17'59"W
C156	1238.00	205°01'	45.02'	45.02'	S0°23'59"W
C157	1238.00	205°01'	45.02'	45.02'	S0°29'59"W
C158	1238.00	205°01'	45.02'	45.02'	S0°35'59"W
C159	1238.00	205°01'	45.02'	45.02'	S0°41'59"W
C160	1238.00	205°01'	45.02'	45.02'	S0°47'59"W
C161	1238.00	205°01'	45.02'	45.02'	S0°53'59"W
C162	1238.00	205°01'	45.02'	45.02'	S0°59'59"W
C163	1238.00	205°01'	45.02'	45.02'	S1°05'59"W
C164	1238.00	205°01'	45.02'	45.02'	S1°11'59"W
C165	1238.00	205°01'	45.02'	45.02'	S1°17'59"W
C166	1238.00	205°01'	45.02'	45.02'	S1°23'59"W
C167	1238.00	205°01'	45.02'	45.02'	S1°29'59"W
C168	1238.00	205°01'	45.02'	45.02'	S1°35'59"W
C169	1238.00	205°01'	45.02'	45.02'	S1°41'59"W
C170	1238.00	205°01'	45.02'	45.02'	S1°47'59"W
C171	1238.00	205°01'	45.02'	45.02'	S1°53'59"W
C172	1238.00	205°01'	45.02'	45.02'	S1°59'59"W
C173	1238.00	205°01'	45.02'	45.02'	S2°05'59"W
C174	1238.00	205°01'	45.02'	45.02'	S2°11'59"W
C175	1238.00	205°01'	45.02'	45.02'	S2°17'59"W
C176	1238.00	205°01'	45.02'	45.02'	S2°23'59"W
C177	1238.00	205°01'	45.02'	45.02'	S2°29'59"W
C178	1238.00	205°01'	45.02'	45.02'	S2°35'59"W
C179	1238.00	205°01'	45.02'	45.02'	S2°41'59"W
C180	1238.00	205°01'	45.02'	45.02'	S2°47'59"W
C181	1238.00	205°01'	45.02'	45.02'	S2°53'59"W
C182	1238.00	205°01'	45.02'	45.02'	S2°59'59"W
C183	1238.00	205°01'	45.02'	45.02'	S3°05'59"W
C184	1238.00	205°01'	45.02'	45.02'	S3°11'59"W
C185	1238.00	205°01'	45.02'	45.02'	S3°17'59"W
C186	1238.00	205°01'	45.02'	45.02'	S3°23'59"W
C187	1238.00	205°01'	45.02'	45.02'	S3°29'59"W
C188	1238.00	205°01'	45.02'	45.02'	S3°35'59"W
C189	1238.00	205°01'	45.02'	45.02'	S3°41'59"W
C190	1238.00	205°01'	45.02'	45.02'	S3°47'59"W
C191	1238.00	205°01'	45.02'	45.02'	S3°53'59"W
C192	1238.00	205°01'	45.02'	45.02'	S3°59'59"W
C193	1238.00	205°01'	45.02'	45.02'	S4°05'59"W
C194	1238.00	205°01'	45.02'	45.02'	S4°11'59"W
C195	1238.00	205°01'	45.02'	45.02'	S4°17'59"W
C196	1238.00	205°01'	45.02'	45.02'	S4°23'59"W
C197	1238.00	205°01'	45.02'	45.02'	S4°29'59"W
C198	1238.00	205°01'	45.02'	45.02'	S4°35'59"W
C199	1238.00	205°01'	45.02'	45.02'	S4°41'59"W
C200	1238.00	205°01'	45.02'	45.02'	S4°47'59"W
C201	1238.00	205°01'	45.02'	45.02'	S4°53'59"W
C202	1238.00	205°01'	45.02'	45.02'	S4°59'59"W
C203	1238.00	205°01'	45.02'	45.02'	S5°05'59"W
C204	1238.00	205°01'	45.02'	45.02'	S5°11'59"W
C205	1238.00	205°01'	45.02'	45.02'	S5°17'59"W
C206	1238.00	205°01'	45.02'	45.02'	S5°23'59"W
C207	1238.00	205°01'	45.02'	45.02'	S5°29'59"W
C208	1238.00	205°01'	45.02'	45.02'	S5°35'59"W
C209	1238.00	205°01'	45.02'	45.02'	S5°41'59"W
C210	1238.00	205°01'	45.02'	45.02'	S5°47'59"W
C211	1238.00	205°01'	45.02'	45.02'	S5°53'59"W
C212	1238.00	205°01'	45.02'	45.02'	S5°59'59"W
C213	1238.00	205°01'	45.02'	45.02'	S6°05'59"W
C214	1238.00	205°01'	45.02'	45.02'	S6°11'59"W
C215	1238.00	205°01'	45.02'	45.02'	S6°17'59"W
C216	1238.00	205°01'	45.02'	45.02'	S6°23'59"W
C217	1238.00	205°01'	45.02'	45.02'	S6°29'59"W
C218	1238.00	205°01'	45.02'	45.02'	S6°35'59"W
C219	1238.00	205°01'	45.02'	45.02'	S6°41'59"W
C220	1238.00	205°01'	45.02'	45.02'	S6°47'59"W
C221	1238.00	205°01'	45.02'	45.02'	S6°53'59"W
C222	1238.00	205°01'	45.02'	45.02'	S6°59'59"W
C223	1238.00	205°01'	45.02'	45.02'	S7°05'59"W
C224	1238.00	205°01'	45.02'	45.02'	S7°11'59"W
C225	1238.00	205°01'	45.02'	45.02'	S7°17'59"W
C226	1238.00	205°01'	45.02'	45.02'	S7°23'59"W
C227	1238.00	205°01'	45.02'	45.02'	S7°29'59"W
C228	1238.00	205°01'	45.02'	45.02'	S7°35'59"W
C229	1238.00	205°01'	45.02'	45.02'	S7°41'59"W
C230	1238.00	205°01'	45.02'	45.02'	S7°47'59"W
C231	1238.00	205°01'	45.02'	45.02'	S7°53'59"W
C232	1238.00	205°01'	45.02'	45.02'	S7°59'59"W
C233	1238.00	205°01'	45.02'	45.02'	S8°05'59"W
C234	1238.00	205°01'	45.02'	45.02'	S8°11'59"W
C235	1238.00	205°01'	45.02'	45.02'	S8°17'59"W
C236	1238.00	205°01'	45.02'	45.02'	S8°23'59"W
C237	1238.00	205°01'	45.02'	45.02'	S8°29'59"W
C238	1238.00	205°01'	45.02'	45.02'	S8°35'59"W
C239	1238.00	205°01'	45.02'	45.02'	S8°41'59"W
C240	1238.00	205°01'	45.02'	45.02'	S8°47'59"W
C241	1238.00	205°01'	45.02'	45.02'	S8°53'59"W
C242	1238.00	205°01'	45.02'	45.02'	S8°59'59"W
C243	1238.00	205°01'	45.02'	45.02'	S9°05'59"W
C244	1238.00	205°01'	45.02'	45.02'	S9°11'59"W
C245	1238.00	205°01'	45.02'	45.02'	S9°17'59"W
C246	1238.00	205°01'	45.02'	45.02'	S9°23'59"W
C247	1238.00	205°01'	45.02'	45.02'	S9°29'59"W
C248	1238.00	205°01'	45.02'	45.02'	S9°35'59"W
C249	1238.00	205°01'	45.02'	45.02'	S9°41'59"W
C250	1238.00	205°01'	45.02'	45.02'	S9°47'59"W
C251	1238.00	205°01'	45.02'	45.02'	S9°53'59"W
C252	1238.00	205°01'	45.02'	45.02'	S9°59'59"W
C253	1238.00	205°01'	45.02'	45.02'	S10°05'59"W
C254	1238.00	205°01'	45.02'	45.02'	S10°11'59"W
C255	1238.00	205°01'	45.02'	45.02'	S10°17'59"W
C256	1238.00	205°01'	45.02'	45.02'	S10°23'59"W
C257	1238.00	205°01'	45.02'	45.02'	S10°29'59"W
C258	1238.00	205°01'	45.02'	45.02'	S10°35'59"W
C259	1238.00	205°01'	45.02'	45.02'	S10°41'59"W
C260	1238.00	205°01'	45.02'	45.02'	S10°47'59"W
C261	1238.00	205°01'	45.02'	45.02'	S10°53'59"W
C262	1238.00	205°01'	45.02'	45.02'	S10°59'59"W
C263	1238.00	205°01'	45.02'	45.02'	S11°05'59"W
C264	1238.00	205°01'	45.02'	45.02'	S11°11'59"W
C265	1238.00	205°01'	45.02'	45.02'	S11°17'59"W
C266	1238.00	205°01'	45.02'	45.02'	S11°23'59"W
C267	1238.00	205°01'	45.02'	45.02'	S11°29'59"W
C268	1238.00	205°01'	45.02'	45.02'	S11°35'59"W
C269	1238.00	205°01'	45.02'	45.02'	S11°41'59"W
C270	1238.00	205°01'	45.02'	45.02'	S11°47'59"W
C271	1238.00	205°01'	45.02'	45.02'	S11°53'59"W
C272	1238.00	205°01'	45.02'	45.02'	S11°59'59"W
C273	1238.00	205°01'	45.02'	45.02'	S12°05'59"W
C274	1238.00	205°01'	45.02'	45.02'	S12

ESPLANADE AT STARKEY RANCH PHASE 4

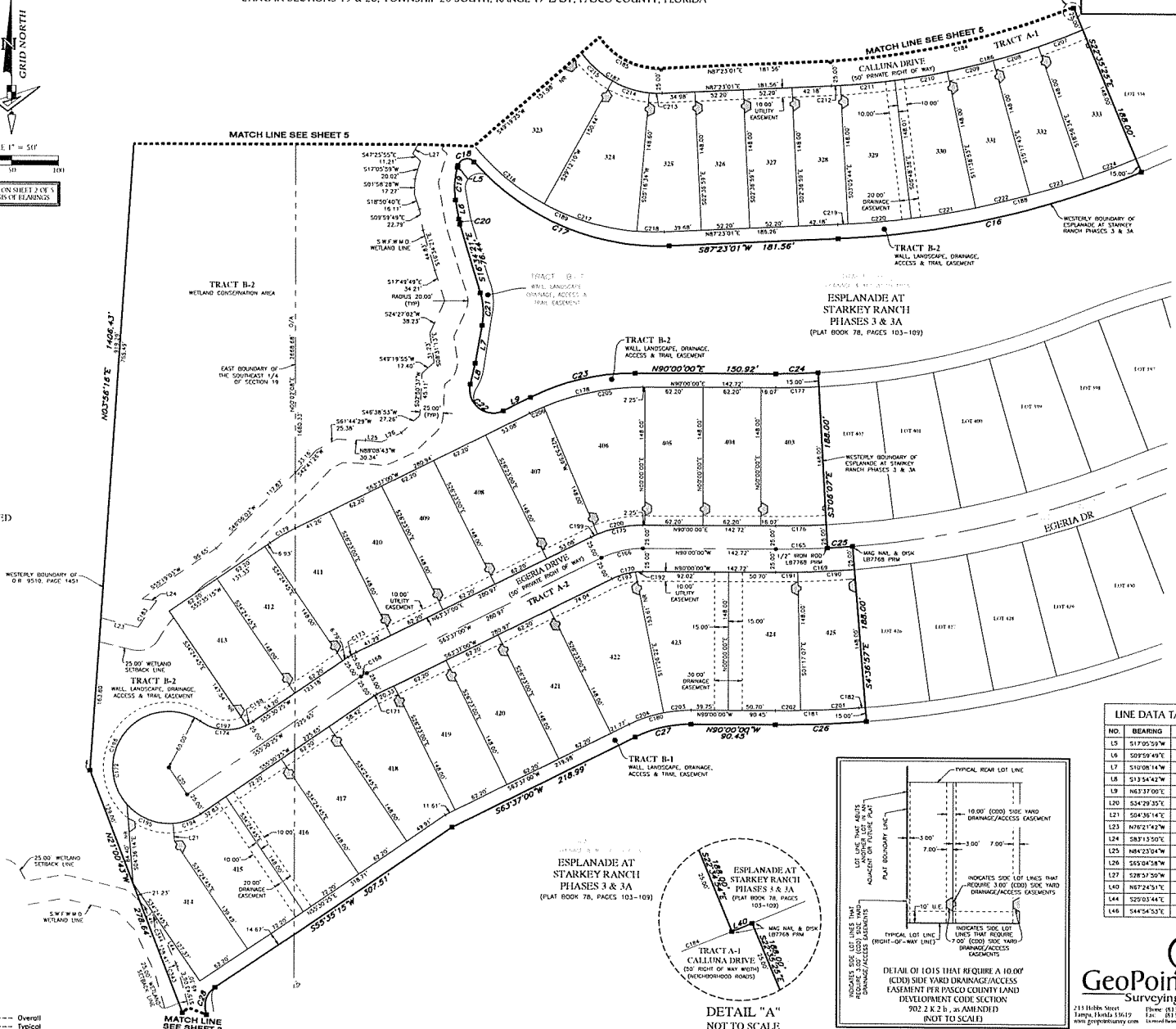
LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C16	938.00	195°26'	333.91	332.28	S77°22'48"
C17	233.00	51°13'28"	232.27	227.53	N65°29'17"
C18	18.00	121°32'32"	21.21	17.43	S77°52'18"
C19	75.00	27°03'48"	25.47	35.14	S03°33'02"
C20	50.00	63°43'32"	5.74	5.74	S15°17'05"
C21	75.00	28°42'35"	34.95	34.65	S05°13'04"
C22	25.00	130°17'41"	56.83	45.37	S51°14'05"
C23	253.00	28°23'00"	116.50	115.47	N76°48'30"
C24	832.00	306°07'	45.04	45.04	N88°26'31"
C25	1020.00	1°30'50"	26.93	26.93	N06°08'28"
C26	1208.00	4°36'57"	97.53	97.29	S87°41'31"
C27	135.00	29°23'00"	62.16	61.02	S76°48'30"
C28	25.00	77°53'57"	33.99	31.43	S16°38'27"
C145	1020.00	306°07'	55.22	55.72	N88°26'31"
C166	100.00	28°23'00"	45.05	45.64	S76°48'30"
C168	50.00	60°35'	7.08	7.07	S59°33'43"
C169	1045.00	4°36'57"	84.19	84.17	N87°41'31"
C170	75.00	28°23'00"	34.54	34.23	S76°48'30"
C171	25.00	80°35'	3.54	3.54	S59°33'43"
C172	60.00	248°40'35"	269.41	93.09	S00°09'18"
C173	75.00	80°35'	10.62	10.61	S59°33'43"
C174	50.00	68°40'35"	59.93	56.41	N89°50'43"
C175	125.00	28°23'00"	57.58	57.05	S76°48'30"
C176	892.00	306°07'	33.81	33.66	N88°26'31"
C177	847.00	306°07'	45.86	45.82	N88°26'31"
C178	233.00	28°23'00"	125.71	124.60	S76°48'30"
C179	223.00	80°14'57"	31.25	31.22	S59°36'08"
C180	150.00	28°23'00"	69.07	68.46	S76°48'30"
C181	1193.00	41°7'41"	89.43	89.40	S87°51'10"
C182	1193.00	01°19'17"	6.49	6.49	S85°32'41"
C183	276.13	71°2'16"	34.72	34.70	S16°35'23"
C184	770.00	195°25'57"	268.31	268.96	N77°24'51"
C185	75.00	67°33'04"	86.89	83.45	S58°48'51"
C186	795.00	195°26'31"	271.14	275.74	N77°25'48"
C187	100.00	67°33'04"	119.78	111.81	S58°48'51"
C188	943.00	195°26'31"	329.74	327.08	N77°25'48"
C189	248.00	67°33'04"	291.84	275.29	S58°54'15"
C190	1045.00	31°50'27"	60.75	60.74	N89°10'28"
C191	1045.00	11°07'07"	23.44	23.44	N89°21'22"
C192	75.00	60°43'52"	7.95	7.96	S85°57'34"
C193	75.00	201°8'08"	26.58	26.44	S73°48'04"
C194	60.00	275°32'11"	31.30	30.55	N70°27'05"
C195	60.00	37°54'32"	35.48	33.52	S68'06'58"
C196	60.00	165°48'43"	173.64	119.08	S41°16'28"
C197	50.00	37°54'32"	31.87	29.01	S85°33'20"
C198	50.00	61°12'34"	8.04	8.03	N60°08'27"
C199	125.00	37°50'07"	7.60	7.60	S55°21'30"
C200	125.00	275°59'59"	49.98	49.53	S78°33'00"
C201	1193.00	300°34'	62.66	62.65	N87°12'36"
C202	1193.00	11°07'07"	26.76	26.76	N89°21'22"
C203	150.00	11°26'22"	29.93	29.92	S84°16'49"
C204	150.00	145°36'38"	39.12	39.01	S17°10'19"
C205	213.00	275°59'59"	109.11	108.13	S78°33'00"
C206	275.00	37°50'07"	16.60	16.60	S55°21'30"
C207	795.00	378°31'	50.61	50.60	N69°14'01"
C208	795.00	378°31'	50.61	50.60	N77°59'51"
C209	795.00	378°31'	50.61	50.60	N78°31'32"
C210	795.00	407°03'	57.13	57.12	N80°24'38"
C211	795.00	412°27'	58.38	58.37	N84°24'21"
C212	795.00	0°42'25"	9.81	9.81	N87°01'49"
C213	100.00	73°33'	13.78	13.76	S88°40'12"
C214	100.00	235°26'	41.76	41.46	S72°45'38"
C215	100.00	245°42'	43.42	43.08	S48°21'25"
C216	248.00	221°7'27"	95.48	95.05	S50°24'25"
C217	248.00	249°46'	104.23	103.46	S73°49'32"
C218	248.00	6°49'53"	29.51	29.49	S89°12'22"
C219	943.00	64°05'45"	11.02	11.02	N67°02'52"
C220	943.00	407°48'	57.97	57.96	N83°29'11"
C221	943.00	413°50'	59.83	59.81	N82°20'02"
C222	943.00	378°51'	60.03	60.02	N82°31'42"
C223	943.00	378°51'	60.03	60.02	N82°32'51"
C224	943.00	378°51'	60.03	60.02	N81°14'01"
C343	25.00	9°20'38"	4.68	4.67	S20°23'25"
C344	25.00	195°11'10"	8.66	8.62	S34°59'18"

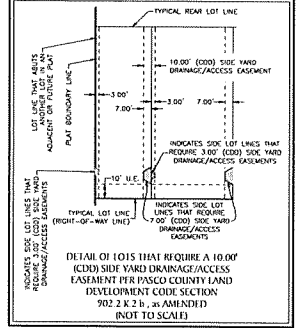


UNPLATTED



LINE DATA TABLE

NO.	BEARING	LENGTH
L5	S17°05'59"	2.38
L6	S09°59'48"	20.56
L7	S10°08'14"	40.92
L8	S13°54'42"	22.87
L9	N63°37'00"	32.61
L20	S34°59'25"	35.00
L21	S04°36'14"	15.02
L22	N06°21'42"	41.50
L24	S03°13'02"	16.10
L25	N84°23'04"	17.27
L26	S55°04'38"	23.43
L27	S28°57'50"	11.83
L40	N67°24'51"	0.12
L44	S20°03'44"	51.78
L46	S44°54'53"	16.70



TECHNICAL SYMBOLS:
 --- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 --- indicates (P.O.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 --- indicates (P.C.P.) Permanent Central Point LB7768
 NR --- indicates non-radial line
 O.R. --- Official Records Book
 S.W.F.W.M.D. --- Southwest Florida Water Management District
 CST --- Clear Sight Triangle
 CCR --- Certified Corner Record
 O/A --- Overall
 (TYP) --- Typical

ESPLANADE AT STARKEY RANCH PHASE 4

LYING IN SECTIONS 19 & 20, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

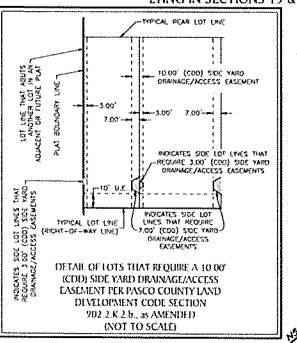
PLAT BOOK PAGE NO.

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C4	565.00'	28°24'24"	24.35	203.24	N69°59'09"W
C5	168.00'	47°22'24"	14.45	140.83	S68°03'09"W
C6	87.76'	29°24'24"	44.84	57.97	S76°37'25"W
C7	148.00'	125°53'40"	32.62	28.44	S28°22'44"W
C8	54.34'	29°41'16"	24.36	24.16	S47°24'43"E
C9	67.04'	11°18'35"	132.65	132.43	S54°30'04"E
C10	25.65'	19°50'08"	33.93	31.50	S65°31'31"E
C11	25.00'	8°58'56"	36.64	33.45	S83°55'36"E
C12	658.01'	7°43'54"	95.41	83.34	S58°01'11"E
C13	60.00'	58°30'44"	61.27	58.65	S63°21'37"E
C14	582.00'	1°55'55"	262.80	261.78	N77°24'04"W
C184	730.00'	1°55'55"	268.33	268.36	N77°24'04"W
C185	75.00'	87°30'04"	78.48	83.45	S55°48'37"E
C187	100.00'	1°34'04"	117.84	111.50	S58°48'52"E
C189	248.00'	67°25'28"	291.84	275.29	S58°54'15"E
C225	377.00'	18°02'58"	118.76	118.27	S78°59'59"E
C226	373.00'	5°04'28"	330.76	320.93	S81°19'27"W
C227	50.00'	57°58'58"	50.60	48.49	S22°55'45"W
C228	100.00'	6°18'46"	114.02	107.34	S28°43'37"E
C229	510.01'	2°02'35"	323.89	318.35	N43°12'12"W
C230	402.00'	18°07'54"	127.22	126.69	S76°02'23"E
C231	118.31'	24°20'07"	59.08	52.07	S68°37'23"E
C232	348.00'	1°04'28'24"	358.97	358.98	S81°19'27"W
C233	25.00'	57°58'58"	25.30	24.23	S22°55'45"W
C234	75.00'	8°58'56"	45.52	40.88	S28°43'37"E
C235	535.01'	3°02'35"	339.63	334.00	N43°12'12"W
C236	50.00'	67°30'04"	58.98	55.63	S58°48'52"E
C237	745.00'	1°53'55"	259.63	258.29	N77°24'04"W
C238	485.01'	38°22'35"	301.63	302.78	N43°12'12"W
C239	125.00'	6°18'46"	142.53	134.93	S28°43'37"E
C240	75.00'	37°58'58"	75.99	72.70	S22°55'45"W
C241	398.00'	5°04'28"	372.93	341.48	S81°19'27"W
C242	1054.31'	24°20'07"	49.72	49.72	S68°37'23"E
C243	330.00'	1°04'28'24"	338.97	338.98	S81°19'27"W
C244	170.00'	22°37'03"	84.16	87.64	S78°27'03"E
C245	490.00'	5°02'45"	428.42	414.90	S80°20'00"E
C246	223.00'	37°58'58"	223.61	216.17	S22°55'45"W
C247	150.00'	34.10'22"	159.19	180.91	S33°09'01"E
C248	332.61'	4°02'46"	261.55	254.86	N47°42'54"W
C249	517.00'	1°53'55"	208.01	206.98	N77°24'04"W
C250	75.00'	58°30'44"	76.58	73.31	S63°21'37"E
C251	683.01'	8°35'14"	102.37	102.27	N38°25'52"W
C252	79.50'	22°51'54"	31.93	31.52	N74°50'50"W
C253	181.50'	1°02'24"	188.37	183.52	S80°30'50"W
C254	530.00'	2°04'28"	188.97	189.85	S78°59'59"E
C255	402.00'	7°28'24"	58.43	52.40	S28°22'44"W
C256	403.00'	8°02'36"	65.45	63.58	S76°02'23"E
C257	400.00'	1°38'54"	11.33	11.33	S70°46'45"E
C258	348.00'	6°34'37"	3.50	3.50	N67°53'37"W
C259	348.00'	8°59'41"	54.64	54.58	N72°20'49"W
C260	348.00'	8°41'26"	52.78	52.73	N81°11'25"W
C261	348.00'	8°35'10"	52.29	52.20	N89°50'13"W
C262	348.00'	8°42'49"	52.92	52.87	N81°30'18"W
C263	348.00'	7°02'51"	54.95	54.90	S72°37'28"W
C264	348.00'	8°10'49"	37.54	37.52	S80°09'28"W
C265	535.01'	1°04'28'24"	188.97	188.98	N65°59'29"W
C266	330.01'	5°37'16"	52.47	52.47	N41°46'01"W
C267	535.01'	5°33'35"	52.22	52.20	N50°09'53"W
C268	535.01'	8°20'54"	77.95	77.68	N69°11'22"W
C269	745.00'	4°34'27"	59.48	59.45	N85°05'47"E
C270	745.00'	5°27'17"	70.92	70.90	N80°04'55"E
C271	745.00'	4°58'05"	64.60	64.58	N74°52'15"E
C272	745.00'	4°58'05"	64.60	64.58	N69°54'09"E
C273	100.00'	10°54'05"	19.03	19.00	S30°27'59"E
C274	485.01'	1°04'28'24"	34.48	34.47	N27°03'07"W
C275	485.01'	6°14'16"	52.80	52.78	N37°12'27"W
C276	485.01'	6°10'28"	52.37	52.34	N38°24'48"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C277	485.01'	6°11'07"	52.25	52.22	N44°55'25"W
C278	485.01'	6°14'16"	52.87	52.87	N50°04'09"W
C279	485.01'	6°26'04"	54.47	54.44	N57°10'10"W
C280	485.01'	1°09'18"	8.51	8.51	N55°53'21"W
C281	125.00'	20°42'55"	45.19	44.82	S51°02'03"E
C282	125.00'	19°56'20"	43.50	43.23	S52°42'25"E
C283	125.00'	19°46'45"	43.15	42.84	S50°50'53"E
C284	125.00'	4°53'45"	10.68	10.63	S91°29'23"W
C285	75.00'	50°30'02"	6.70	6.70	S68°29'47"W
C286	75.00'	29°54'30"	39.15	38.71	S24°00'33"W
C287	75.00'	22°52'26"	30.05	29.65	S50°26'31"W
C288	398.00'	1°02'40"	7.85	7.87	S52°29'04"W
C289	398.00'	7°04'14"	28.11	49.08	S68°50'07"W
C290	398.00'	7°04'14"	42.11	49.00	S73°31'44"W
C291	398.00'	64°37'31"	46.60	46.52	S20°32'32"W
C292	398.00'	7°31'35"	52.28	52.24	S87°39'40"W
C293	398.00'	7°33'04"	52.45	52.42	N48°40'09"W
C294	398.00'	74°2'47"	53.58	53.54	N77°10'05"W
C295	398.00'	6°02'23"	41.95	41.83	N67°11'30"W
C296	1054.31'	0°44'51"	13.76	13.76	S67°38'44"E
C297	1054.31'	1°57'16"	35.97	35.90	S68°59'48"E
C298	332.00'	31°14'46"	19.64	19.65	S71°34'19"E
C299	332.00'	8°42'36"	53.57	53.45	S73°51'31"E
C300	332.00'	7°21'58"	45.87	45.81	S65°35'42"E
C301	170.00'	37°58'58"	171.41	163.92	S22°55'45"W
C302	170.00'	2°06'49"	15.17	15.17	S70°22'32"E
C303	490.00'	2°31'20"	21.21	21.21	N89°1444"W
C304	490.00'	6°21'47"	54.42	54.39	N73°41'13"W
C305	490.00'	6°12'05"	53.04	53.01	N79°58'13"W
C306	490.00'	6°07'14"	52.34	52.32	N80°07'53"W
C307	490.00'	6°05'41"	52.28	52.24	N78°45'09"W
C308	490.00'	6°32'05"	61.54	61.45	S79°52'44"W
C309	490.00'	7°57'34"	68.07	68.02	S71°10'57"W
C310	490.00'	5°16'56"	45.17	45.16	S64°53'42"W
C311	223.00'	29°24'24"	89.75	89.75	S50°26'31"W
C312	223.00'	29°24'24"	116.41	115.09	S22°30'23"W
C313	223.00'	3°07'02"	19.92	19.81	S62°29'47"W
C314	150.00'	12°34'12"	34.00	33.92	S20°32'20"E
C315	150.00'	4°01'15"	105.24	103.09	S29°08'53"E
C316	150.00'	2°05'27"	54.95	54.65	S59°44'33"E
C317	332.67'	0°06'32"	0.63	0.63	N70°11'01"W
C318	332.67'	9°53'34"	37.44	37.31	N85°10'54"W
C319	332.67'	9°18'49"	34.08	34.02	N52°34'16"W
C320	332.67'	8°02'41"	52.52	52.45	N46°24'01"W
C321	332.67'	8°00'58"	52.34	52.29	N47°22'14"W
C322	332.67'	74°07'17"	44.84	44.81	N29°07'37"W
C323	248.00'	2°03'17"	8.87	8.87	S20°13'00"E
C324	248.00'	12°10'37"	52.32	52.63	S32°20'14"E
C325	597.00'	4°58'05"	51.77	51.70	N69°54'09"E
C326	597.00'	4°58'05"	51.77	51.70	N42°52'15"E
C327	597.00'	4°34'27"	47.66	47.65	N83°05'47"E
C328	75.00'	23°24'01"	30.72	30.50	S89°52'58"E
C329	75.00'	32°04'44"	43.65	43.04	S52°28'54"E
C330	75.00'	1°42'00"	2.27	2.25	S34°57'15"E
C331	85.01'	211.50'	49.93	49.93	N85°12'02"W
C332	683.01'	4°23'28"	32.58	32.37	N40°29'30"W
C333	183.50'	8°16'10"	10.47	10.47	S53°31'10"W
C334	183.50'	17°02'57"	54.76	54.50	S7444'21"W
C335	183.50'	16°21'16"	52.38	52.20	N89°32'01"W
C336	183.50'	12°44'01"	40.78	40.70	N74°59'23"W
C337	550.00'	24°54'34"	26.54	26.54	S10°02'07"E
C338	550.00'	6°45'11"	64.82	64.79	S74°45'52"E
C339	550.00'	6°29'37"	62.53	62.55	S81°25'16"E
C340	550.00'	4°42'42"	43.23	43.22	S85°59'25"E
C341	550.00'	74°2'47"	50.90	50.90	S69°37'23"E

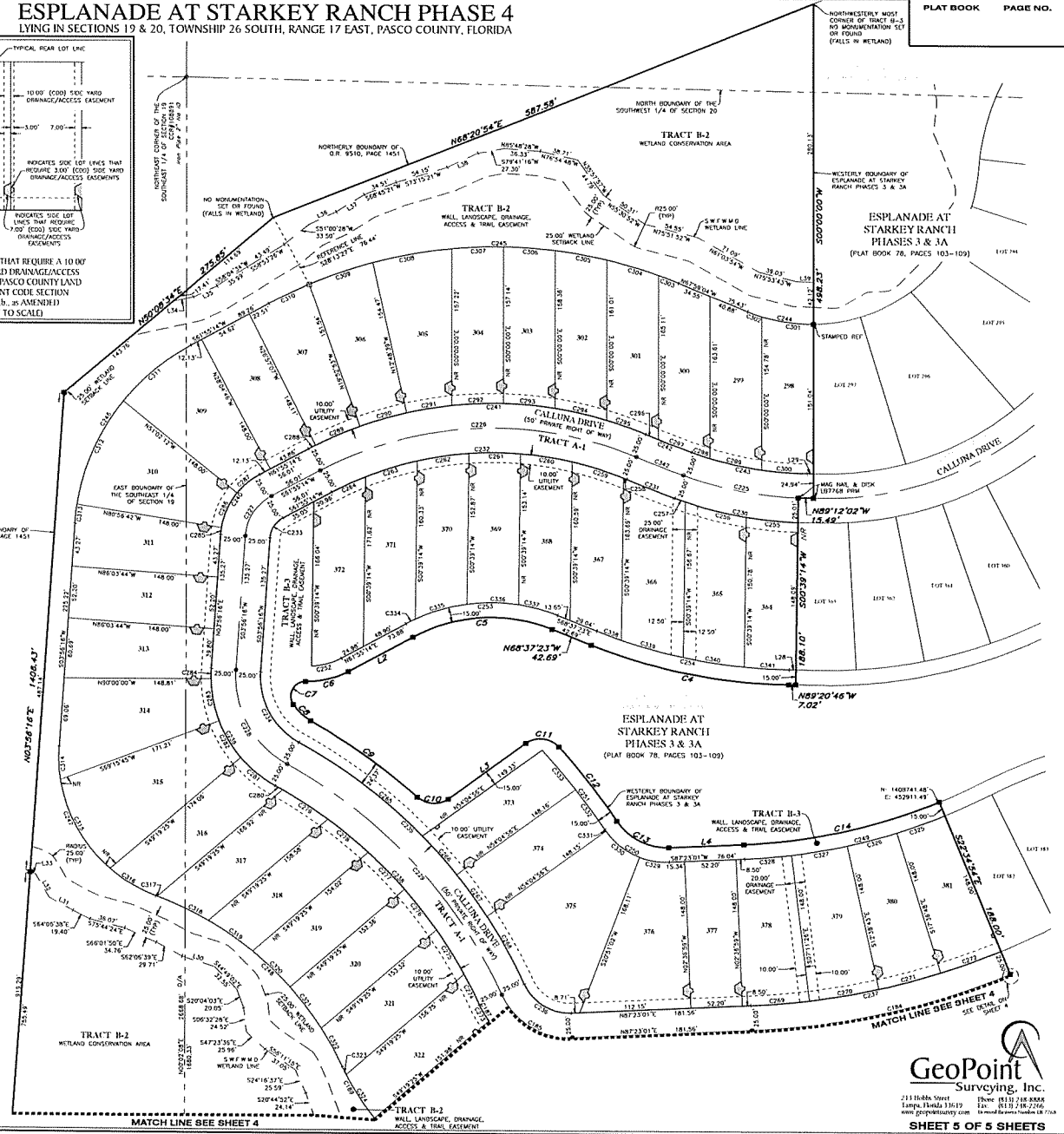


LINE DATA TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L2	S61°50'14"W	74.94	L30	S72°56'14"E	34.14	L35	S65°03'45"W	26.29
L3	N54°04'55"E	96.85	L31	S51°54'44"E	27.44	L36	S65°32'37"W	28.65
L4	N87°23'01"E	76.64	L32	S30°50'29"E	27.78	L37	S58°19'43"W	33.25
L5	S89°22'48"E	7.02	L33	S71°08'40"E	5.25	L38	S64°52'42"W	34.28
L29	S89°20'46"E	6.50	L34	S7740'17"W	20.97	L39	N87°35'47"W	17.50

LEGEND

- indicates (P.R.M.) Permanent Reference Monument, 4" x 4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument, 4" x 4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
- indicates non-radial line
- NR Overall
- OF Official Records Book
- (TP) Typical
- S.W.F.W.M.D. Southwest Florida Water Management District
- CS Clear Sight Triangle
- CR Certified Corner Record



TSR

COMMUNITY DEVELOPMENT DISTRICT

8

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS														
Cash	\$2,905,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,905,468
Investments														
Revenue	-	383,533	289,824	357,635	382,010	204,397	70,759	-	-	-	-	-	-	1,688,158
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,082	441	86	2	38,805	3,342,908	3,674,324
Undeposited funds	1,039	-	-	-	-	-	-	-	-	-	-	-	-	1,039
Due from MI Homes	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from NAP SR54 LLC	15,500	-	-	-	-	-	-	-	-	-	-	-	-	15,500
Due from KW Realty	12,534	-	-	-	-	-	-	-	-	-	-	-	-	12,534
Due from Waypoint Tampa	40,040	-	-	-	-	-	-	-	-	-	-	-	-	40,040
Due from Fencepost 54 LLC	3,416	-	-	-	-	-	-	-	-	-	-	-	-	3,416
Due from other	723	-	-	-	-	-	-	-	-	-	-	-	-	723
Due from general fund	-	186,640	143,747	184,603	201,662	108,219	38,130	-	-	-	-	-	-	863,001
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$3,032,779</u>	<u>\$1,218,379</u>	<u>\$1,086,241</u>	<u>\$1,023,560</u>	<u>\$ 989,713</u>	<u>\$632,982</u>	<u>\$273,989</u>	<u>\$292,082</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,908</u>	<u>\$11,931,967</u>
LIABILITIES														
Liabilities:														
Accounts payable	\$ 39,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,832
Credit card payable	1,018	-	-	-	-	-	-	-	-	-	-	-	-	1,018
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	104	-	-	-	-	-	-	-	-	-	-	-	-	104
Due to debt service fund 2015	186,640	-	-	-	-	-	-	-	-	-	-	-	-	186,640
Due to debt service fund 2015A	143,747	-	-	-	-	-	-	-	-	-	-	-	-	143,747
Due to debt service fund 2016	184,603	-	-	-	-	-	-	-	-	-	-	-	-	184,603
Due to debt service fund 2017	201,662	-	-	-	-	-	-	-	-	-	-	-	-	201,662
Due to debt service fund 2018	108,219	-	-	-	-	-	-	-	-	-	-	-	-	108,219
Due to debt service fund 2019	38,130	-	-	-	-	-	-	-	-	-	-	-	-	38,130
Total liabilities	<u>1,005,074</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,005,074</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	125,399	-	-	-	-	-	-	-	-	-	-	-	-	125,399
Total deferred inflows of resources	<u>125,399</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>125,399</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,218,379	1,086,241	1,023,560	989,713	632,982	273,989	-	-	-	-	-	-	5,224,864
Capital projects	-	-	-	-	-	-	-	292,082	441	86	2	38,805	3,342,908	3,674,324
Unassigned	1,902,306	-	-	-	-	-	-	-	-	-	-	-	-	1,902,306
Total fund balances	<u>1,902,306</u>	<u>1,218,379</u>	<u>1,086,241</u>	<u>1,023,560</u>	<u>989,713</u>	<u>632,982</u>	<u>273,989</u>	<u>292,082</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,805</u>	<u>3,342,908</u>	<u>10,801,494</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,907,380</u>	<u>\$1,218,379</u>	<u>\$1,086,241</u>	<u>\$1,023,560</u>	<u>\$ 989,713</u>	<u>\$632,982</u>	<u>\$273,989</u>	<u>\$292,082</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,805</u>	<u>\$3,342,908</u>	<u>\$11,806,568</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 297,014	\$ 2,046,975	\$2,685,158	76%
Assessment levy - off-roll O&M	-	-	541,505	0%
Trash collection assessments	22,356	138,217	48,963	282%
Commercial shared costs	6,506	6,506	81,785	8%
Program revenue	2,024	4,950	15,000	33%
Interest	-	-	2,500	0%
Miscellaneous	-	-	9,600	0%
Total revenues	<u>327,900</u>	<u>2,196,648</u>	<u>3,384,511</u>	65%
EXPENDITURES				
Professional & administrative				
Management	3,506	10,518	42,070	25%
Legal	9,626	9,626	30,000	32%
Engineering	-	-	5,000	0%
Assessment administration	833	2,500	10,000	25%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	600	3,000	20%
Dissemination agent	1,083	3,250	13,000	25%
Trustee	14,816	14,816	26,937	55%
Telephone	21	62	250	25%
Postage	110	168	1,500	11%
Printing & binding	167	500	2,000	25%
Legal advertising	121	713	3,500	20%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Other current charges	155	531	3,500	15%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	6,316	43,532	55,941	78%
Total professional & administrative	<u>36,754</u>	<u>92,801</u>	<u>209,203</u>	44%
Field operations				
Contract services				
Field services	2,360	7,081	28,325	25%
Landscape maintenance	94,677	97,575	1,521,000	6%
Landscape consulting	4,250	12,750	51,000	25%
Landscape arbor care	-	-	20,000	0%
Wetland maintenance	-	-	24,168	0%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	-	-	94,000	0%
Community trash hauling	17,841	51,848	198,660	26%
Repairs & maintenance				
Repairs - general	-	1,225	15,000	8%
Operating supplies	361	3,738	8,000	47%
Plant replacement	6,178	6,178	70,000	9%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	5,500	5,500	7,200	76%
Fertilizer/chemicals	11,200	11,200	15,000	75%
Irrigation repairs	1,924	1,924	30,000	6%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	125	1,000	13%
Road & sidewalk	-	-	15,000	0%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	500	30,000	2%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	536	2,589	9,000	29%
Streetlights	31,677	73,929	326,340	23%
Irrigation - reclaimed water	4,257	9,211	85,000	11%
Gas	27	50	350	14%
Recreation facilities				
Amenity management staff/contract	23,761	54,819	297,662	18%
Office supplies	432	685	1,000	69%
Janitorial	1,191	6,315	14,040	45%
Pool cleaning	-	-	26,280	0%
Pool repairs & maintenance	1,690	5,870	2,500	235%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,054	6,025	22,000	27%
Pool - water	609	1,231	10,000	12%
Pool permits	-	-	705	0%
Pest services	-	125	500	25%
Insurance	172	44,063	41,000	107%
Cable/internet/telephone	716	1,480	7,000	21%
Access cards	175	175	5,500	3%
Activities	3,551	9,328	28,000	33%
Recreational repairs	-	-	5,000	0%
Pool signage	-	24	1,000	2%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	-	20,000	0%
Total field operations	<u>215,139</u>	<u>422,113</u>	<u>3,069,258</u>	14%
Total expenditures	<u>251,893</u>	<u>514,914</u>	<u>3,278,461</u>	16%
Net increase/(decrease) of fund balance	76,007	1,681,734	106,050	
Fund balance - beginning (unaudited)	1,826,299	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,902,306</u>	<u>\$ 1,902,306</u>	<u>\$ 106,050</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 77,630	\$ 535,012	\$ 662,901	81%
Interest	3	12	50	24%
Total revenues	<u>77,633</u>	<u>535,024</u>	<u>662,951</u>	81%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Principal prepayment	-	25,000	-	N/A
Interest - 11/1	-	229,144	229,147	100%
Interest - 5/1	-	-	225,794	0%
Tax collector	1,553	10,699	13,810	77%
Total expenditures	<u>1,553</u>	<u>449,843</u>	<u>653,751</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	76,080	85,181	9,200	
Beginning fund balance (unaudited)	<u>1,142,299</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,218,379</u></u>	<u><u>\$1,218,379</u></u>	<u><u>\$1,110,799</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 59,789	\$ 412,056	\$ 510,550	81%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	3	11	-	N/A
Total revenues	<u>59,792</u>	<u>503,719</u>	<u>663,252</u>	76%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	-	-	238,244	0%
Tax collector	1,196	8,241	10,637	77%
Total expenditures	<u>1,196</u>	<u>414,991</u>	<u>655,631</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	58,596	88,728	7,621	
Beginning fund balance (unaudited)	<u>1,027,645</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$1,086,241</u></u>	<u><u>\$1,086,241</u></u>	<u><u>\$1,092,770</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 76,783	\$ 529,175	\$ 655,667	81%
Interest	2	10	-	N/A
Total revenues	<u>76,785</u>	<u>529,185</u>	<u>655,667</u>	81%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	-	-	221,800	0%
Tax collector	1,536	10,585	13,660	77%
Total expenditures	<u>1,536</u>	<u>425,710</u>	<u>650,585</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	75,249	103,475	5,082	
Beginning fund balance (unaudited)	<u>948,311</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$1,023,560</u></u>	<u><u>\$1,023,560</u></u>	<u><u>\$ 919,026</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 84,195	\$ 580,256	\$ 718,962	81%
Assessment levy - off-roll	-	105,364	97,366	108%
Interest	2	8	-	N/A
Total revenues	<u>84,197</u>	<u>685,628</u>	<u>816,328</u>	84%
EXPENDITURES				
Debt service				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	-	-	282,194	0%
Tax collector	1,686	11,606	14,978	77%
Total expenditures	<u>1,686</u>	<u>522,878</u>	<u>808,444</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	82,511	162,750	7,884	
Fund balance:				
Net increase/(decrease) in fund balance	82,511	162,750	7,884	
Beginning fund balance (unaudited)	<u>907,202</u>	<u>826,963</u>	<u>932,467</u>	
Ending fund balance (projected)	<u>\$ 989,713</u>	<u>\$ 989,713</u>	<u>\$ 940,351</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 45,700	\$ 314,961	\$ 390,252	81%
Assessment levy - off-roll	-	-	258,754	0%
Interest	1	6	-	N/A
Total revenues	<u>45,701</u>	<u>314,967</u>	<u>649,006</u>	49%
EXPENDITURES				
Debt service				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	-	237,722	0%
Tax collector	913	6,299	8,130	77%
Total expenditures	<u>913</u>	<u>402,121</u>	<u>641,674</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	44,788	(87,154)	7,332	
Beginning fund balance (unaudited)	<u>588,194</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u><u>\$ 632,982</u></u>	<u><u>\$ 632,982</u></u>	<u><u>\$ 727,753</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 16,102	\$ 110,974	\$ 137,504	81%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	3	-	N/A
Total revenues	<u>16,103</u>	<u>110,977</u>	<u>333,005</u>	33%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	323	2,220	2,865	77%
Total expenditures	<u>323</u>	<u>111,645</u>	<u>221,715</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	15,780	(668)	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(2)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(2)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	15,780	(670)	111,290	
Beginning fund balance (unaudited)	<u>258,209</u>	<u>274,659</u>	<u>274,850</u>	
Ending fund balance (projected)	<u>\$273,989</u>	<u>\$ 273,989</u>	<u>\$ 386,140</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 3
Total revenues	1	3
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	3
Beginning fund balance (unaudited)	292,081	292,079
Ending fund balance (projected)	\$ 292,082	\$292,082

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Beginning fund balance (unaudited)	 441	 441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	86	86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
Beginning fund balance (unaudited)	<u>2</u>	<u>2</u>
Ending fund balance (projected)	<u><u>\$ 2</u></u>	<u><u>\$ 2</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	38,805	38,805
Ending fund balance (projected)	\$ 38,805	\$ 38,805

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14	\$ 41
Total revenues	14	41
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14	41
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	2
Total other financing sources/(uses)	-	2
Net change in fund balance	14	43
Beginning fund balance (unaudited)	3,342,894	3,342,865
Ending fund balance (projected)	\$3,342,908	\$3,342,908

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 13, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. Members of the public were able to participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, by calling 1-888-354-0094, Conference ID: 8593810.

Present were:

Mike Liquori	Chair
Tim Green	Assistant Secretary
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes (via telephone)	District Engineer
Sidney Manas	WTS Starkey Ranch Lifestyle Director
Katie Chandler	WTS Starkey Ranch Lifestyle Coordinator
Larry Sekely	Resident
Mike Comcogch	Resident
Chris O'Jenski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Liquori, Comella, Silber and Green were present. Supervisor Call was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Larry Sekely stated that he observed several landscaping and pond maintenance improvements and asked about the status of repairing the storm drain in the alleyways, parallel to Night Star Trail, as flooding was getting progressively worse. Mr. Adams stated that he would email Mr. Sekely and the Board regarding the status of the project once he speaks to Mr. Call, who was working with the Builder to remediate these issues.

42 Resident Mike Comcogch his concerns about safely entering Whitfield Park, as bushes
43 were causing line of sight issues. He suggested illuminating the crossing signs. Mr. Adams would
44 inspect for line of site issues. As the roads were conveyed to the County, he would ask if the
45 County would address those concerns. Mr. Comcogch asked about paving the roads into
46 Whitfield Park, parking spaces and crosswalks. Mr. Adams would inspect, determine which
47 areas are the CDD’s responsibility and coordinate correcting the “Lake Blanche Avenue” sign
48 corrected to “Lake Blanche Drive”.

49 Resident Chris O’Jenski asked about the requested construction signs, the status of
50 conveying Barbour Trail and for clarification of protocol for public comments on agenda items.
51 Mr. Adams recalled that Mr. O’Jenski requested installation of temporary “No construction”
52 signs at Barbour Trail. In response to Mr. Call’s request, Taylor Morrison installed speed limit
53 signs on posts throughout the neighborhood, until construction is completed. The Board would
54 review the map designating the pocket parks, once finalized, to determine the vision for the
55 parks. Regarding roadway turnovers, Ms. Willson stated that District Staff and Supervisor Call
56 were reviewing the roadway turnovers and associated release of maintenance bonds and was
57 preparing a map regarding the same.

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59 **THIRD ORDER OF BUSINESS**

**Continued Discussion/Consideration: M11-
A Washout Repairs**

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62 Mr. Adams stated Staff was obtaining more proposals, identical to the RIPA & Associates
63 (RIPA) specifications, to be presented at the next meeting. This would remain on the agenda.

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65 **FOURTH ORDER OF BUSINESS**

Continued Discussion: Landscaping Issues

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67 Mrs. Adams referred to Tab 8E and presented the year-to-date costs for landscape plant
68 replacement approved for Fiscal Year 2021; \$70,000 was budgeted for the year. Management
69 would continue monitoring costs and include in her monthly report.

70 Mrs. Adams stated that the map of the District’s assets was emailed to several parties
71 to review and to include the landscape overlay that was omitted. Once finalized, it would be
72 distributed.

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74 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2020**

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83 **SIXTH ORDER OF BUSINESS**83 **Approval of December 2, 2020 Regular
84 Meeting Minutes**

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Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020. He was working on having the "Pool repairs & maintenance" expenses recoded and was working with Mr. Wilkes on completing the Engineering Certifications in order to close various Construction Fund accounts. Discussion ensued regarding refinancing bonds, once the 10-year call period expires. The financials were accepted.

Mr. Adams presented the December 2, 2020 Regular Meeting Minutes. The following change was made:

Line 31: Change "Silver" to "Silber"

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the December 2, 2020 Regular Meeting Minutes, as amended, were approved.

95 **SEVENTH ORDER OF BUSINESS**95 **Action Items**

Mr. Adams presented the Action & Completed Items List distributed during the meeting.

Items 6, 7, 8, 9, 10, 12, 13 were completed. The remaining items were ongoing.

Item 2: Revised proposals would be presented at the next meeting.

Item 5: Mrs. Adams was obtaining a revised proposal to repair all damages. She would file an insurance claim to reimburse the CDD for the costs.

Item 10: Mr. Adams would bill the homeowners once the repairs are completed.

104 **EIGHTH ORDER OF BUSINESS**104 **Staff Reports**106 **A. District Counsel: *Hopping Green & Sams, P.A.***107 **• Update: Long Spur ROW Conveyance**

Ms. Willson stated that no action from the District was necessary. Pasco County was reviewing a License and Maintenance Agreement with the multi-family owners, which they requested instead of an Easement Agreement, to convey the roadway to Pasco County, with the caveat, the multi-Family owners retain the maintenance obligations for the irrigation and

112 landscaping within that adjacent sections of right-of-way (ROW). She advised the multi-owners
113 that the best course of action would be to convey the roadway directly to Pasco County, rather
114 than involving the District in the conveyance process.

115 **B. District Engineer: *Heidt Design, LLC***

116 There being no report, the next item followed.

117 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

118 **I. Discussion: Reported Incidents Within Community**

119 Mr. Adams stated that District Staff discussed concerns from the Board and residents
120 about an individual in the community exhibiting aggressive behavior towards children playing
121 near his residence. Since the actions were not occurring on District-owned property, Mr. Adams
122 suggested that residents record the incidents and report them to the police. Ms. Comella stated
123 that the police were notified and spoke to the resident and agreed to attend the meeting
124 residents were scheduling to discuss this issue further.

125 **II. NEXT MEETING DATE: February 10, 2021 at 5:00 p.m.**

126 **○ QUORUM CHECK**

127 All Supervisors confirmed their attendance at the February 10, 2021 meeting.

128 Mr. Green's first name in the Quorum Check section of the agenda letter would be
129 updated to "Tim".

130 Proposals for the M11-A Washout Repairs would be included in the next agenda.

131 **D. Lifestyle Director & Amenity Manger: *WTS International***

132 Ms. Manas reviewed the WTS Monthly Report and responded to questions about the
133 arrival of the trailer for the pressure washer and scheduling outdoor events. The Board
134 commended her on a great job providing virtual community activities.

135 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

136 Mrs. Adams reported the following:

137 ➤ The mulching project throughout the District properties was completed last week.

138 ➤ The gabions were repaired. Unfortunately, the CDD cannot recover the repair costs for
139 the second incident, as it was not reported to the police.

140 ➤ Ballenger & Company, Inc., was scheduled to conduct the install testing services on the
141 existing irrigation controller equipment components this week.

142 ➤ "No thru construction" signage was installed this week at the beginning of Barbour Trail
143 and the intersection of the Rangeland traffic circle.

144 ➤ Brick paver repairs of the area towards the bridge: A response from the Contractor to
145 schedule the repairs within the next two weeks was pending.

146 ➤ Sunscape Consulting Report: During inspection of Parcels A and B, several issues were
147 identified and need to be resolved before conveyance can occur.

148 ➤ The cracked boards on the Rangeland bridge were replaced.

149 Mr. Adams stated the Contractor would re-inspect the condition of the boards at the
150 east side of the Bridge. Once construction is completed, they could then decide whether to
151 replace all the boards with hardwood planks or concrete boards.

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153 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

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155 There being no Supervisors' requests, the next item followed.

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157 **TENTH ORDER OF BUSINESS**

Adjournment

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159 There being no further business to discuss, the meeting adjourned.

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161 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**
162 **meeting adjourned at 9:51 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.13.21 FOR 02.10.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION/AGENDA	Continue monitoring Lake Blanche Drainage issue. Defer agenda item until June or July, 2021.	X			
2	12.02.20	ACTION/AGENDA	Mrs. Adams and Mr. Wilkes to obtain additional proposals for the M11-A Washout to present at the next meeting. Mrs. Adams to obtain a proposal from M.R.I. identical to the scope of work submitted by RIPA and one that includes doing something for the spill way. Mr. Wilkes to follow up with additional vendors. Revised 01.13.21 Agenda Item/Staff obtaining addition proposals identical to RIPA's, to present at the next meeting.	X			
3	12.02.20	ACTION	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. Revised 01.13.21 Mrs. Adams to monitor landscaping budget and include in her monthly report.	X			
4	12.02.20	ACTION	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. Revised 01.13.21 Mrs. Adams to distribute map of District's assets once parties have reviewed and included the landscape overlay.	X			
5	12.02.20	ACTION	Mrs. Adams to obtain a proposal to replace damaged tree and obtain a copy of police report of the incident to file a claim for damages at the roundabout by Night Star Trail. Revised 01.13.21 Mrs. Adams obtaining other proposals to repair items missing from the original scope of work.	X			
6	12.02.20	ACTION	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.	X			
7	01.13.21	ACTION	Mr. Adams to speak to Mr. Call and email Mr. Sekely and the Board the status of the Builder to remediate flooding in the alleyways, parallel to Night Star Trail.	X			
8	01.13.21	ACTION	Mr. Adams to inspect areas into Whitfield Park for line of site issues and contact Pasco County to address safety concerns and requests for the street signs and crosswalks on the roadways conveyed to the County to be illuminated.	X			
9	01.13.21	ACTION	Mr. Adams to review paving schedule, inspect condition of roads into Whitfield Park, parking spaces, crosswalks, etc., and coordinate having the "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive"	X			

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COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2020	Regular Meeting	9:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/88999391957 Meeting ID: 889 9939 1957 Dial by your location: 1-929-205-6099 Meeting ID: 889 9939 1957		
November 4, 2020*	Landowners' Meeting & Regular Meeting	9:00 AM
December 2, 2020	Regular Meeting	5:00 PM
December 9, 2020, <i>rescheduled to December 2, 2020</i>	Regular Meeting	5:00 PM
January 13, 2021	Regular Meeting	9:00 AM
February 10, 2021	Regular Meeting	5:00 PM
March 10, 2021	Regular Meeting	9:00 AM
April 13, 2021	Regular Meeting	5:00 PM
May 12, 2021	Regular Meeting	9:00 AM
June 9, 2021	Regular Meeting	5:00 PM
July 13, 2020	Regular Meeting	9:00 AM
August 11, 2021	Regular Meeting	9:00 AM
September 14, 2021	Public Hearing and Regular Meeting	9:00 AM

***Exception:**

November date is one week earlier to accommodate Veteran's Day holiday

TSR

COMMUNITY DEVELOPMENT DISTRICT

11D

MONTHLY SUMMARY REPORT



W T S
INTERNATIONAL

© WTS International, Inc.

January 2021

Submitted by:

Renee Hlebak, Lifestyle Director

Alex Murphy, Operations Director



Starkey
RANCH

Where life takes root.



Starkey
RANCH

Where life takes root.

AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Breezeway & Wood Features at Cunningham Hall	Complete	Facilities Specialist pressure washed areas.
Mulch replenishment at all playgrounds	Complete	EZ Mulch installed the mulch where needed.
Window Cleaning at Cunningham Hall	Complete	Fish Window Cleaning completed. In future we will be completing in house.
Damage to playground equipment at Homestead Park	Complete	Standing merry-go-round has been repaired.
Window shade repair at Cunningham Hall	Complete	Repair is complete and working.
Splash Pad Pavilion columns rusted	Completed	Scrapped & repainted columns.
Touch-up painting, pressure washing, filling holes at the dog parks	In Progress	On going projects throughout the community, continually addressed.

PROGRAMMING



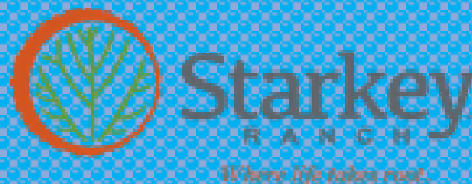
Program	Category	Participation
Read Aloud	Youth	Approx. 8-10
Yoga	Group Exercise	6
Zumba	Group Exercise	5
Coffee Club	Adult Social	Approx. 3-5
Food Truck Friday	Family Social	Approx. 100
Polar Plunge	Family Social	10
Yappy Hour	Family Social	20
New Year, New You 5k	Family Social	40
Drink This, Make That	Adult Social	30
Zoom Family Trivia	Family Social	15
Music in the Park	Family Social	Approx. 250

Professionally Managed By:

W T S INTERNATIONAL

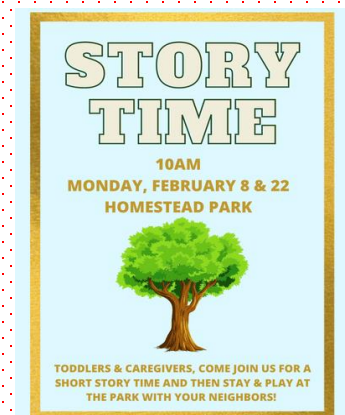
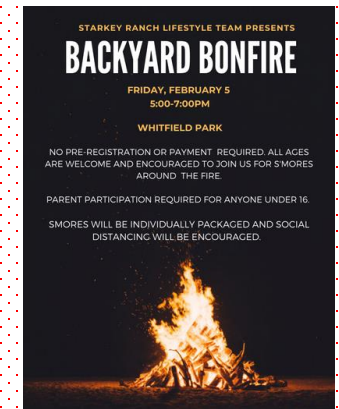
RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (Always thanked for feedback)
+/-	<p>Music in the Park: The band was so much fun and played a variety of music. I'm so glad they didn't just play 70's music.</p> <p>Please advertise the names of the bands or vendors prior to the event. I would have been here earlier if I knew.</p>	<p>Updating this quarter's Lifestyle Guide to reflect any changes and add in all the vendors names if confirmed.</p>
-	<p>Book Club: Residents are struggling to keep the club going and gaining new participants.</p>	<p>Working with club organizers for fresh ideas on how to keep the current residents active and gain new residents. Opened new lines of communication with all resident clubs to help make their activities more successful. Not just listing them on the Lifestyle Guide.</p>
+	<p>Yoga & Zumba – Group Fitness: Classes are wonderful. You never have the same class twice. In Yoga, Samantha goes out of her way to make each student feel like the class is tailored for them and Diorella is amazing, her Zumba classes are so much fun!</p>	<p>So happy to hear residents feel comfortable coming to classes and they appeal to all skill levels. The more feedback to pass along to the instructors the better.</p>



FORECAST

February 2021 Upcoming Virtual & Physical Programing	DATE(S)
Read Aloud	February 8 & 22
Food Truck Friday & Back Yard Bonfire	February 5
Valentine's Day Card Kit – Pick Up	February 10
Yappy Hour	February 11
Valentine's Day Picnic	February 14
Mardi Gras Mix & Mingle via Zoom	February 19
Mardi Gras 5k	February 20
Drink This, Make That – Pick Up	February 24
Coffee Club at Starkey Market	1 st & 3 rd Wednesday
Zumba	Every Tuesday
Yoga	Every Monday & Wednesday





Starkey
FARMS

12,000 sq ft of farm space

